

Land For Sale

ACREAGE:

129.62 Acres, m/l

LOCATION:

Tama County, IA

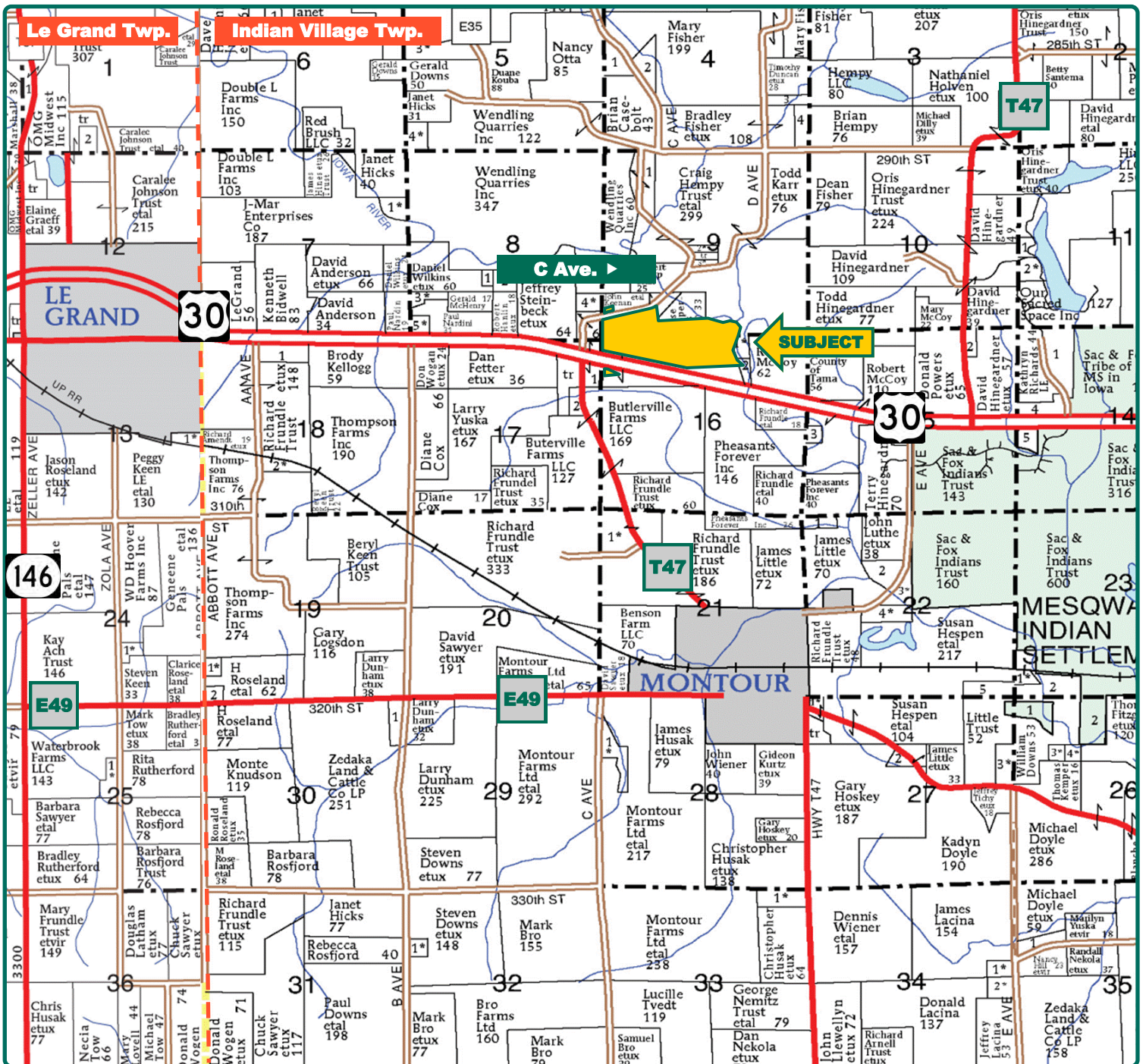


Property Key Features

- Located Two Miles East of Le Grand on Highway 30
- 102.76 FSA/Eff. Crop Acres Carrying an 86.20 CSR2
- Productive Tama County Farmland

Matt Vegter, ALC
Licensed Salesperson in IA
515-290-7286
MattV@Hertz.ag

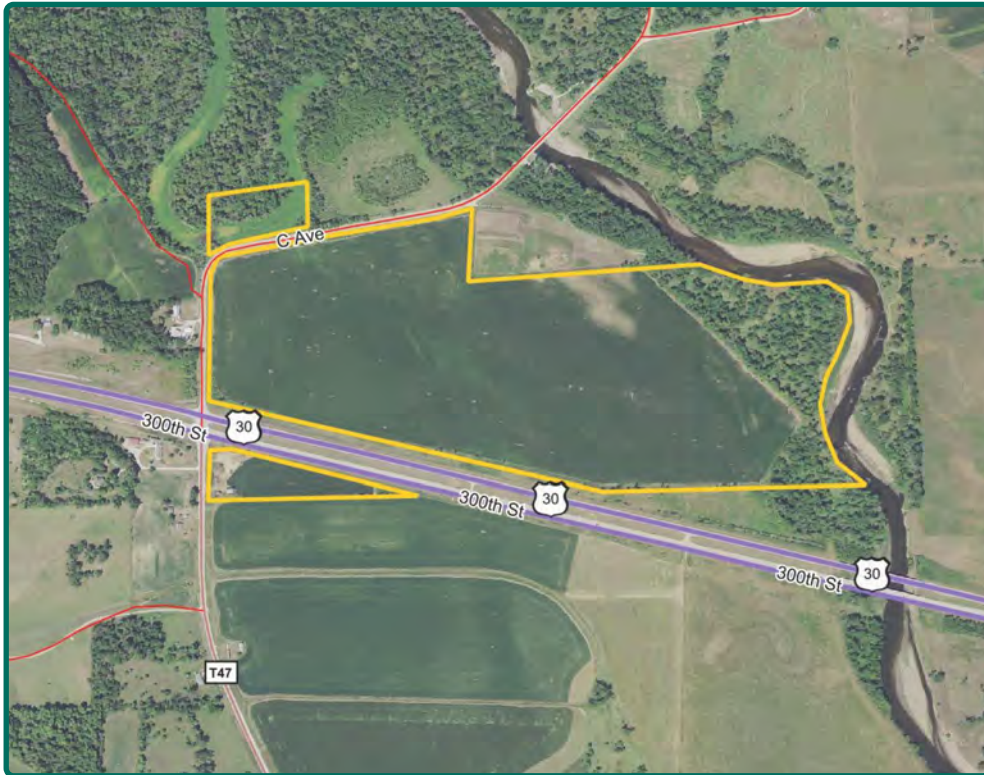
515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

Matt Vegter, ALC
Licensed Salesperson in IA
515-290-7286
MattV@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag



FSA/Eff. Crop Acres:	102.76
Corn Base Acres:	74.28
Bean Base Acres:	28.48
Soil Productivity:	86.20 CSR2

Property Information

129.62 Acres, m/l

Location

From Le Grand: Go east on Highway 30 for 2½ miles. Property is on the north and south side of the road.

Legal Description

Tax Parcel #'s: 1308400015, 1317228001, 1316100001, 1316100004, 1316200002, 1309300004 all in Section 16, Township 83 North, Range 16 West of the 5th P.M. (Indian Village Township)

Price & Terms

- \$1,095,289.00
- \$8,450.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2022 - 2023: \$4,748.00
Net Taxable Acres: 129.62
Tax per Net Taxable Acre: \$36.63

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 4079, Tract 2121
FSA/Eff. Crop Acres: 102.76
Corn Base Acres: 74.28
Corn PLC Yield: 119 Bu.
Bean Base Acres: 28.48
Bean PLC Yield: 40 Bu.

Land Description

Nearly level.

Soil Types/Productivity

Primary soils are Nevin, Spillville and Bremer. CSR2 on the FSA/Eff. crop acres is 86.20. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Drainage

Farm contains tile. No maps available.

Buildings/Improvements

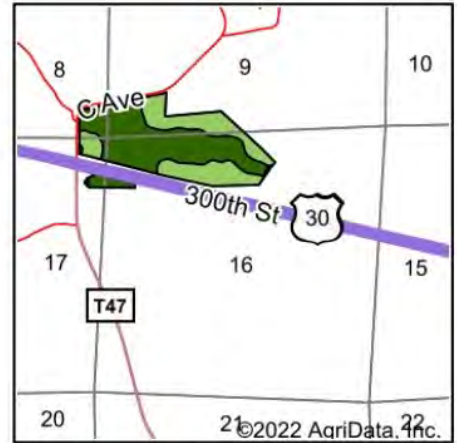
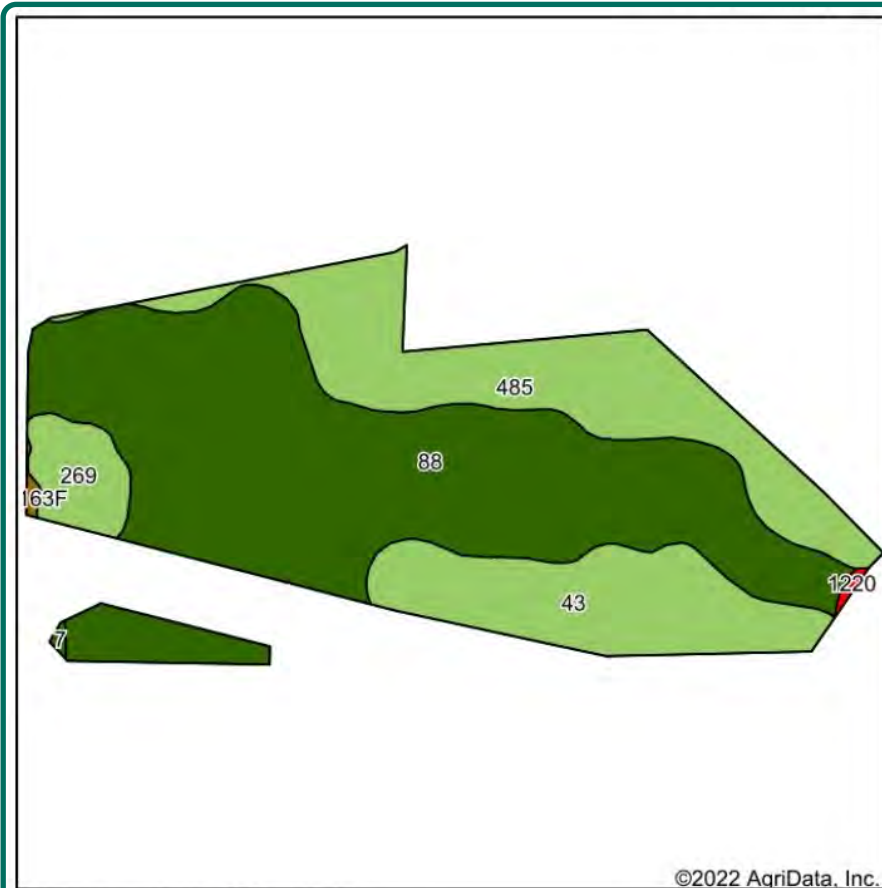
- 21' x 24' grain bin (1974)
- Old corn crib

Water & Well Information

No known wells.

Matt Vegter, ALC
Licensed Salesperson in IA
515-290-7286
MattV@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag



State: Iowa
 County: Tama
 Location: 16-83N-16W
 Township: Indian Village
 Acres: 102.76
 Date: 11/9/2022




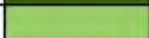
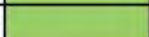




Maps Provided By

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



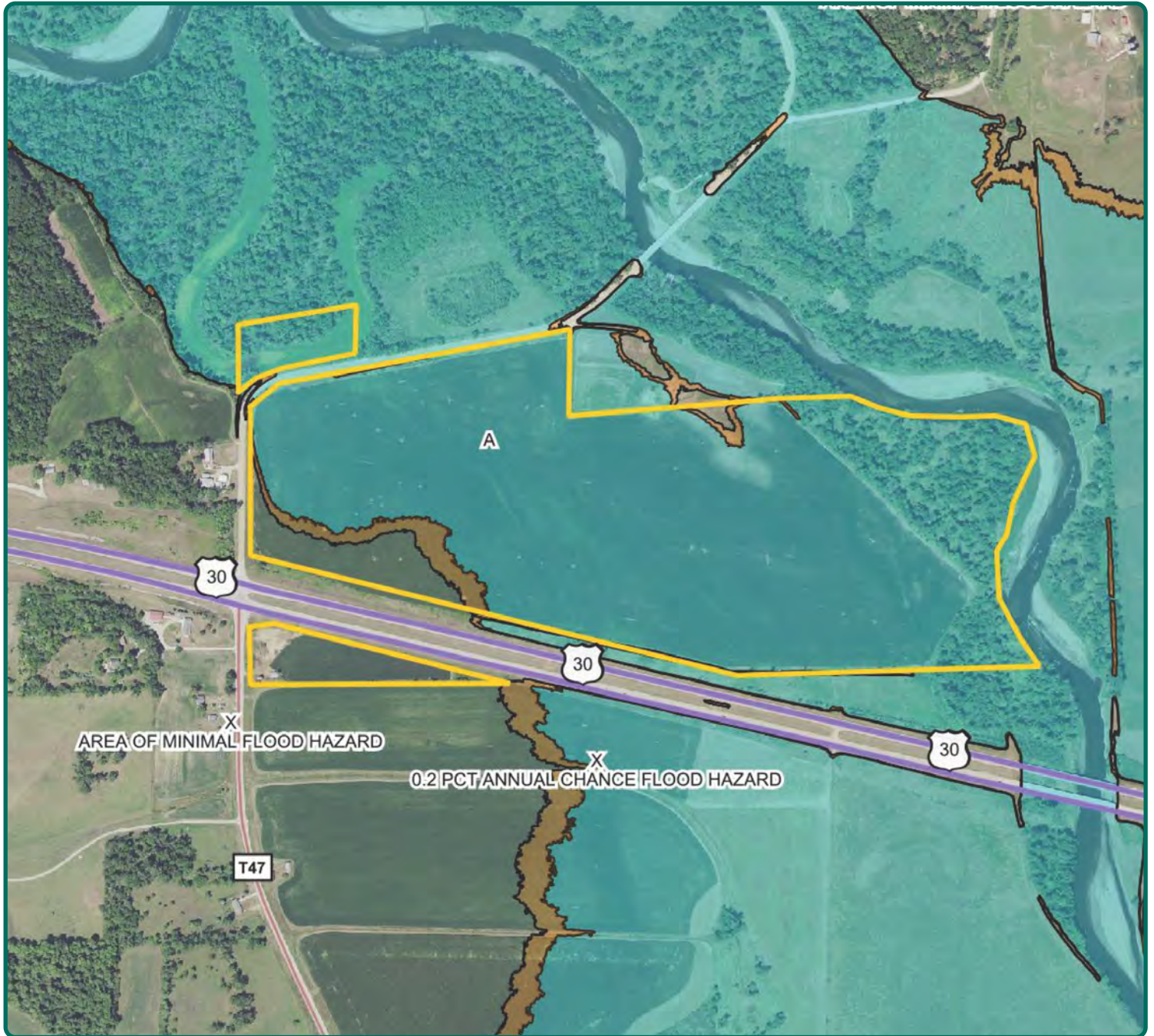
Soils data provided by USDA and NRCS.

Area Symbol: IA171, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
88	Nevin silty clay loam, 0 to 2 percent slopes	59.20	57.6%		Iw	95
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	22.65	22.0%		IIw	76
43	Bremer silty clay loam, 0 to 2 percent slopes, occasionally flooded	15.97	15.5%		IIw	74
269	Humeston silt loam, 0 to 2 percent slopes	4.34	4.2%		IIIw	72
M163F	Fayette silt loam, till plain, 18 to 25 percent slopes	0.23	0.2%		VIe	21
1220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, channeled, frequently flooded	0.21	0.2%		Vw	5
7	Wiota silt loam, 0 to 2 percent slopes, rarely flooded	0.16	0.2%		Iw	100
Weighted Average					1.48	86.2

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.

<p>Matt Vegter, ALC Licensed Salesperson in IA 515-290-7286 MattV@Hertz.ag</p>	<p>515-382-1500 415 S. 11th Street Nevada, IA 50201 www.Hertz.ag</p>
--	---



Matt Vegter, ALC
Licensed Salesperson in IA
515-290-7286
MattV@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag

West Looking East



East Looking West



Matt Vegter, ALC
Licensed Salesperson in IA
515-290-7286
MattV@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag