



HIGH POINT
LAND COMPANY



FOR SALE

TAMA COUNTY, IOWA



563-451-7390 • 513 W BREMER AVE, WAVERLY, IA
HIGHPOINTLANDCOMPANY.COM



40+/- ACRES • TAMA COUNTY, IA

LISTING PRICE: \$589,000



DESCRIPTION:

Located just 4 miles south of Traer, Iowa, this premium 40-acre farm offers an excellent opportunity to own highly productive Tama County farmland. With 38.11 FSA-certified cropland acres and an outstanding 92.5 CSR2, this tract stands out as a top-tier addition to any farming operation or land investment portfolio. The soils are predominantly Nevin Silty Clay Loam, Colo-Ely Complex, and Tama Silty Clay Loam, well-known for their productivity and consistency. The farm has been carefully maintained, with tile installed as needed to ensure proper drainage. Access is convenient with road frontage along Q Avenue, and multiple grain markets are located nearby, offering flexibility and efficiency for crop marketing. Additionally, there is strong tenant interest in leasing the farmland, providing immediate income potential for investors. Whether you're looking to expand your operation or invest in quality Iowa farmland, this A+ 40-acre property checks all the boxes.



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PROPERTY FEATURES:

- High Quality 40 acres
- 38.11 FSA Cropland Acres
- 92.5 CSR2
- Well drained/maintained farm
- Nearly 100% productive acres
- Excellent access off Q Ave, South of Traer

PROPERTY ADDRESS:

TBD Q Ave, Traer, IA 50675

DRIVING DIRECTIONS:

From Traer, Travel South on Highway 63 .6 miles, Turn Left on PP Ave, Travel 2.7 miles, turn Left on 210th Street, Travel .25 miles and Turn Right (South) on Q Ave, Travel .5 miles and the farm is on the East side of the Road.





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Tama-MT-39 Farm

Tama County, Iowa | 35 85N 14W | 39.00 gross acres

42.128655, -92.453079

Aerial Map



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Soil Map



Acreage types displayed on map: Dryland, CRP, Irrigated

Soil Code	Soil Description	% of Map	Acres	CSR2
88	Nevin silty clay loam, 0 to 2 percent slopes	69.75%	26.58	95
11B	Colo-Ely complex, 0 to 5 percent slopes	10.26%	3.91	86
120B	Tama silty clay loam, 2 to 5 percent slopes	7.95%	3.03	95
7	Wiota silt loam, 0 to 2 percent slopes, rarely flooded	5.77%	2.20	100
350B	Waukegan silt loam, 2 to 5 percent slopes	3.52%	1.34	55
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.39%	0.91	78
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	0.37%	0.14	94
Total			38.11	92.5

All data courtesy SSURGO database distributed by the U.S. NRCS.

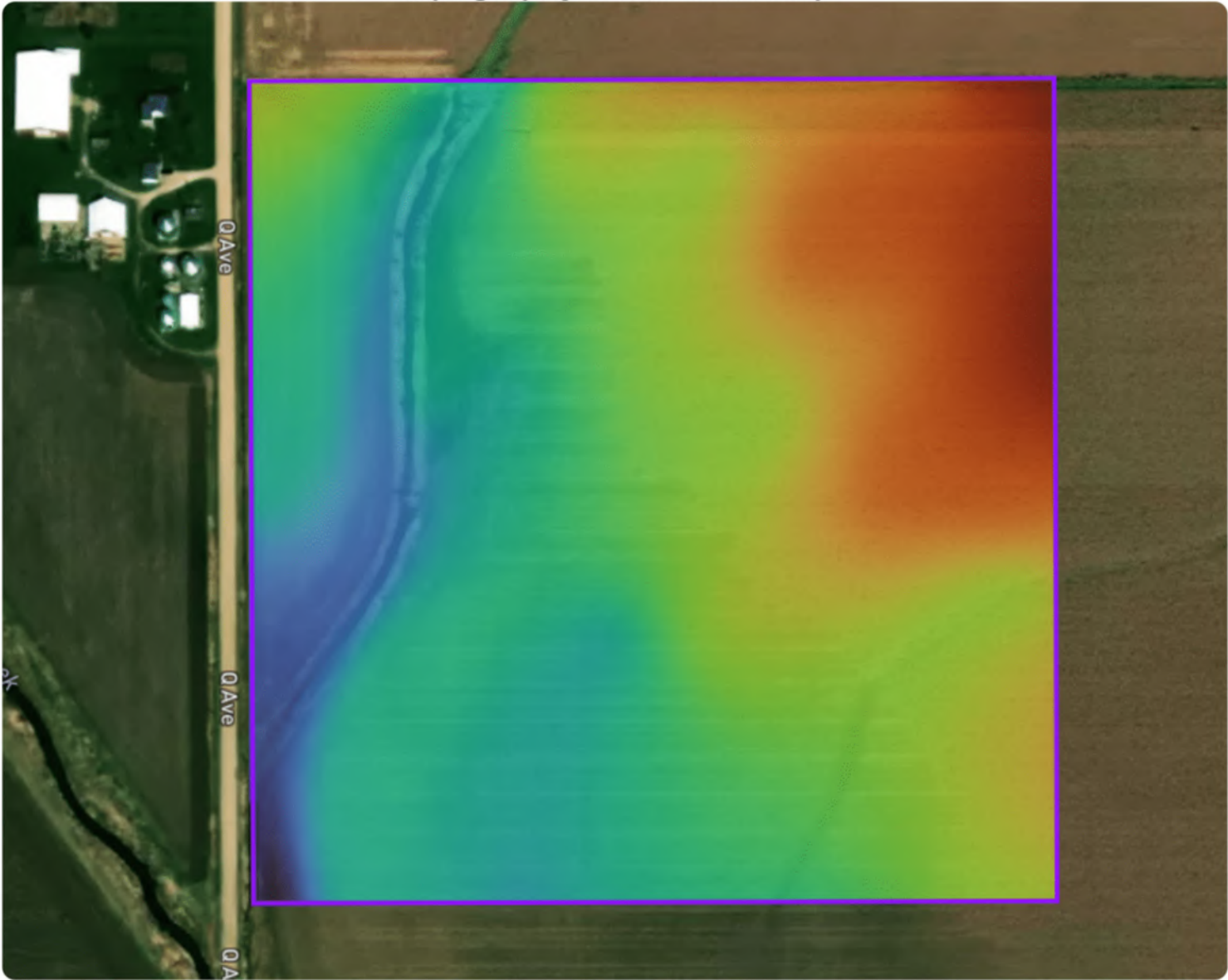


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Topography & Hillshade Map



© Mapbox, © OpenStreetMap mapbox

Color Legend



877 ft

920 ft



MATT TOBIN

563-451-7390

MATT@HIGHPOINTLANDCOMPANY.COM

Growing up in Eastern Iowa, Matt has a long history of enjoying the outdoors with friends and family. After playing football for the Hawkeyes and graduating from the University of Iowa with a Geoscience degree, Matt continued his football career in the NFL for 6 years. After traveling the country while playing football, Matt and his wife knew they wanted to move home and raise a family in Eastern Iowa. Matt has a passion for scouting and hunting whitetail deer and appreciates the ability for Iowa land to provide many opportunities. After a number of his own land transactions, Matt decided to follow his passion and obtain a real estate license in the State of Iowa and join the High Point team! If you or someone you know is interested in buying or selling land in Eastern Iowa, Matt would like the opportunity to assist you!

"We sell farms, it's what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client's largest financial transaction of their lives. It's our job to get it done right."



SCAN TO SEE
MY LISTINGS



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