

# Land For Sale

**ACREAGE:**

**138.54 Acres, m/l**

**LOCATION:**

**Tama County, IA**



## Property *Key Features*

- Located 5 Miles Northwest of Dysart, Iowa
- 138.54 Est. FSA/Eff. Crop Acres with an 87.40 CSR2
- High-Quality Tama County Farm Along a Hard-Surfaced Road

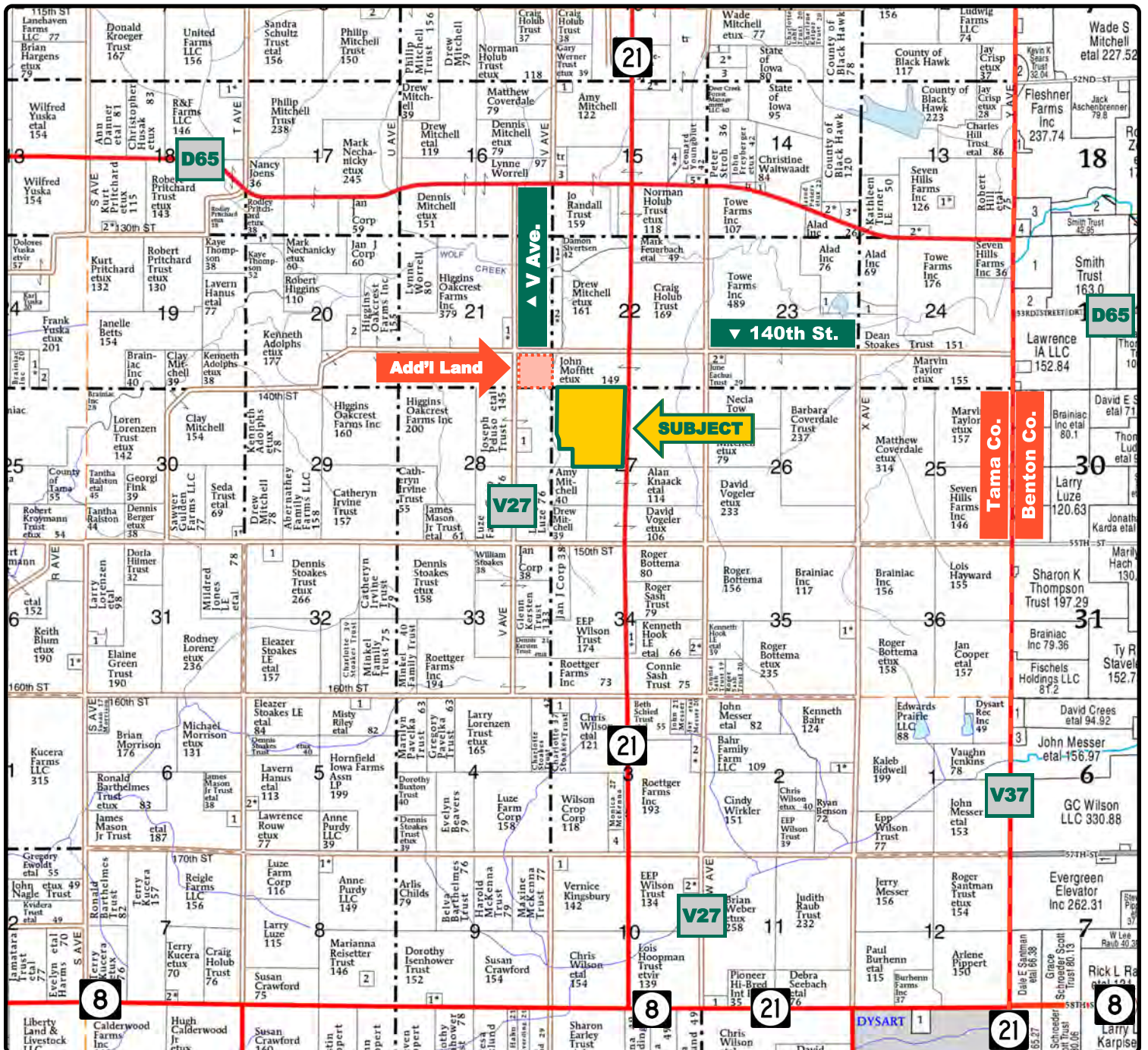
**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Jake Miller, AFM**  
Licensed Salesperson in IA  
**319-449-6111**  
**JakeM@Hertz.ag**

REID: 010-2635-02





Map reproduced with permission of Farm & Home Publishers, Ltd.

**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Jake Miller, AFM**  
Licensed Salesperson in IA  
**319-449-6111**  
**JakeM@Hertz.ag**



**FSA/Eff. Crop Acres:** 138.54\*  
**Corn Base Acres:** 99.59\*  
**Bean Base Acres:** 35.18\*  
**Soil Productivity:** 87.40 CSR2

*\*Acres are estimated.*

## Property Information

### 138.54 Acres, m/l

### Location

**From Dysart—Intersection of Hwy 8 and Hwy 21:** 2½ miles west on Hwy 8/21 and 3½ miles north on Hwy 21. The property is on the west side of the road.

### Legal Description

The NW¼ including the 5.09 acres of former highway right-of-way, except Parcel “A” located in Section 27, Township 86 North, Range 13 West of the 5th P.M., Tama County, Iowa. Updated abstract to govern.

### Price & Terms

- \$2,251,275.00
- \$16,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable. Subject to 2023 lease.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$5,286.00\*  
 Net Taxable Acres: 138.54  
 Tax per Net Taxable Acre: \$38.16  
 Tax Parcel ID #: 0427100002, 0427100004, 0427100006, part of 0427100001 & 0427100003  
*\*Taxes estimated pending survey of property. Tama County Treasurer/ Assessor will determine final tax figures.*

### FSA Data

Part of Farm Number 8540, Tract 11802  
 FSA/Eff. Crop Acres: 138.54\*  
 Corn Base Acres: 99.59\*  
 Corn PLC Yield: 159 Bu.  
 Bean Base Acres: 35.18\*  
 Bean PLC Yield: 49 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Tama County FSA office.*

### Soil Types/Productivity

Primary soils are Dinsdale and Tama. CSR2 on the Est. FSA/Eff. crop acres is 87.40. See soil map for detail.

### Land Description

Topography is considered level to gently rolling.

### Drainage

Drainage is natural with some tile.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

This is a high-quality Tama County farm located along a hard-surfaced road with an 87.40 CSR2 on the cropland.

### Additional Land for Sale

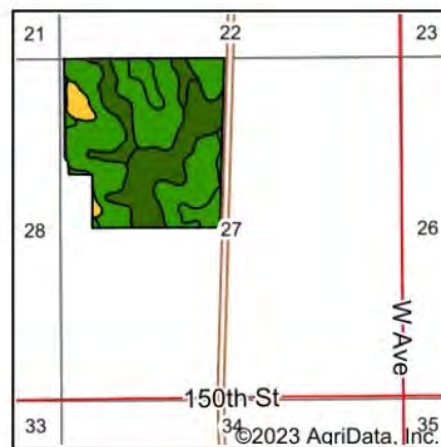
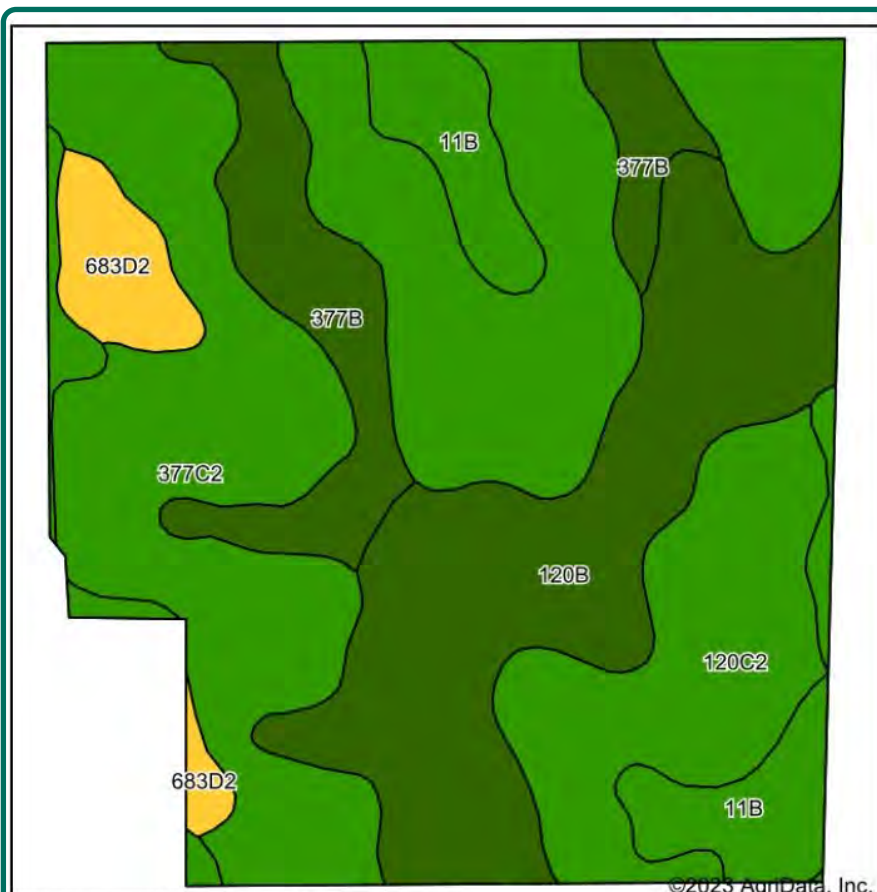
Seller has an additional tract of land for sale located northwest of this property. See Additional Land Aerial Photo.

**Troy Louwagie, ALC**  
 Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
 102 Palisades Road & Hwy. 1  
 Mount Vernon, IA 52314  
**www.Hertz.ag**

**Jake Miller, AFM**  
 Licensed Salesperson in IA  
**319-449-6111**  
**JakeM@Hertz.ag**





State: Iowa  
County: Tama  
Location: 27-86N-13W  
Township: Geneseo  
Acres: 138.54  
Date: 6/23/2023



Maps Provided By:



Area Symbol: IA171, Soil Area Version: 27

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	58.55	42.3%		IIIe	85
120B	Tama silty clay loam, 2 to 5 percent slopes	31.01	22.4%		IIe	95
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	17.97	13.0%		IIIe	87
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	13.98	10.1%		IIe	94
11B	Colo-Ely complex, 0 to 5 percent slopes	11.90	8.6%		IIw	86
683D2	Liscomb loam, 9 to 14 percent slopes, eroded	5.13	3.7%		IIIe	55
Weighted Average					2.59	87.4

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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.

**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Jake Miller, AFM**  
Licensed Salesperson in IA  
**319-449-6111**  
**JakeM@Hertz.ag**



**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Jake Miller, AFM**  
Licensed Salesperson in IA  
**319-449-6111**  
**JakeM@Hertz.ag**





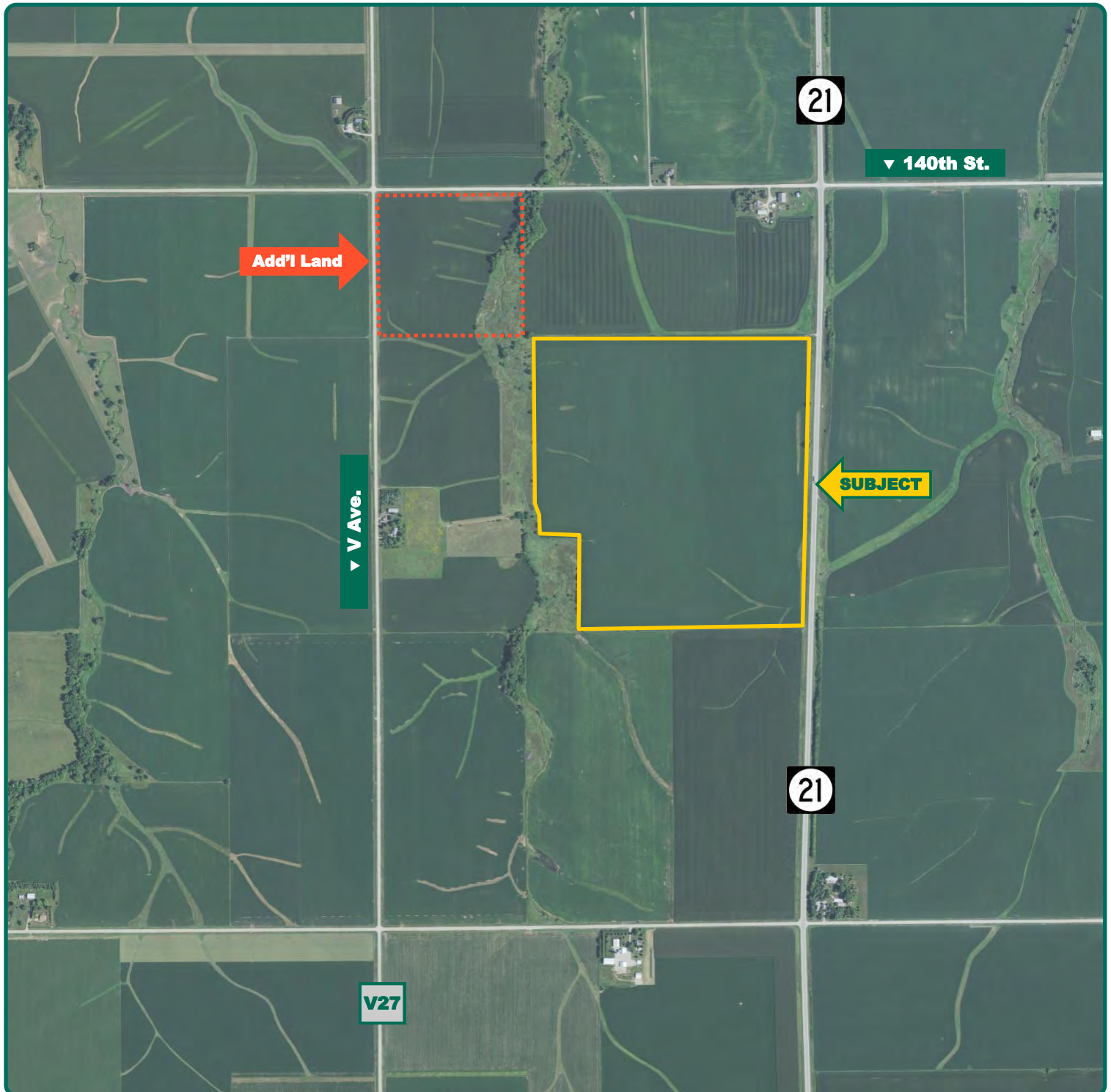
**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Jake Miller, AFM**  
Licensed Salesperson in IA  
**319-449-6111**  
**JakeM@Hertz.ag**



# Additional Land Aerial Photo



**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Jake Miller, AFM**  
Licensed Salesperson in IA  
**319-449-6111**  
**JakeM@Hertz.ag**

## Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

---

**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Jake Miller, AFM**  
Licensed Salesperson in IA  
**319-449-6111**  
**JakeM@Hertz.ag**