

# Land For Sale

**ACREAGE:**

**19.49 Acres, m/l**

**LOCATION:**

**Tama County, IA**



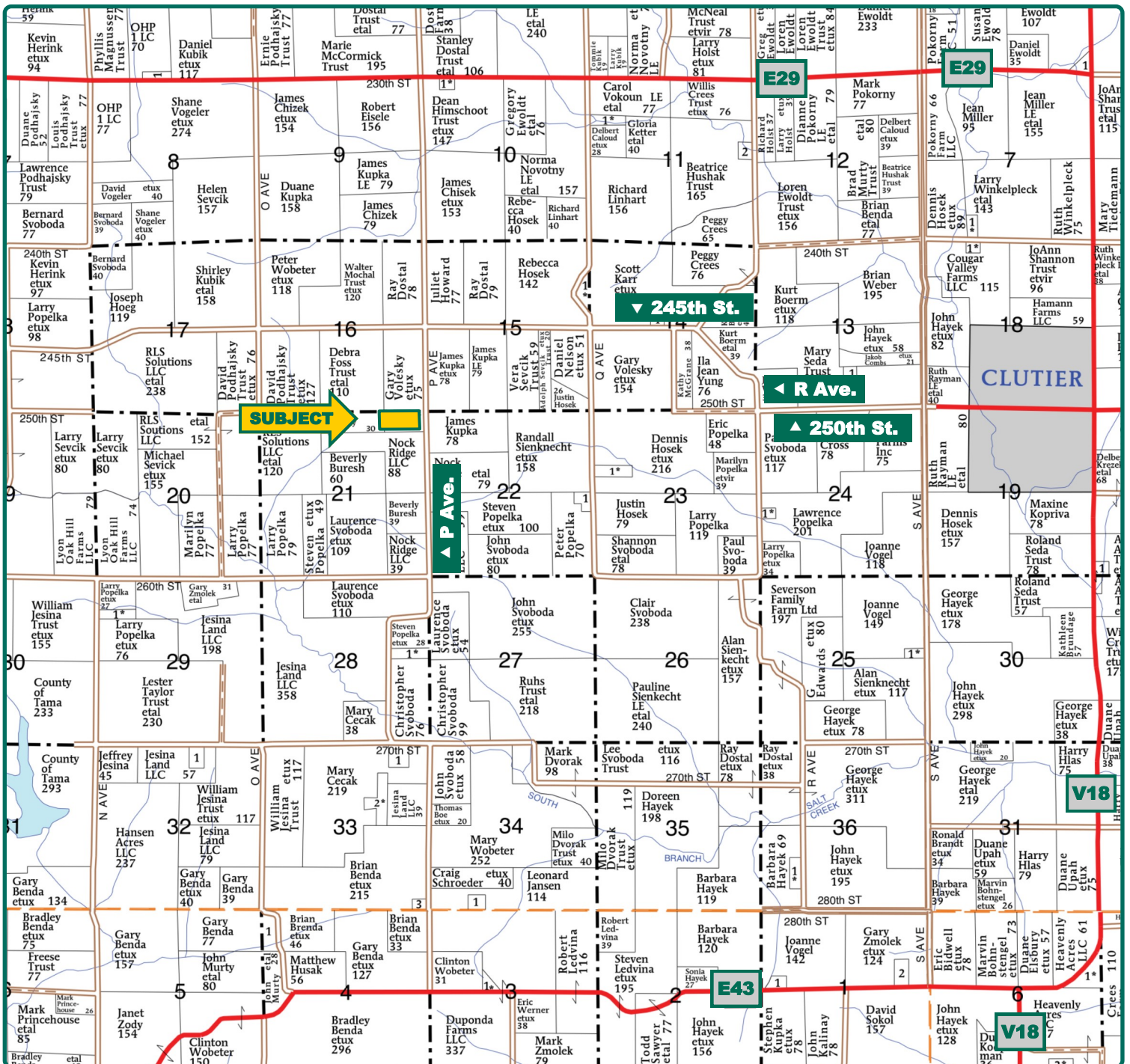
## Property *Key Features*

- Located 3½ Miles West of Clutier, Iowa
- 19.23 FSA/Eff. Crop Acres with a 72.86 CSR2
- Nice Income-Producing Farm

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**FSA/Eff. Crop Acres:** 19.23  
**Corn Base Acres:** 19.20  
**Soil Productivity:** 72.86 CSR2

## Property Information

**19.49 Acres, m/l**

### Location

**From Clutier:** 1¼ miles west on 250th Street, ¾ mile north on R Avenue, 1½ miles west on 245th Street and ½ mile south on P Avenue.

### Legal Description

The N½ of the NE¼ of the NE¼ of Section 21, Township 84 North, Range 14 West of the 5<sup>th</sup> P.M., Tama County, Iowa.

### Price & Terms

- \$155,920
- \$8,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable, subject to the 2021 lease.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$530.00  
Net Taxable Acres: 19.49  
Tax per Net Taxable Acre: \$27.19

### FSA Data

Farm Number 6735, Tract 1493  
FSA/Eff. Crop Acres: 19.23  
Corn Base Acres: 19.20  
Corn PLC Yield: 116 Bu.

### Soil Types/Productivity

Primary soils are Downs, Fayette, and Ackmore-Colo. CSR2 on the FSA/Eff. crop acres is 72.86. See soil map for detail.

### Land Description

Gently rolling.

### Drainage

Natural.

### Comments

This is a nice income-producing Tama County farm with a 72.86 CSR2.





Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	8.08	42.01	2	90	
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	6.73	34.99	3	76	
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	4.34	22.56	4	36	
5B	Ackmore-Colo complex, 2 to 5 percent slopes	0.09	0.45	2	77	

Measured Tillable Acres: 19.23

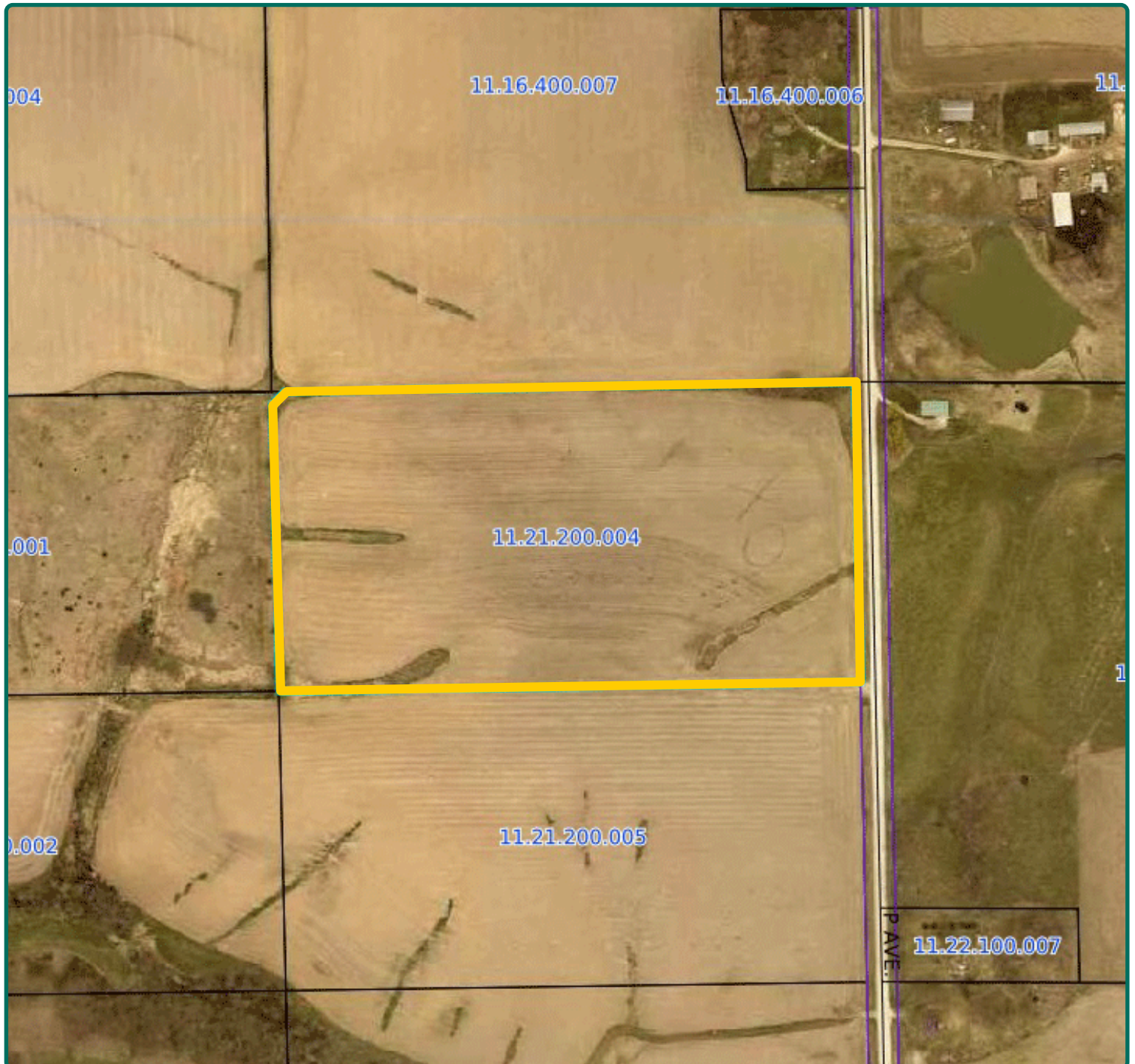
Average CSR2: 72.86

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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