

# Land For Sale

**ACREAGE:**

**56.84 Acres, m/l**

**LOCATION:**

**Tama County, IA**



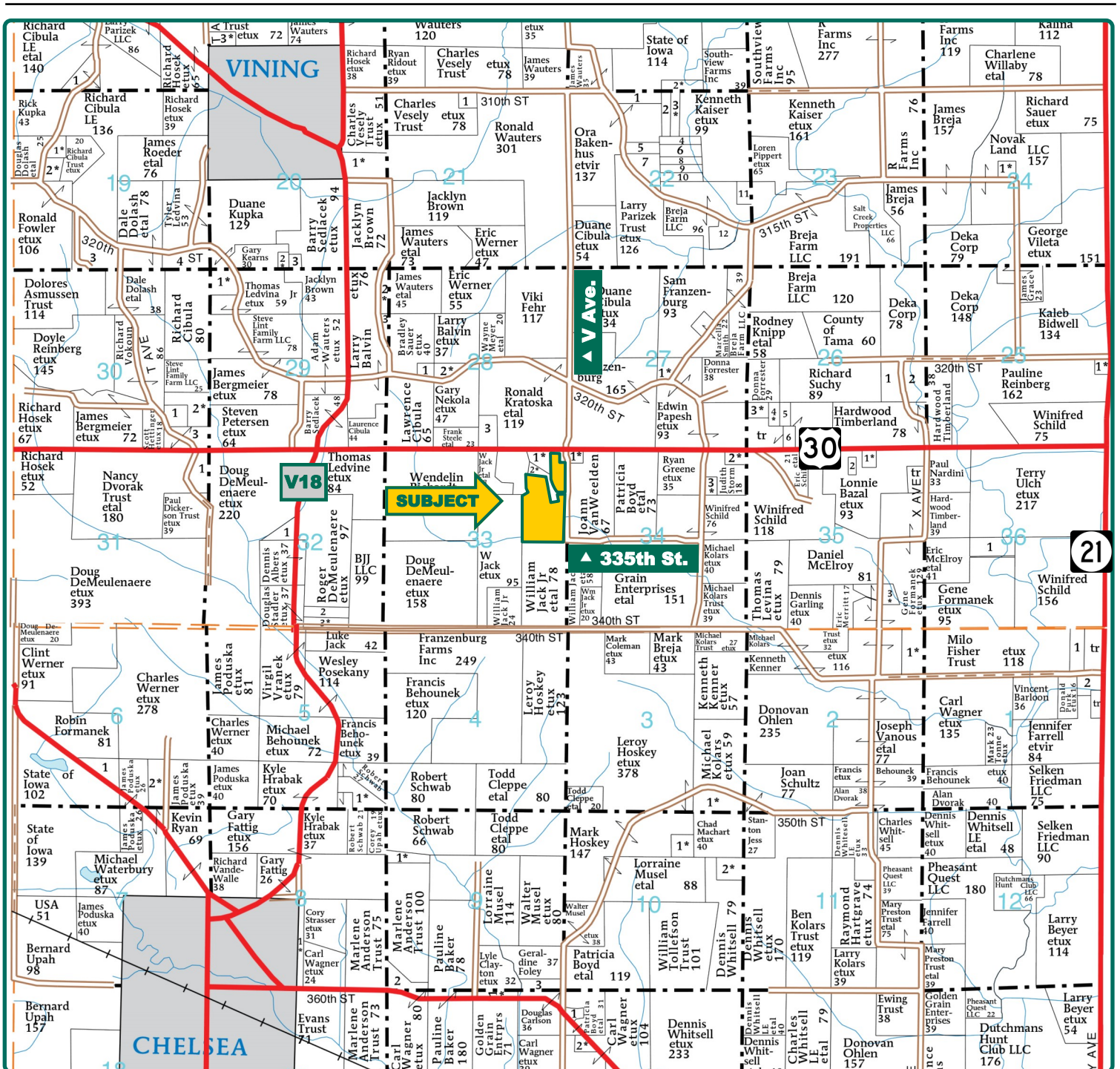
## Property *Key Features*

- Located 3 Miles Northeast of Chelsea, Just off Highway 30
- 36.62 Acres of Cropland with a 32.40 CSR2
- Includes a Mixture of CRP, Timber, Cropland and Creeks

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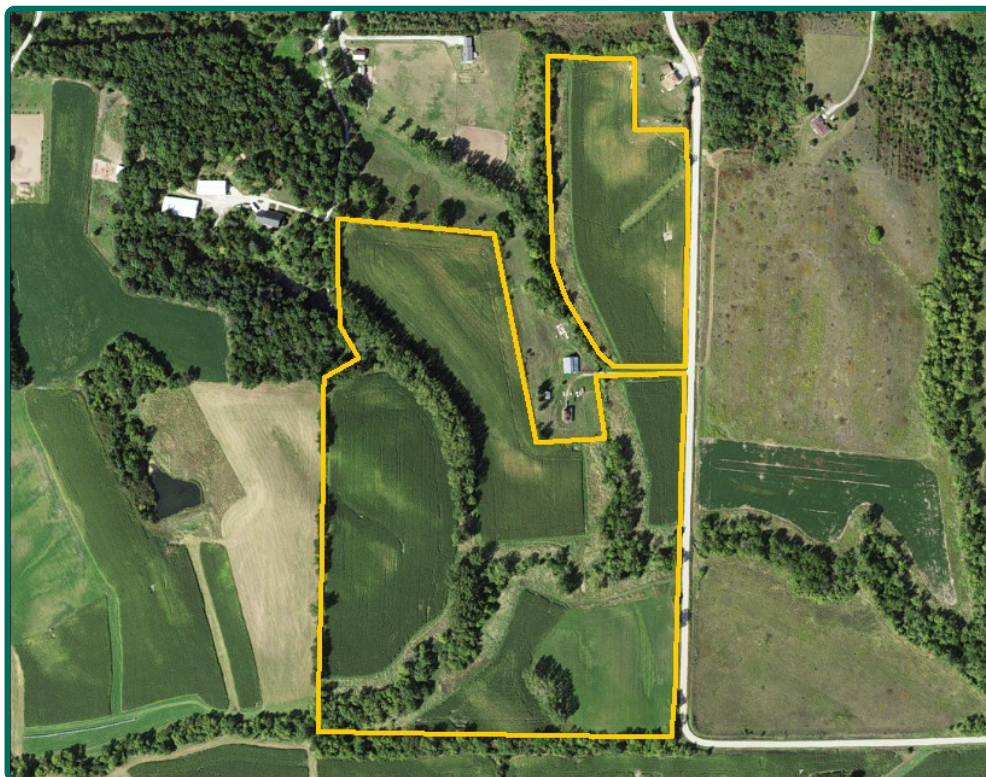




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<b>FSA/Eff. Crop Acres:</b>	<b>36.62</b>
<b>CRP Acres:</b>	<b>9.46</b>
<b>Cert. Grass Acres:</b>	<b>0.20</b>
<b>Corn Base Acres:</b>	<b>36.62</b>
<b>Soil Productivity:</b>	<b>32.40 CSR2</b>

## Property Information

### 56.84 Acres, m/l

### Location

**From Chelsea:** 2½ miles north on County Road V18 and 1⅓ miles east on Highway 30. The property is located on the south side of the road.

### Legal Description

That part of the E ½ of the NE ¼ of Section 33, Township 83 North, Range 13 West of the 5<sup>th</sup> P.M., Tama County, Iowa with exceptions.

### Price & Terms

- \$275,674.00
- \$4,850/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable, subject to 2021 lease.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$986.00  
Net Taxable Acres: 56.84  
Tax per Net Taxable Acre: \$17.35

### FSA Data

Farm Number 6567, Tract 12702  
FSA/Eff. Crop Acres: 36.62  
CRP Acres: 9.46  
Cert. Grass Acres: 0.20  
Corn Base Acres: 36.62  
Corn PLC Yield: 116 Bu.

### CRP Contracts

There are 9.46 acres enrolled in a CP-21 contract that pays \$3,056.00 annually and expires September 30, 2026.

### Soil Types/Productivity

Primary soils are Ackmore-Colo, Timula and Lindley. CSR2 on the FSA/Eff. crop acres is 32.40. See soil map for detail.

### Land Description

Gently rolling.

### Comments

This is a very nice recreational farm with a mixture of cropland, CRP, creeks and timber.





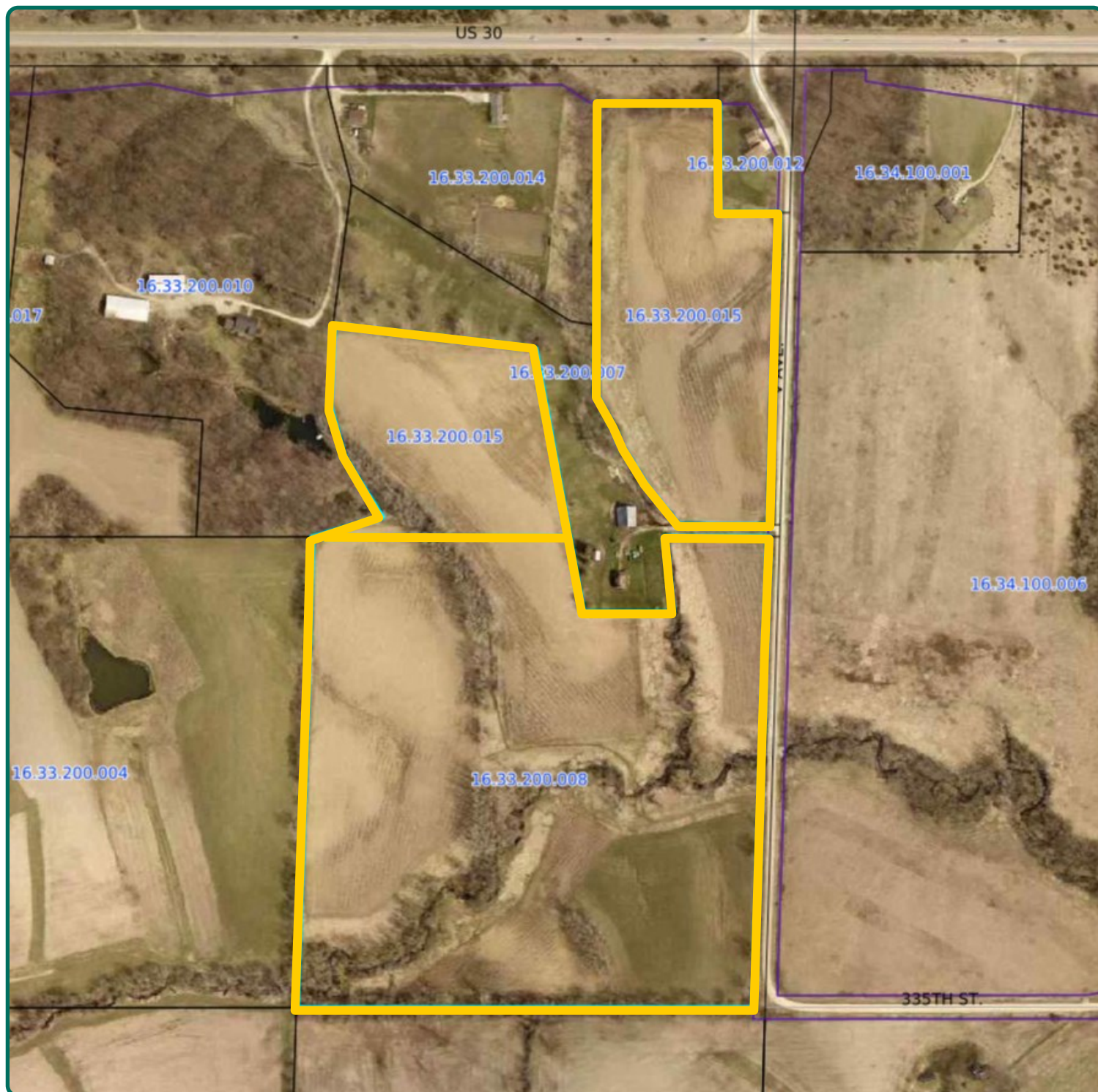
Measured Tillable Acres		36.62	Avg. CSR2		32.40
			Percent	Non_Irr	
Soil Label	Soil Name	CSR2	of Field	Class	Acres
5B	Ackmore-Colo complex, 2 to 5	77	29.3%	IIw	10.76
673F2	Timula silt loam, 18 to 25 percent	5	28.0%	VIe	10.26
65F2	Lindley loam, 18 to 25 percent	11	25.0%	VIIe	9.16
M163F2	Fayette silt loam, till plain, 18 to 25	18	10.3%	VIe	3.79
M163D	Fayette silt loam, till plain, 9 to 14	50	7.0%	IIIe	2.55
M163C2	Fayette silt loam, till plain, 5 to 9	76	0.4%	IIIe	0.15

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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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