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A-23156

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LAND FOR SALE

113.75± Acres, Tama County, Iowa

OFFERED AT
\$767,813
(\$6,750 per acre)

Highlights:

- Floodplain Ecosystem — Restored Wetland
- Annual Income Over \$30,500 Through 2040.
- Adjoins Salt Creek Wildlife Management Area
- West of Elberon — Access from Highway E44
- Salt Creek Boundary Frontage



For additional information, please contact:

Ben Price, AFM/Agent | (515) 205-3883

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Property Information

Directions to Property: From Elberon, Iowa, travel 1 mile west on County Highway E44. The property is located on the south side of the road.

Property Description: Tucked in southeastern Tama County, this 113.75-acre property offers a compelling blend of recreational enjoyment and long-term investment potential.

A restored wetland complex reestablishes natural floodplain hydrology, creating exceptional waterfowl nesting habitat while supporting a diverse range of reptiles, amphibians, and other native species. Salt Creek forms the property’s western boundary, providing opportunities for fishing, wildlife viewing, and water recreation amid mature hardwoods and native vegetation.

Bordering the Salt Creek Wildlife Management Area, the property benefits from seamless connectivity to an expansive protected landscape. The combination of wetlands, native grasses, timber corridors, and open water supports strong populations of waterfowl, deer, upland game birds, and other wildlife.

The investment appeal is equally significant. With 104.7 acres enrolled in the Conservation Reserve Program (CRP) through 2040, the property generates annual payments of \$30,507, or \$291.38 per enrolled acre. An existing hunting lease through July 1, 2027, provides optional additional income.

With direct frontage and access from County Highway E44, the property balances convenience and seclusion. Whether you’re seeking a private retreat or an income-producing land investment, this offering delivers quality habitat, dependable revenue, and long-term financial upside.

Visit our website for aerial photography, survey information, CRP documentation, wetland and floodplain details, tax data, soil maps, topography, and other property materials.

Legal Description: Parcel “A” in that part of the Northeast Quarter of the Northwest Quarter (NE¼ NW¼), in that part of the Northeast Quarter (NE¼), in that part of the Southeast Quarter of the Northwest Quarter (SE¼ NW¼), and in that part of the Northwest Quarter of the Southeast Quarter (NW¼ SE¼), all in Section Fifteen (15), Township Eighty-three (83) North, Range Thirteen (13), West of the 5th P.M., in Tama County, Iowa as shown in Plat of Survey recorded as Instrument No. 2021-3880 of the records of the Tama County Recorder. Parcel Number: 16.15.201.003. Abstract to govern full legal description.

Farm Data:

CRP	104.70 acres
<u>Non-crop</u>	<u>9.05 acres</u>
Total	113.75 acres

FSA Information: Not applicable due to CRP enrollment.

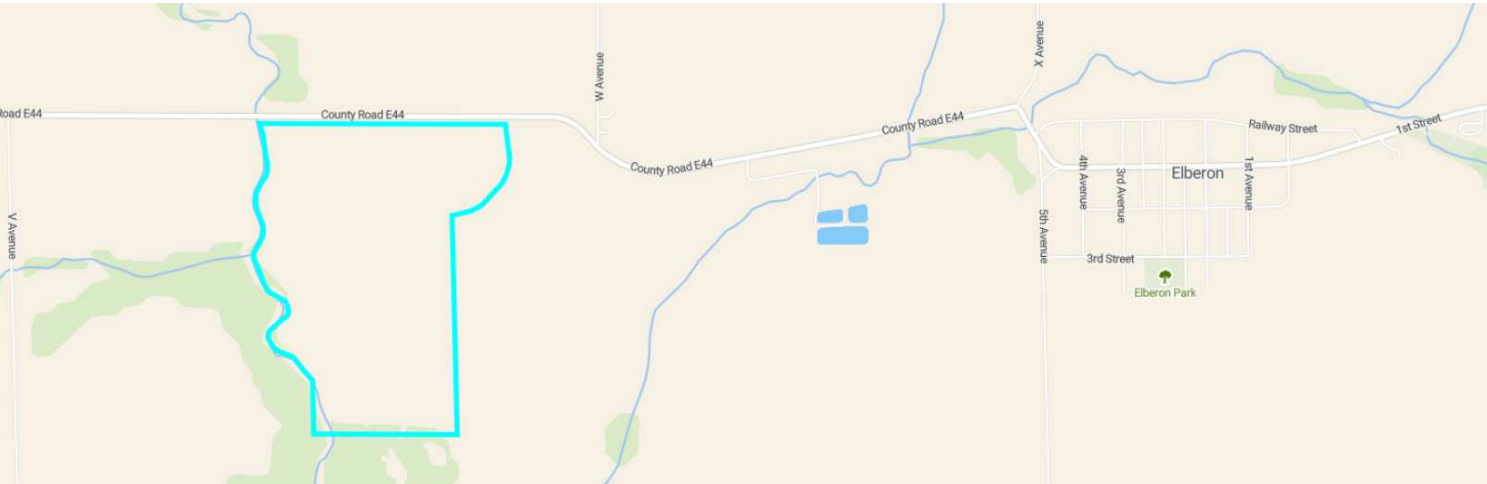
CRP Information: 104.7 acres with an annual payment of \$30,507, expiring 9/30/2040

Price: \$767,813.00 (\$6,750 per acre)

Taxes: \$3,892.00



Location Map



Aerial Map



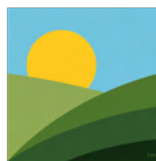
Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw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

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