



Farms For Sale



Prepared by:

Jeremy Sills

Date: September 2025

415 A Avenue
Vinton, IA 52349

 319-415-8233

 319-472-5353

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 jeremy@iowalandco.com

 www.iowalandco.com

Tama County

211.98 m/l taxable acres in 2 Separate
Tracts

Great Farms in a
Strong Area!
Investment
Opportunity!
95+ CSR2 Ratings!

Sealed Bid Auction

**Bids due October 31,
2025!**



SERVICES

Farm Management

Currently manage our clients' farms located in Iowa and Minnesota. A full-service management firm where we essentially step into the shoes of our clients in full consultation with them about their farm's operation. Lease type selection, tenant selection, government agency work, & commodity marketing is just part of what we do.

Real Estate

A full-service real estate brokerage service with an emphasis on agricultural property, from acreages to multi-parcel sales! Whether it's a listing agreement or an auction, our objective is to get the highest net dollars in our client's pockets.

Financial Consulting

Our financial consulting service includes cash flow analysis on operating funds, real estate purchase returns on investment, farm division pros and cons.

Farm Valuation

The farm valuation service comes in many forms but most often issued to establish farm values for the purpose of land divisions, listing purposes, or simply providing clients an update on their financial situation. Valuation services range from Broker's Price Opinions to full Appraisals.

Contact us:

415 A Avenue
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Farm Details

Submit your offer by October 31st!

➤ Farm:

Tract #1: Parcels 0824226007, 0824251001, 0824276001

- 94.89 Taxable Acres M/L
- 95.64 FSA Effective Crop Acres Field 1 FSA Tract #945
- CSR2 on Tillable Acres: 95.8!

Legal Description: PART OF THE NE1/4 NE1/4; S1/2 NE1/4 OF SECTION 24, TOWNSHIP 85 NORTH, 13 WEST, TAMA COUNTY, IOWA

Tract #2: Parcels 082430004, 082440001, 082440002

- 117.09 Taxable Acres M/L
- 117.63 FSA Effective Crop Acres Fields 2 & 3 FSA Tract #945
- CSR2 on Tillable Acres: 95.1!

Legal Description: NE1/4 SW1/4; N1/2 SE1/4 OF SECTION 24, TOWNSHIP 85 NORTH, 13 WEST, TAMA COUNTY, IOWA

*All CSR2 data derived from Surety Pro

Field 1 is shown as HEL per FSA but is actually NHEL and is being corrected at Tama County NRCS-FSA

SALE PACKET

Titleholder of Record
(per County Assessor)

LISA GRAHAM, RAYMOND GRAHAM, STUART
R HANSEN, ANDREW HANSEN, JULIA J
SORENSEN

Highest and Best Use

The highest and best use of this property is
row crop production.

The Property Description

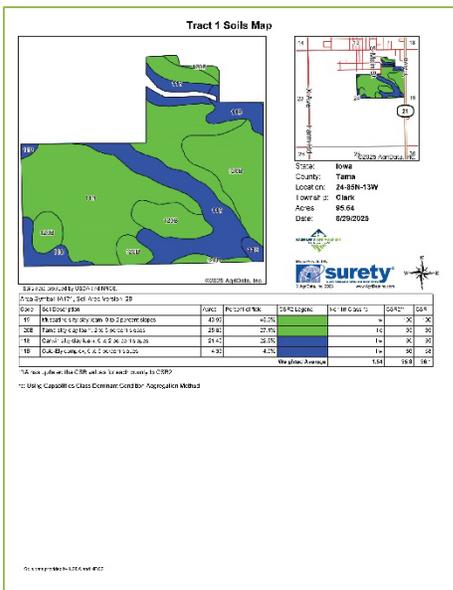
We are pleased to present 211.98 acres M/L of
quality Tama County farmland available through a
sealed bid auction. The farm is being offered in
two individual tracts, providing an excellent
opportunity for farmers, investors, and
landowners to expand or begin their land holdings
in one of Iowa's premier agricultural regions.

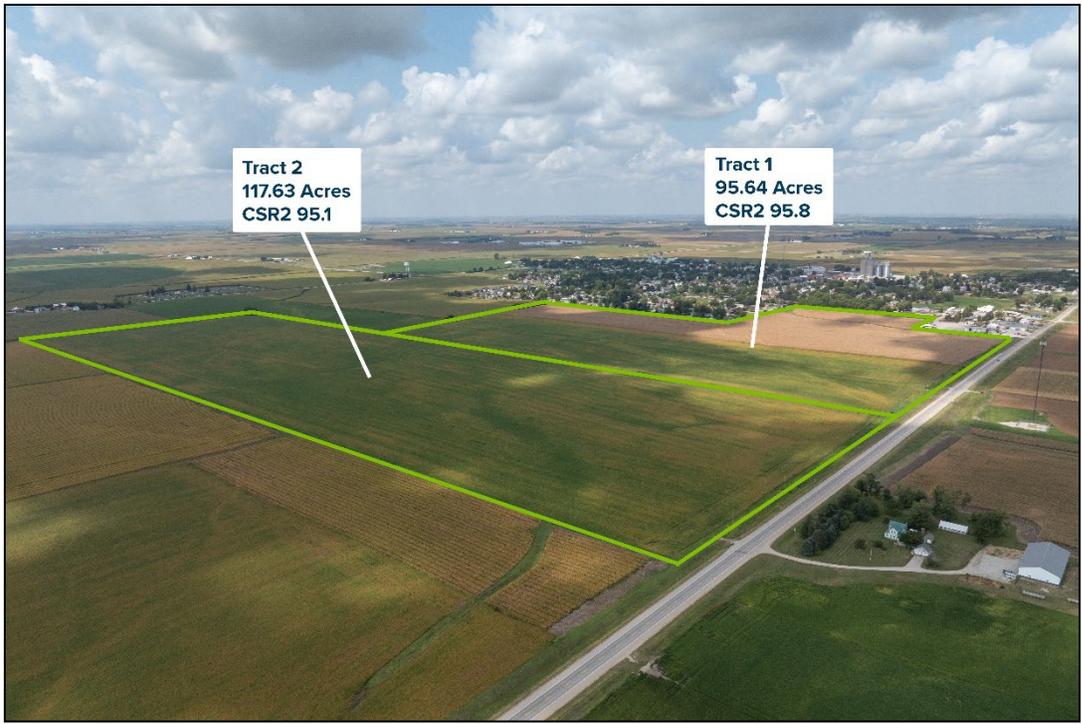
Bids Due: October 31, 2025

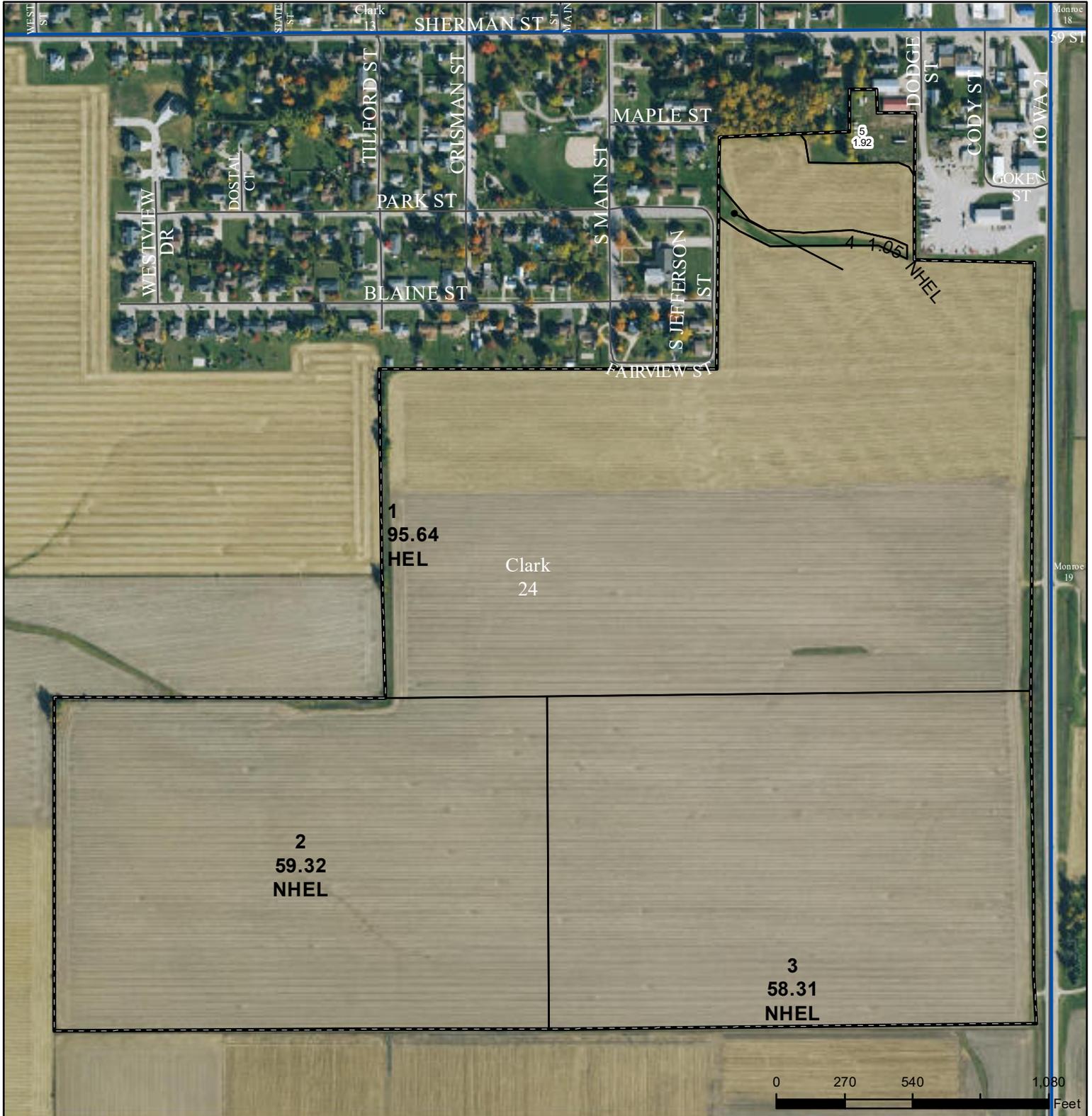
Tract 1: 95.64 FSA tillable acres M/L | CSR2: 95.8
Tract 2: 117.63 FSA tillable acres M/L | CSR2: 95.1

All tracts offer some of the **highest quality soils**
with strong farming history in the heart of seed
corn country! Tracts may be bid on individually or
in combination.

Don't miss your chance to own a part of this rare
offering in Tama County, IA.







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: 214.32 acres

2025 Program Year

Map Created April 11, 2025

Farm **323**

Tract **945**

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 assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

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
216.24	214.32	214.32	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	214.32	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	109.40	0.00	175	
Soybeans	101.90	0.00	50	
TOTAL	211.30	0.00		

NOTES

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Tract Number : 945

Description : NE¼ SW¼ & N½ SE¼ & NE¼ Sec.24 Clark
FSA Physical Location : IOWA/TAMA
ANSI Physical Location : IOWA/TAMA
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
216.24	214.32	214.32	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 945 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	214.32	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	109.40	0.00	175
Soybeans	101.90	0.00	50
TOTAL	211.30	0.00	

NOTES

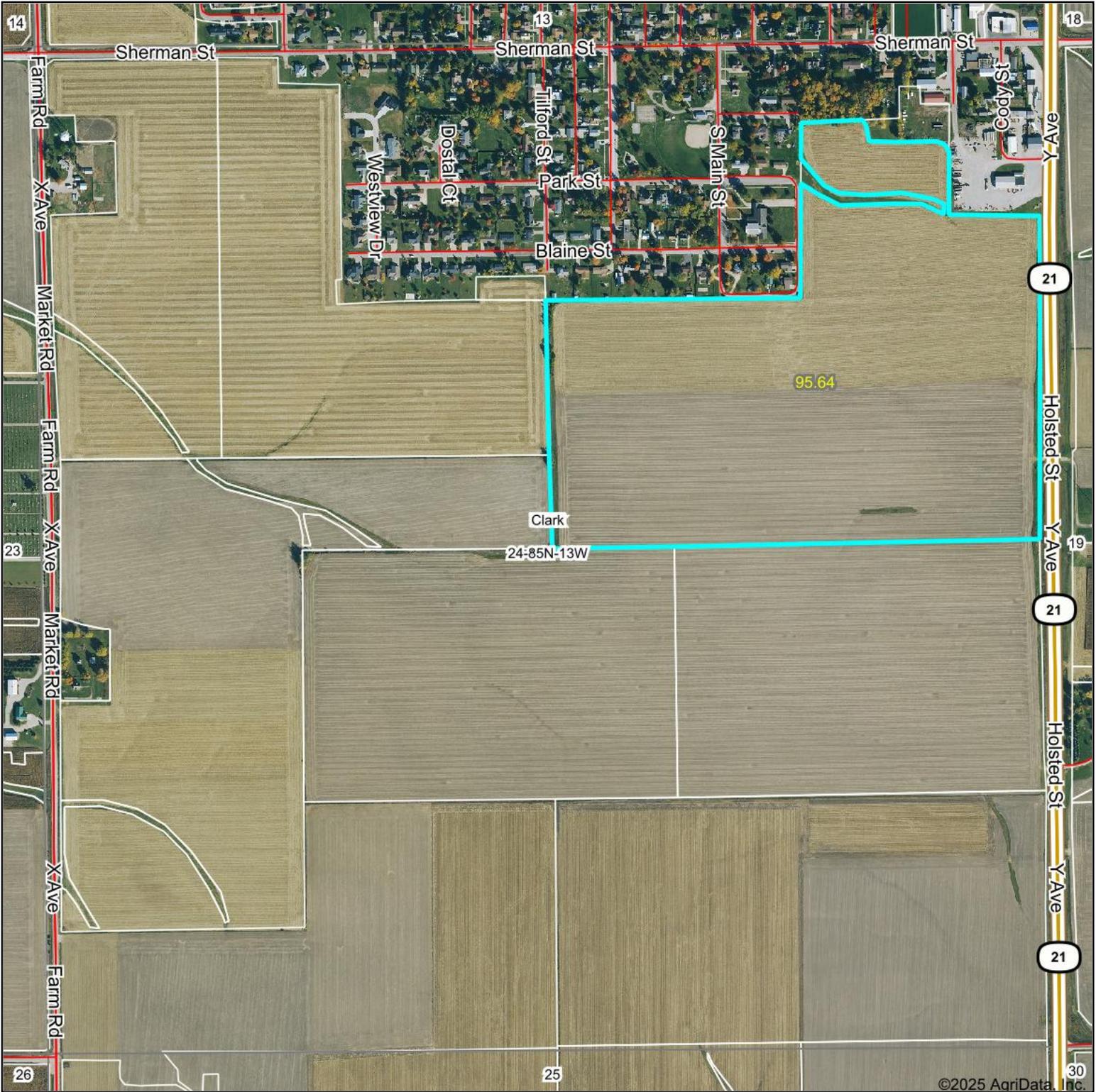
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In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Tract 1 Aerial Map



©2025 AgriData, Inc.

Boundary Center: 42° 9' 45.2, -92° 18' 15.5



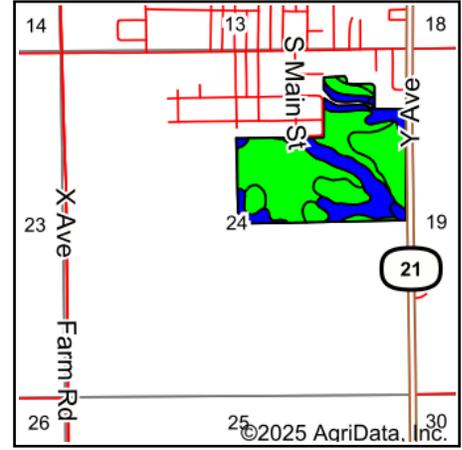
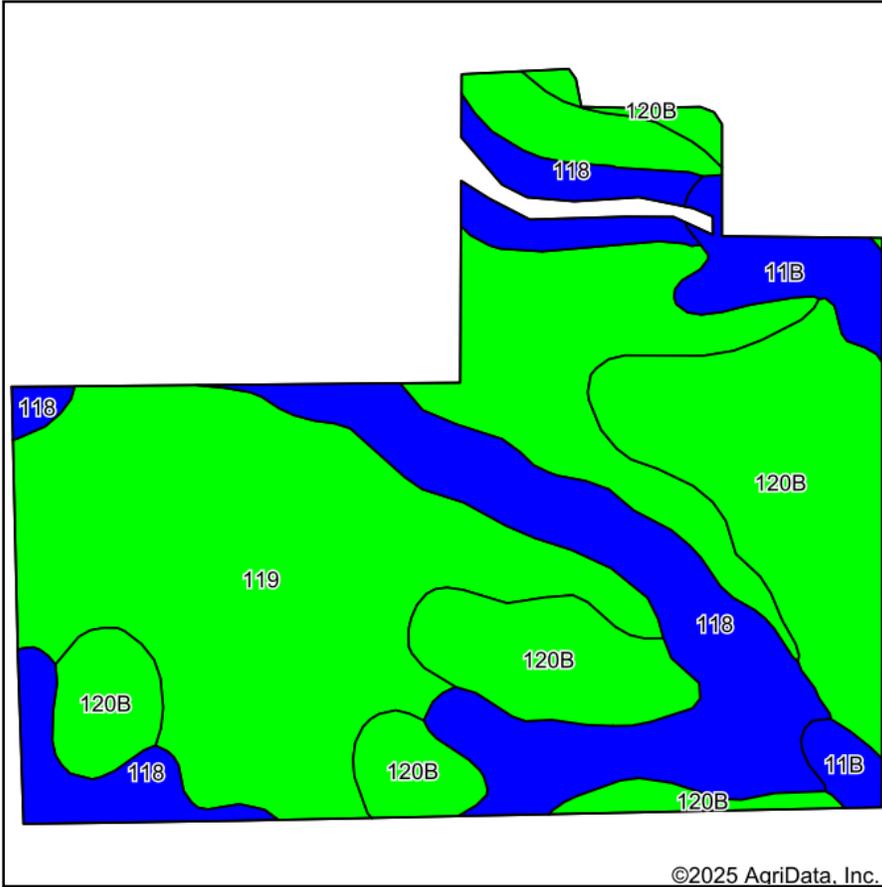
24-85N-13W
Tama County
Iowa



9/4/2025

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

Tract 1 Soils Map



State: **Iowa**
 County: **Tama**
 Location: **24-85N-13W**
 Township: **Clark**
 Acres: **95.64**
 Date: **8/29/2025**



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.

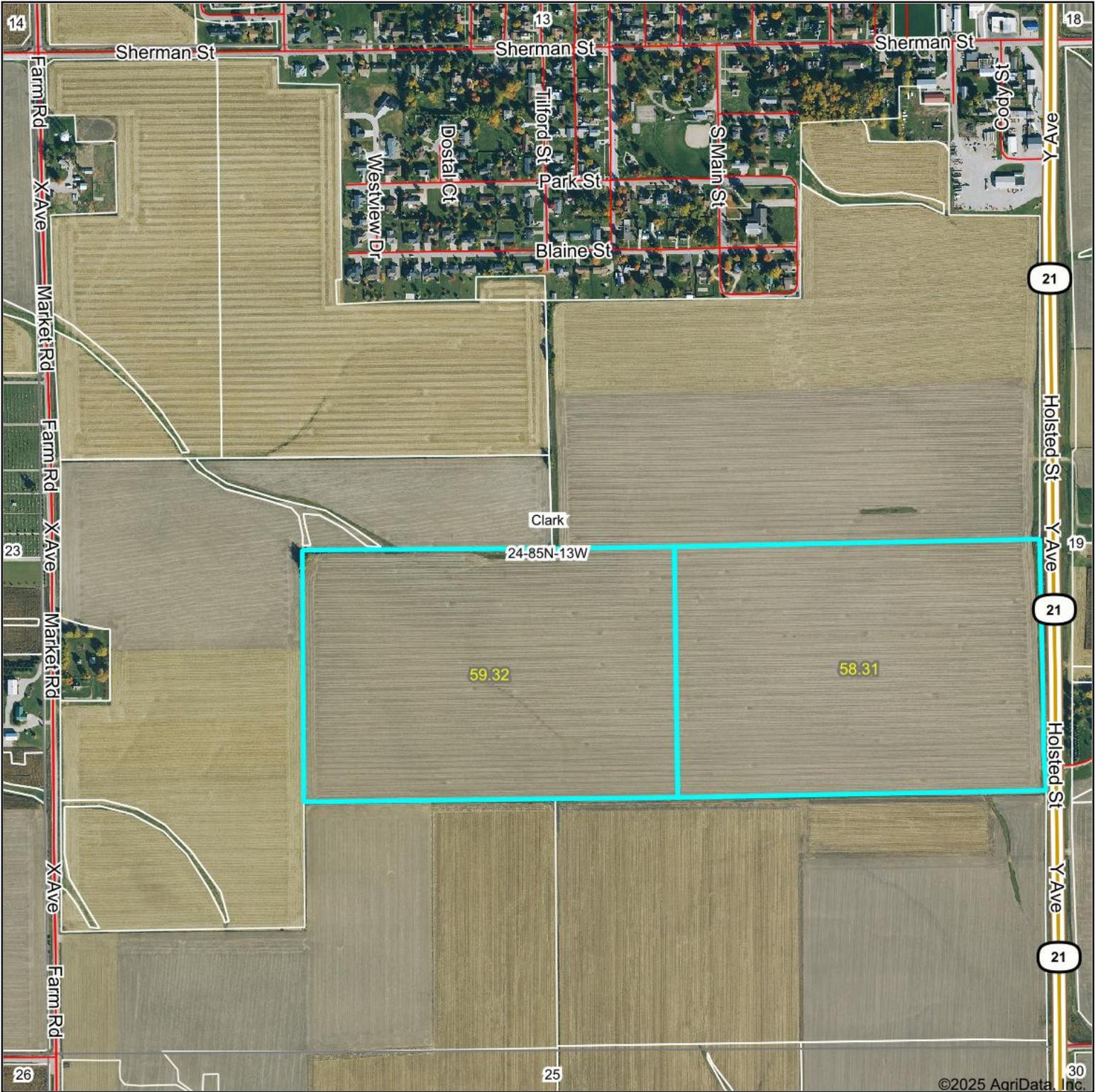
Area Symbol: IA171, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
119	Muscatine silty clay loam, 0 to 2 percent slopes	43.93	45.9%		lw	100	100
120B	Tama silty clay loam, 2 to 5 percent slopes	25.89	27.1%		lle	95	95
118	Garwin silty clay loam, 0 to 2 percent slopes	21.49	22.5%		llw	90	95
11B	Colo-Ely complex, 0 to 5 percent slopes	4.33	4.5%		llw	86	68
Weighted Average					1.54	95.8	96.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tract 2 Aerial Map



©2025 AgriData, Inc.

Boundary Center: 42° 9' 27.74, -92° 18' 24



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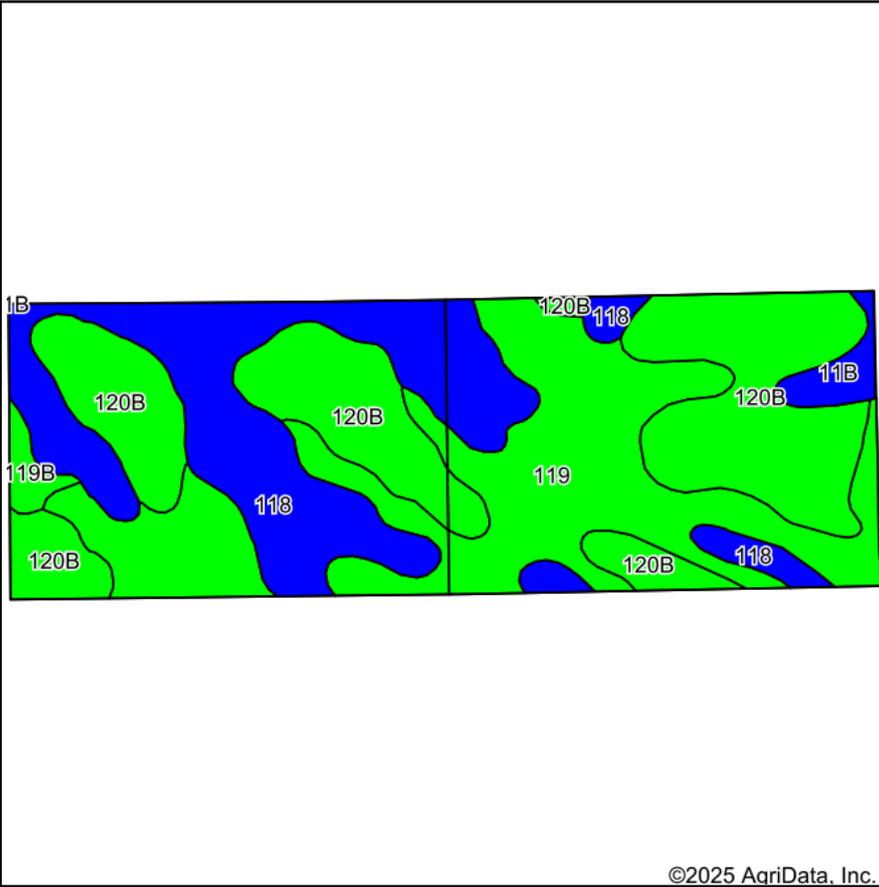
24-85N-13W
Tama County
Iowa



9/4/2025

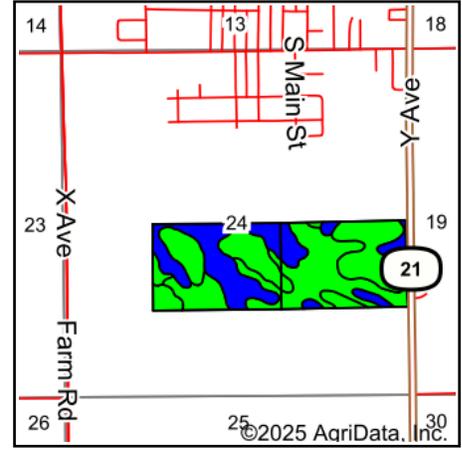
Field borders provided by Farm Service Agency as of 5/21/2008.

Tract 2 Soils Map



©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.



©2025 AgriData, Inc.

State: **Iowa**
 County: **Tama**
 Location: **24-85N-13W**
 Township: **Clark**
 Acres: **117.63**
 Date: **8/29/2025**



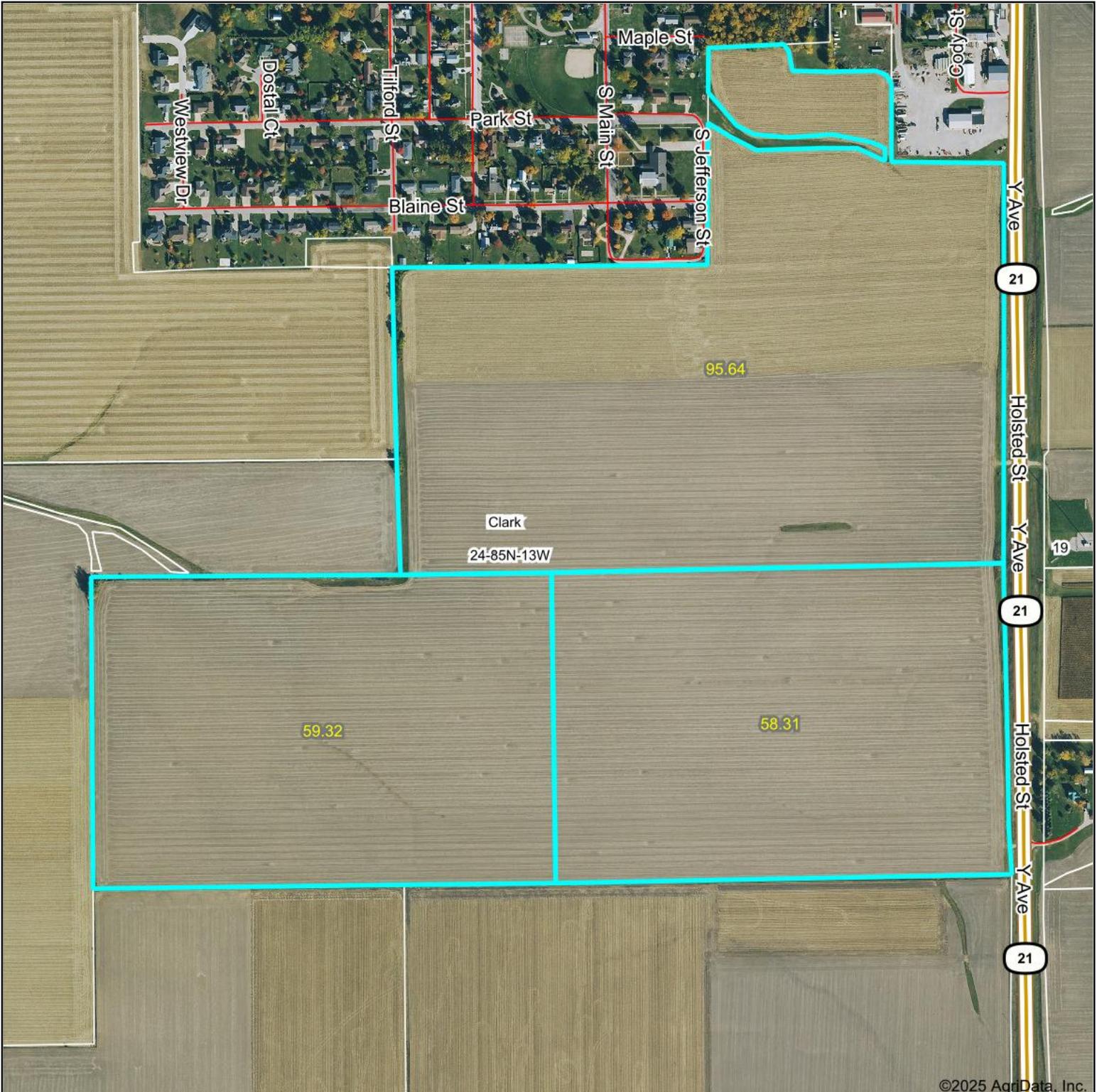
Area Symbol: IA171, Soil Area Version: 29

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	42.49	36.1%		Ile	95	95	
119	Muscatine silty clay loam, 0 to 2 percent slopes	38.96	33.1%		Iw	100	100	
118	Garwin silty clay loam, 0 to 2 percent slopes	32.49	27.6%		IIw	90	95	
11B	Colo-Ely complex, 0 to 5 percent slopes	2.19	1.9%		IIw	86	68	
119B	Muscatine silty clay loam, 2 to 5 percent slopes	1.50	1.3%		Ile	95	95	
Weighted Average						1.67	95.1	96.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Whole Farm Aerial FSA Map



Boundary Center: 42° 9' 38.67, -92° 18' 24



24-85N-13W
Tama County
Iowa

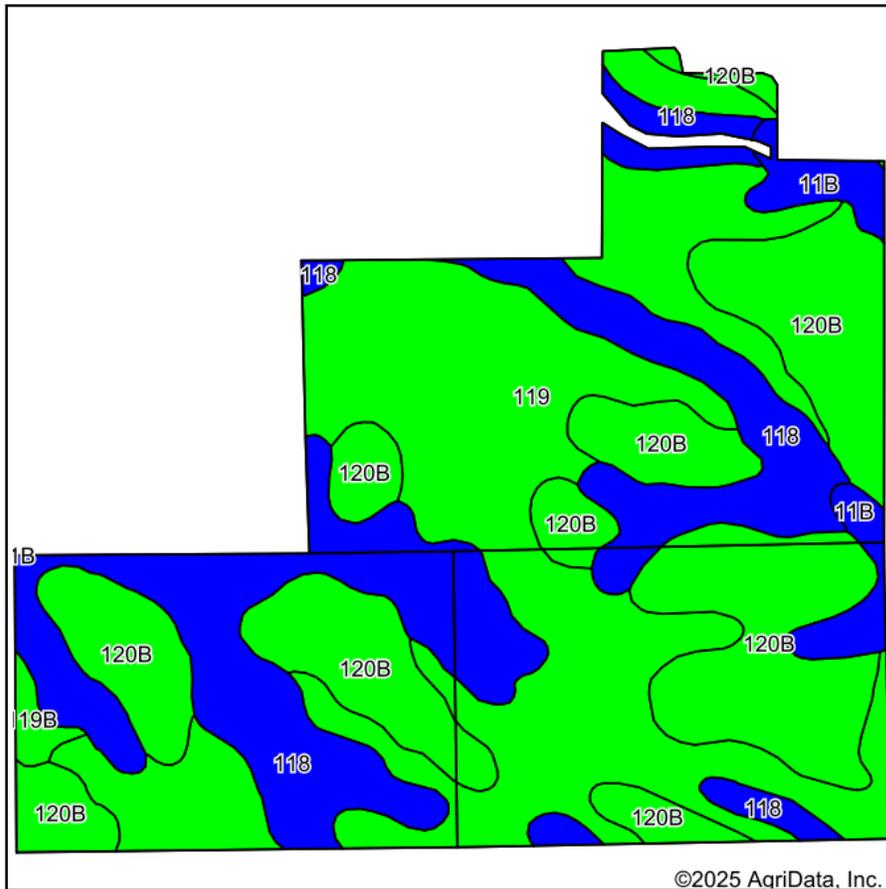


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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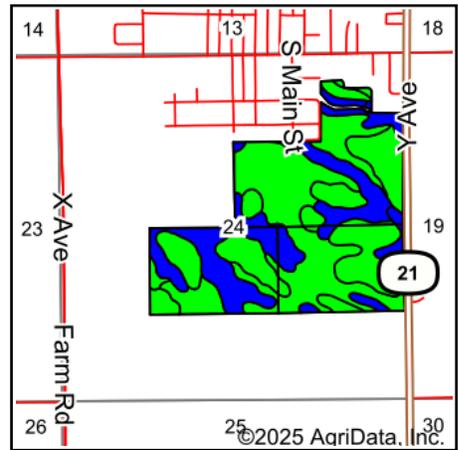
8/28/2025

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

Whole Farm Tillable Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Tama**
 Location: **24-85N-13W**
 Township: **Clark**
 Acres: **213.27**
 Date: **8/28/2025**



Area Symbol: IA171, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
119	Muscatine silty clay loam, 0 to 2 percent slopes	82.89	38.8%		lw	100	100	
120B	Tama silty clay loam, 2 to 5 percent slopes	68.38	32.1%		lle	95	95	
118	Garwin silty clay loam, 0 to 2 percent slopes	53.98	25.3%		llw	90	95	
11B	Colo-Ely complex, 0 to 5 percent slopes	6.52	3.1%		llw	86	68	
119B	Muscatine silty clay loam, 2 to 5 percent slopes	1.50	0.7%		lle	95	95	
Weighted Average						1.61	95.4	96.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Lisa Graham, Raymond Graham, Stuart Hansen, Andrew Hansen, Julia Sorensen
Sealed Bid Auction Form

Bids are due to Iowa Land Management & Real Estate on or before:
October 31, 2025, at 5:00pm
Address: 415 A Ave Vinton, Iowa 52349

Tract 1 – FSA Field 1 Tract 945

- Total Amount Bid for Tract 1: \$ _____ total

Tract 2 – FSA Fields 2 & 3 FSA Tract 945

- Total Amount Bid for Tract 2: \$ _____ total

If you would like to bid on both tracts, please fill out the Total amount offered for each individual tract above.

- Bidder Name: _____
- Address: _____
- Phone: _____
- Email: _____

Terms of the Sale on next page

Additional Bid Forms can be downloaded at www.iowalandco.com

Terms of Sale

- Bid Form can be mailed to or dropped off at Iowa Land Management & Real Estate at 415 A Ave Vinton, Iowa 52349 or emailed to jeremy@iowalandco.com
- Sellers may accept, counter or reject any & all bids for any reason, including prior sale. Reserve in place.
- Please include a financial reference letter with this bid form.
- A 10% earnest money payment is required upon entering into a purchase contract. Earnest payment may be paid in the form of check. Successful bidder will enter into a real estate contract and deposit with Iowa Land Management & Real Estate the required earnest payment on or before November 10, 2025. All funds will be deposited and held in the Iowa Land Management & Real Estate trust account. **Bidding is not contingent on buyer financing or any other contingencies of any kind.**
- **Closing will not occur in 2025 but before January 9th, 2026.** Balance of purchase price payable in cash or guaranteed check at closing. Possession will be granted to the buyer at closing subject to prior tenant's rights.
- All property is sold on an "As is, Where is" basis. No warranty or guaranty, either expressed or implied, is made by Iowa Land Management & Real Estate 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.

BIDDER'S SIGNATURE: _____ Date _____



415 A Ave Vinton, Iowa 52349

319-472-5353

www.iowalandco.com



CONCLUSION

The business of Iowa Land Management and Real Estate is farms. Your farm sale is not just another sale we handle, but a special part of our business. With the proximity to our office, we have an advantage on the local land market. Our good standing with the National Association of Realtors and the Realtor's Land Institute, allows us access to marketing tools that aren't available to many others.

Should you have any questions please don't hesitate to contact me. I can always be reached on my cell phone at 319-415-8233.

Respectfully,

Jeremy Sills

Jeremy Sills

Broker/Owner

415 A Avenue
Vinton, IA 52349

 319-472-5353

 319-472-5454

 jeremy@iowalandco.com

 www.iowalandco.com



PROUD

Iowa Land Management & Real Estate is a Veteran-owned company.



LOCAL

We are active members within our rural communities and own farmland ourselves.



SUSTAINABLE

We offer clients the option to place a Conservation Farm Lease with unique practices tailored to each specific farm.