

IOWA LAND SALES & FARM MANAGEMENT

experts in our fields.

TAMA COUNTY Simulcast Land Auction

AUCTION DETAILS

Thursday, August 27, 2026 @ 10 a.m.

Traer Memorial Building

414 2nd Street

Traer, Iowa 50675

293.9
acres m/l

4 PARCELS



Matt Mann
641-990-4016

Matt@IowaLandSales.com



Vince Johnson
641-891-5326

Vince@IowaLandSales.com



Offered in 4 parcels

Parcel 1 – 74.5 acres m/l, Section 17, Perry Township, Tama County

Parcel 2 – 68.7 acres m/l – Section 17, Perry Township, Tama County

Parcel 3 – 76 acres m/l – Section 17, Perry Township, Tama County

Parcel 4 – 74.7 acres m/l – Section 14, Crystal Township, Tama County

Description

293.9 acres m/l of quality Tama County land being offered for sale as 4 individual parcels. Each farm has been well-maintained and will be available for the 2027 crop year. This sale offers a unique opportunity to purchase highly tillable farms in a competitive area of Tama County.



Property Information | Parcel 1 | 74.5 acres m/1

Legal Description

Tama County – 74.5 acres m/1 in the East ½ of the Northeast ¼ of Section 17, Township 85 North, Range 14 West of the 5th P.M., Tama County, Iowa (Final legal description will be determined from the Abstract).

Estimated Net Taxes

Taxes Payable 2024-2025: \$3,460.00

Net Taxable Acres: 74.5



Possession

Possession of the property will be given at closing subject to the existing farm lease. The 2026 farm lease will be terminated, and the cropland will be available for the 2027 crop year.

FSA Data

Farm Number: 3839

Tract Number: 12815

Cropland Acres: 74.09

Corn Base Acres: 49.50

Corn PLC Yield: 163 bu./acre

Soybean Base Acres: 15.40

Soybean PLC Yield: 53 bu./acre

The 74.09 acres of cropland is classified as HEL.

2026 Farm Program Election: Corn & Soybeans are enrolled under the ARC County farm program.

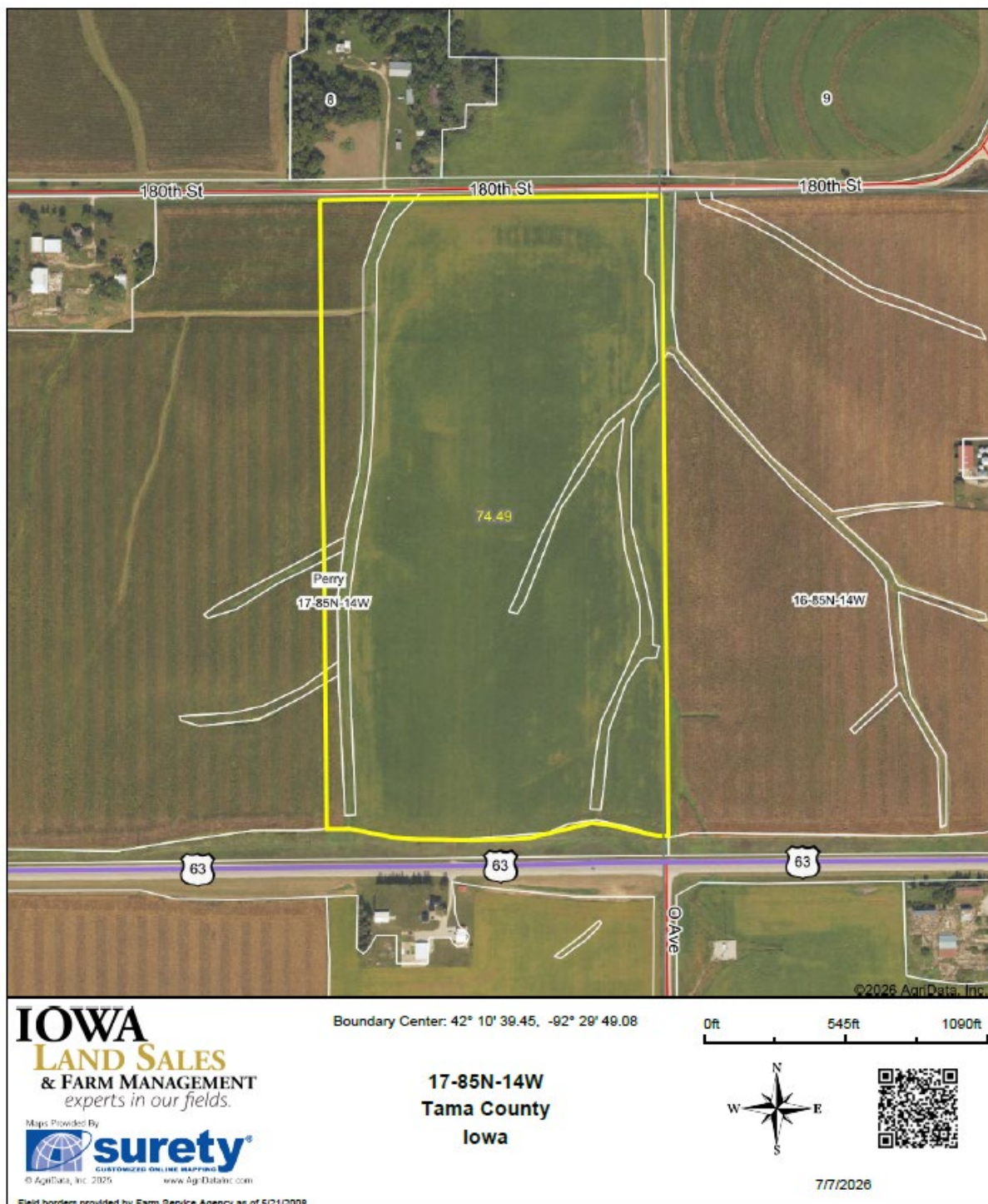
**Information is estimated pending a reconstitution of farm by the Tama County FSA Office.*

Corn Suitability Rating

CSR2: 88 on the Entire Farm per AgriData.

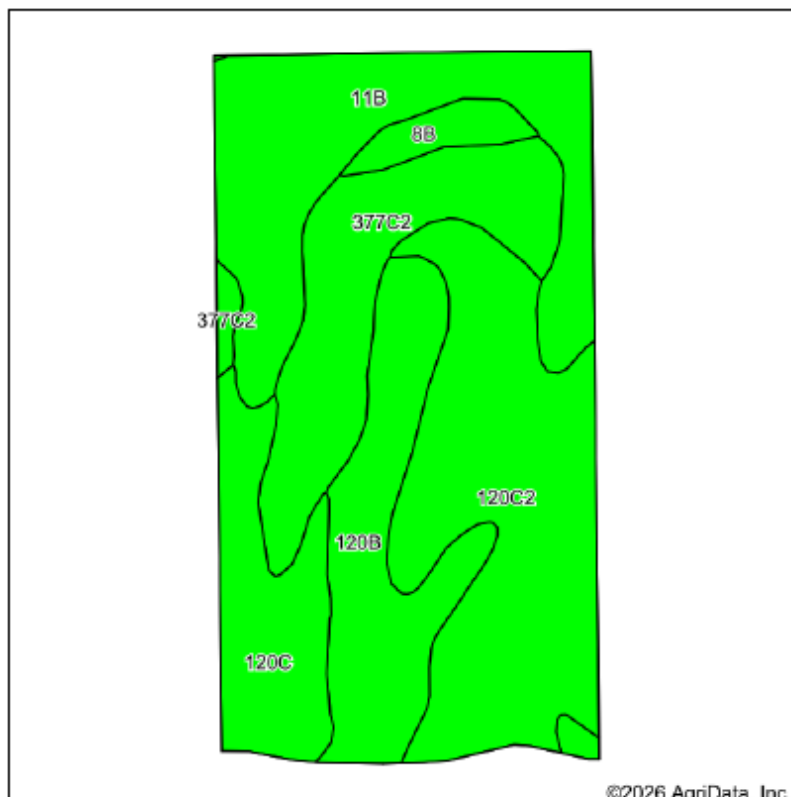


Aerial | Parcel 1 | 74.5 acres m/1

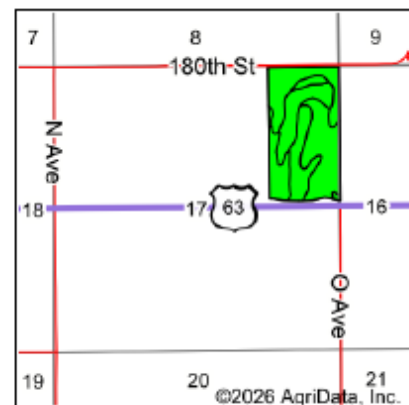




Soils Map | Parcel 1 | 74.5 acres m/l



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Tama**
 Location: **17-85N-14W**
 Township: **Perry**
 Acres: **74.49**
 Date: **7/7/2026**

IOWA
LAND SALES
& FARM MANAGEMENT
experts in our fields.

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgridataInc.com



Area Symbol: IA171, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	22.21	29.8%		IIIe	87	78
11B	Colo-Ely complex, 0 to 5 percent slopes	16.53	22.2%		IIw	86	68
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	13.14	17.6%		IIIe	85	73
120B	Tama silty clay loam, 2 to 5 percent slopes	12.09	16.2%		IIe	95	95
120C	Tama silty clay loam, 5 to 9 percent slopes	8.54	11.5%		IIIe	90	80
8B	Judson silty clay loam, 2 to 5 percent slopes	1.98	2.7%		IIe	84	90
Weighted Average						2.59	78.2

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



Property Information | Parcel 2 | 68.7 acres m/1

Legal Description

Tama County – 68.7 acres m/1 in the West ½ of the Northeast ¼ except the 6.67 acres in the Northwest Corner to be surveyed of Section 17, Township 85 North, Range 14 West of the 5th P.M., Tama County, Iowa (Final legal description will be determined from the Abstract & Survey).



Estimated Net Taxes

Taxes Payable 2024-2025: \$3,122.00

Net Taxable Acres: 68.7

Possession

Possession of the property will be given at closing subject to the existing farm lease. The 2026 farm lease will be terminated, and the cropland will be available for the 2027 crop year.

FSA Data

Farm Number: 3839

Tract Number: 12814

Cropland Acres: 68.02

Corn Base Acres: 45.40

Corn PLC Yield: 163 bu./acre

Soybean Base Acres: 14.20

Soybean PLC Yield: 53 bu./acre

The 68.02 acres of cropland is classified as HEL.

2026 Farm Program Election: Corn & Soybeans are enrolled under the ARC County farm program.

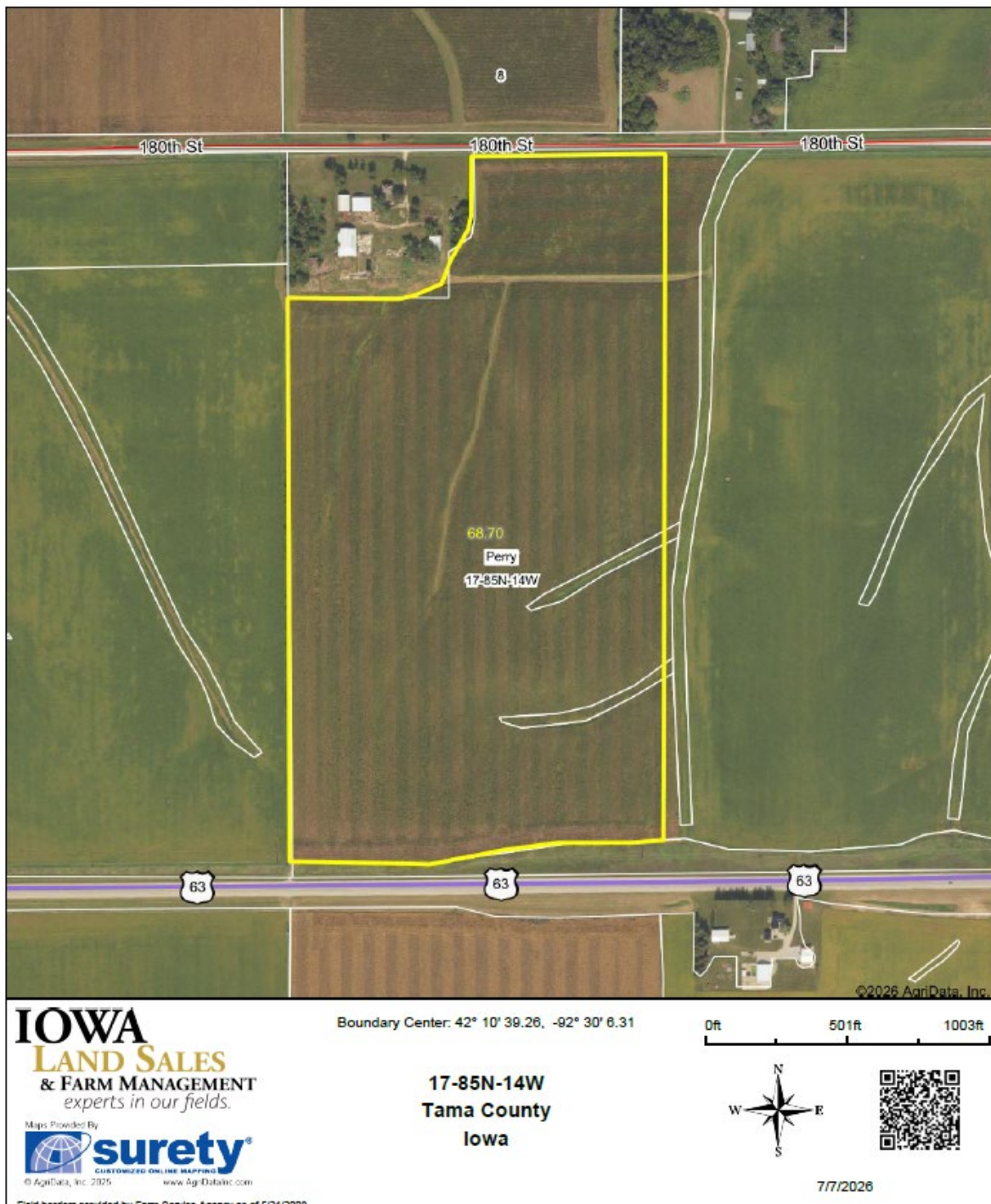
**Information is estimated pending a reconstitution of farm by the Tama County FSA Office.*

Corn Suitability Rating

CSR2: 89.4 on the Entire Farm per AgriData.

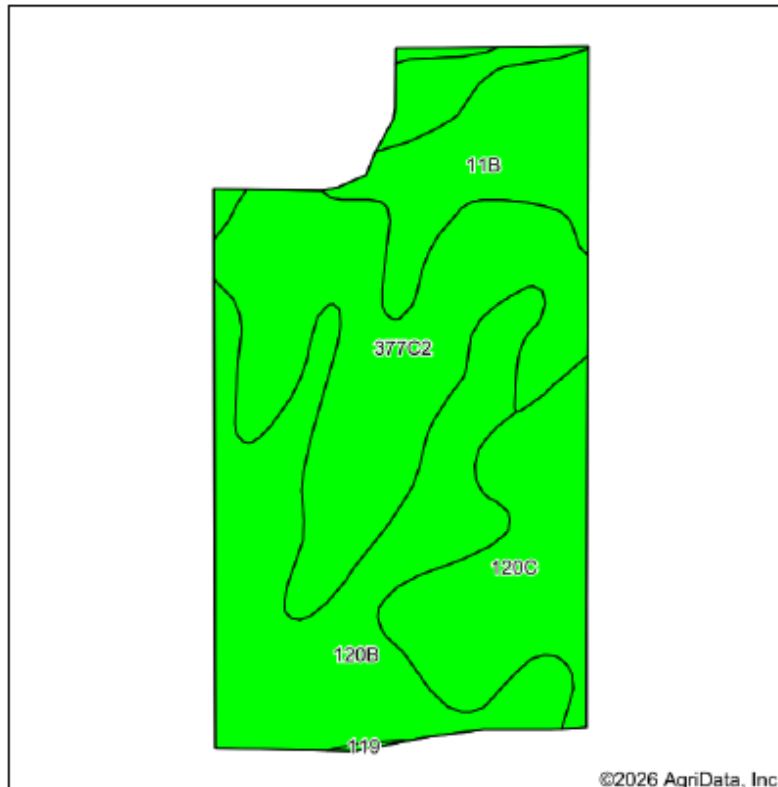


Aerial | Parcel 2 | 68.7 acres m/l

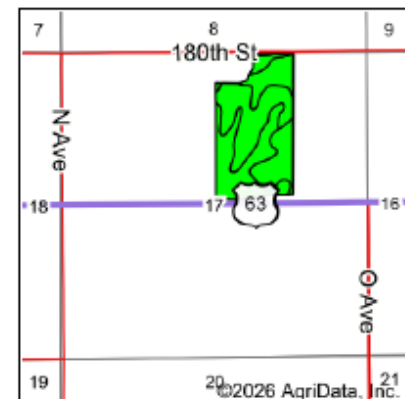




Soils Map | Parcel 2 | 68.7 acres m/1



Soils data provided by USDA and NRCS.



State: Iowa
 County: Tama
 Location: 17-85N-14W
 Township: Perry
 Acres: 68.7
 Date: 7/7/2026

IOWA
LAND SALES
& FARM MANAGEMENT
experts in our fields.

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



Area Symbol: IA171, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	24.83	36.1%		IIIe	85	73
120B	Tama silty clay loam, 2 to 5 percent slopes	23.27	33.9%		IIe	95	95
120C	Tama silty clay loam, 5 to 9 percent slopes	11.73	17.1%		IIIe	90	80
11B	Colo-Ely complex, 0 to 5 percent slopes	8.77	12.8%		IIw	86	68
119	Muscatine silty clay loam, 0 to 2 percent slopes	0.10	0.1%		Iw	100	100
Weighted Average						2.53	89.4
						89.4	81

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



Property Information | Parcel 3 | 76 acres m/1

Legal Description

Tama County – 76 acres m/1 in the East ½ of the Northwest ¼ of Section 17, Township 85 North, Range 14 West of the 5th P.M., Tama County, Iowa (Final legal description will be determined from Abstract).

Estimated Net Taxes

Taxes Payable 2024-2025: \$3,434.00

Net Taxable Acres: 76.0



Possession

Possession of the property will be given at closing subject to the existing farm lease. The 2026 farm lease will be terminated, and the cropland will be available for the 2027 crop year.

FSA Data

Farm Number: 3839

Tract Number: 12813

Cropland Acres: 76.0

Corn Base Acres: 52.80

Corn PLC Yield: 163 bu./acre

Soybean Base Acres: 16.40

Soybean PLC Yield: 53 bu./acre

The 76.0 acres of cropland is classified as HEL.

2026 Farm Program Election: Corn & Soybeans are enrolled under the ARC County farm program.

**Information is estimated pending a reconstitution of farm by the Tama County FSA Office.*

Corn Suitability Rating

CSR2: 85.8 on the Entire Farm per AgriData.



Aerial | Parcel 3 | 76 acres m/1



IOWA
LAND SALES
& FARM MANAGEMENT
experts in our fields.

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

Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 42° 10' 39.27, -92° 30' 24.11

17-85N-14W
Tama County
Iowa

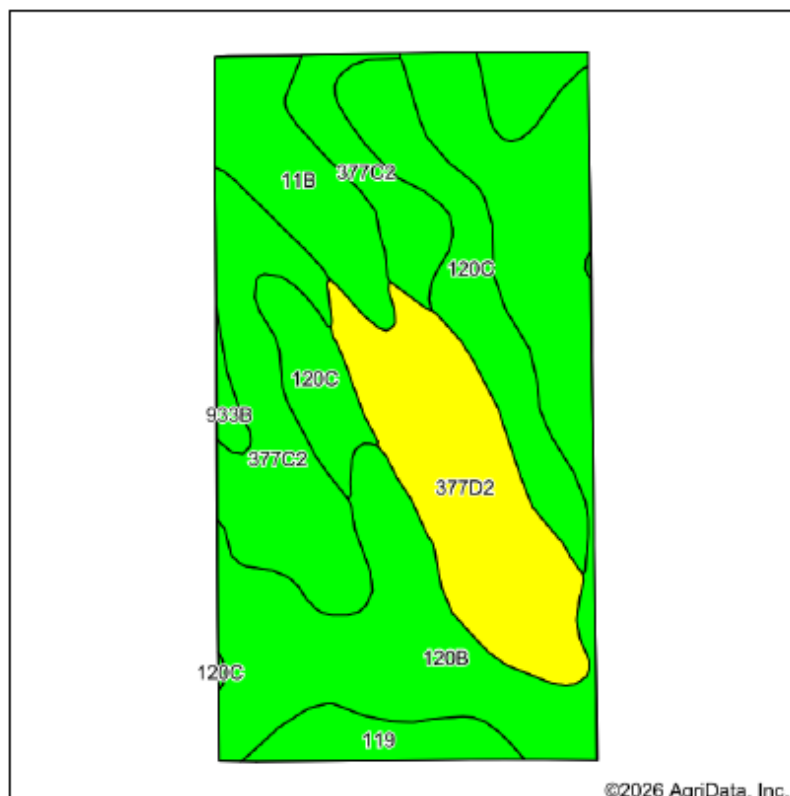
0ft 508ft 1016ft



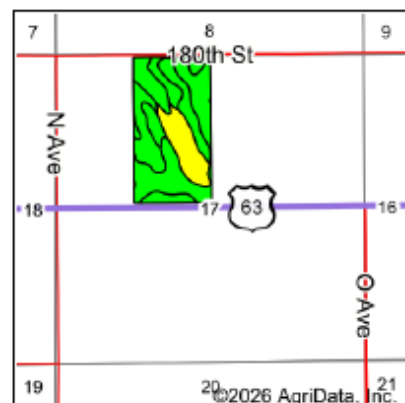
7/7/2026



Soils Map | Parcel 3 | 76 acres m/l



Soils data provided by USDA and NRCS.



State: Iowa
County: Tama
Location: 17-85N-14W
Township: Perry
Acres: 76
Date: 7/7/2026

IOWA
LAND SALES
& FARM MANAGEMENT
experts in our fields.

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



Area Symbol: IA171, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120B	Tama silty clay loam, 2 to 5 percent slopes	25.90	34.2%		Ile	95	95
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	15.53	20.4%		IIle	85	73
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, eroded	13.18	17.3%		IIle	62	63
120C	Tama silty clay loam, 5 to 9 percent slopes	11.38	15.0%		IIle	90	80
11B	Colo-Ely complex, 0 to 5 percent slopes	6.31	8.3%		Ilw	88	68
119	Muscatine silty clay loam, 0 to 2 percent slopes	3.07	4.0%		Iw	100	100
933B	Sawmill silty clay loam, shallow loess, 1 to 4 percent slopes, occasionally flooded	0.63	0.8%		Ilw	76	80
Weighted Average					2.49	85.8	80.5

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



Property Information | Parcel 4 | 74.7 acres m/1

Legal Description

Tama County – 74.7 acres m/1 in the West ½ of the Northeast ¼ of Section 14, Township 85 North, Range 15 West of the 5th P.M., Tama County, Iowa (Final legal description will be determined from Abstract).

Estimated Net Taxes

Taxes Payable 2024-2025: \$2,840.00

Net Taxable Acres: 74.7



Possession

Possession of the property will be given at closing subject to the existing farm lease. The 2026 farm lease will be terminated, and the cropland will be available for the 2027 crop year.

FSA Data

Farm Number: 3839

Tract Number: 856

Cropland Acres: 54.49

Corn Base Acres: 39.10

Corn PLC Yield: 163 bu./acre

Soybean Base Acres: 8.80

Soybean PLC Yield: 53 bu./acre

The 54.49 acres of cropland is classified as HEL.

2026 Farm Program Election: Corn & Soybeans are enrolled under the ARC County farm program.

**Information is estimated pending a reconstitution of farm by the Tama County FSA Office.*

Corn Suitability Rating

CSR2: 73.9 on the Entire Farm per AgriData.

CSR2: 88.2 on the Cropland per AgriData.



Aerial | Parcel 4 | 74.7 acres m/1



IOWA
LAND SALES
& FARM MANAGEMENT
experts in our fields.

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

Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 42° 10' 40.1, -92° 33' 35.22

14-85N-15W
Tama County
Iowa

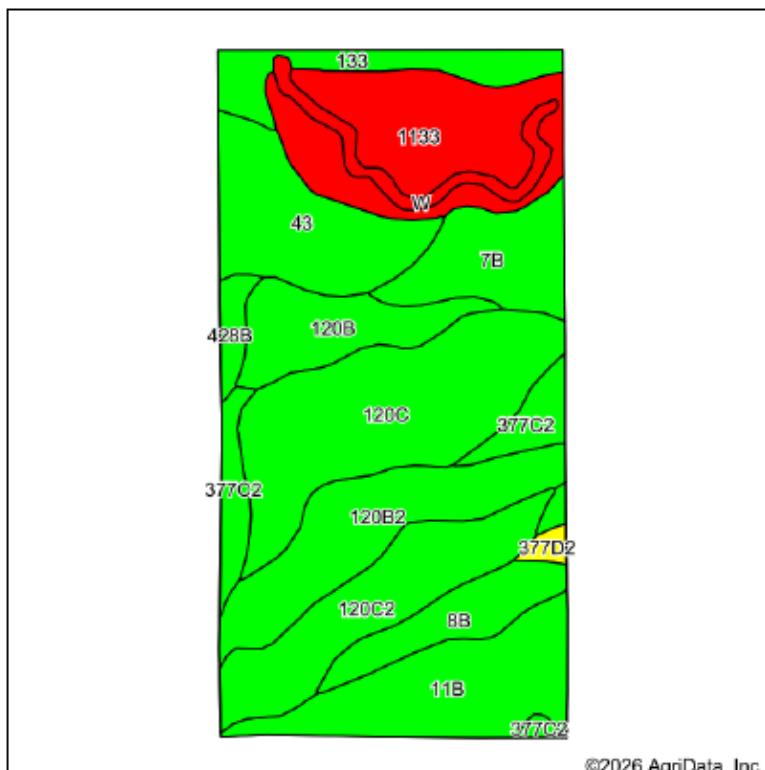
0ft 475ft 951ft



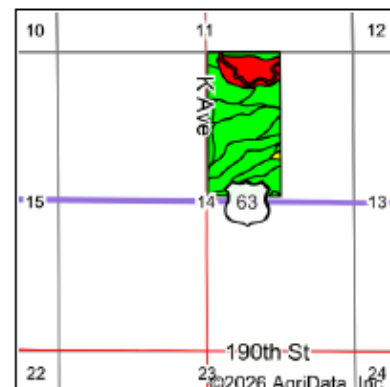
7/7/2026



Soils Map | Parcel 4 | 74.7 acres m/l



Soils data provided by USDA and NRCS.



State: Iowa
 County: Tama
 Location: 14-85N-15W
 Township: Crystal
 Acres: 75.09
 Date: 7/7/2026

IOWA
LAND SALES
& FARM MANAGEMENT
experts in our fields.

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgridataInc.com



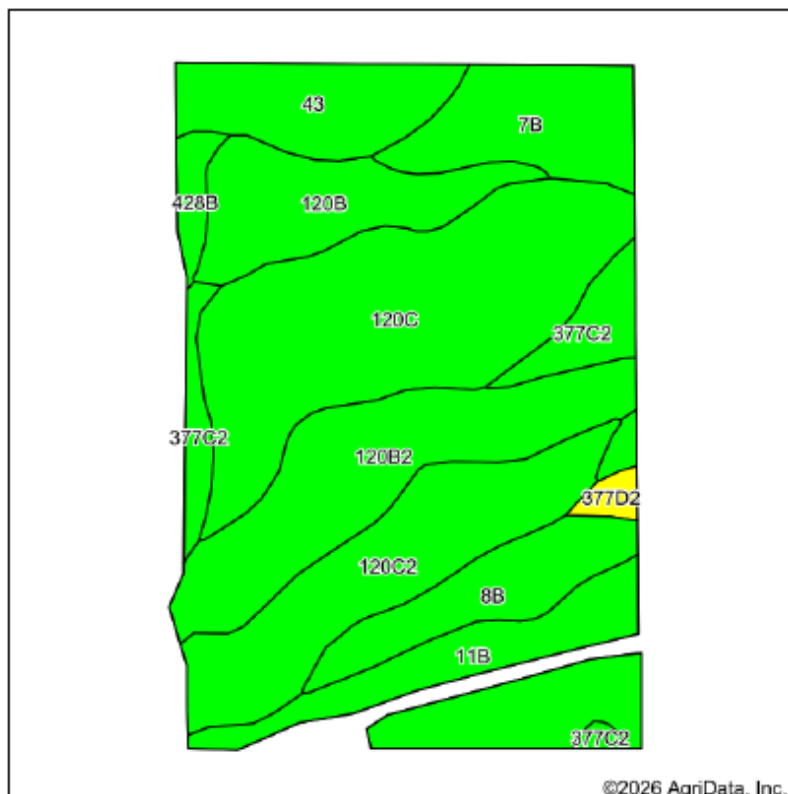
Area Symbol: IA171, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120C	Tama silty clay loam, 5 to 9 percent slopes	12.69	16.9%		IIIe	90	80
1133	Colo silty clay loam, channeled, 0 to 2 percent slopes, frequently flooded	9.93	13.2%		IIw	5	25
120B2	Tama silty clay loam, 2 to 5 percent slopes, eroded	7.73	10.3%		Ile	92	93
11B	Colo-Ely complex, 0 to 5 percent slopes	7.70	10.3%		IIw	86	68
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	7.33	9.8%		IIIe	87	78
43	Bremer silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.99	9.3%		IIw	74	82
7B	Wiota silt loam, 2 to 5 percent slopes, rarely flooded	4.80	6.4%		I	95	90
120B	Tama silty clay loam, 2 to 5 percent slopes	4.48	6.0%		Ile	95	95
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	3.48	4.6%		IIIe	85	73
8B	Judson silty clay loam, 2 to 5 percent slopes	3.40	4.5%		Ile	84	90
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.30	4.4%		IIw	78	85
W	Water	1.90	2.5%			0	0
428B	Ely silty clay loam, 2 to 5 percent slopes	0.96	1.3%		Ile	88	88
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, eroded	0.40	0.5%		IIIe	62	63
Weighted Average					*.	73.9	72.7

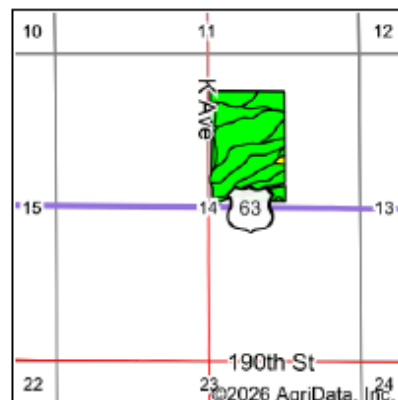
**IA has updated the CSR values for each county to CSR2.



Soils Map | Parcel 4 | 74.7 acres m/l



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Tama**
 Location: **14-85N-15W**
 Township: **Crystal**
 Acres: **53.46**
 Date: **4/14/2026**

IOWA
LAND SALES
 & FARM MANAGEMENT
experts in our fields.

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



Area Symbol: IA171, Soil Area Version: 30

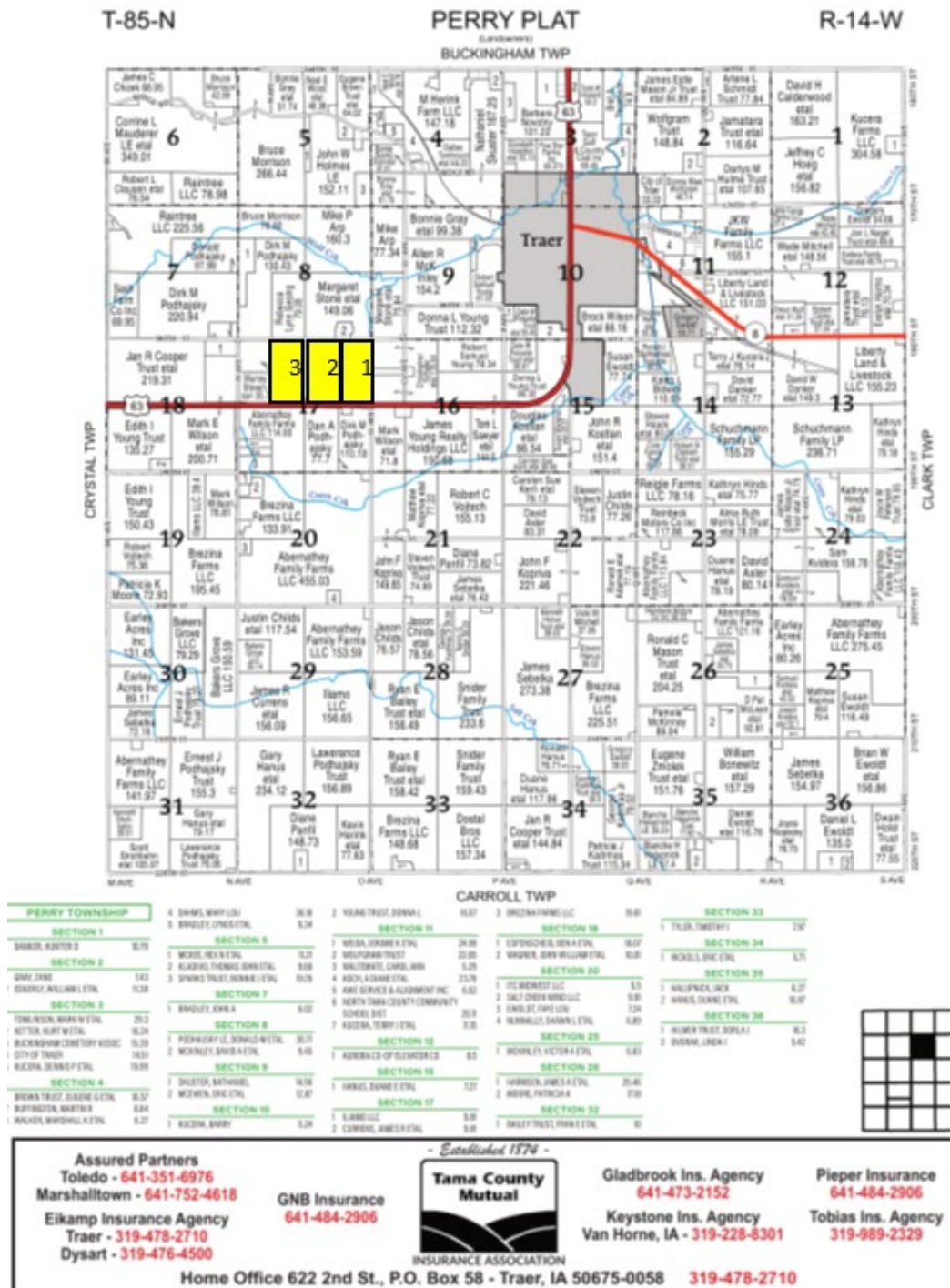
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120C	Tama silty clay loam, 5 to 9 percent slopes	12.67	23.5%		IIIe	90	80
120B2	Tama silty clay loam, 2 to 5 percent slopes, eroded	7.68	14.4%		Ile	92	93
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	7.10	13.3%		IIIe	87	78
11B	Colo-Ely complex, 0 to 5 percent slopes	6.24	11.7%		IIlw	86	68
120B	Tama silty clay loam, 2 to 5 percent slopes	4.48	8.4%		Ile	95	95
7B	Wiota silt loam, 2 to 5 percent slopes, rarely flooded	4.00	7.5%		I	95	90
43	Bremer silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.84	7.2%		IIlw	74	82
8B	Judson silty clay loam, 2 to 5 percent slopes	3.40	6.4%		Ile	84	90
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	2.88	5.4%		IIIe	85	73
428B	Ely silty clay loam, 2 to 5 percent slopes	0.76	1.4%		Ile	88	88
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, eroded	0.41	0.8%		IIIe	62	63
Weighted Average						2.36	88.2
						88.2	82.6

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

A wide banner image showing a vast, flat agricultural field under a soft, hazy sky. The field is covered in low-lying green crops. In the distance, a line of trees and a few small structures are visible on the horizon. The overall tone is peaceful and rural.

IOWA
LAND SALES
& FARM MANAGEMENT
experts in our fields.

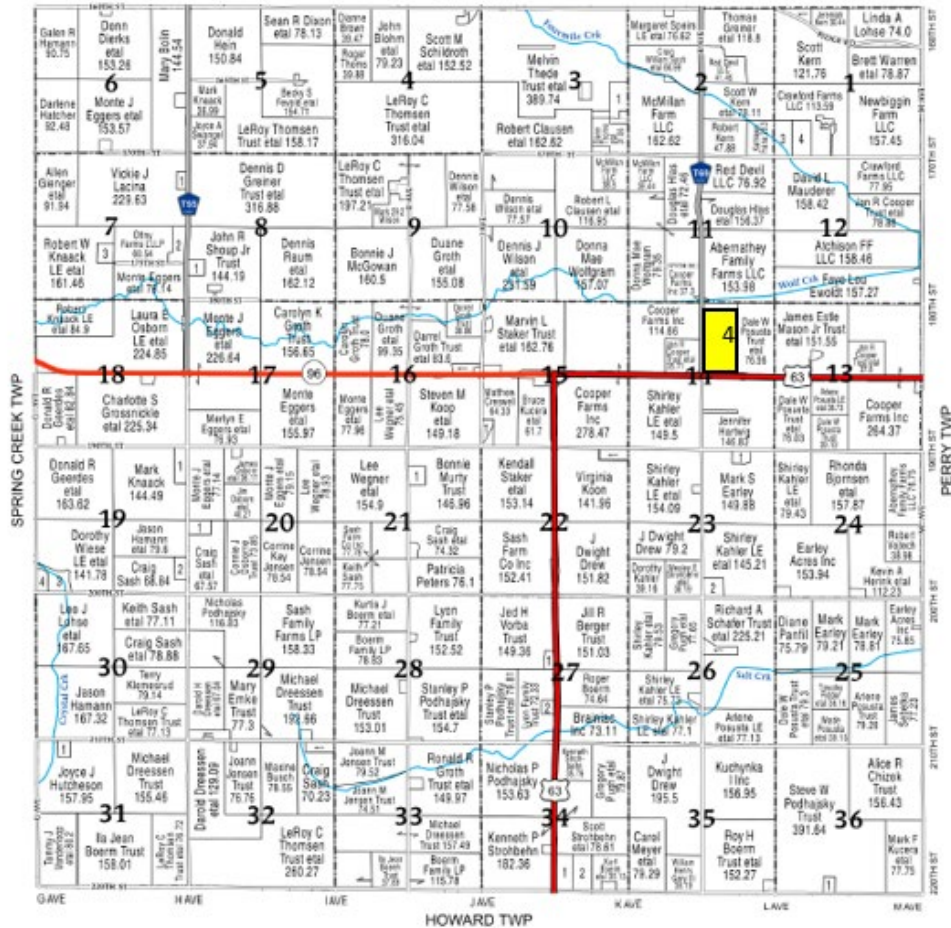
Parcels 1, 2, & 3 Plat Map – Perry Township



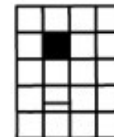


Parcel 4, Plat Map – Crystal Township

T-85-N CRYSTAL PLAT R-15-W
(Grant Township)



CRYSTAL TOWNSHIP			
SECTION 1		SECTION 21	
1. TOWNSEND, ROBERT L. ETAL		1. BUSH, SCOTT ROBERT	
2. TOWNSEND, ROBERT L. ETAL		2. BUSH, SCOTT ROBERT	
3. TOWNSEND, ROBERT L. ETAL		3. BUSH, SCOTT ROBERT	
4. TOWNSEND, ROBERT L. ETAL		4. BUSH, SCOTT ROBERT	
5. TOWNSEND, ROBERT L. ETAL		5. BUSH, SCOTT ROBERT	
6. TOWNSEND, ROBERT L. ETAL		6. BUSH, SCOTT ROBERT	
7. TOWNSEND, ROBERT L. ETAL		7. BUSH, SCOTT ROBERT	
8. TOWNSEND, ROBERT L. ETAL		8. BUSH, SCOTT ROBERT	
9. TOWNSEND, ROBERT L. ETAL		9. BUSH, SCOTT ROBERT	
10. TOWNSEND, ROBERT L. ETAL		10. BUSH, SCOTT ROBERT	
11. TOWNSEND, ROBERT L. ETAL		11. BUSH, SCOTT ROBERT	
12. TOWNSEND, ROBERT L. ETAL		12. BUSH, SCOTT ROBERT	
13. TOWNSEND, ROBERT L. ETAL		13. BUSH, SCOTT ROBERT	
14. TOWNSEND, ROBERT L. ETAL		14. BUSH, SCOTT ROBERT	
15. TOWNSEND, ROBERT L. ETAL		15. BUSH, SCOTT ROBERT	
16. TOWNSEND, ROBERT L. ETAL		16. BUSH, SCOTT ROBERT	
17. TOWNSEND, ROBERT L. ETAL		17. BUSH, SCOTT ROBERT	
18. TOWNSEND, ROBERT L. ETAL		18. BUSH, SCOTT ROBERT	
19. TOWNSEND, ROBERT L. ETAL		19. BUSH, SCOTT ROBERT	
20. TOWNSEND, ROBERT L. ETAL		20. BUSH, SCOTT ROBERT	
21. TOWNSEND, ROBERT L. ETAL		21. BUSH, SCOTT ROBERT	
22. TOWNSEND, ROBERT L. ETAL		22. BUSH, SCOTT ROBERT	
23. TOWNSEND, ROBERT L. ETAL		23. BUSH, SCOTT ROBERT	
24. TOWNSEND, ROBERT L. ETAL		24. BUSH, SCOTT ROBERT	
25. TOWNSEND, ROBERT L. ETAL		25. BUSH, SCOTT ROBERT	
26. TOWNSEND, ROBERT L. ETAL		26. BUSH, SCOTT ROBERT	
27. TOWNSEND, ROBERT L. ETAL		27. BUSH, SCOTT ROBERT	
28. TOWNSEND, ROBERT L. ETAL		28. BUSH, SCOTT ROBERT	
29. TOWNSEND, ROBERT L. ETAL		29. BUSH, SCOTT ROBERT	
30. TOWNSEND, ROBERT L. ETAL		30. BUSH, SCOTT ROBERT	
31. TOWNSEND, ROBERT L. ETAL		31. BUSH, SCOTT ROBERT	
32. TOWNSEND, ROBERT L. ETAL		32. BUSH, SCOTT ROBERT	
33. TOWNSEND, ROBERT L. ETAL		33. BUSH, SCOTT ROBERT	
34. TOWNSEND, ROBERT L. ETAL		34. BUSH, SCOTT ROBERT	
35. TOWNSEND, ROBERT L. ETAL		35. BUSH, SCOTT ROBERT	
36. TOWNSEND, ROBERT L. ETAL		36. BUSH, SCOTT ROBERT	



Schmitz Construction, Inc.

201 W Johnston St. • Gladbrook, Iowa

Dave Schmitz 641-751-1578 cell

Tiling & Backhoe • Waterline Trenching • Septic Systems • Family Owned Since 1980



Location Map





Auction Terms & Announcements

Method: This property will be offered for sale as 4 individual tracts. Iowa Land Sales and its representatives are acting as agents of the seller. Bidding increments solely at discretion of the auctioneer. Seller reserves the right to reject any and all bids.

Contract & Earnest Payment: A 10% earnest money payment is required on the day of the auction. Earnest payment may be paid in the form of check. High bidder will enter a real estate contract immediately upon the conclusion of the auction and deposit with Iowa Land Sales the required earnest payment. All funds will be deposited and held in the Iowa Land Sales trust account. Bidding is not contingent on buyer financing. If the Buyer fails to fulfill the terms of the Purchase Agreement to be executed on the day of the sale, Seller may forfeit the Agreement, and all payments made by Buyer shall be forfeited, including earnest money.

Closing & Possession: Closing will occur on or about October 1, 2026. Balance of purchase price payable in guaranteed check at closing. Possession will be granted to the buyer at closing. The Purchase Agreement must be executed by the actual buyer or the legal representative of the Buyer on the day of the sale. In the event a potential Buyer cannot attend the auction, said Buyer can send a representative to the auction. Said representative must be registered with the Broker at least two (2) business days prior to the auction, along with a copy of a valid, signed Power of Attorney. Limited power of attorney forms is available upon request from the Broker. The Purchase Agreement cannot be assigned by Buyer without Seller's written consent.

Announcements: All property is sold on an "As is, Where is" basis. No warranty or guaranty, either expressed or implied, is made by the auctioneer or seller. Sale is subject to all covenants, leases, and

easements of record. Conducting inspections and due diligence is the responsibility of each bidder and at their own risk. Announcements made on the day of the sale take precedence over previously printed information or oral statements.

Disclaimer: *Iowa Land Sales obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.*

To register & bid online:

<https://bid.iowalandsales.com/auctions>

Online bidding will begin Thursday, August 20, at 10 am. The live auction will begin at 10 am on Thursday, August 27, 2026, and online bidding will be simultaneous, concluding at the end of the live auction.

Online Bidding: When using Iowa Land Sales & Farm Management's online auction platform, all bidders recognize that the Internet may be unpredictable in performance and may, become inoperative, hinder access, or have slow connection to the online auction platform. All bidders agree that Iowa Land Sales & Farm Management nor its affiliates, members, officers, agents, or contractors are, in any way, responsible for any interference, missed bids, failure of software, or connectivity issues the bidder may experience when utilizing the online auction platform. Iowa Land Sales & Farm Management reserves the right to extend, continue, or close bidding if deemed necessary.