

## Peluso Trust Farm

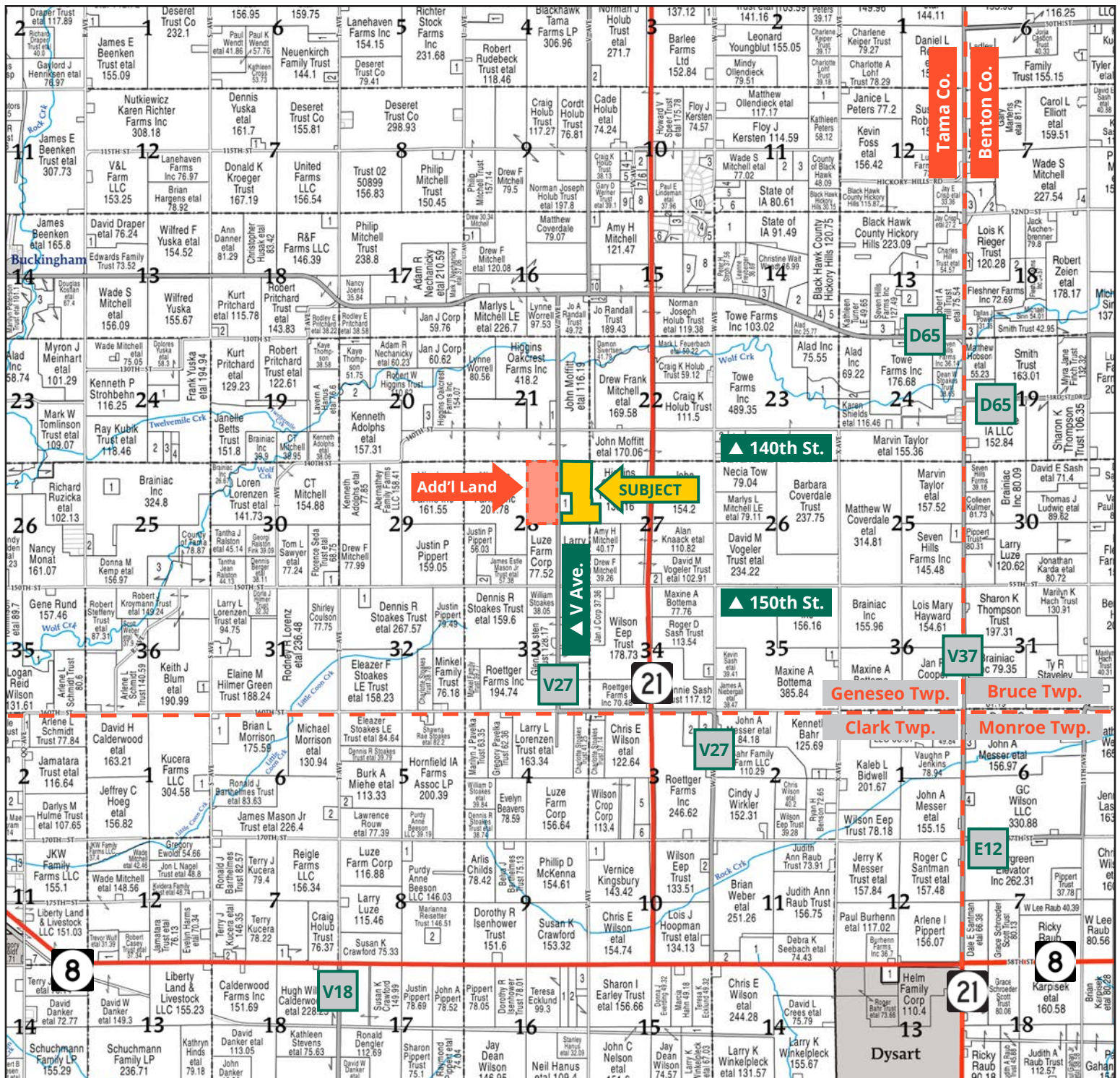


**TROY LOUWAGIE, ALC**  
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**319.895.8858** | 102 Palisades Road  
Mount Vernon, IA 52314-0050 | [www.Hertz.ag](http://www.Hertz.ag)

**80.60 Acres, m/l**  
**Tama County, IA**





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Est. FSA/Eff. Crop Acres: 58.65 | Soil Productivity: 87.20 CSR2

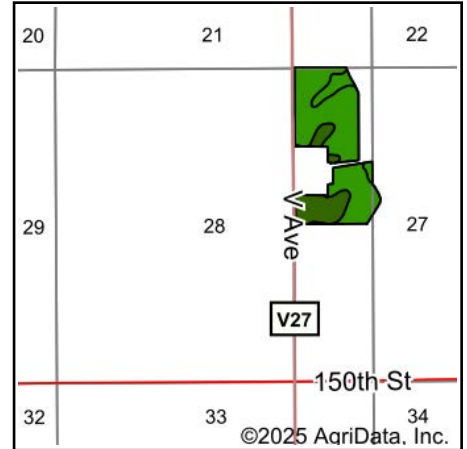


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Soils data provided by USDA and NRCS.



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State: **Iowa**  
 County: **Tama**  
 Location: **28-86N-13W**  
 Township: **Geneseo**  
 Acres: **58.65**  
 Date: **10/14/2025**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA171, Soil Area Version: 29

| 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 | 41.74 | 71.2%            |  | IIIe             | 85     |
| 120B             | Tama silty clay loam, 2 to 5 percent slopes             | 12.27 | 20.9%            |  | Ile              | 95     |
| 11B              | Colo-Ely complex, 0 to 5 percent slopes                 | 4.64  | 7.9%             |  | IIw              | 86     |
| Weighted Average |                                                         |       |                  |                                                                                       | 2.71             | 87.2   |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

From Dysart: At the intersection of IA-8 and IA-21, 2½ miles west on IA-21, 3 miles north on IA-21, ¾ mile west on 150th St., and ½ mile north on V Ave. The property is on the east side of the road.

### Simple Legal

Parcel "A" in Section 27 and E½ NE¼ of Section 28, excepting, a parcel of land in the SE½ NE½ in Section 28, all in Township 86 North, Range 13 West of the 5th P.M., Tama County, Iowa, *Final abstract/title documents to govern legal description.*

### Price & Terms

- \$846,300.00
- \$10,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2025-2026: \$2,876.00  
Net Taxable Acres: 80.60  
Tax per Net Taxable Acre: \$35.68

### Lease Status

Lease is open for the 2026 crop year.

### FSA Data

Farm 8540, Part of Tract 11802  
FSA/Eff. Crop Acres: 58.65\*  
Corn Base Acres: 42.16\*  
Corn PLC Yield: 159 Bu.\*  
Bean Base Acres: 14.89\*  
Bean PLC Yield: 49 Bu.\*  
*\*Acres are estimated as FSA information is currently not available and able to be verified with the Tama County FSA office due to the Federal Government shutdown. We will update when this information becomes available.*

### Soil Types/Productivity

Primary soils are Dinsdale and Tama. CSR2 on the estimated FSA/Eff. crop acres is 87.20. 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

The farm is gently rolling.

### Drainage

Drainage is natural with some tile. Tile maps are not available.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

This is a nice, mixed-use farm with high-quality cropland and cattle pasture.

### Additional Land for Sale

Seller has an additional tract of land for sale located west 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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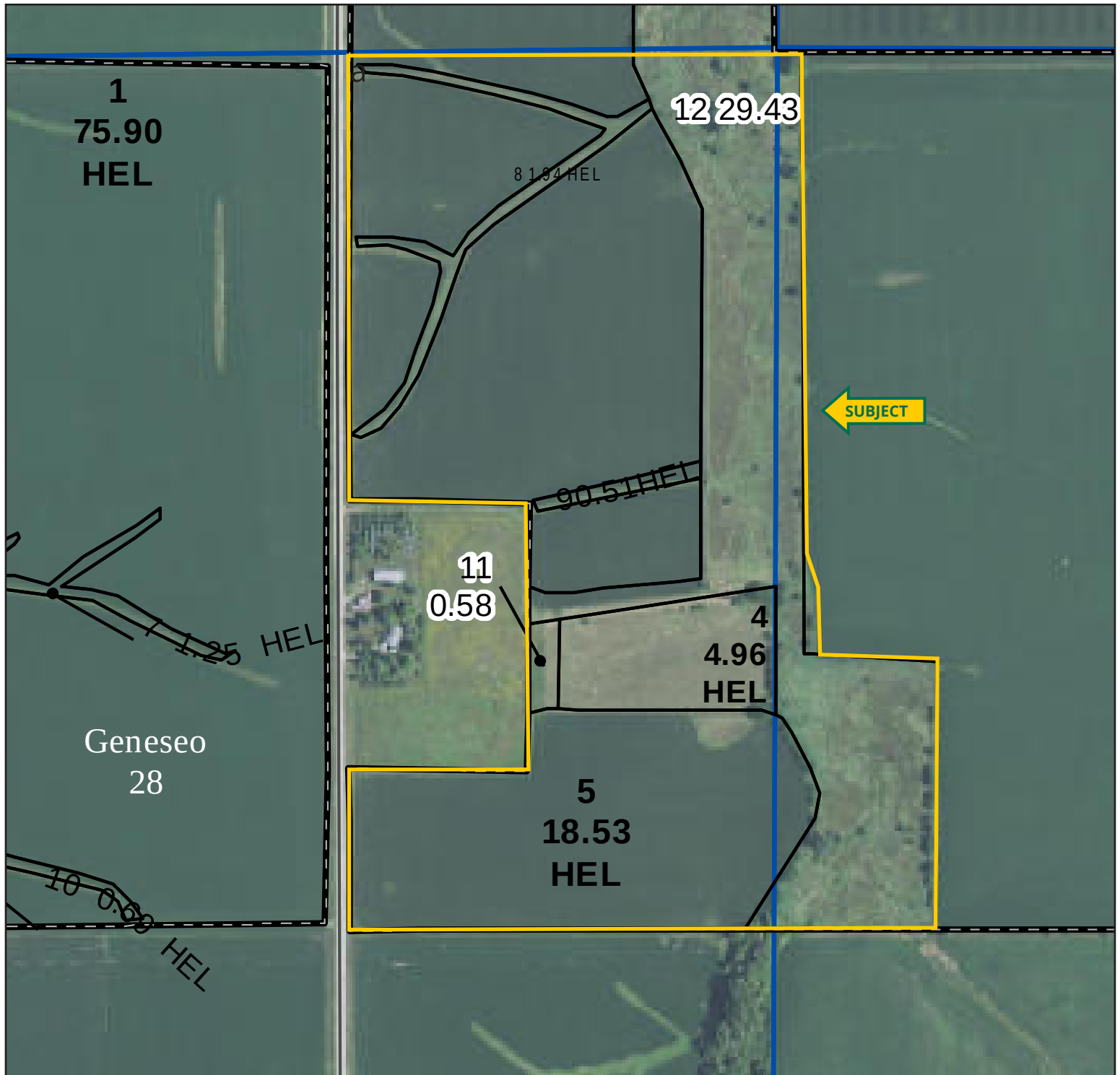


Northeast Corner Looking Southwest

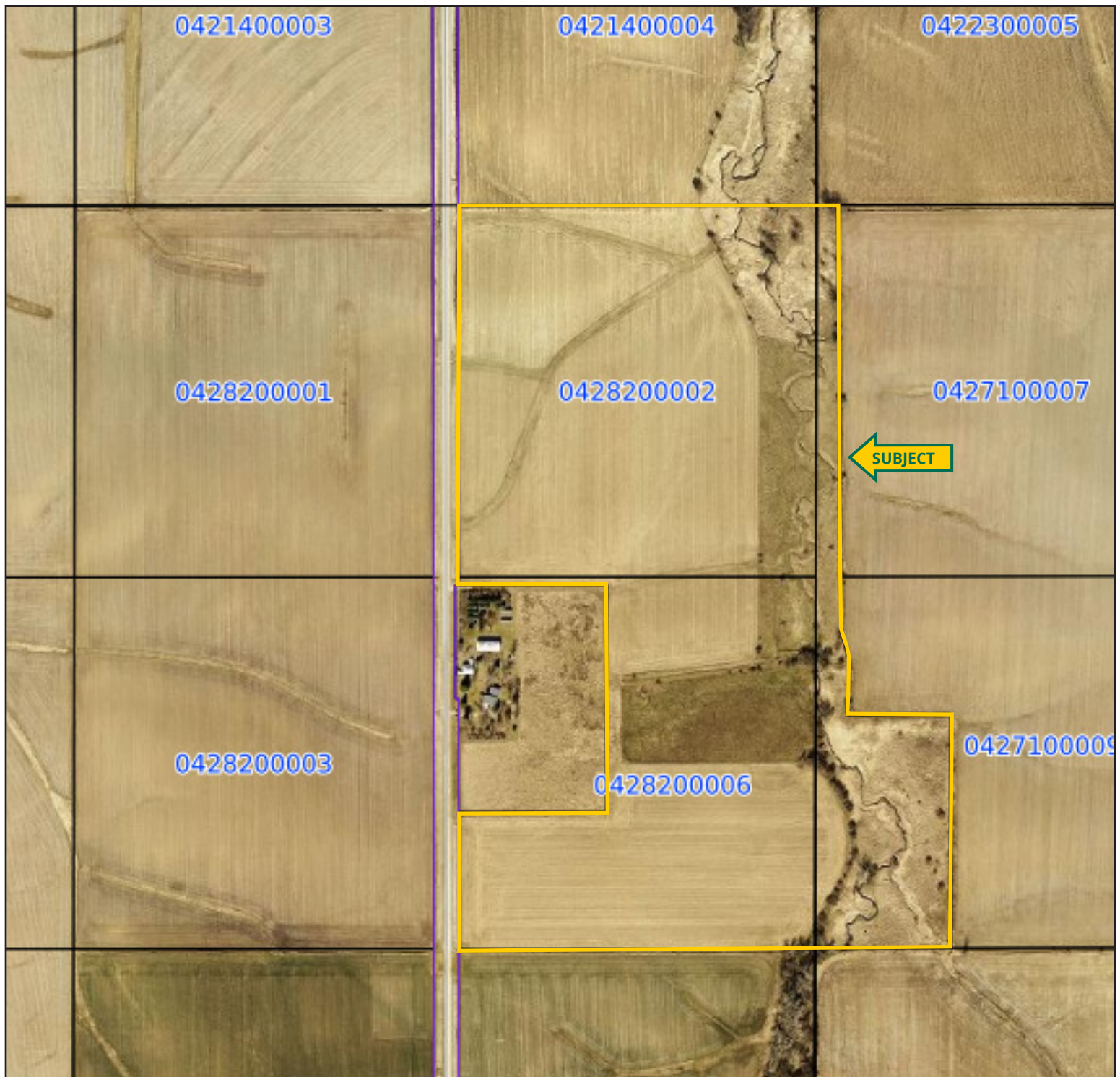


Southeast Corner Looking Northwest





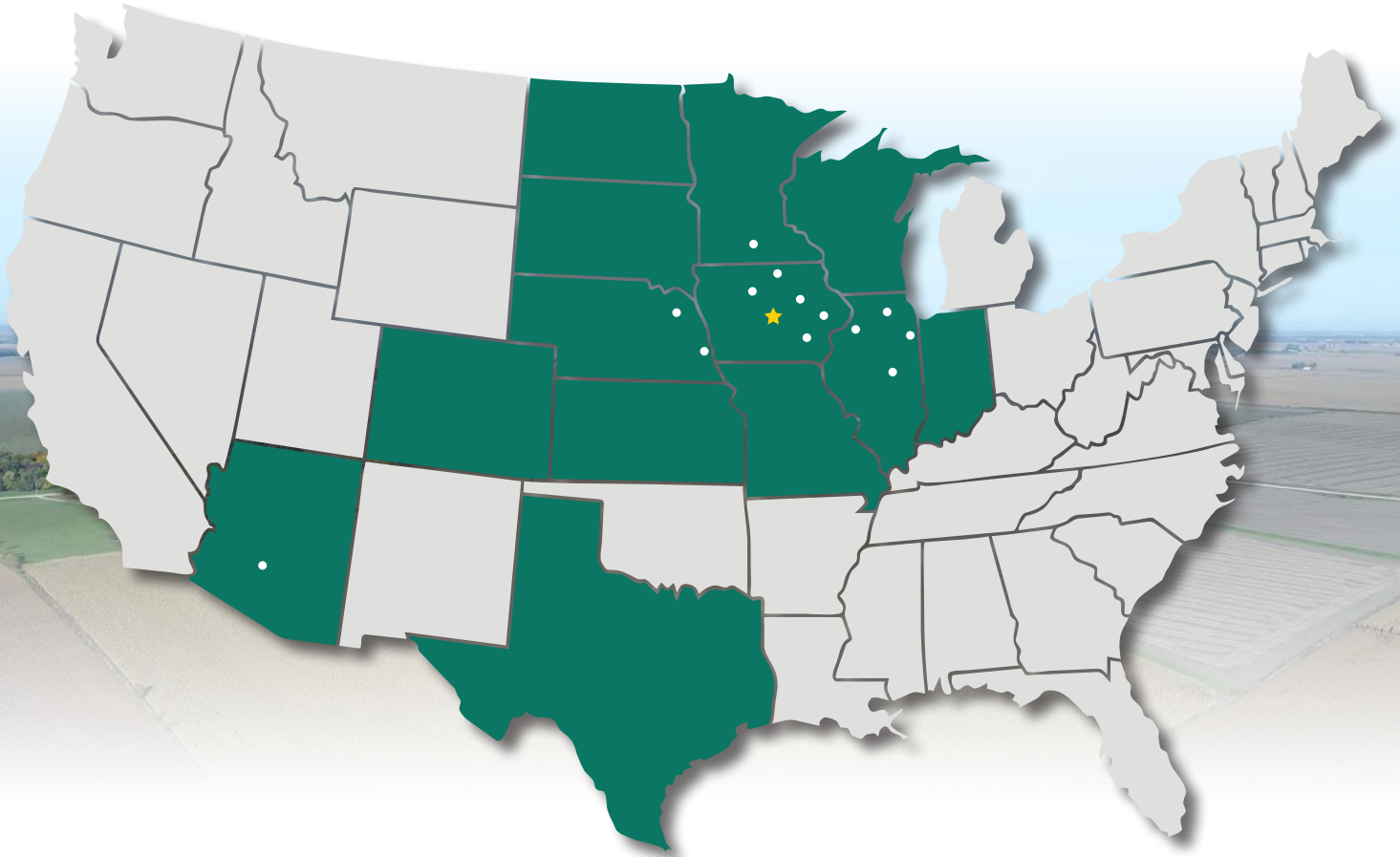








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