



**Appraisal &
Real Estate Services**

504 2nd ST., TRAER, IOWA
319.478.2990
www.ares-ia.com

Land For Sale

39.5+/- Acres



Tama County, Iowa

Nancy Snider Tornblom Farm

90 CSR2

\$590,000



- Located 3 Miles Southwest of Traer, Iowa
- Well-Maintained Farmland with Very High CSR2 Rating
- Great for Beginning Farmers or Add-On to an Existing Farm Operation

Jammie Howard

Broker

Certified General RE Appraiser

(319)231-4484

jwhoward@ares-ia.com



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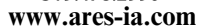
Madison Snider

Assoc. Broker

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(319)464-2078

msnider@ares-ia.com



Perry Township, Tama County, Iowa

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msnider@ares-ia.com



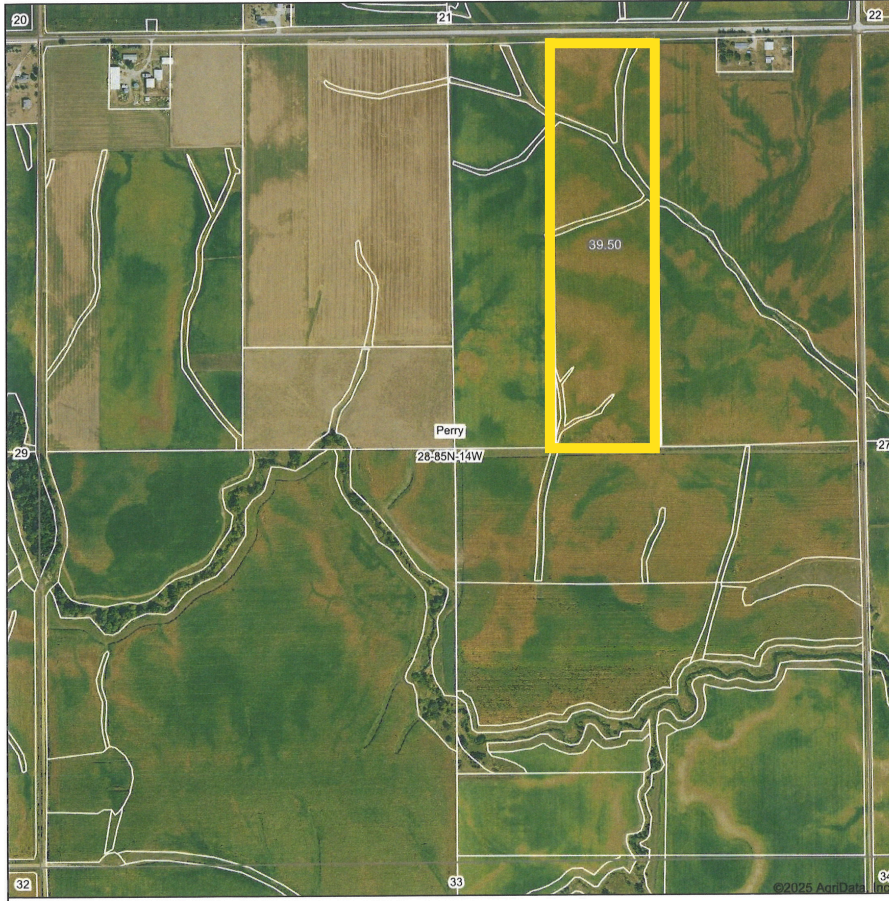
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Aerial Map

39.5 +/- Acres

Aerial Map



39.43+/- FSA Tillable Acres

90 CSR2
According to Surety Maps

34.6 Acre Corn Base

192 Bushel Per Acre PLC
Corn Yield

Property Information

39.5 +/- Acres

\$590,000

Real Estate Taxes

Taxes Payable 2024-2025: \$1,716

Net Taxable Acres: 39.5+/- acres

Tax Parcel ID#: 07.28.200.010 &
07.28.200.008

Lease Status

Farm is leased for 2025 crop season. Contact listing agent for more details.

Legal Description

East 1/2 West 1/2 Northeast 1/4, in Section 28, Township 85 North, Range 14 West of the 5th P.M., Tama County, Iowa. (Refer to abstract for actual legal description)

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FSA INFO

39.5 +/- Acres

FSA Data


Farm Number 7158, Tract 13392

FSA Crop Acres: 39.43

Corn Base Acres: 34.6

Corn PLC Yield: 192 bu

HEL: Highly Erodible Land

IOWA TAMA Form: FSA-156EZ <small>See Page 2 for non-discriminatory Statements.</small>		 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record		FARM : 7158 Prepared : 3/18/25 9:09 AM CST Crop Year : 2025					
Operator Name : CRP Contract Number(s) : None Recon ID : 19-171-2016-45 Transferred From : None ARCPLC G/F Eligibility : Eligible									
Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
39.43	39.43	39.43	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	39.43	0.00		0.00	0.00	0.00	0.00	
Crop Election Choice									
ARC Individual		ARC County		Price Loss Coverage					
None		SOYBN		CORN					
DCP Crop Data									
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP					
Corn	34.60	0.00	192						
Soybeans	4.04	0.00	55						
TOTAL	38.64	0.00							
NOTES									
Tract Number : 13392 Description : W1/2 NE1/4 Sec.28 Perry FSA Physical Location : IOWA/TAMA ANSI Physical Location : IOWA/TAMA BIA Unit Range Number : HEL Status : HEL field on tract.Conservation system being actively applied Wetland Status : Wetland determinations not complete									

USDA United States Department of Agriculture
Tama County, Iowa



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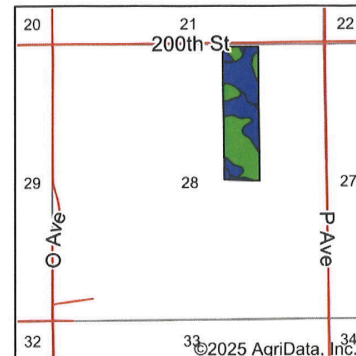
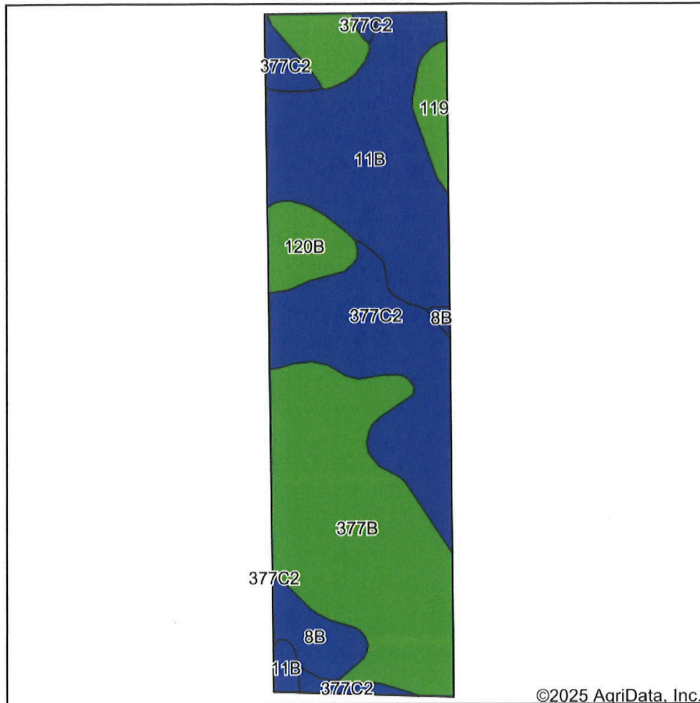
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Soil Map

39.5 +/- Acres

Soils Map



State: **Iowa**
County: **Tama**
Location: **28-85N-14W**
Township: **Perry**
Acres: **39.5**
Date: **2/27/2025**

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

Area Symbol: IA171, Soil Area Version: 29								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	13.49	34.2%		Ile	94	90	75
11B	Colo-Ely complex, 0 to 5 percent slopes	10.58	26.8%		Ilw	86	68	76
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	8.98	22.7%		Ille	85	73	63
120B	Tama silty clay loam, 2 to 5 percent slopes	3.52	8.9%		Ile	95	95	79
8B	Judson silty clay loam, 2 to 5 percent slopes	1.78	4.5%		Ile	84	90	58
119	Muscatine silty clay loam, 0 to 2 percent slopes	1.15	2.9%		Iw	100	100	90
Weighted Average					2.20	89.6	81	*n 72.6

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

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Prime Tama County Land for Sale!

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Appraisal & 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.

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Photos

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Reasons to Choose Appraisal & Real Estate Services

- Over 55 years of combined experience: Residential, Commercial & Ag Properties.
- Successful record auctioning farm land with online bidding.
- Large community performance with small town charm.
- Large marketing area since we are a member of both, Northeast Iowa Regional Board of Realtors MLS & Central Iowa Board of Realtors with NoCoast MLS.
- Expertise in local market gives you an educated market analysis at no charge.

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Jason Lekin

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Auctioneer

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