Hertz Real Estate Services

LAND FOR SALE

Productive Tama County Farm with Additional CRP Income



319.382.3343 | 215 N. Iowa Ave., PO Box 914
Washington, IA 52353 | **www.Hertz.ag**

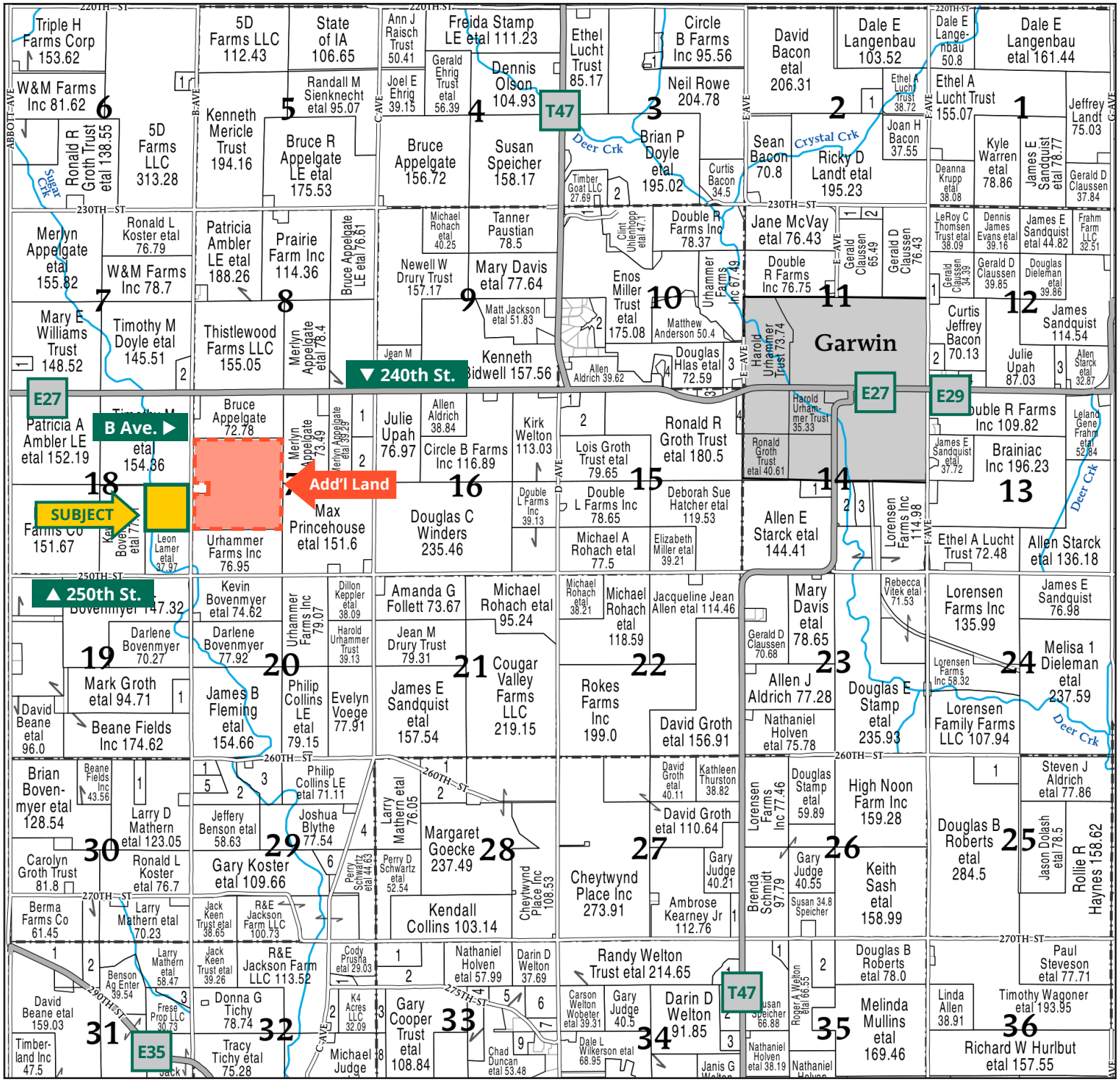
RACHELLE HELLER, ALC
Licensed Salesperson in IA & MO
319.800.9316
RachelleH@Hertz.ag

MATT VEGTER
Licensed Salesperson in IA
515.290.7286
MattV@Hertz.ag

40.00 Acres, m/l
Tama County, IA

PLAT MAP

Carlton Township, Tama County, IA



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AERIAL PHOTO

40.00 Acres, m/l, Tama County, IA

FSA/Eff. Crop Acres: 24.98 | CRP Acres: 10.08 | Soil Productivity: 86.90 CSR2



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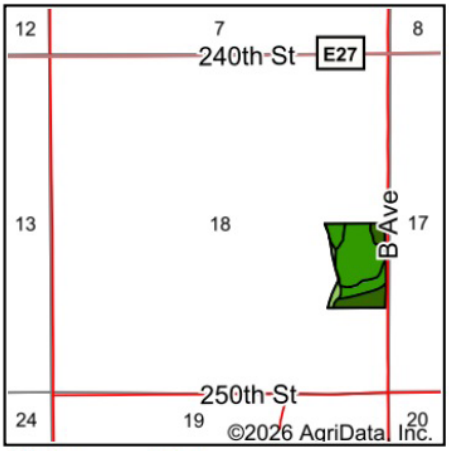
SOIL MAP

24.98 FSA/Eff. Crop Acres





State: **Iowa**
County: **Tama**
Location: **18-84N-16W**
Township: **Carlton**
Acres: **24.98**
Date: **11/10/2026**

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA171, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	13.02	52.1%		IIIe	85
420B	Tama silty clay loam, terrace, 2 to 5 percent slopes	3.99	16.0%		IIe	95
11B	Colo-Ely complex, 0 to 5 percent slopes	3.28	13.1%		IIw	86
8B	Judson silty clay loam, 2 to 5 percent slopes	1.84	7.4%		IIe	84
120B	Tama silty clay loam, 2 to 5 percent slopes	1.47	5.9%		IIe	95
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.38	5.5%		IIw	78
				Weighted Average	**2.52**	**86.9**

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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PROPERTY INFORMATION

40.00 Acres, m/l, Tama County, IA

Location
From Garwin: Go 3½ miles west on Co. Rd. E27 / 240th St. and then south for ¾ mile on B Ave. Property is located on the west side of the road.

Simple Legal
NE¼ NE¼ in Section 18, Township 84 North, Range 16 West of the 5th P.M., Tama Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms
- $452,000
- $11,300/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession
As negotiated, based on terms of existing lease.

Real Estate Tax
Taxes Payable 2026 - 2027: $1,820.00
Gross Acres: 40.00
Net Taxable Acres: 39.00
Tax per Net Taxable Acre: $46.67

Lease Status
Open lease for the 2027 crop year.

FSA Data
Farm Number 134, Part of Tract 1396
FSA/Eff. Crop Acres: 24.98
CRP Acres: 10.08
Corn Base Acres: 23.78*
Corn PLC Yield: 153 Bu.
Bean Base Acres: 1.21*
Bean PLC Yield: 48 Bu.
**Acres are estimated pending reconstitution of farm by the Tama County FSA office.*

NRCS Classification
HEL: Highly Erodible Land.
NHEL: Non-Highly Erodible Land.

CRP Contracts
There are 10.08 acres enrolled in two CRP contracts.
- There are 6.09 acres enrolled in a CP-38E-4D contract that pays $1,650.00 annually and expires 9/30/2035.
- There are 3.99 acres enrolled in a CP-21 contract that pays $1,445.00 annually and expires 9/30/2031.

Soil Types/Productivity
Primary soils are Dinsdale, Tama, and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 86.90. See soil map for detail.

Mineral Rights
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description
Level to moderately sloping.

Drainage
Natural with some tile. No tile maps available.

Buildings/Improvements
None.

Water & Well Information
None.

Additional Land for Sale
Seller has an additional tract of land for sale located east of this property. See Additional Land Aerial Photo.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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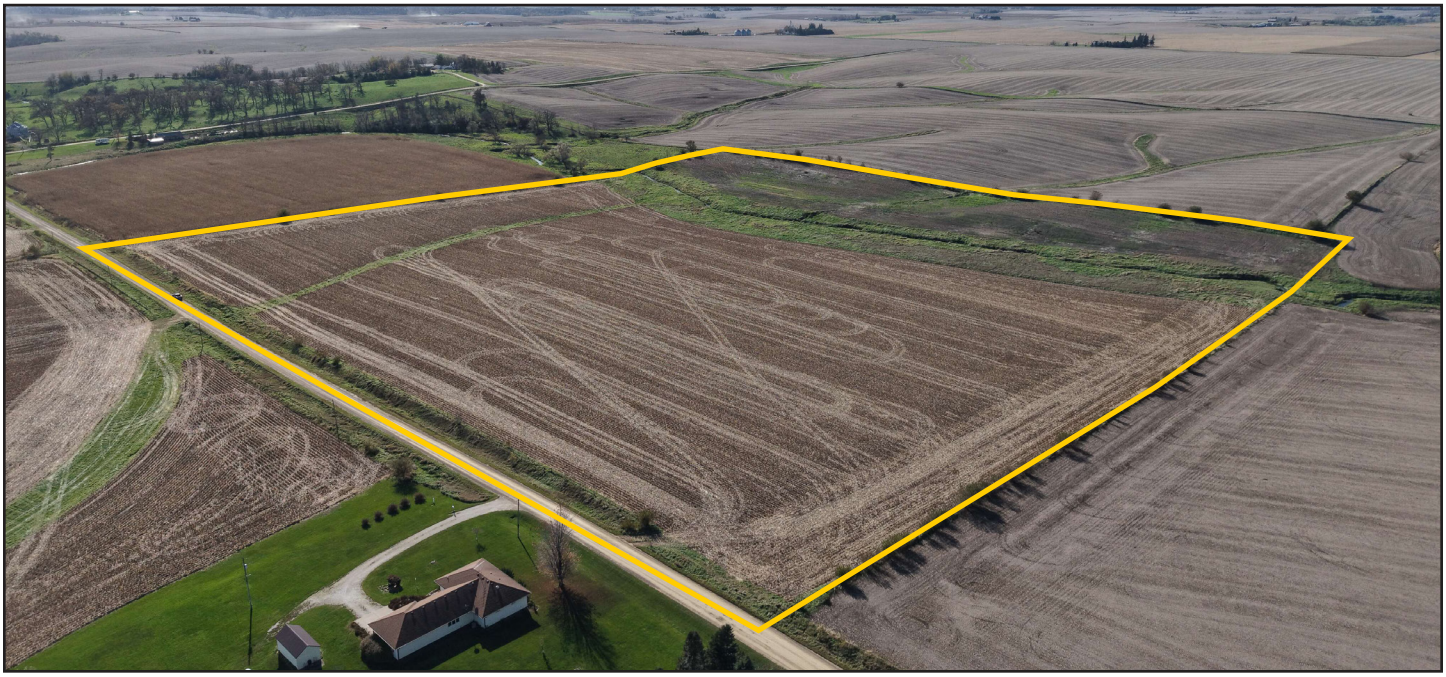
Looking Southwest



Looking Northeast



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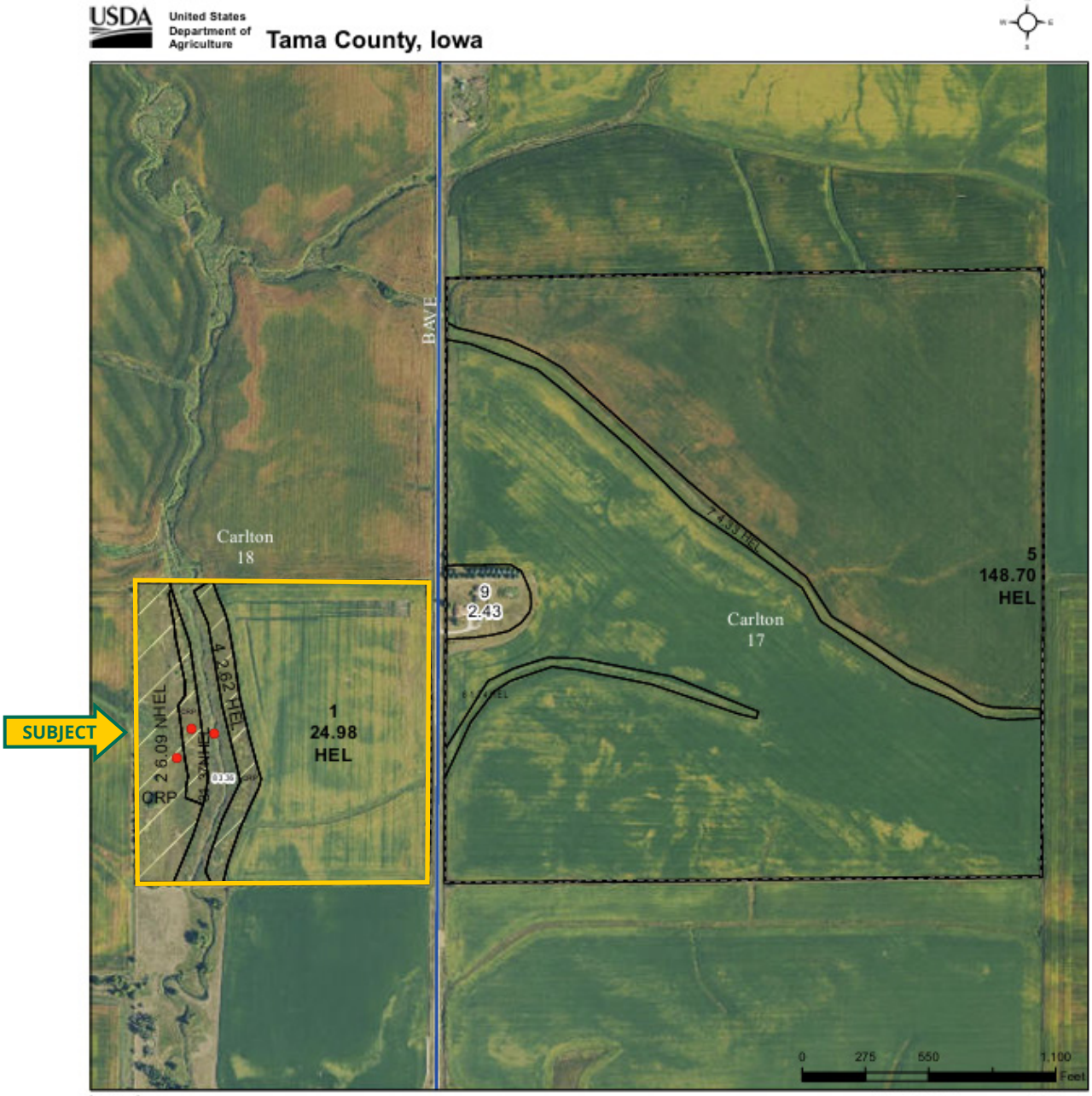
FSA MAP

24.98 FSA/Eff. Crop Acres & 10.08 CRP Acres



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ADDITIONAL LAND

Aerial Photo



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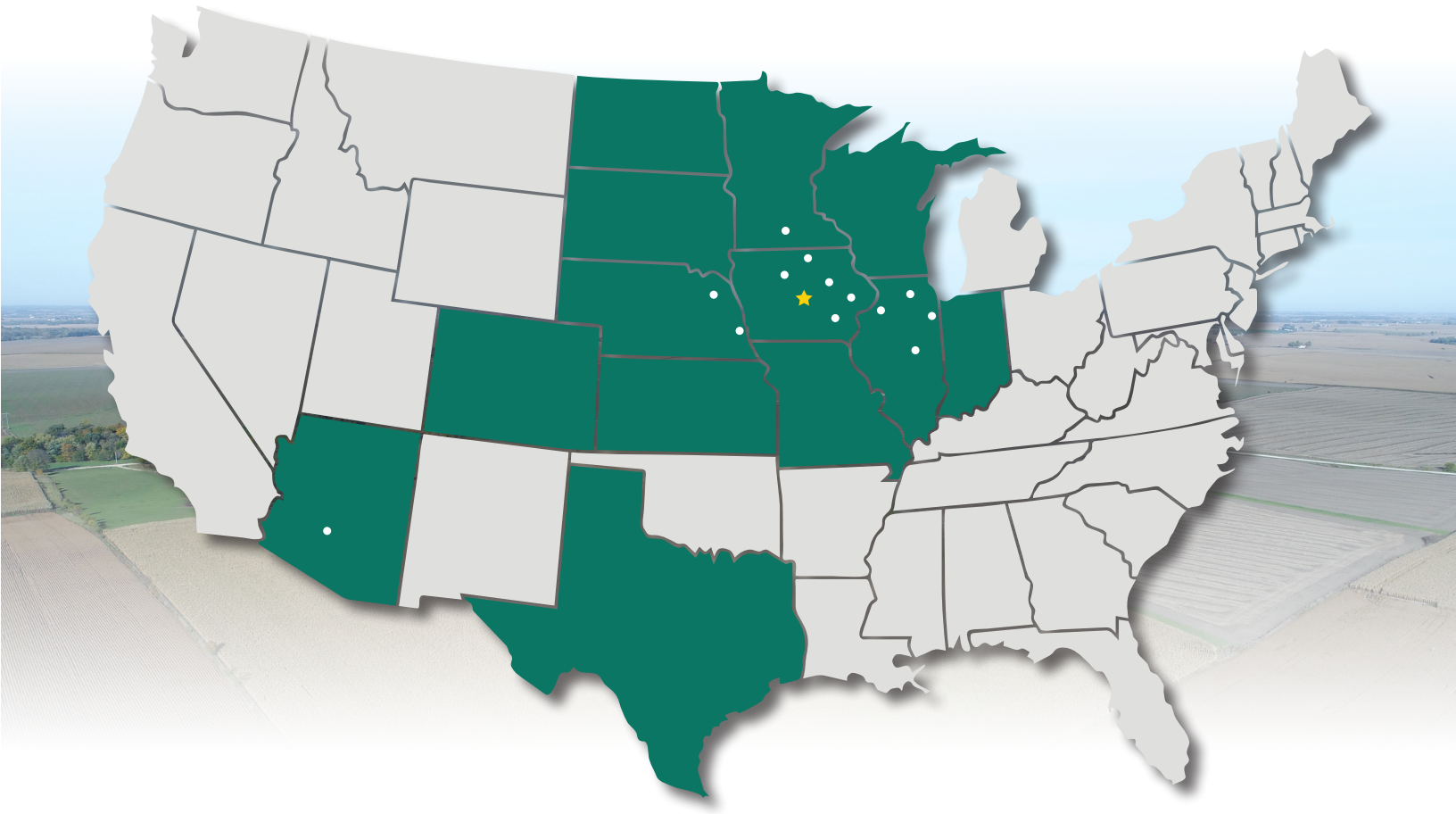

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