

Land For Sale

ACREAGE:

78.81 Acres, m/l

LOCATION:

Tama County, IA

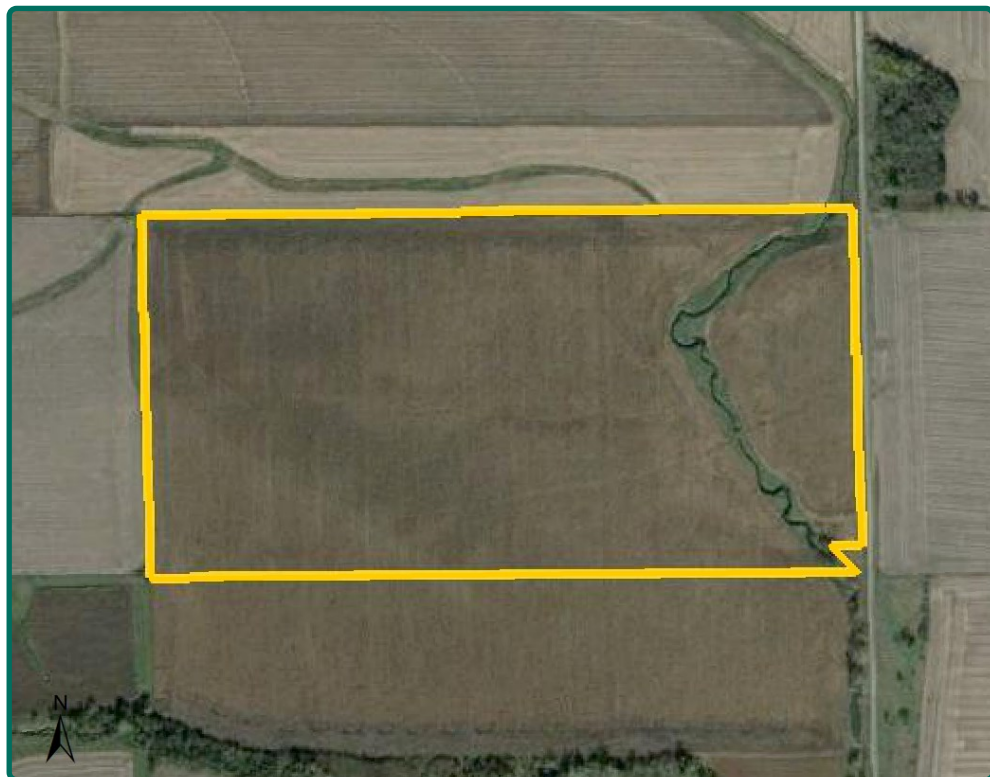


Property *Key Features*

- Located 5 Miles Southwest of Dysart, Iowa
- 75.86 FSA/Eff. Crop Acres with an 87.14 CSR2
- Highly Productive Tama County Farm

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



FSA/Eff. Crop Acres:	75.86
Cert. Grass Acres:	0.92
Corn Base Acres:	55.80
Bean Base Acres:	18.60
Soil Productivity:	87.14 CSR2

Property Information

78.81 Acres, m/l

Location

From Dysart: 2¾ miles south on Highway 21, 3 miles west on 220th Street and ¼ mile south on V Avenue. The farm is located on the west side of the road.

From Clutier: 1½ miles north on County Road V18, 2 miles east on 230th Street and ½ mile north on V Avenue.

Legal Description

The S½ of the NE Frl. ¼ of Section 4, Township 84 North, Range 13 West of the 5th P.M., Tama County, Iowa.

Price & Terms

- \$1,020,589.50
- \$12,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to the 2021 and 2022 leases.

Lease Status

There is a cash rent lease in place for the 2021 and 2022 crop years. Contact agent for details.

Real Estate Tax

Taxes Payable 2021 - 2022: \$2,842.00
Net Taxable Acres: 78.81
Tax per Net Taxable Acre: \$36.06
Tax Parcel ID #s: 1204200003 and 1204200004

FSA Data

Farm Number 6724, Tract 10911
FSA/Eff. Crop Acres: 75.86
Cert. Grass Acres: 0.92
Corn Base Acres: 55.80
Corn PLC Yield: 188 Bu.
Bean Base Acres: 18.60
Bean PLC Yield: 47 Bu.

Soil Types/Productivity

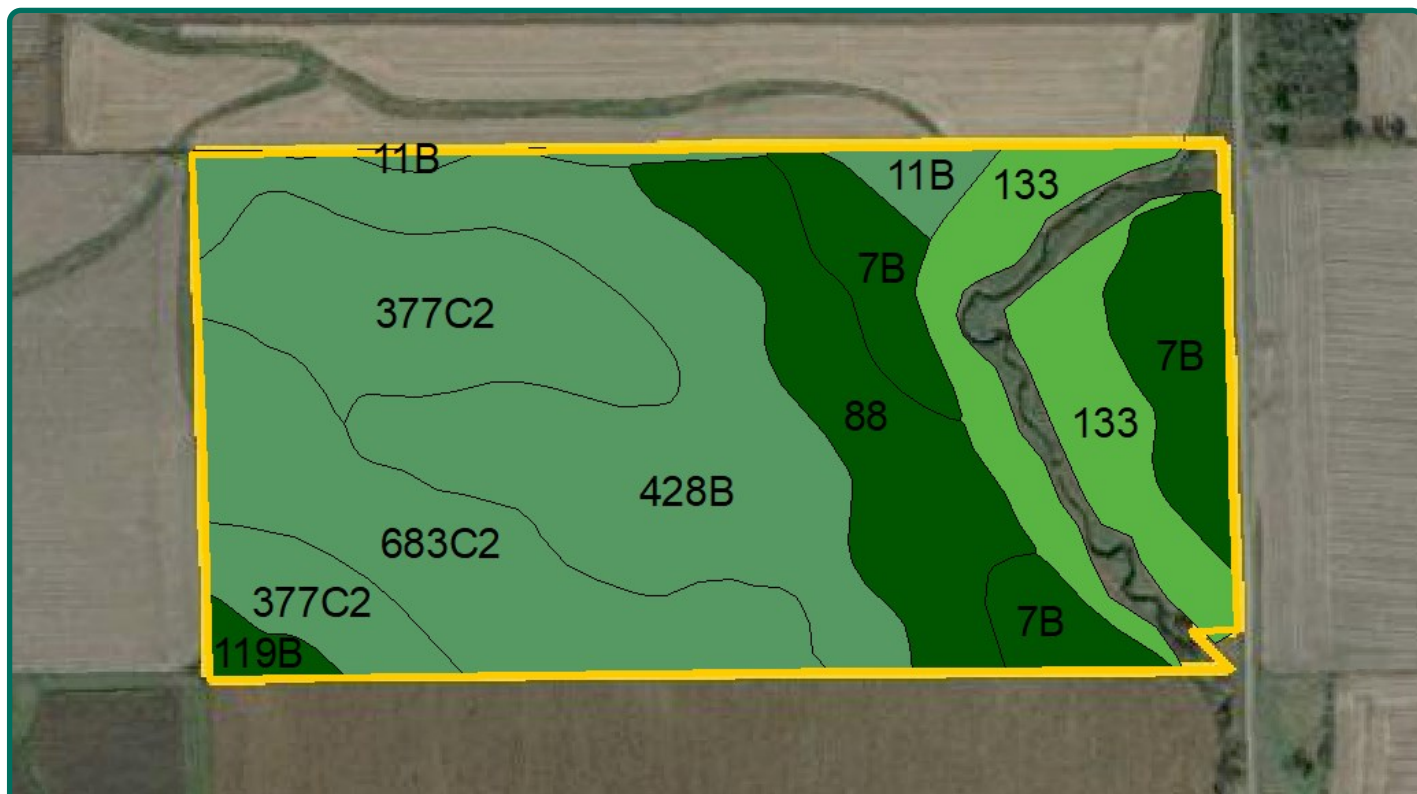
Primary soils are Ely, Dinsdale and Liscomb. CSR2 on the FSA/Eff. crop acres is 87.14. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural.



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
428B	Ely silty clay loam, 2 to 5 percent slopes	19.72	25.99	2	88	
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	12.96	17.08	3	85	
683C2	Liscomb loam, 5 to 9 percent slopes, eroded	11.75	15.48	3	83	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	9.84	12.97	2	78	
7B	Wiota silt loam, 2 to 5 percent slopes	9.32	12.28	2	95	
88	Nevin silty clay loam, 0 to 2 percent slopes	9.11	12.01	1	95	
11B	Colo-Ely complex, 0 to 5 percent slopes	2.29	3.01	2	86	
119B	Muscatine silty clay loam, 2 to 5 percent slopes	0.89	1.17	2	95	

Measured Tillable Acres: 75.86

Average CSR2: 87.14

Water & Well Information

None.

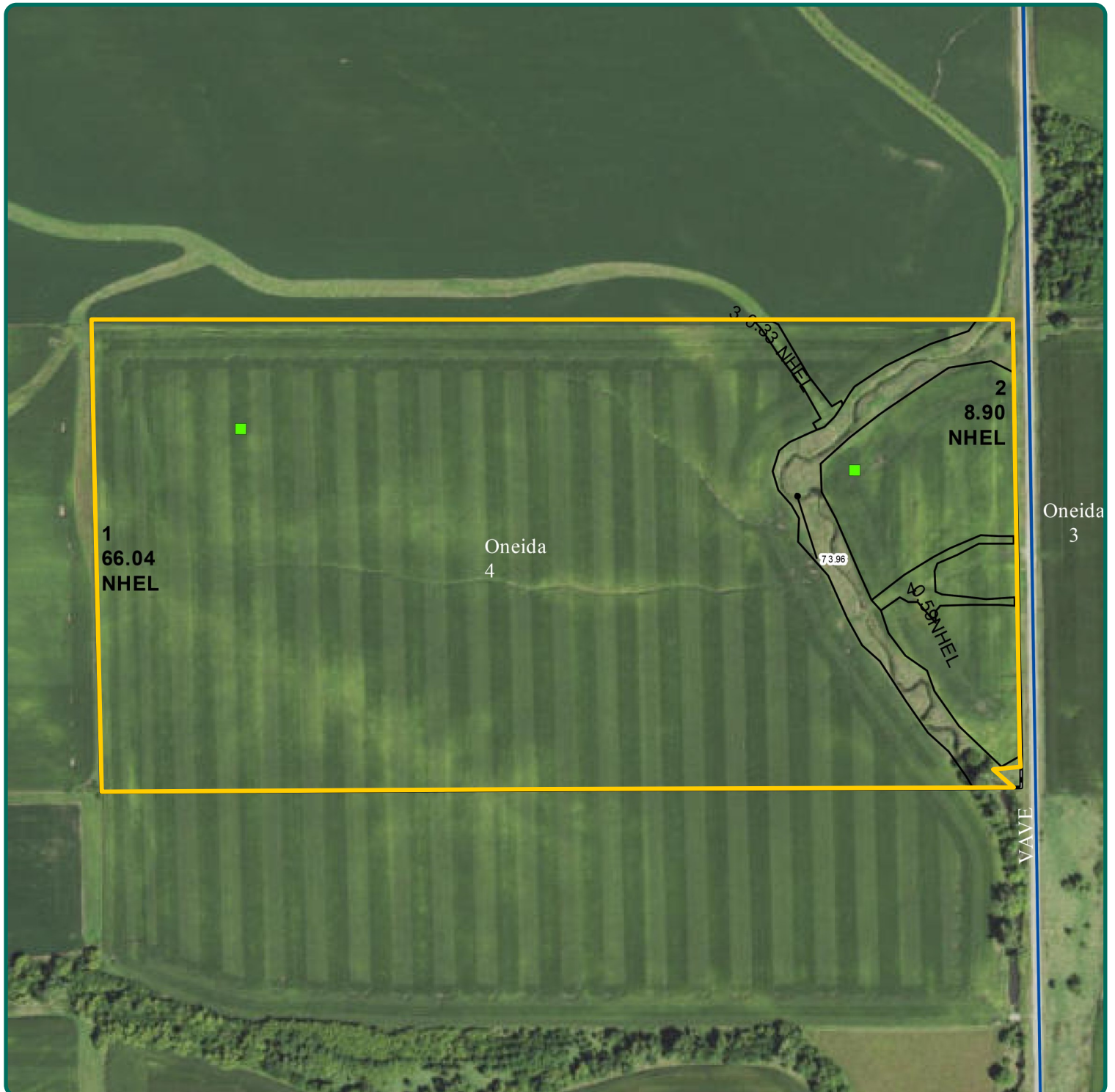
Comments

This is a highly productive Tama County farm located southwest of Dysart with an 87.14 CSR2.

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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