

Land For Sale

ACREAGE:

60.00 Acres, m/l

LOCATION:

Tama County, IA



Property Key Features

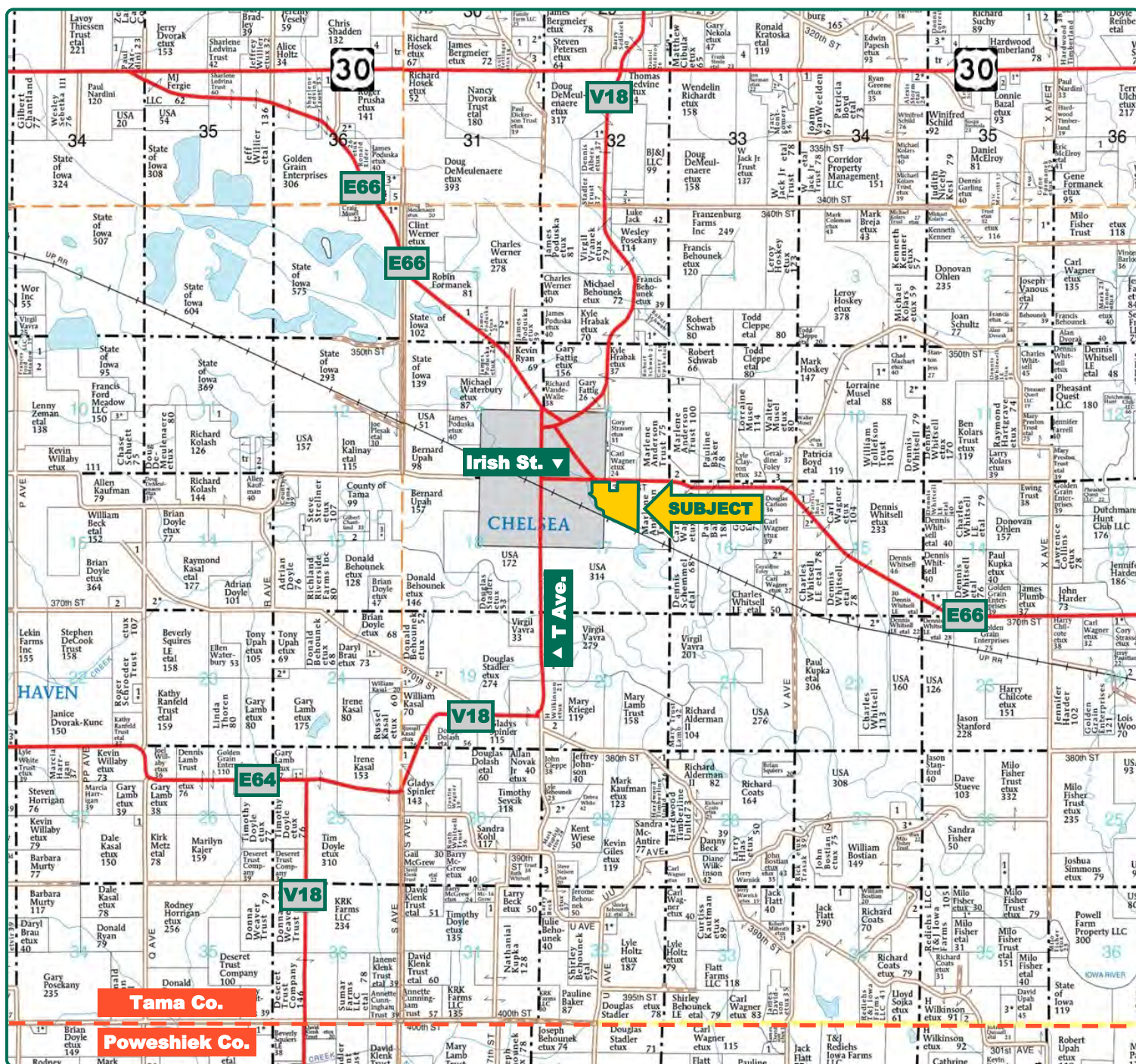
- Located on the East Edge of Chelsea, Iowa
- 34.80 Acres in CRP with a 77.20 CSR2
- Recreational Farm with a Mixture of Income-Producing CRP and Timber

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REID: 010-2285-02



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CRP Acres: 34.80
Soil Productivity: 77.20 CSR2

Property Information

60.00 Acres, m/l

Location

From Chelsea: At the intersection of Irish St. and Highway E66, the property is located on the south side of the road.

Legal Description

That part of the NW¼ of the NE¼ lying north of the railroad tracks in Section 17, Township 82 North, Range 13 West of the 5th P.M., Tama County, Iowa. The exact legal description and acres will be determined by a survey.

Price & Terms

- \$298,500.00
- \$4,975/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2021 - 2022: \$1,409.00*
Net Taxable Acres: 60.00*
Tax per Net Taxable Acre: \$23.48*
**Taxes estimated pending survey of property. Tama County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 4112
Tracts 2526 and 2527
CRP Acres: 34.80

CRP Contracts

There are five CRP contracts on this farm:

- There are 18.30 acres enrolled in a CP38E-2 contract with a payment of \$261.05/acre, for a total annual payment of \$4,777.00. This contract expires

September 30, 2036.

- There are 4.70 acres enrolled in a CP38E-2 contract with a payment of \$242.05/acre, for a total annual payment of \$1,138.00. This contract expires September 30, 2036.
- There are 1.20 acres enrolled in a CP21 contract with a payment of \$314.48/acre, for a total annual payment of \$377.00. This contract expires September 30, 2024.
- There are 5.60 acres enrolled in a CP21 contract with a payment of \$319.39/acre, for a total annual payment of \$1,789.00 annually. This contract expires September 30, 2024.
- There are 5.00 acres enrolled in a CP23 contract with a payment of \$261.60/acre, for a total annual payment of \$1,308.00. This contract expires September 30, 2025.

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Measured Tillable Acres		34.80	Avg. CSR2		77.20
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
43	Bremer silty clay loam, 0 to 2 percent	74	82.0%	IIw	28.70
88	Nevin silty clay loam, 0 to 2 percent	95	17.4%	Iw	6.08
1133	Colo silty clay loam, channeled, 0 to 2	5	0.6%	IIw	0.11

Soil Types/Productivity

Primary soils are Bremer, Nevin and Colo. CSR2 on the CRP acres is 77.20. See soil map for detail.

Land Description

Level.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

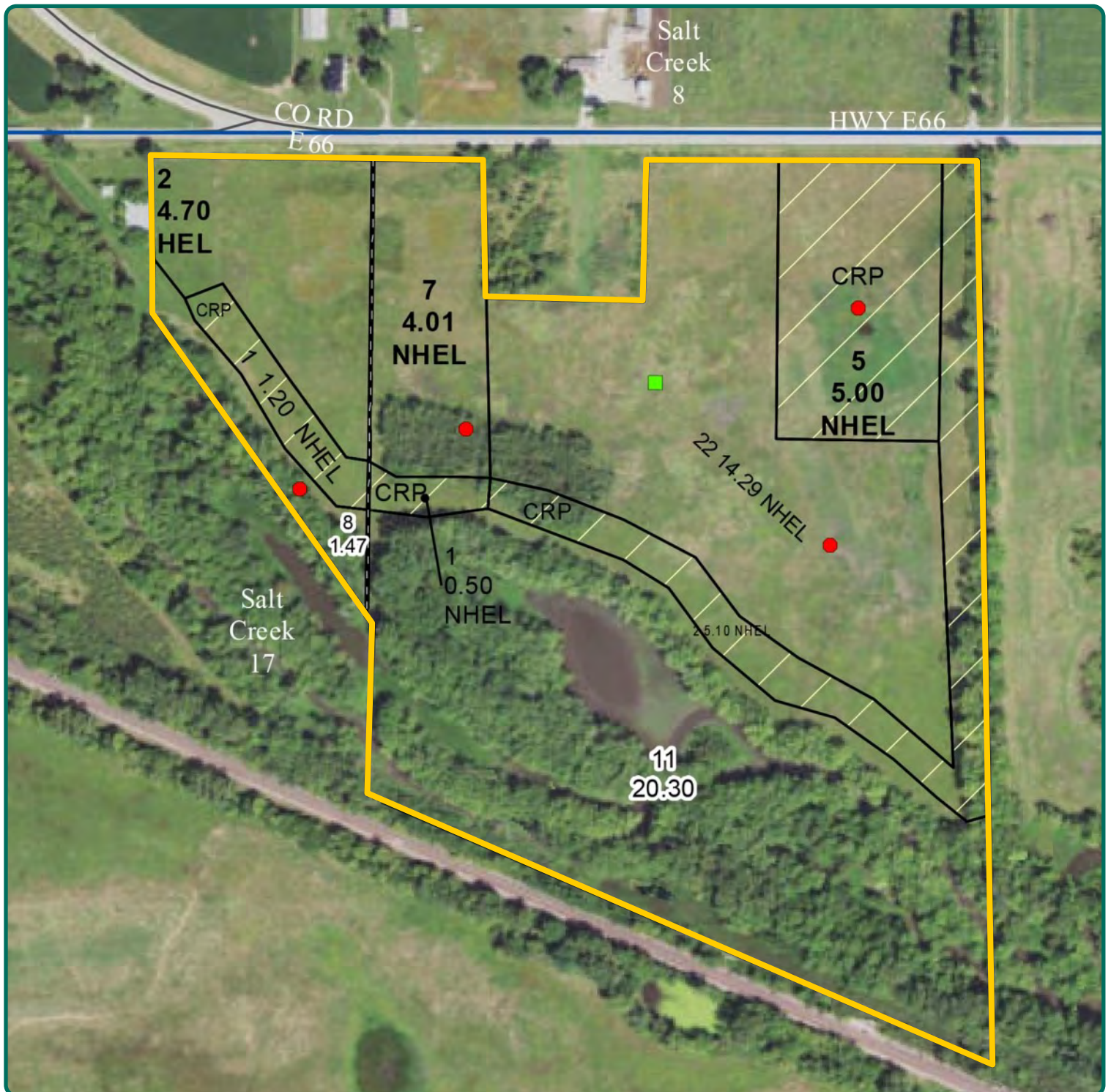
This is a unique recreational farm located just east of Chelsea along a hard-surface road. It provides a nice return along with recreational benefits from the timber and CRP.

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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