



**Appraisal &  
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504 2nd ST., TRAER, IOWA  
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# Land For Sale

**146+/- Acres | Tama County, Iowa**

**R&F Farms LLC**

**82 CSR2**

**\$2,044,000**



- Located 3 Miles East of Buckingham, Iowa
- Well-Maintained Farmland with High CSR2 Rating
- Great Add-On to an Existing Farm Operation or Investment Portfolio

**Jammie Howard**

Broker

Certified General RE Appraiser

**(319)231-4484**

[jwhoward@ares-ia.com](mailto:jwhoward@ares-ia.com)



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# Plat Map

Geneseo Township, Tama County, Iowa

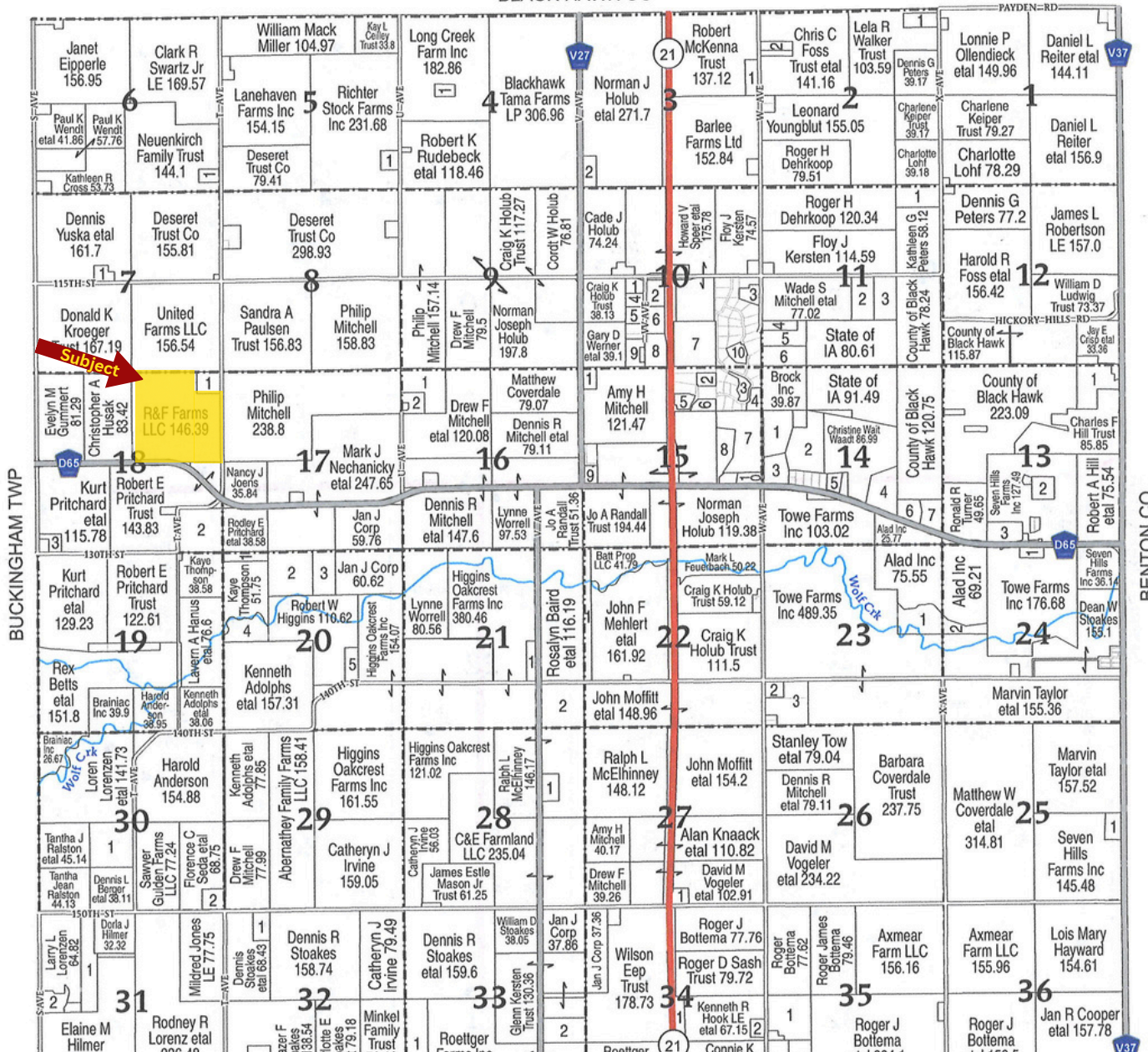
T-86-N

GENESEO PLAT

R-13-W

(Landowners)

BLACK HAWK CO



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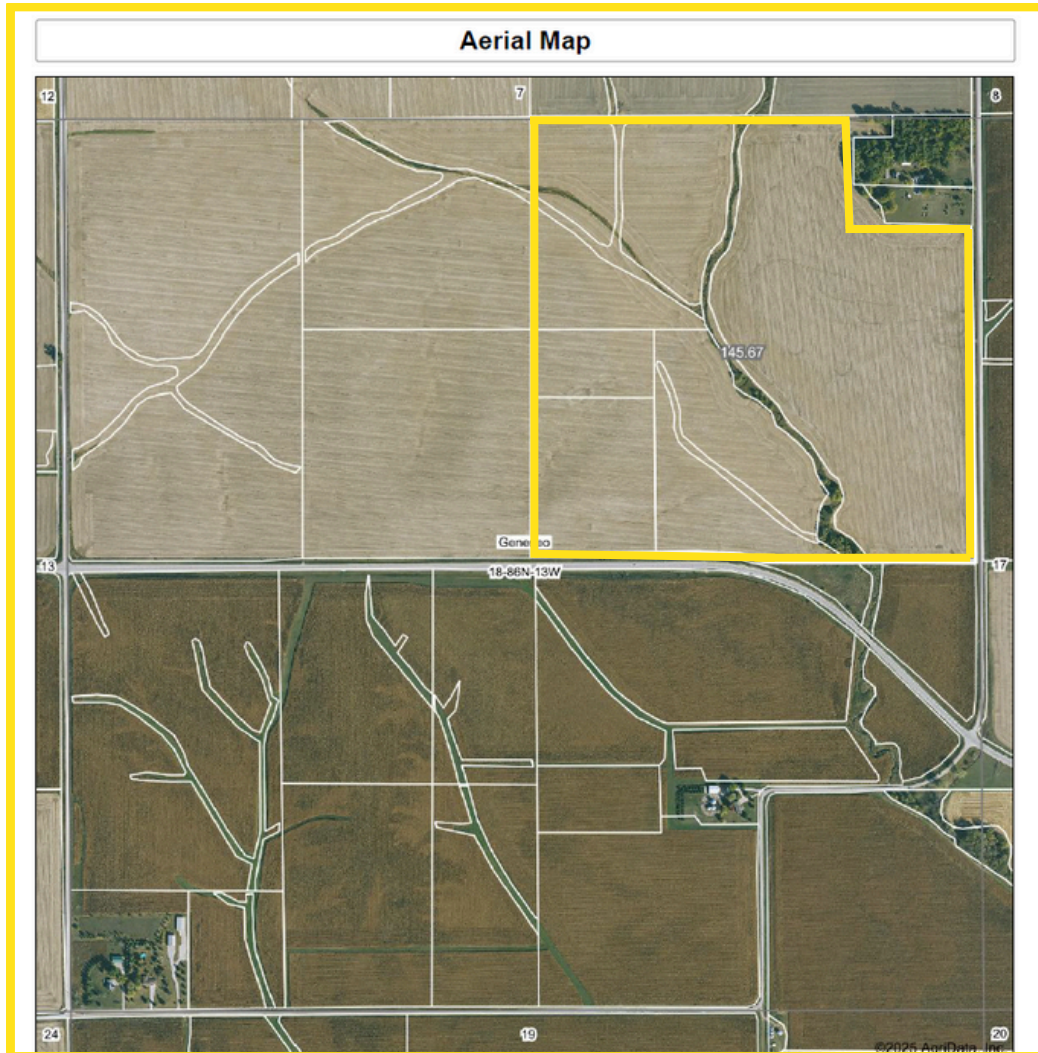


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# Aerial Map

146 +/- Acres



## Property Information

**146 +/- Acres**

**\$2,044,000**

### Real Estate Taxes

Taxes Payable 2024-2025: \$5,348

Net Taxable Acres: 145.67+/- acres

Tax Parcel ID#: 04.18.200.003,  
04.18.200.004, 04.18.200.001 &  
04.18.200.005.

### Lease Status

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

### Legal Description

Northeast 1/4 except Parcel 'A' in Section 18 of Township 86 North, Range 13 West of the 5th P.M., Tama County, Iowa.

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# FSA INFO

146 +/- Acres



United States  
Department of  
Agriculture

**Tama County, Iowa**



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# FSA INFO

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**Tract Number** : 170  
**Description** : NE¼ Sec.18 Geneseo  
**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  
**WL Violations** : None  
**Owners** : R F FARMS, LLC  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
159.13	148.07	148.07	0.00	0.00	0.00	0.00	0.0

IOWA  
TAMA  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 881**  
Prepared : 3/13/25 11:57 AM CST  
Crop Year : 2025

**Tract 170 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	148.07	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	90.10	0.00	170
Soybeans	49.55	0.00	43
<b>TOTAL</b>	<b>139.65</b>	<b>0.00</b>	

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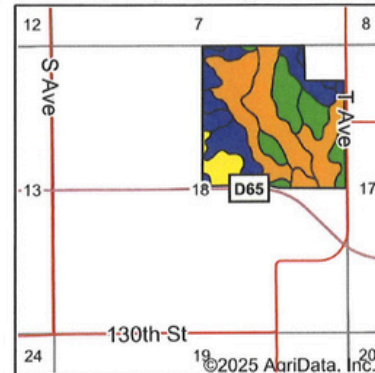
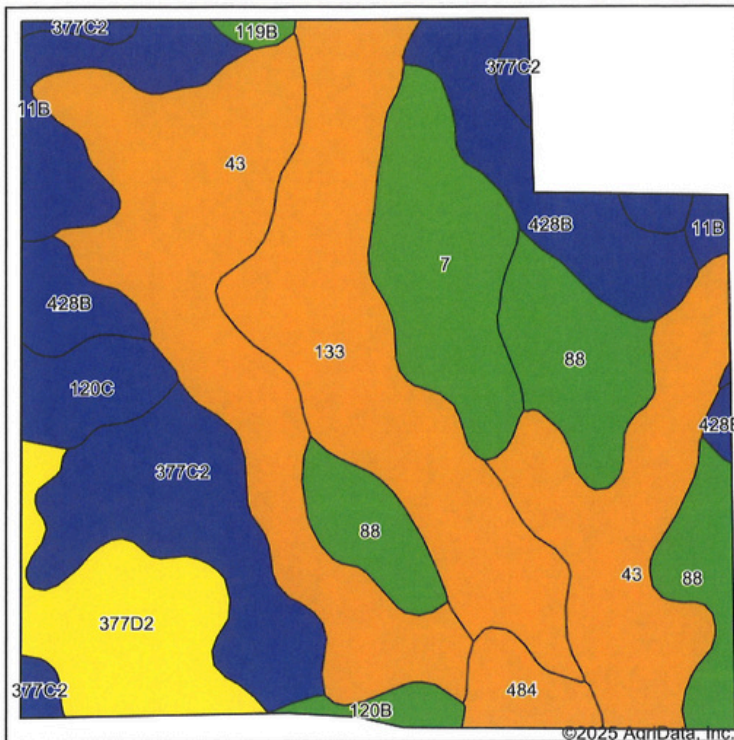
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# Soil Map

146 +/- Acres

### Soils Map



State: **Iowa**  
County: **Tama**  
Location: **18-86N-13W**  
Township: **Geneseo**  
Acres: **145.67**  
Date: **3/17/2025**

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**	*n NCCPI Soybeans
43	Bremer silty clay loam, 0 to 2 percent slopes, occasionally flooded	41.03	28.1%		Ilw	74	82
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	23.61	16.2%		Ilw	78	85
88	Nevin silty clay loam, 0 to 2 percent slopes	15.59	10.7%		Iw	95	90
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	15.56	10.7%		Ille	85	73
7	Wiota silt loam, 0 to 2 percent slopes, rarely flooded	11.90	8.2%		Iw	100	95
428B	Ely silty clay loam, 2 to 5 percent slopes	11.69	8.0%		Ile	88	88
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, eroded	10.32	7.1%		Ille	62	63
11B	Colo-Ely complex, 0 to 5 percent slopes	6.99	4.8%		Ilw	86	68
120C	Tama silty clay loam, 5 to 9 percent slopes	3.94	2.7%		Ille	90	80
484	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	3.00	2.1%		Ilw	79	90
120B	Tama silty clay loam, 2 to 5 percent slopes	1.49	1.0%		Ile	95	95
119B	Muscataine silty clay loam, 2 to 5 percent slopes	0.55	0.4%		Ile	95	95
<b>Weighted Average</b>					<b>2.02</b>	<b>81.9</b>	<b>82.2</b>
							<b>*n 72.4</b>

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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