

Tama County Land for Sale

125.8 acres m/l – Section 17, Salt Creek Township

Description: 125.8 acres m/l of Tama County farmland for sale. This farm lies along a paved road close to Chelsea, Iowa with a unique setting for those who enjoy the outdoors and privacy. The CRP contracts have good income earnings and provide this farm with an excellent return, while the timber and grassland offer good habitat for wildlife. This farm has been owned by the same family for several years, with many improvements made to the property in recent years. Call to schedule a showing or receive additional information on this property.

Agents

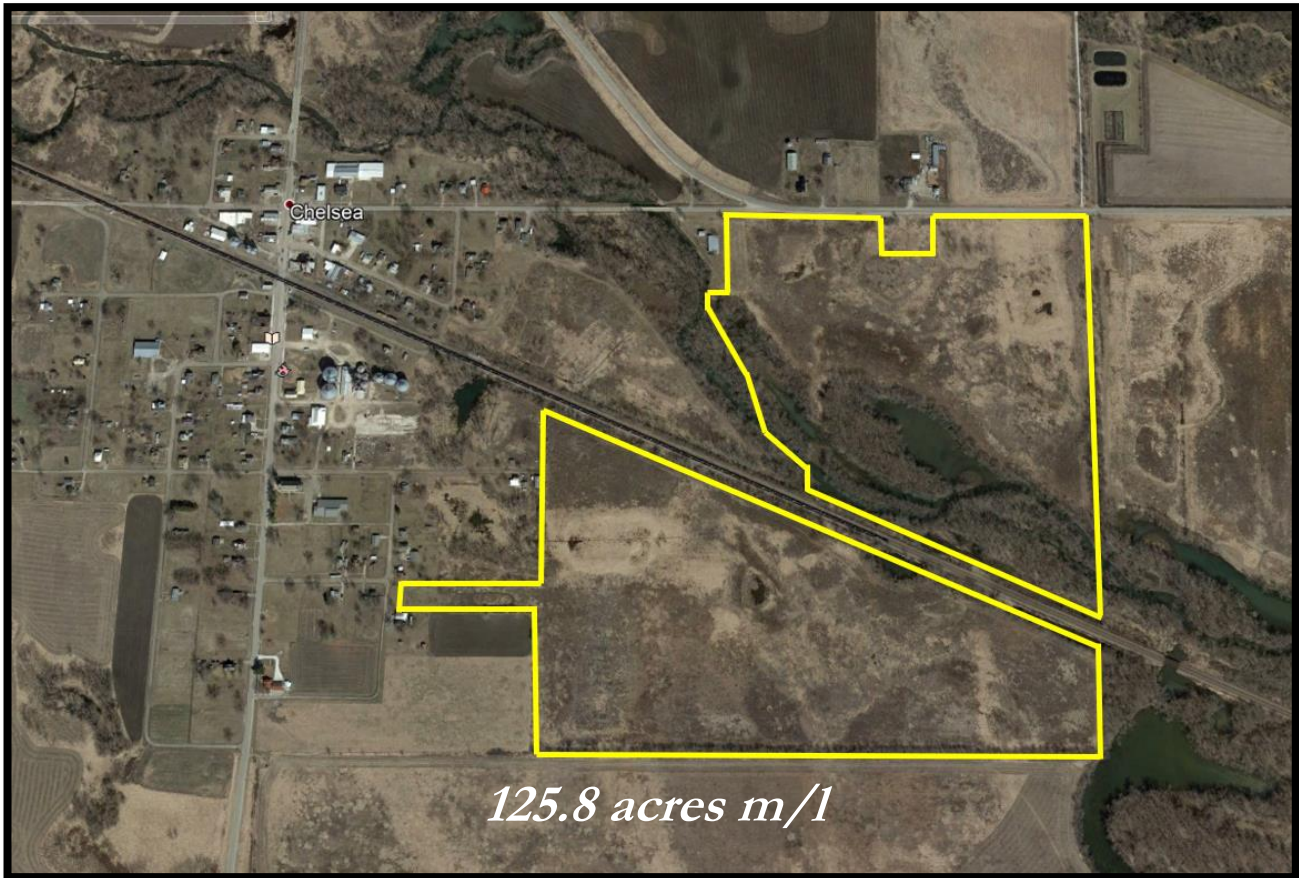
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Property Information



Price & Terms

\$534,650 total, \$4,250 per acre on 125.8 acres. 10% down upon acceptance of offer, balance due in cash at closing.

Legal Description

Tama County – 125.8 acres m/1 lying East of the Creek in the NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$ Except Beginning 219.9' East of Northwest Corner, East 356.5', South 370', West 346.18', North 358.9' to Point of Beginning, SW $\frac{1}{4}$ NE $\frac{1}{4}$ Except Rail Road, SE $\frac{1}{4}$ NW $\frac{1}{4}$ Lying South of Rail Road, South of Rail Road in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ & Lot 4 in the SW $\frac{1}{4}$ NW $\frac{1}{4}$, all in Section 17, Township 82 North, Range 13 West of the 5th P.M., Tama County, Iowa.

Estimated Net Taxes

N

Taxes Payable 2019-2020: \$2,724

Net Taxable acres: 125.8

Possession

Immediate possession to buyer at time of closing.

FSA Data

DCP Cropland: 100.92 acres

CRP: 74.41 acres

Effective DCP Cropland: 26.51 acres

Conservation Reserve Program (CRP)

Contract 3354	5.0 acres @ \$261.60/acre: \$1,308.00	Expires: Sept. 30, 2025
Contract 3355	10.0 acres @ \$261.60/acre: \$2,616.00	Expires: Sept. 30, 2025
Contract 11006	1.2 acres @ \$314.48/acre: \$377.00	Expires: Sept. 30, 2024
Contract 11011	7.4 acres @ \$319.32/acre: \$2,363.00	Expires: Sept. 30, 2024
Contract 11230	15.84 acres @ \$367.45/acre: \$5,820.00	Expires: Sept. 30, 2027
Contract 11231	34.96 acres @ \$373.21/acre: \$13,047.00	Expires: Sept. 30, 2027

Total Acres Enrolled: 74.4 acres

Total Annual Payment: \$25,531.00

Average Rental Rate: \$343.16 per acre

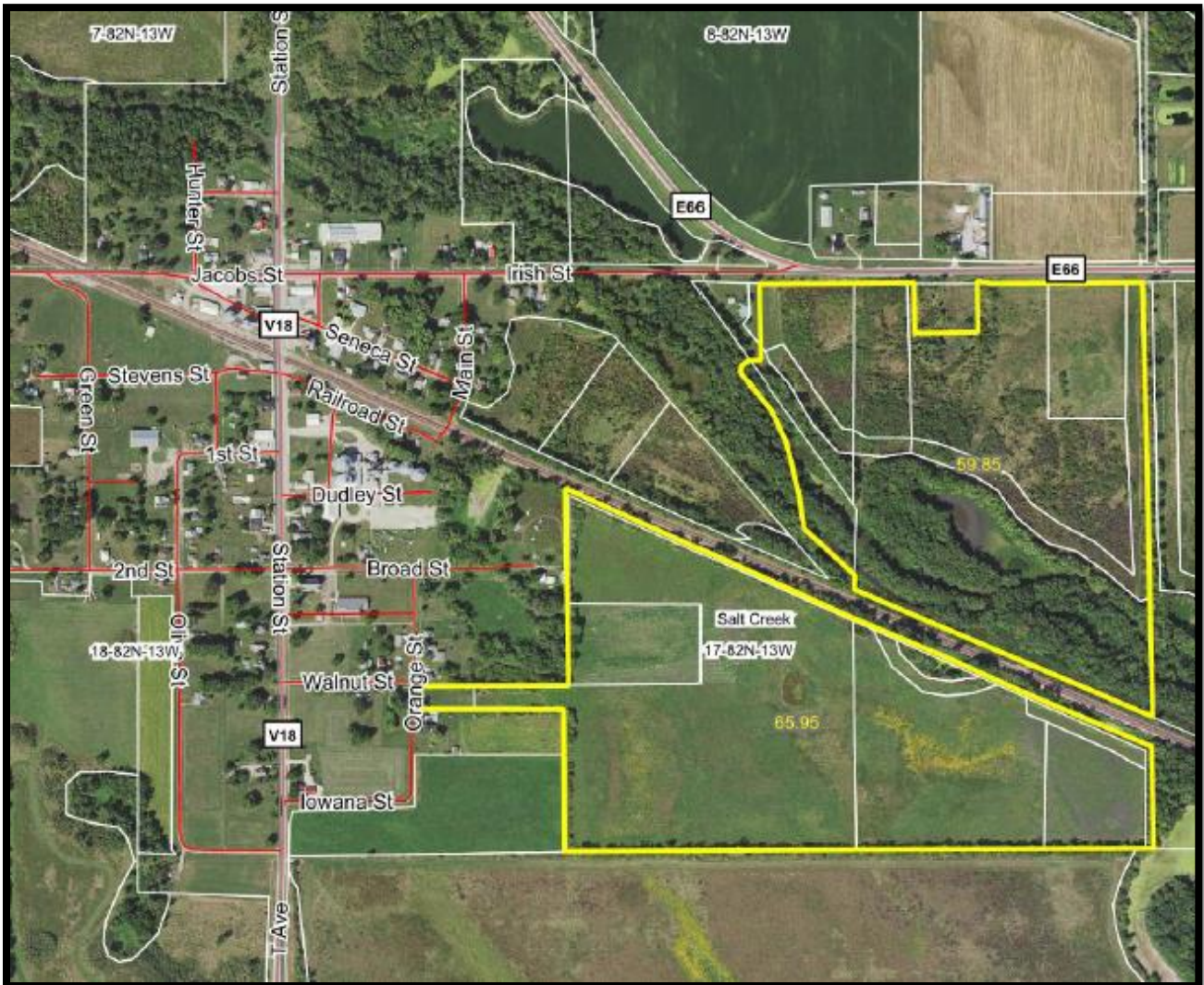
Corn Suitability Rating

CSR2: 63.1 per AgriData on Entire Farm

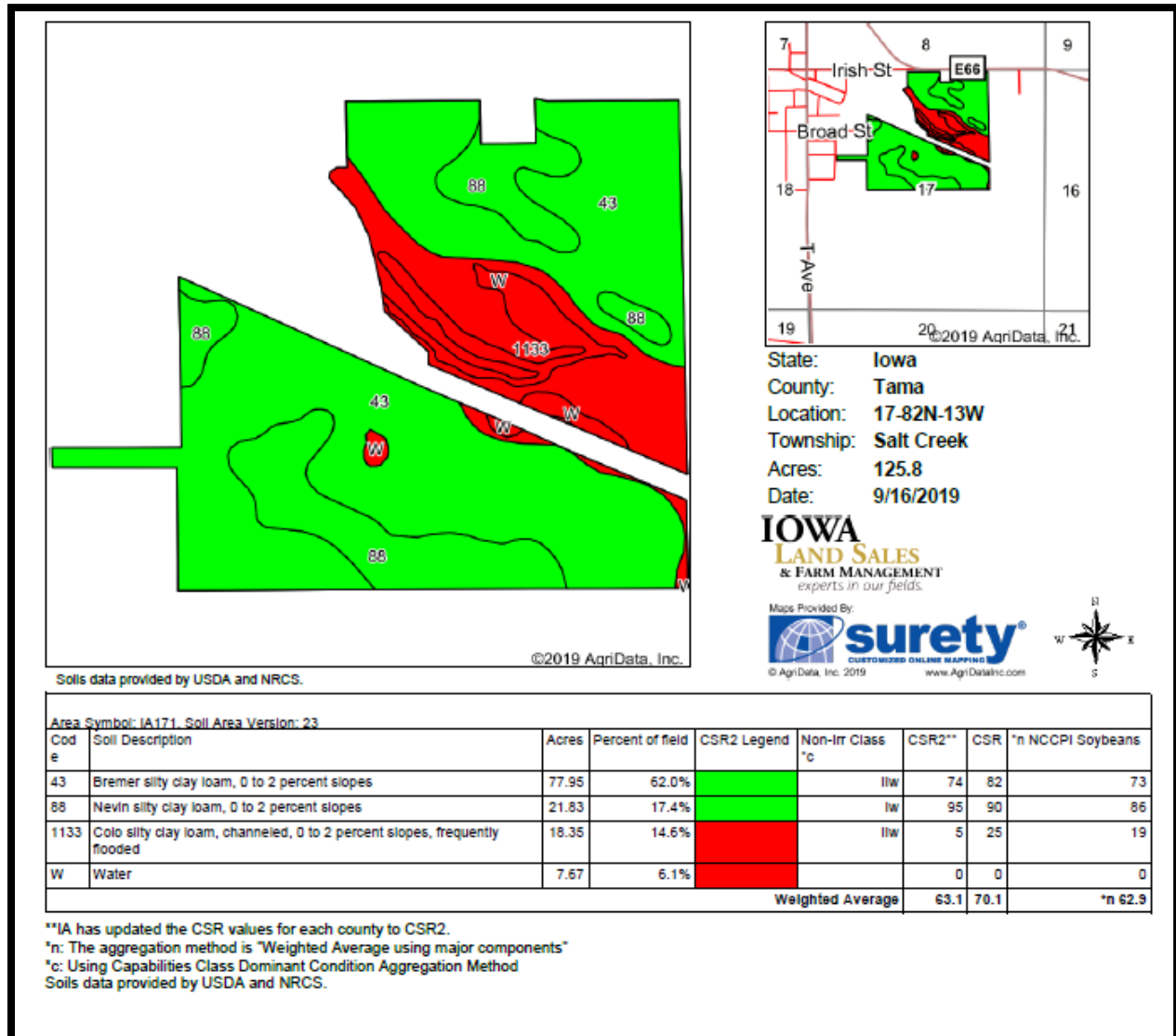
Directions from Chelsea

To access fields north of the railroad, travel east of Chelsea on Highway E66 approximately 0.5 miles and subject property will be on the south side of the pavement. To access fields south of the railroad, from V18 pavement turn east onto Walnut Street and travel to Orange Street. Turn south onto Orange Street and subject property will be on the east side of the Street.

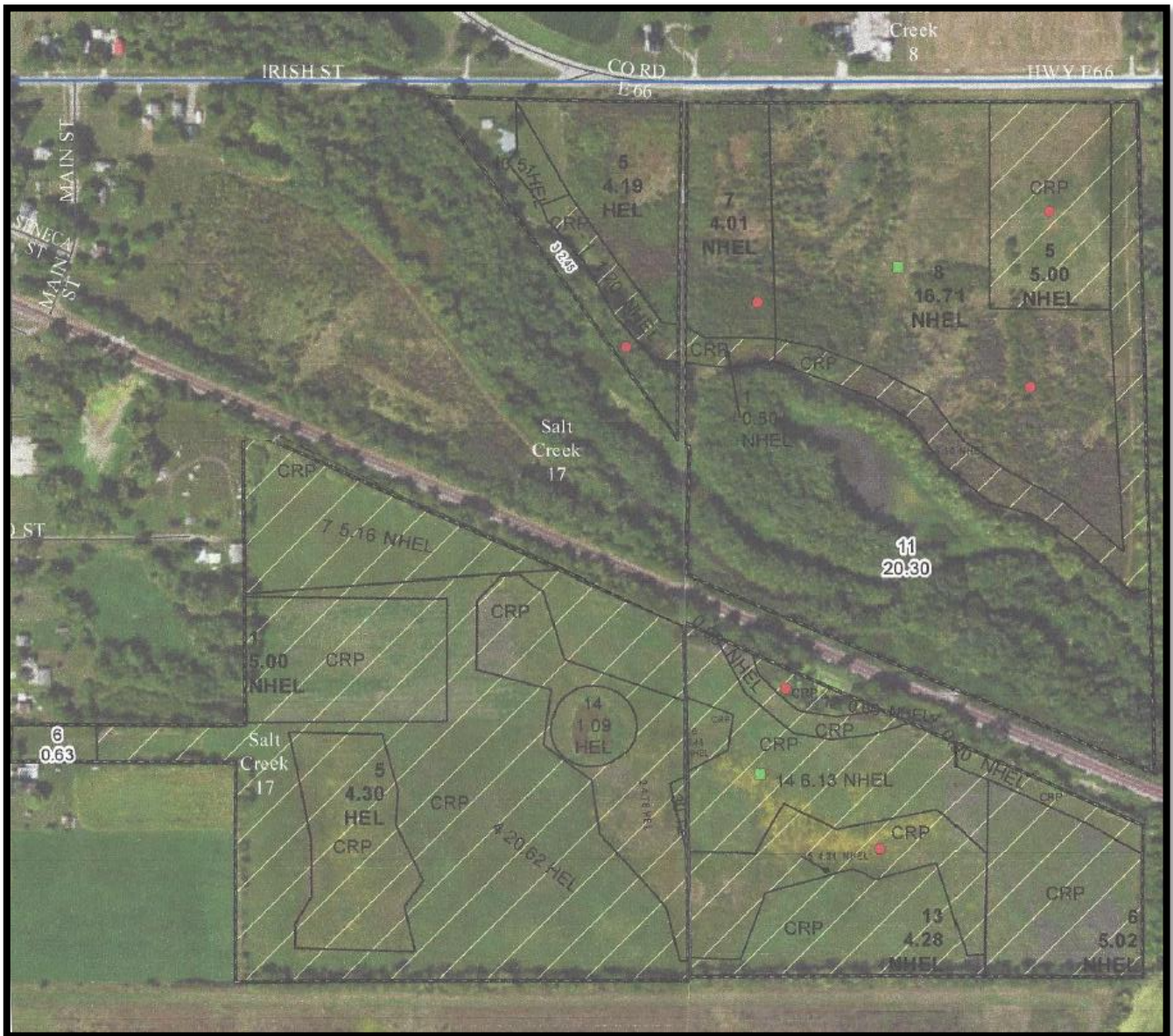
Aerial



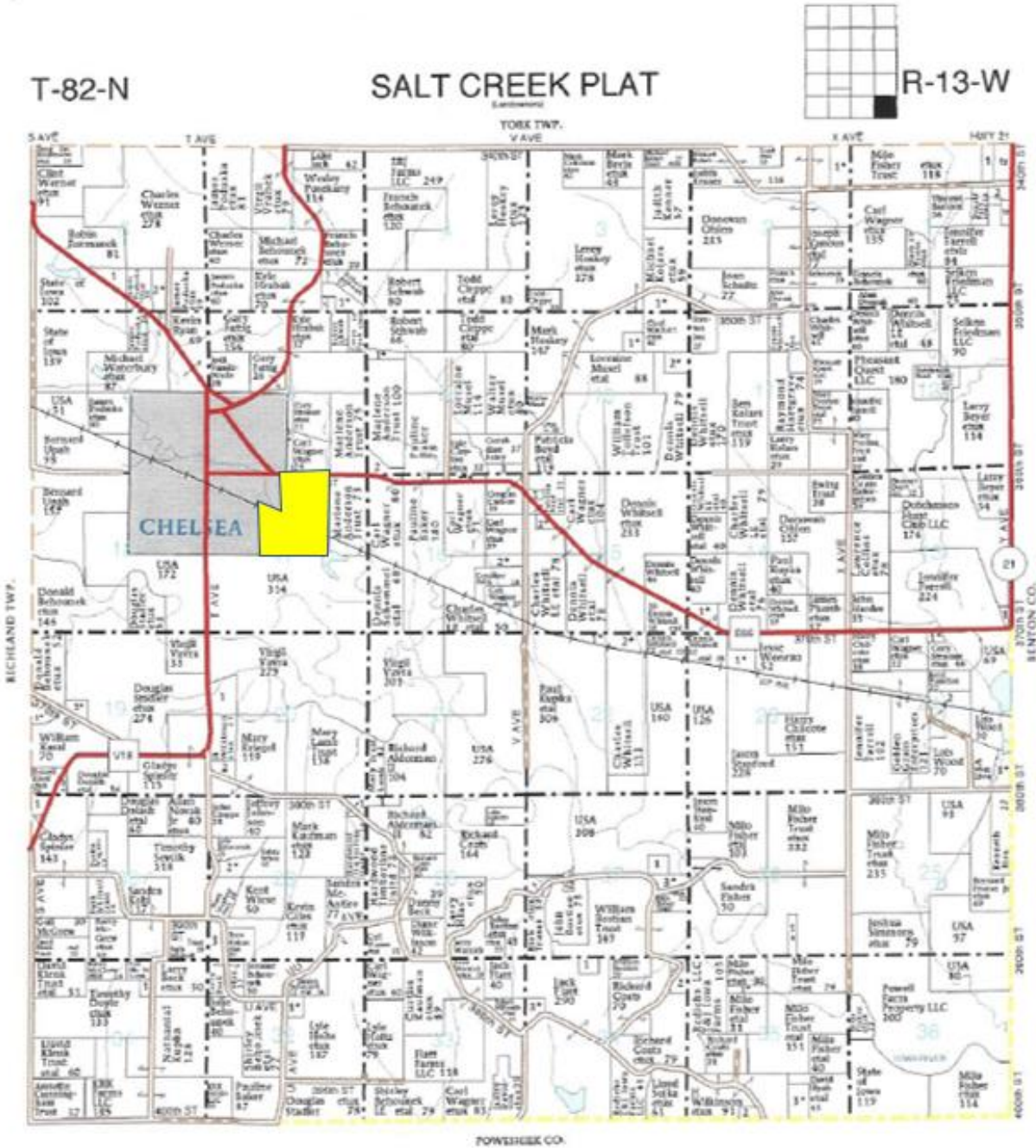
Soils Map-Entire Farm



CRP Map



Plat Map



Sale Terms & Announcements

Method: This property is being offered for sale as an individual tract.

Contract & Earnest Payment: A 10% earnest money payment is required upon acceptance of offer and balance will be due at closing.

Closing & Possession: Closing date will be on or about 30 days upon acceptance of offer. Possession will be granted to the buyer at closing.

Announcements: All property is sold on an “As is, Where is” basis. No warranty or guaranty, either expressed or implied, is made by the seller. Sale is subject to all covenants, leases and easements of record. Conducting inspections and due diligence is the responsibility of each party and at their own risk.

Disclaimer: Iowa Land Sales obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.