

LAND FOR SALE

101± Acres, Tama County, Iowa
Offered at \$1,290,000

Highlights:

- Located five miles south of Chelsea on the Tama/Poweshiek County line
- 93.77 acres FSA crop acres with an average CSR2 rating of 78.5
- Two grain bins on the farm, with capacity of 18,198 bushels

A-22020

Legal Description: The South 60 acres of the West 120 acres of the SW Fr. 1/4 of Sec 31 and the SE1/4 of the SE1/4 located in Section 36, Township 82N, Range 13, West of the 5th PM, Tama County, Iowa



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Property Information

Property Location: From Chelsea, go five miles south on County Road V18 to 400th Street. Go east three quarters of a mile on 400th Street. The farm is on the north side of the road.

Property Description: Well-maintained farm with some field tile. Two grain bins that are set up for air drying. Soil types are primarily Downs, Colo, and Judson soils. The farm has an approximate average CSR2 of 78.5 across both parcels. The ground is level to moderately rolling.

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	54.70 acres	160 bushels
Soybeans	32.10 acres	48 bushels

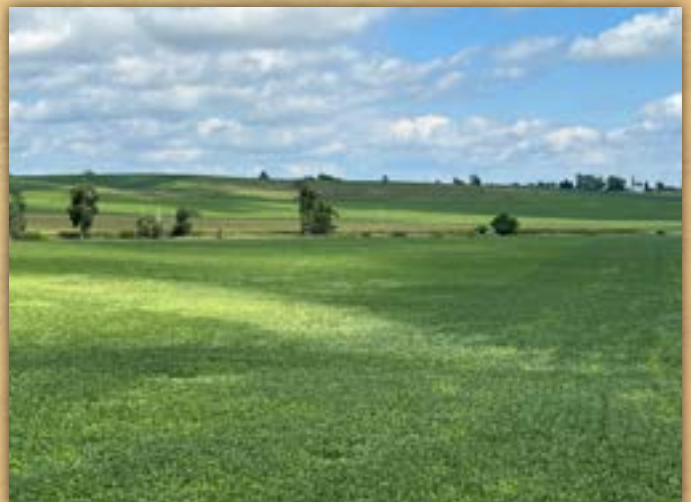
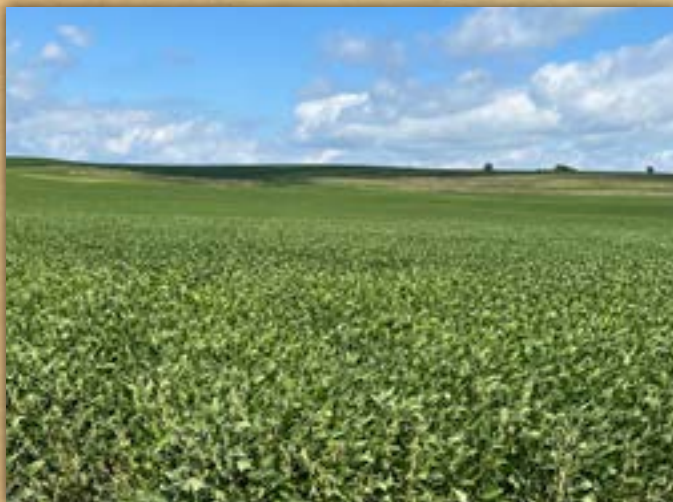
Taxes: \$3,936

Farm Data:

Cropland	93.77 acres
Non-crop	<u>7.23 acres</u>
Total	101.00 acres

Improvements: Two grain bins, built in 2007. 30' x 18' grain bin with three HP fans, holds approximately 11,144 bushels, and has an unloading system. 24' x 18' grain bin with one HP fan, holds approximately 7,054 bushels, and has an unloading system.

Additional Comments: 2022 lease has been terminated. Contact listing agent for tile maps. The tenant accesses part of the neighboring farm to the north through the west part of the west parcel. There is not an easement encumbering the property.



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	19.98	20.8	78.0	0	82	2w
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	19.82	20.63	57.0	0	82	4e
8B	Judson silty clay loam, 2 to 5 percent slopes	17.18	17.88	93.0	0	96	2e
88	Nevin silty clay loam, 0 to 2 percent slopes	15.27	15.9	95.0	0	98	1
11B	Colo-Ely complex, 0 to 5 percent slopes	6.34	6.6	86.0	0	92	2w
M162E2	Downs silt loam, till plain, 14 to 18 percent slopes, eroded	5.58	5.81	45.0	0	78	4e
120C	Tama silty clay loam, 5 to 9 percent slopes	5.14	5.35	90.0	0	93	3e
7B	Wiota silt loam, 2 to 5 percent slopes	2.65	2.76	95.0	0	98	2e
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	2.04	2.12	82.0	0	86	3e
M162E3	Downs silty clay loam, till plains, 14 to 18 percent slopes, severely eroded	1.26	1.31	39.0	0	73	6e
120B	Tama silty clay loam, 2 to 5 percent slopes	0.81	0.84	95.0	0	98	2e
TOTALS		96.06(*)	100%	78.5	-	88.62	2.5

Location Map



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the Seller.