

# Land For Sale

**ACREAGE:**

**78.66 Acres, m/l**

**LOCATION:**

**Tama County, IA**



## Property *Key Features*

- Located 1½ Miles South of Tama, Iowa
- Attractive Mix of Timber and Pasture
- Offers the Potential to Enjoy Various Recreational Activities

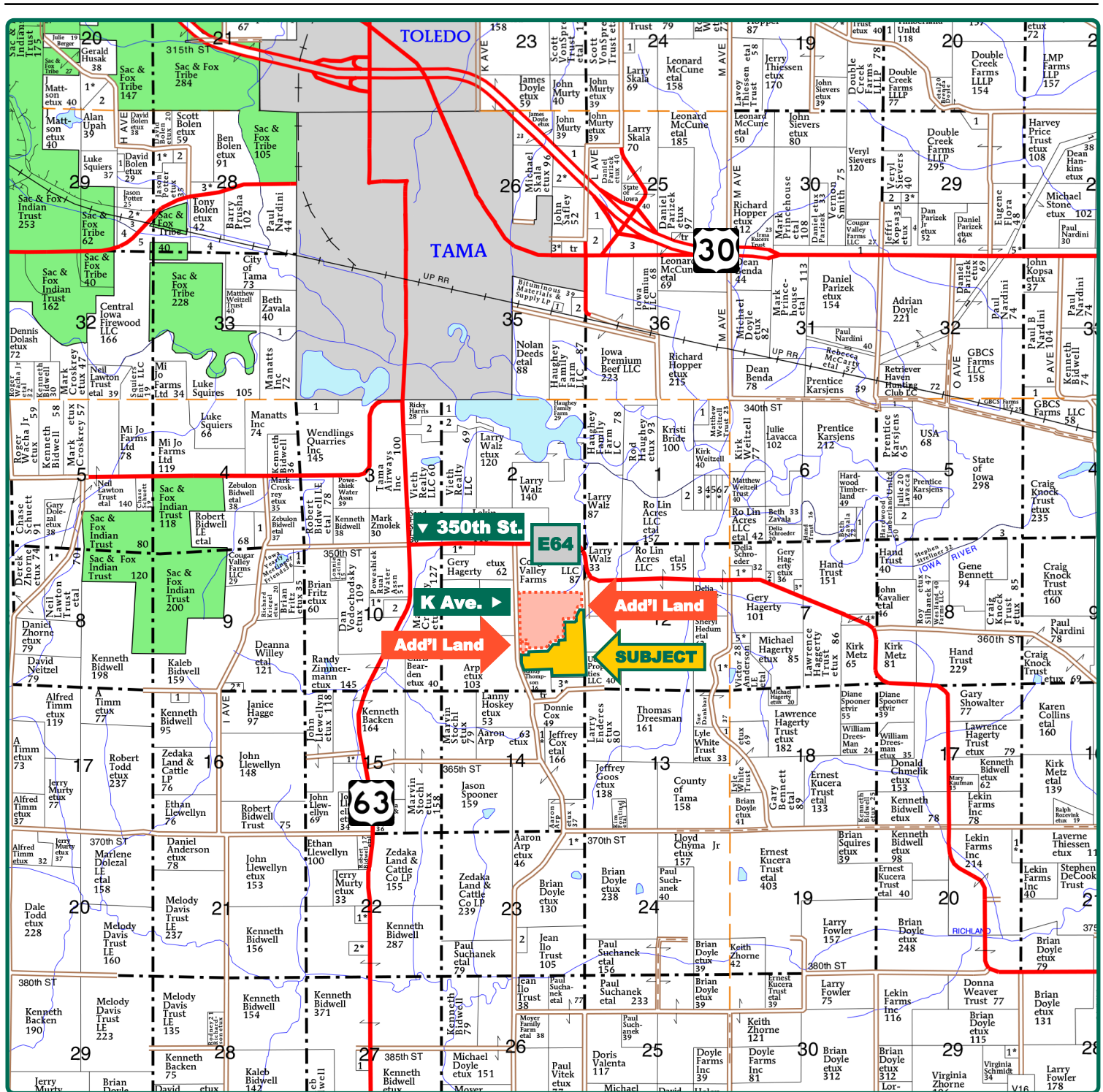
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REID: 010-2685-02



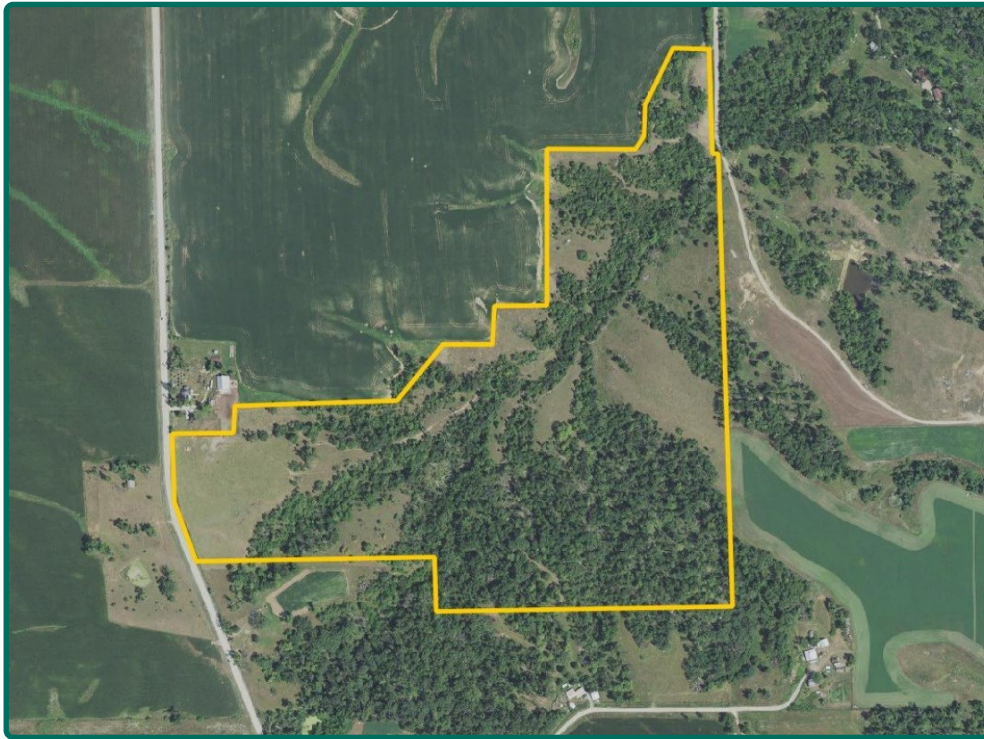


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**FSA/Eff. Crop Acres:** 6.54\*

**Corn Base Acres:** 4.39\*

**Soil Productivity:** 46.80 CSR2

*\*Acres are estimated.*

## Property Information

**78.66 Acres, m/l**

### Location

**From Tama:** 1 mile south on Hwy 63, ¾ mile east on 350th St., and ¾ mile south on K Ave. The property is on the east side of the road.

### Legal Description

That part of the SE¼ of Section 11, Township 82 North, Range 15 West of the 5th P.M., Tama County, Iowa. Northern border subject to survey. Updated abstract to govern.

### Price & Terms

- \$464,094.00
- \$5,900/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable. Subject to 2023 lease.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$506.00\*

Net Taxable Acres: 78.66\*

Tax per Net Taxable Acre: \$6.43\*

Tax Parcel ID #s: 1811400002, 1811400005, and part of 1811200006, 1811400007, 1811400004, 1811400008

*\*Taxes estimated pending survey of property. Tama County Treasurer/ Assessor will determine final tax figures.*

### FSA Data

Part of Farm 4661, Tract 2499

FSA/Eff. Crop Acres: 6.54\*

Corn Base Acres: 4.39\*

Corn PLC Yield: 125 Bu.

*\*Acres are estimated pending reconstitution of farm by the Tama County FSA office.*

### Soil Types/Productivity

Primary soils are Fayette and Chelsea-Fayette-Lamont. CSR2 on the Est. FSA/ Eff. crop acres is 46.80. See soil map for detail.

### Land Description

Topography is gently rolling.

### Drainage

Drainage is natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Water Main

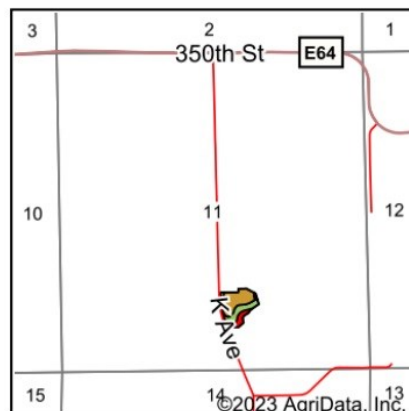
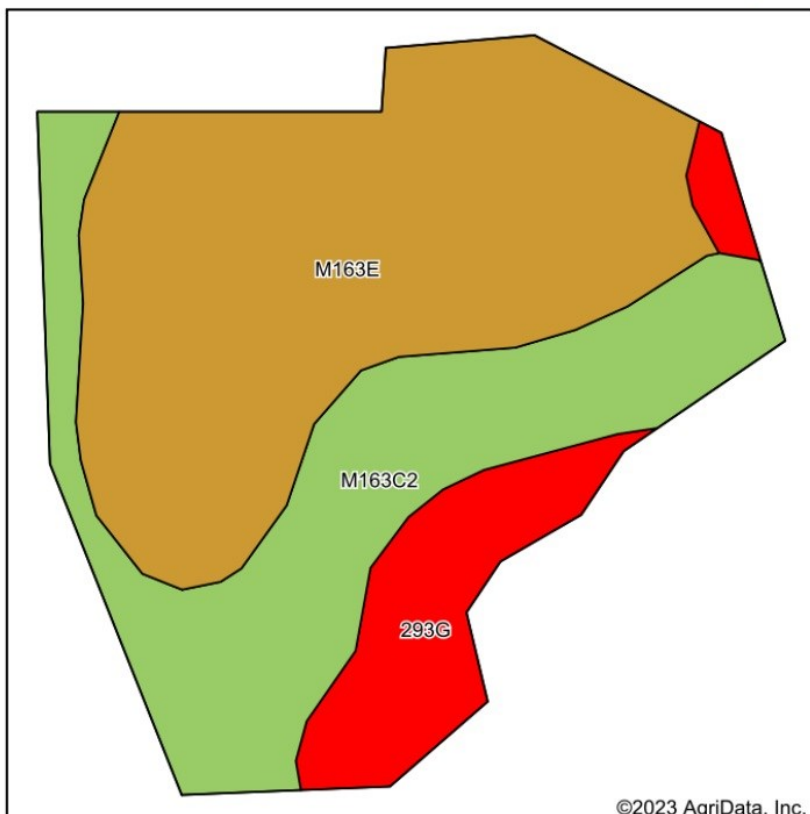
A water main owned by the Poweshiek Water Association runs along the western boundary of this property.

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State: **Iowa**  
County: **Tama**  
Location: **11-82N-15W**  
Township: **Columbia**  
Acres: **6.54**  
Date: **9/7/2023**



Maps Provided By:  
  
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Area Symbol: IA171, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
M163E	Fayette silt loam, till plain, 14 to 18 percent slopes	3.47	53.1%		IVe	39
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	2.19	33.5%		IIIe	76
293G	Chelsea-Fayette-Lamont complex, 25 to 40 percent slopes	0.88	13.5%		VIle	5
Weighted Average					4.07	46.8

\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Comments

This is an attractive recreational farm offering diverse opportunities for hunting, pasture and more!

## Additional Land for Sale

Seller has two additional tracts of land for sale located north of this property. See Additional Land Aerial Photo.

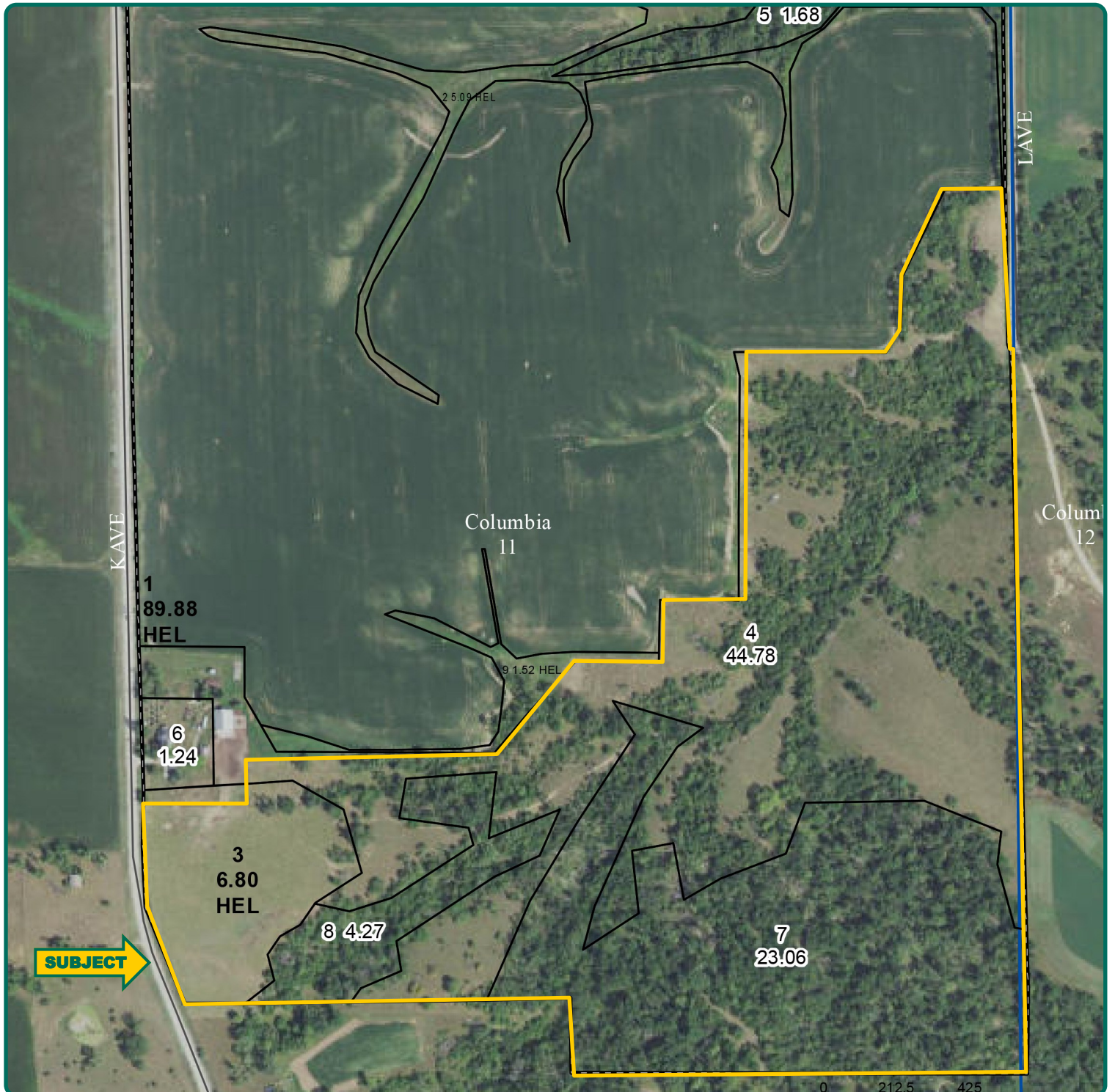
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

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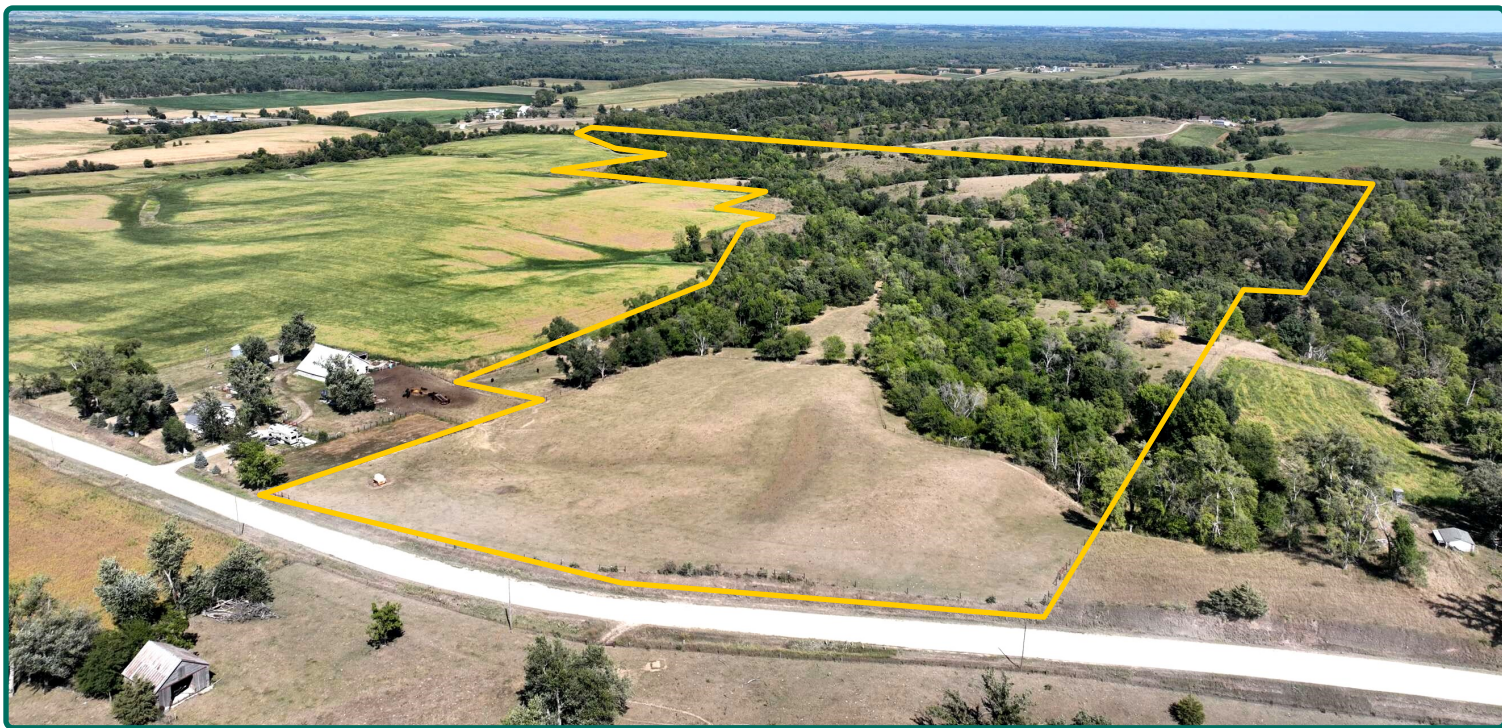


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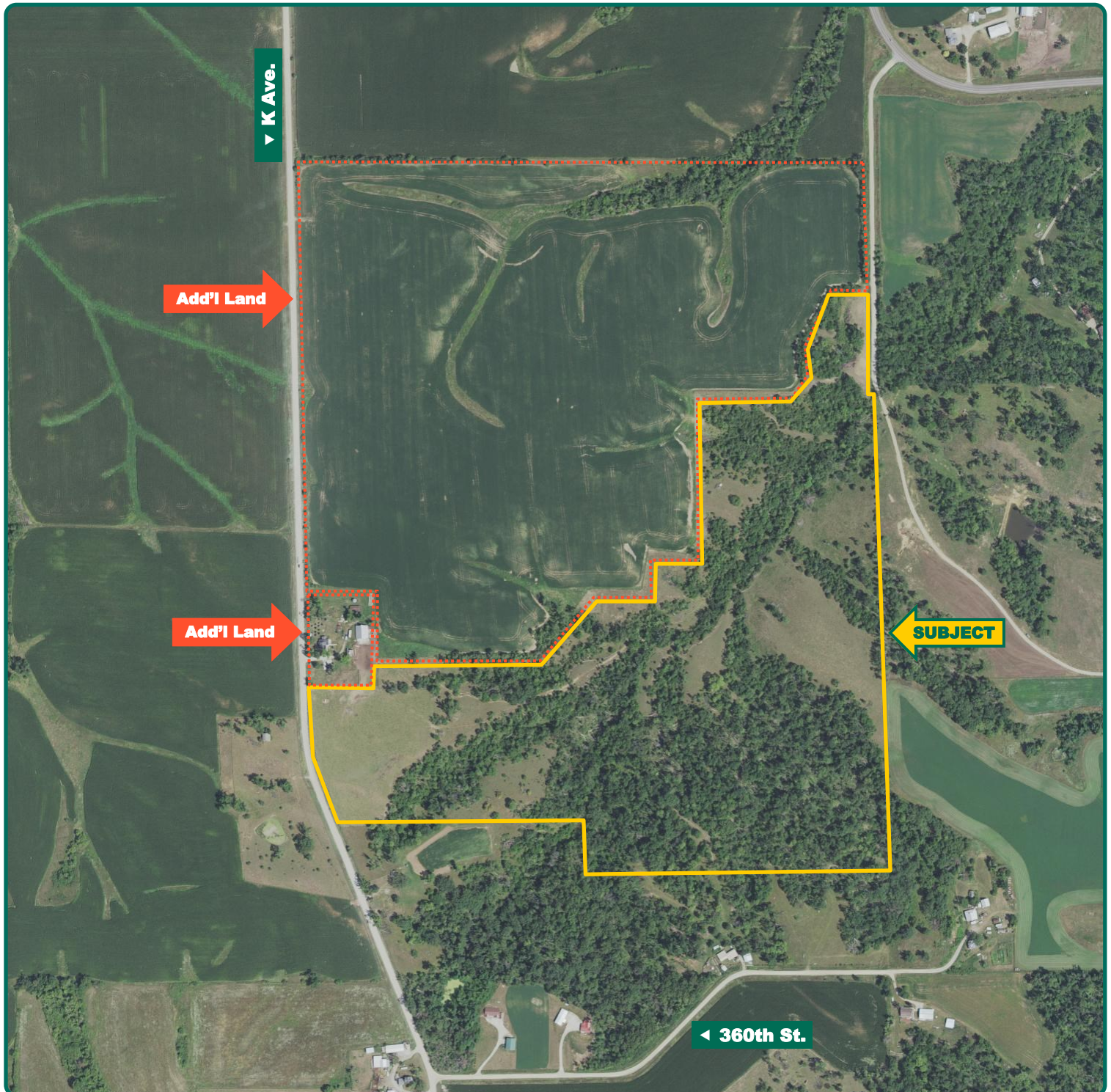
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# Additional Land Aerial Photo



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