

Land For Sale

ACREAGE:

99.26 Acres, m/l

LOCATION:

Tama County, IA



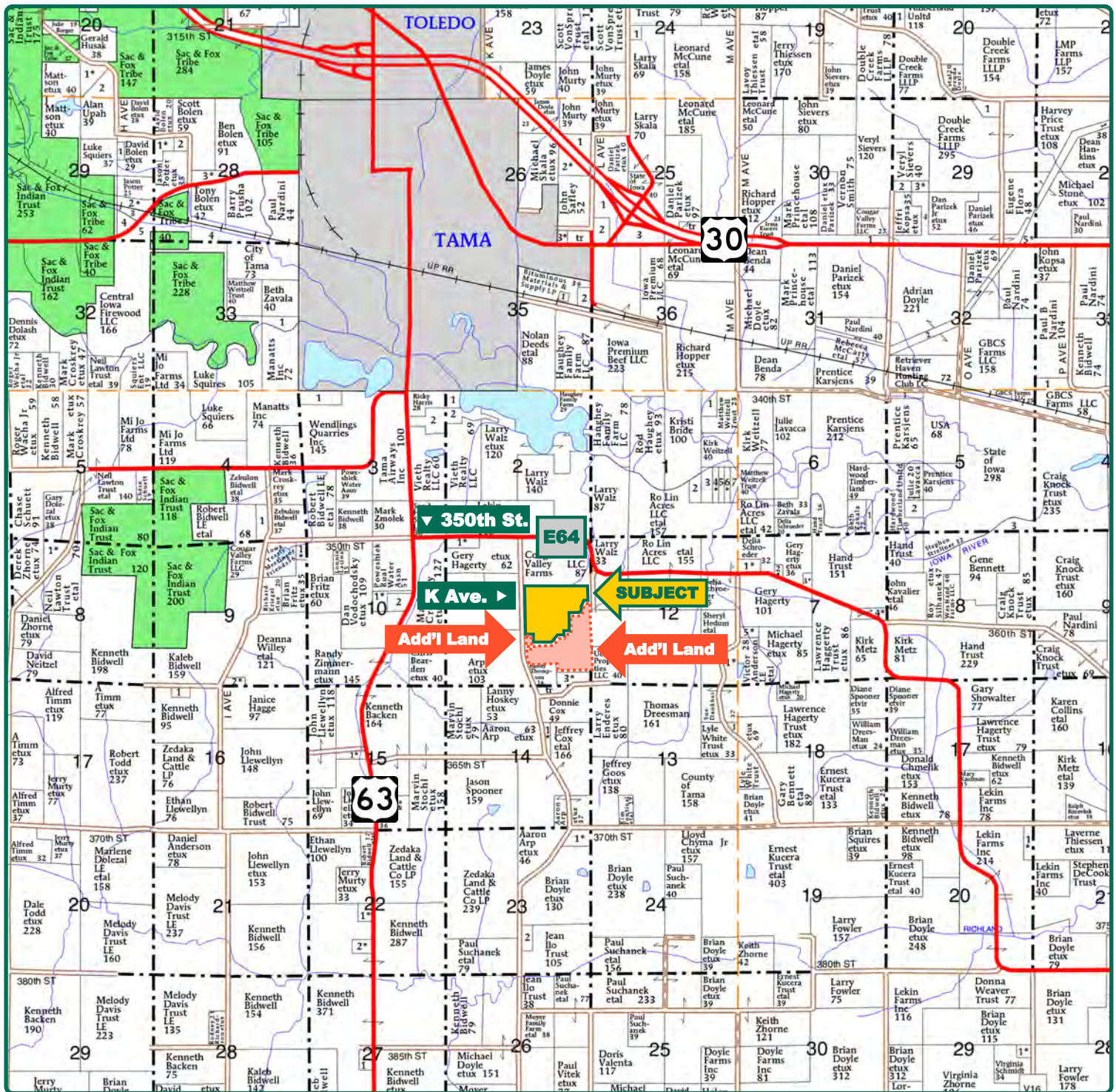
Property *Key Features*

- Located 1½ Miles South of Tama, Iowa
- 96.49 FSA/Eff. Crop Acres with a 60.20 CSR2
- A Well-Maintained, Income-Producing Farm

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FSA/Eff. Crop Acres: 96.49
Cert. Grass Acres: 6.61
Corn Base Acres: 64.83*
Soil Productivity: 60.20 CSR2

**Acres are estimated.*

Property Information

99.26 Acres, m/l

Location

From Tama: 1 mile south on Hwy 63, $\frac{3}{4}$ mile east on 350th St., and $\frac{1}{4}$ mile south on K Ave. The property is on the east side of the road.

Legal Description

The south 60 Acres of the NE $\frac{1}{4}$ and that part of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$, excluding the acreage and the timber, all located in Section 11, Township 82 North, Range 15 West of the 5th P.M., Tama County, Iowa. Southern border subject to survey. Updated abstract to govern.

Price & Terms

- \$1,042,230.00
- \$10,500/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: \$3,102.00*
Net Taxable Acres: 99.26*
Tax per Net Taxable Acre: \$31.25*
Tax Parcel ID #s: 1811200003 and part of: 1811200006, 1811400007, 1811400004

**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: 96.49
Cert. Grass Acres: 6.61
Corn Base Acres: 64.83*
Corn PLC Yield: 125 Bu.

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

Soil Types/Productivity

Primary soils are Downs-Lamont, Downs, Fayette. CSR2 on the FSA/Eff. crop acres is 60.20. See soil map for detail.

Land Description

Topography is gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

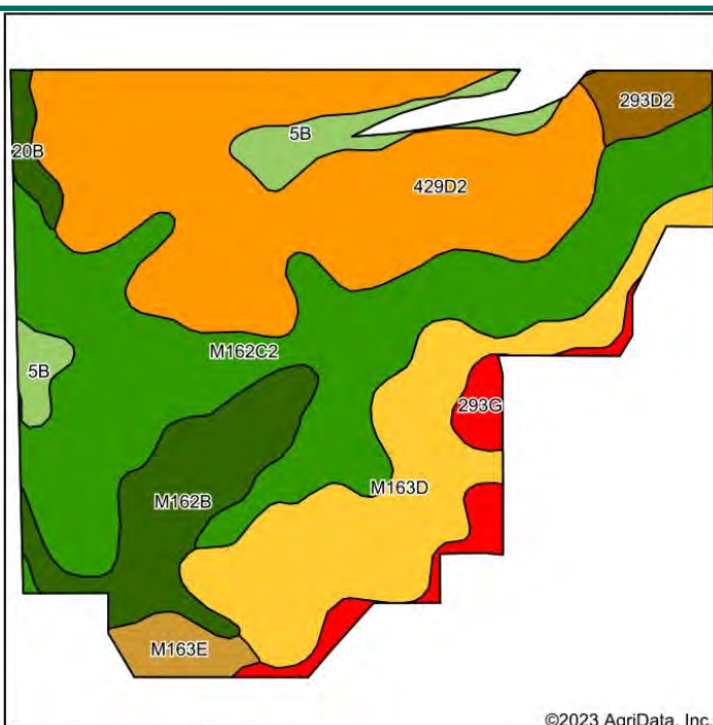
Water Main

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

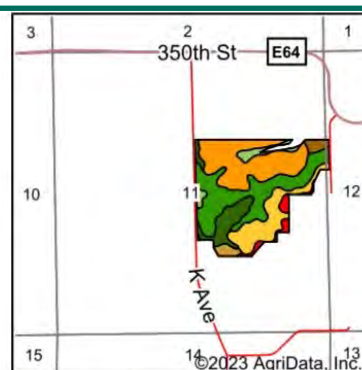
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Soils data provided by USDA and NRCS.



State: Iowa
County: Tama
Location: 11-82N-15W
Township: Columbia
Acres: 96.49
Date: 9/7/2023



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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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** |
|------------------|---|-------|------------------|-------------|------------------|--------|
| 429D2 | Downs-Lamont complex, 9 to 14 percent slopes, moderately eroded | 29.78 | 30.9% | | IIIe | 42 |
| M162C2 | Downs silt loam, till plain, 5 to 9 percent slopes, eroded | 29.55 | 30.6% | | IIIe | 82 |
| M163D | Fayette silt loam, till plain, 9 to 14 percent slopes | 15.95 | 16.5% | | IIIe | 50 |
| M162B | Downs silt loam, till plain, 2 to 5 percent slopes | 8.46 | 8.8% | | Ile | 90 |
| 5B | Ackmore-Colo complex, 2 to 5 percent slopes | 4.13 | 4.3% | | IIw | 77 |
| 293G | Chelsea-Fayette-Lamont complex, 25 to 40 percent slopes | 3.27 | 3.4% | | VIIe | 5 |
| 293D2 | Chelsea-Fayette-Lamont complex, 9 to 14 percent slopes, eroded | 2.13 | 2.2% | | VIe | 24 |
| M163E | Fayette silt loam, till plain, 14 to 18 percent slopes | 2.07 | 2.1% | | IVe | 39 |
| 120B | Tama silty clay loam, 2 to 5 percent slopes | 1.15 | 1.2% | | Ile | 95 |
| Weighted Average | | | | | 3.08 | 60.2 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Comments

This is a well-maintained Tama County farm.

Additional Land for Sale

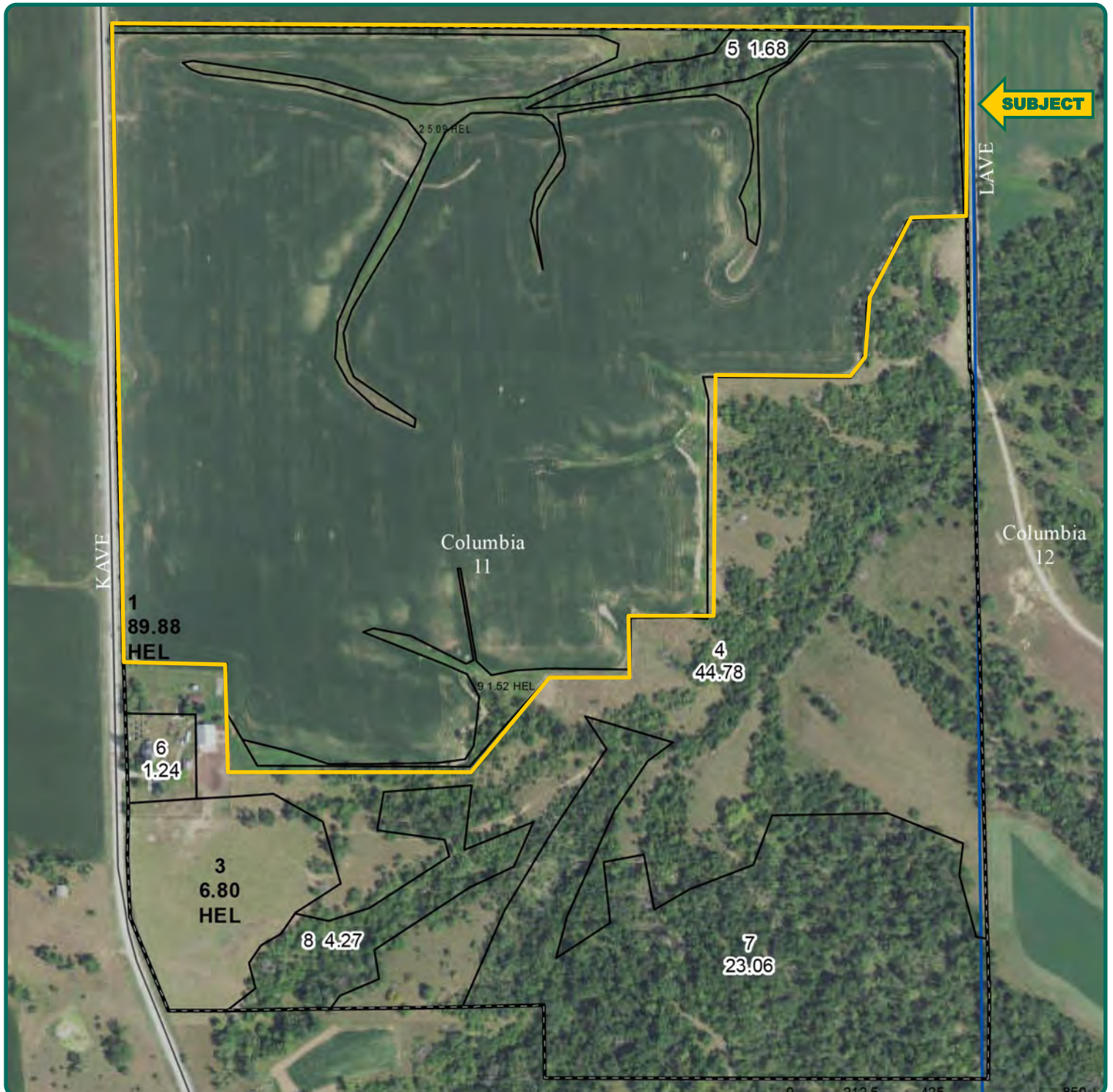
Seller has two additional tracts of land for sale located south of this property. See Additional Land Aerial Photo.

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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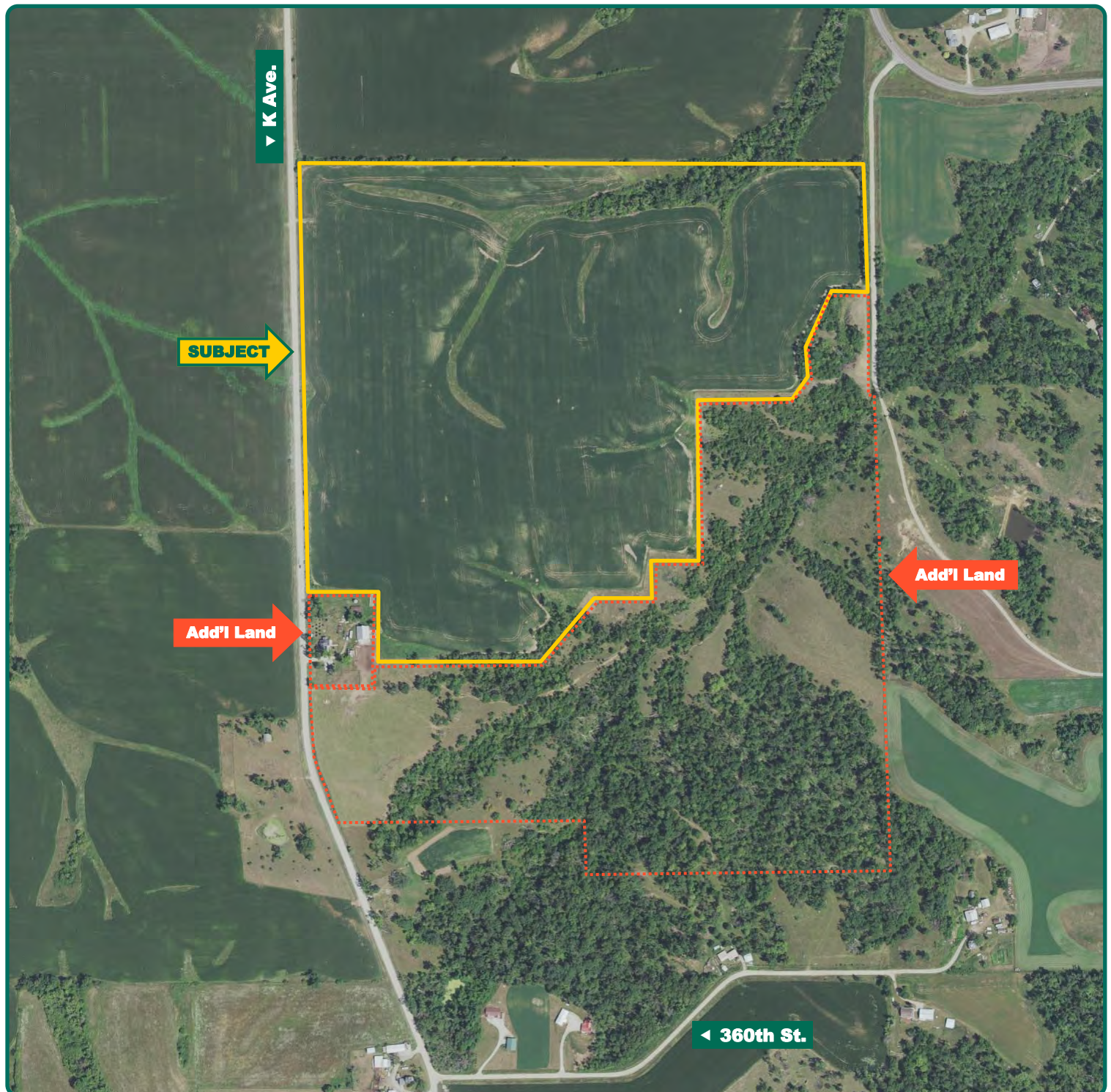


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Additional Land Aerial Photo



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