



**Appraisal &
Real Estate Services**

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

Land For Sale

76.5+/- Acres | Tama County, Iowa

Hanus Farm

88 CSR2

\$430,000



- Located 4 Miles Southeast of Buckingham, Iowa
- Productive Cropland with High CSR2 Rating & Timber
- 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



**Appraisal &
Real Estate Services**

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

Madison Snider

Assoc. Broker

Certified General RE Appraiser

(319)464-2078

msnider@ares-ia.com



Appraisal & Real Estate Services

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

Plat Map

Geneseo Township, Tama County, Iowa

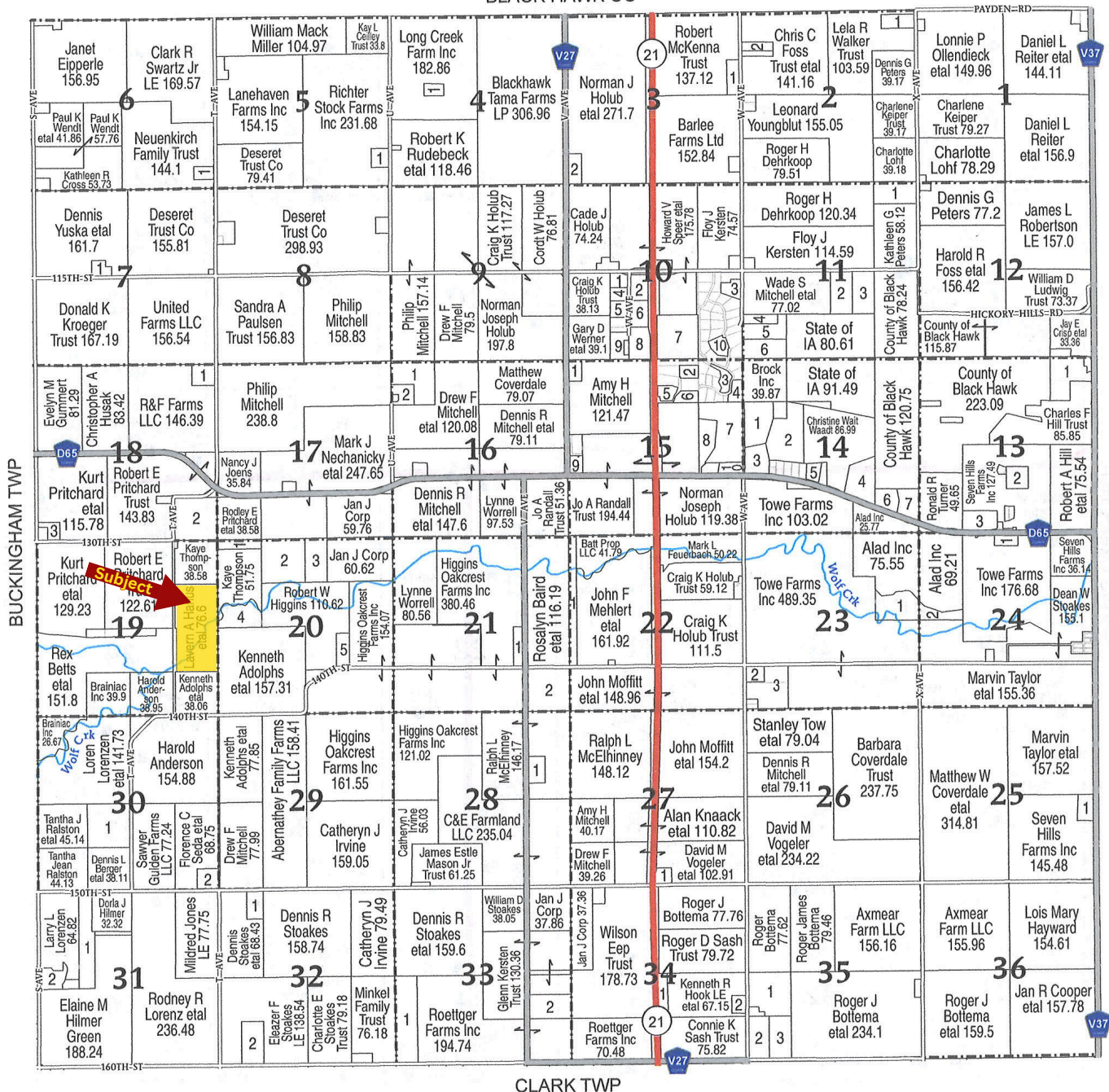
T-86-N

GENESEO PLAT

R-13-W

(Landowners)

BLACK HAWK CO



Jammie Howard

Broker

Certified General RE Appraiser

(319)231-4484

jwhoward@ares-ia.com



Appraisal & Real Estate Services

504 2nd ST., TRAER, IOWA
319.478.2990

www.ares-ia.com

Madison Snider

Assoc. Broker

Certified General RE Appraiser

(319)464-2078

msnider@ares-ia.com

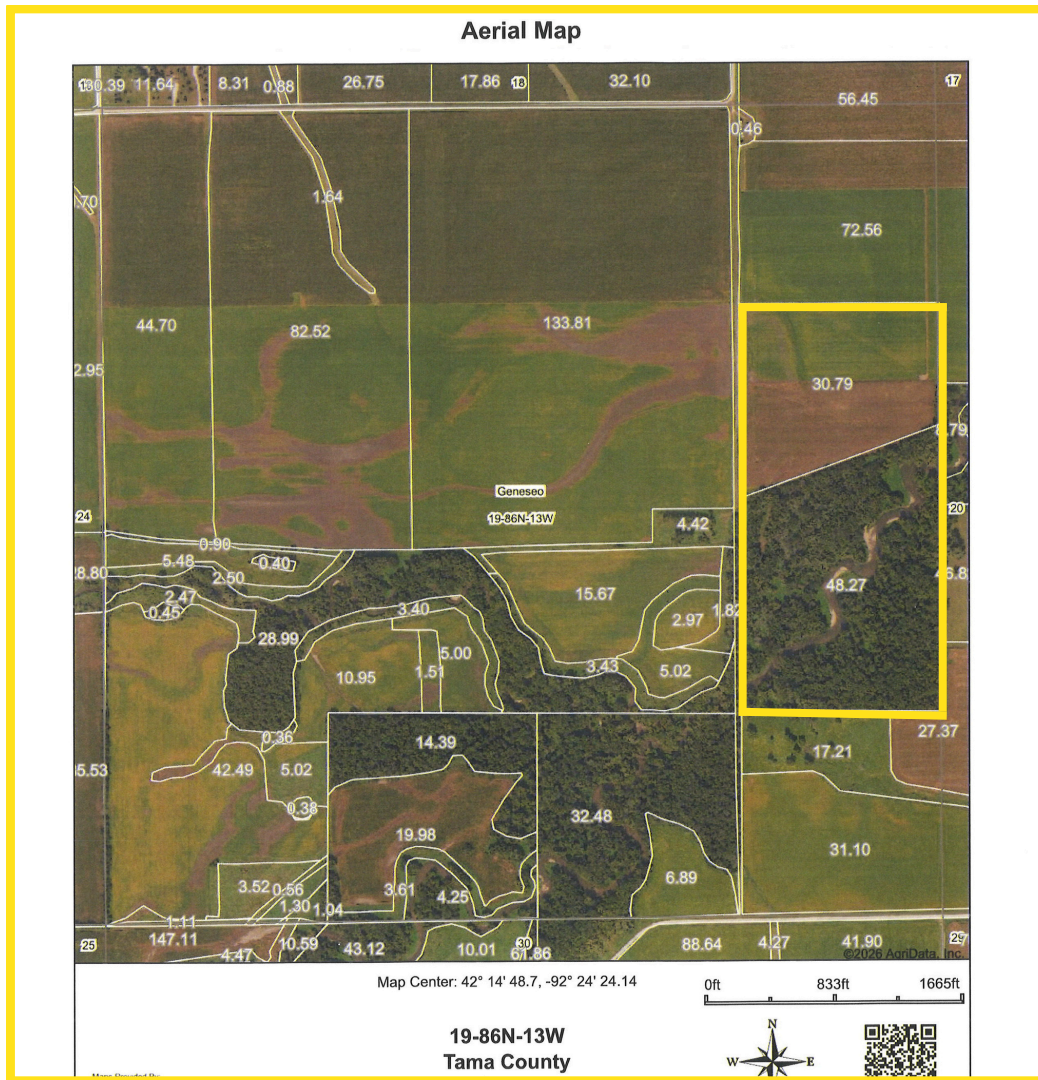


**Appraisal &
Real Estate Services**

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

Aerial Map

76.5 +/- Acres



Property Information

76.5 +/- Acres

\$430,000

Real Estate Taxes

Taxes Payable 2024-2025: \$1,742

Net Taxable Acres: 76.5 +/- acres

Tax Parcel ID#: 04.19.200.004 &
04.19.400.004

Lease Status

Farm is available for 2026 crop season. Contact listing agent for more information.

Legal Description

Northeast $\frac{1}{4}$ Southeast $\frac{1}{4}$ & Southeast $\frac{1}{4}$
Northeast $\frac{1}{4}$ in Section 19 of Township 86
North, Range 13 West of the 5th P.M., Tama
County, Iowa.

Jammie Howard

Broker

Certified General RE Appraiser

(319)231-4484

jwhoward@ares-ia.com



Appraisal & Real Estate Services

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

Madison Snider

Assoc. Broker

Certified General RE Appraiser

(319)464-2078

msnider@ares-ia.com



**Appraisal &
Real Estate Services**

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

FSA INFO

76.5 +/- Acres



Legend

- | | | |
|--------------|----------------|------------|
| Non-Cropland | CRP | Iowa PLSS |
| Cropland | Tract Boundary | Iowa Roads |

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 30.79 acres

2025 Program Year

Map Created April 11, 2025

Farm 603

Tract 408

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and

Jammie Howard

Broker

Certified General RE Appraiser

(319)231-4484

jwhoward@ares-ia.com



**Appraisal &
Real Estate Services**

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

Madison Snider

Assoc. Broker

Certified General RE Appraiser

(319)464-2078

msnider@ares-ia.com



**Appraisal &
Real Estate Services**

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

FSA INFO

76.5 +/- Acres

IOWA

TAMA

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 603

Prepared : 12/22/25 8:19 AM CST

Crop Year : 2026

Operator Name

CRP Contract Number(s) : None

Recon ID : None

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
79.06	30.79	30.79	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	30.79		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	20.00	0.00	165	
Soybeans	10.20	0.00	46	
TOTAL	30.20	0.00		

NOTES

--

Tract Number : 408

Description : NE1/4 SE1/4 Section 19 Geneseo

FSA Physical Location : IOWA/TAMA

ANSI Physical Location : IOWA/TAMA

BIA Unit Range Number :

Jammie Howard

Broker

Certified General RE Appraiser

(319)231-4484

jwhoward@ares-ia.com



**Appraisal &
Real Estate Services**

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

Madison Snider

Assoc. Broker

Certified General RE Appraiser

(319)464-2078

msnider@ares-ia.com



Appraisal & Real Estate Services

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

Soil Map

76.5 +/- Acres

Soils Map



State: **Iowa**
County: **Tama**
Location: **19-86N-13W**
Township: **Geneseo**
Acres: **30.79**
Date: **1/2/2026**

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA171, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans
7	Wiota silt loam, 0 to 2 percent slopes, rarely flooded	14.39	46.7%		Iw	100	82
43	Bremer silty clay loam, 0 to 2 percent slopes, occasionally flooded	8.72	28.3%		IIw	74	65
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.90	19.2%		IIw	78	75
88	Nevin silty clay loam, 0 to 2 percent slopes	1.78	5.8%		Iw	95	87
Weighted Average					1.47	88.1	*n 76.1

**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

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.

Jammie Howard

Broker

Certified General RE Appraiser

(319)231-4484

jwhoward@ares-ia.com



Appraisal & Real Estate Services

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

Madison Snider

Assoc. Broker

Certified General RE Appraiser

(319)464-2078

msnider@ares-ia.com



**Appraisal &
Real Estate Services**

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

Photos

76.5 +/- Acres



Jammie Howard

Broker

Certified General RE Appraiser

(319)231-4484

jwhoward@ares-ia.com



**Appraisal &
Real Estate Services**

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

Madison Snider

Assoc. Broker

Certified General RE Appraiser

(319)464-2078

msnider@ares-ia.com



**Appraisal &
Real Estate Services**

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

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.

www.ares-ia.com

Jason Lekin

Licensed Realtor
Auctioneer

(641)751-4227

jlekin74@gmail.com

Jammie Howard

Broker

Certified General RE Appraiser

(319)231-4484

jwhoward@ares-ia.com



**Appraisal &
Real Estate Services**

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

Mandy Lekin

Licensed Realtor

(641)751-3021

mjlekin@iowatelecom.net

Madison Snider

Assoc. Broker

Certified General RE Appraiser

(319)464-2078

msnider@ares-ia.com