

# Land For Sale

**ACREAGE:**

**189.08 Acres, m/l**

**LOCATION:**

**Tama County, IA**



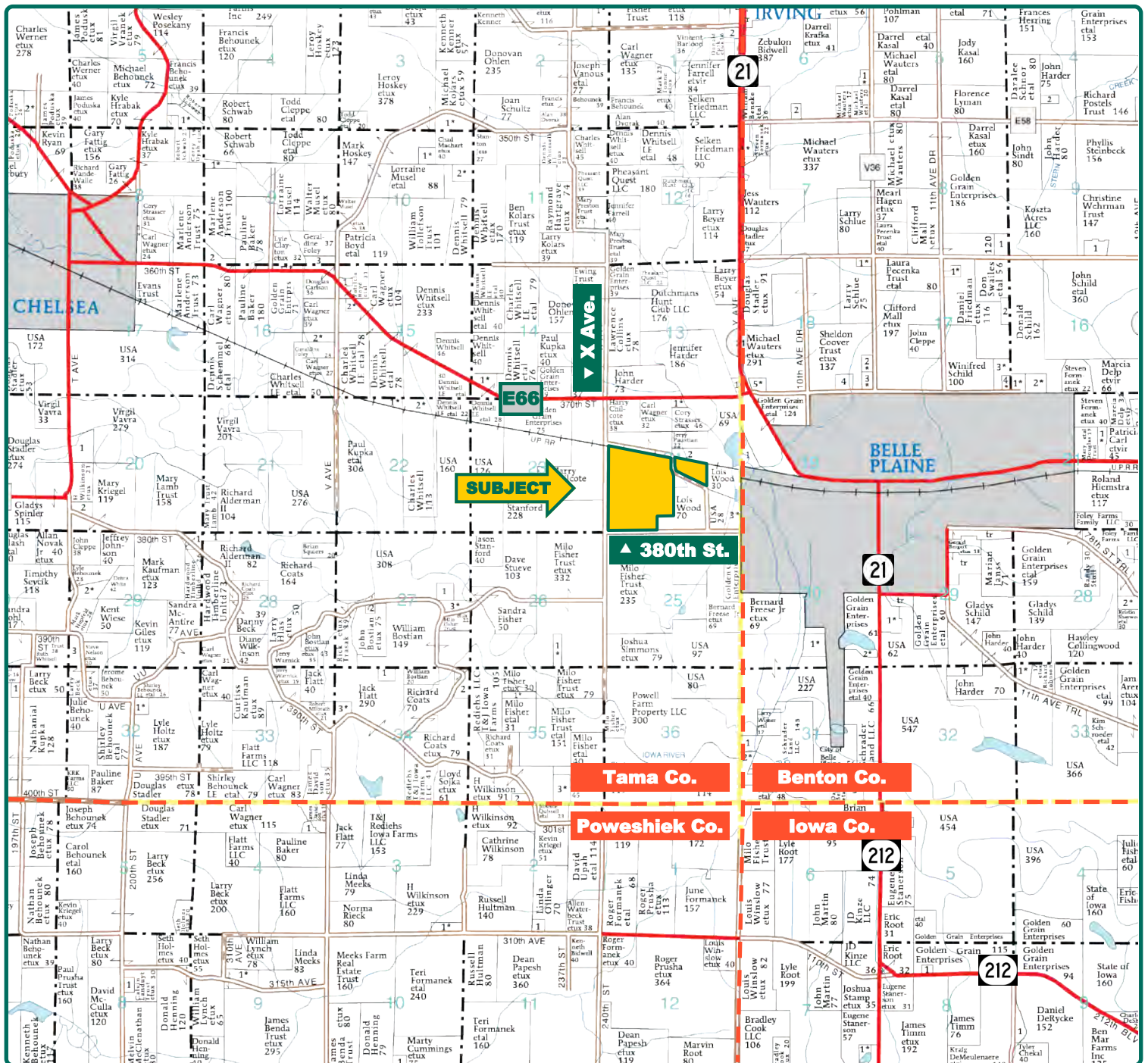
## Property Key Features

- Nice Recreational Farm Located West of Belle Plaine, Iowa
- 66.82 Acres of CRP and 91.49 FSA/Eff. Crop Acres
- 70.10 CSR2

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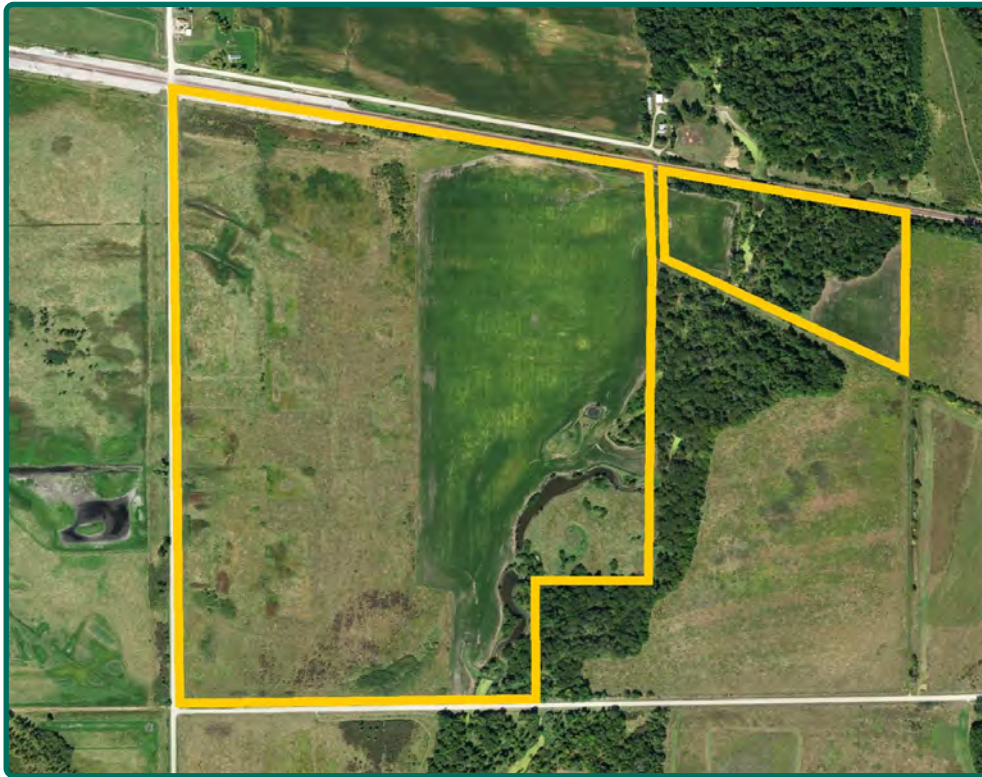




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<b>FSA/Eff. Crop Acres:</b>	<b>91.49</b>
<b>CRP Acres:</b>	<b>66.82</b>
<b>Corn Base Acres:</b>	<b>18.46</b>
<b>Bean Base Acres:</b>	<b>2.61</b>
<b>Soil Productivity:</b>	<b>70.10 CSR2</b>

## Property Information

### 189.08 Acres, m/l

#### Location

**From Belle Plaine:** 1 mile northeast on 13th street, 1 mile west on County Highway E66 and ½ mile south on X Ave. The farm is located on the east side of the road once you cross the train tracks.

**From Chelsea:** 4 miles east on County Highway E66, ½ mile south on X Ave. The farm is located on the east side of the road once you cross the train tracks.

#### Legal Description

That part of the S½ of the NW¼ lying south of the tracks and that part of the SW¼ all located in Section 24, Township 82 North, Range 13 West of the 5<sup>th</sup> P.M., Tama County, Iowa.

#### Price & Terms

- \$661,780
- \$3,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

Negotiable. Subject to 2020 Cash Rent Lease.

#### Real Estate Tax

Taxes Payable 2019 - 2020: \$5,320.00  
Gross Acres: 189.08  
Net Taxable Acres: 182.21  
Tax per Net Taxable Acre: \$29.20

#### FSA Data

Farm Numbers 5060, 6698  
Tracts 2509, 2413  
FSA/Eff. Crop Acres: 91.49  
CRP Acres: 66.82

Corn Base Acres: 18.46  
Corn PLC Yield: 143 Bu.  
Bean Base Acres: 2.61  
Bean PLC Yield: 41 Bu.

#### CRP Contracts

There are 66.82 acres enrolled in a CP-23 contract that pays \$17,272 annually and expires September 30, 2024.

#### Soil Types/Productivity

Primary soils are Bremer, Lawson and Colo. CSR2 on the FSA/Eff. crop acres is 70.10. See soil map for detail.

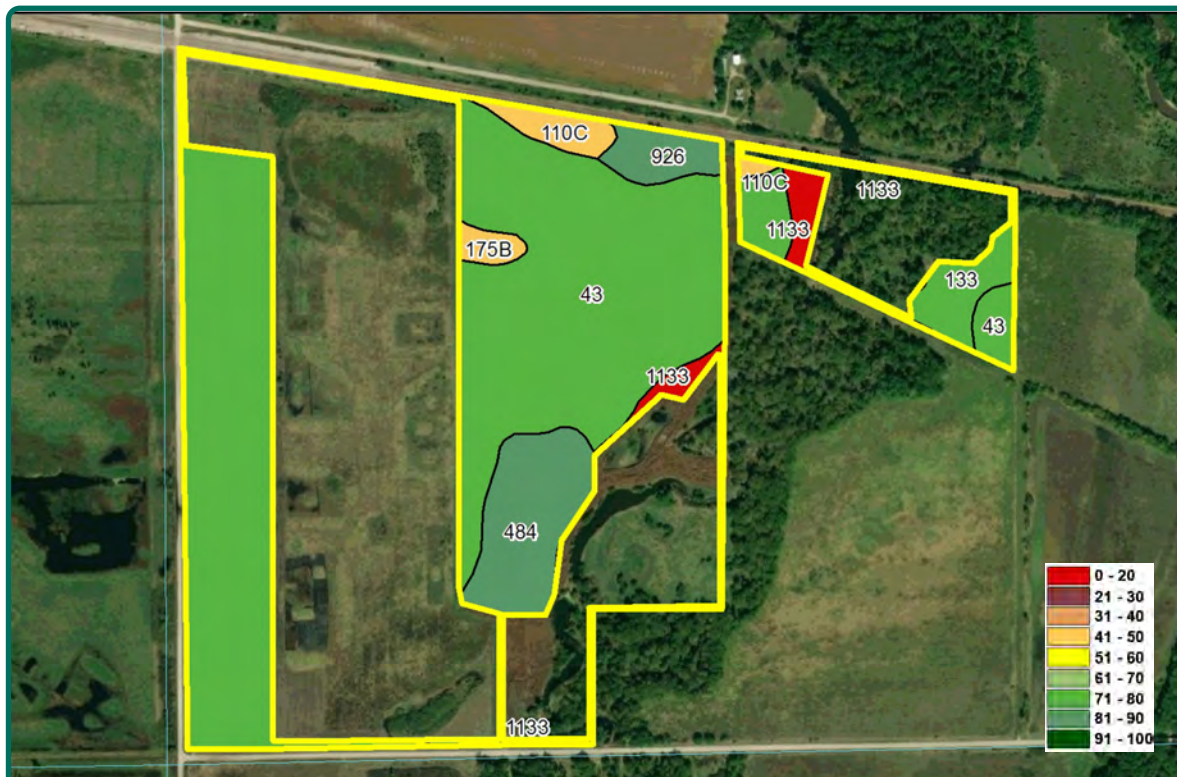
#### Land Description

Level to gently rolling.

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Measured Tillable Acres		91.49	Avg. CSR2		70.10
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
43	Bremer silty clay loam, 0 to 2 percent	74	76.4%	IIw	69.91
484	Lawson silt loam, 0 to 2 percent	79	9.2%	IIw	8.41
1133	Colo silty clay loam, channeled, 0 to 2	5	5.7%	IIw	5.25
133	Colo silty clay loam, 0 to 2 percent	78	3.4%	IIw	3.15
926	Canoe silt loam, 0 to 2 percent slopes	89	2.2%	Iw	2.03
110C	Lamont fine sandy loam, 5 to 9	47	1.6%	IIIe	1.47
175B	Dickinson fine sandy loam, 2 to 5	50	1.2%	IIIe	1.08
W	Water	0	0.2%		0.2

## Comments

This is a nice recreational farm that provides excellent income. It includes a mixture of cropland, CRP, timber and creek.

*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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