

# Land For Sale

**ACREAGE:**

**155 Acres, m/l**

**LOCATION:**

**Tama County, IA**



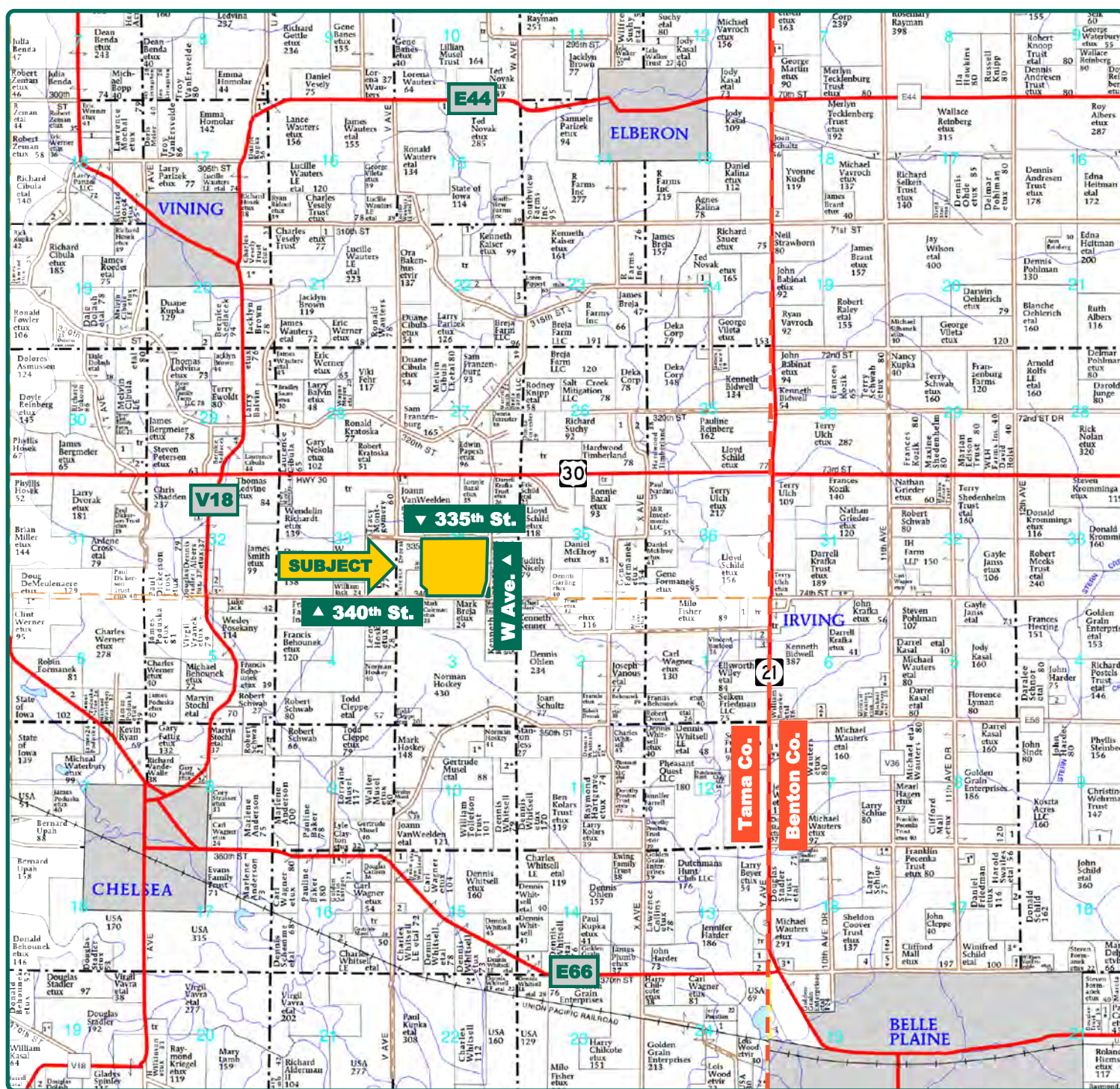
## **Property** *Key Features*

- **Attractive Recreational Property**
- **Good Income with CRP and Cropland**
- **Abundance of Pheasants and Wildlife**

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<b>Total Acres:</b>	<b>155.00</b>
<b>Crop Acres:</b>	<b>137.25*</b>
<b>CRP Acres:</b>	<b>93.35</b>
<b>Corn Base Acres:</b>	<b>43.90</b>
<b>CSR2 - Non CRP Acres:</b>	<b>60.65</b>
<b>CSR2 - CRP Acres:</b>	<b>24.60</b>
<b>CSR2 - FSA Crop Acres:</b>	<b>36.13</b>

*\*Includes 93.35 acres of CRP*

## Property Information

### 155 Acres, m/l

#### Location

**From Chelsea:** 1 ½ miles north on County Road V18 and 1 ½ miles east on 340th Street. The property is located on the north side of the road.

**From Belle Plaine:** 4 miles north on Highway 21, 2 miles west on Highway 30, and ½ mile south on W Avenue. The property is located on the west side of the road.

#### Legal Description

That part of the E ½ of the SW ¼ and the W ½ of the SE ¼ of Section 34, Township 83 North, Range 13 West of the 5th P.M., Tama County, Iowa.

## Price & Terms

### Price Reduced!

- ~~\$635,500~~ \$612,250
- ~~\$4,100/acre~~ \$3,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

Negotiable.

#### Real Estate Tax

Taxes Payable 2018 - 2019: \$2,262.00  
Net Taxable Acres: 151.40  
Tax per Net Taxable Acre: \$14.94

#### FSA Data

Farm Number 7315, Tract 13587  
Crop Acres: 137.25\*  
Corn Base Acres: 43.9  
Corn PLC Yield: 116 Bu.  
*\* There are 93.35 crop acres enrolled in the Conservation Reserve Program.*

## CRP Contracts

There are two CRP contracts as follows:

**Contract 1:** There are 83.14 acres enrolled in a CRP contract at \$148.86 per acre with a total annual payment of \$12,376. This contract expires September 30, 2023.

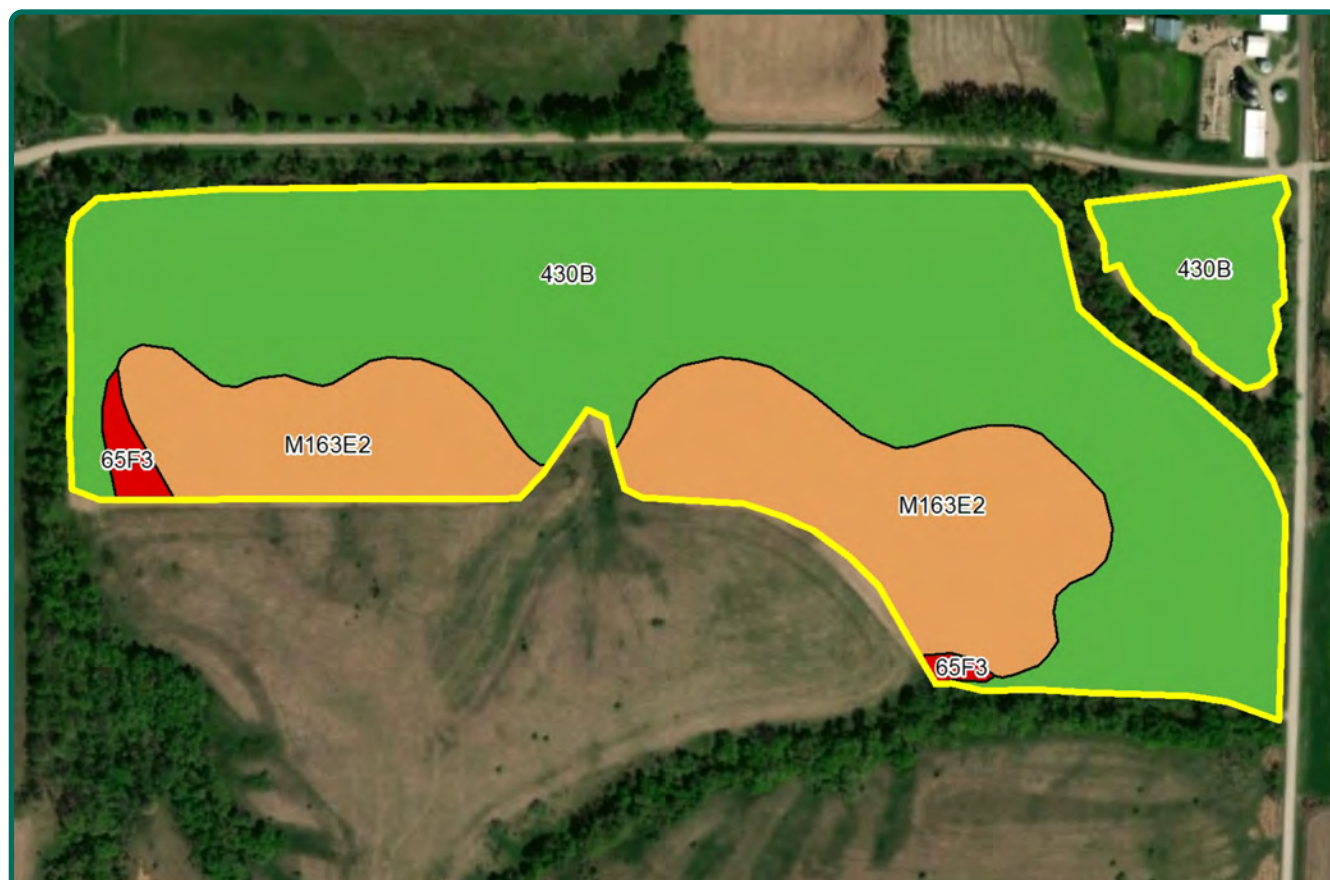
**Contract 2:** There are 10.21 acres enrolled in a CRP contract at \$167.29 per acre with a total annual payment of \$1,708.00. This contract expires September 30, 2019.

#### Soil Types/Productivity

**Non-CRP Crop Acres (43.90 Ac.):**  
Primary soils are Ackmore, Fayette, and Lindley. CSR2 of 60.65 per Hertz GIS. See soil map for detail.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
430B	Ackmore silt loam, 2 to 5 percent slopes	30.57	69.63	2	72	
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	12.75	29.04	4	36	
65F3	Lindley clay loam, 18 to 25 percent slopes, severely eroded	0.58	1.33	7	5	

Measured Tillable Acres: 43.90

Average CSR2: 60.65

#### CRP Crop Acres (93.35 Ac.):

Primary soils are Fayette, Lindley, and Ackmore. CSR2 of 24.60 per Hertz GIS.

#### FSA Crop Acres (137.25 Ac.):

Primary soils are Ackmore, Fayette, and Lindley. CSR2 of 36.13 per Hertz GIS. See soil map for detail.

#### Land Description

Gently rolling to rolling.

#### Comments

This is a nice recreational farm with CRP and cropland.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.*

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
430B	Ackmore silt loam, 2 to 5 percent slopes	37.51	27.33	2	72	
M163F3	Fayette silty clay loam, till plain, 18 to 25 percent slopes, severely eroded	25.11	18.30	7	12	
65F3	Lindley clay loam, 18 to 25 percent slopes, severely eroded	22.65	16.50	7	5	
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	22.55	16.43	4	36	
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	19.85	14.46	3	47	
M163G	Fayette silt loam, till plain, 25 to 40 percent slopes	5.63	4.10	7	5	
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	3.95	2.88	6	18	

Measured Tillable Acres: 137.25

Average CSR2: 36.13





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