

Land For Sale

ACREAGE:

39 Acres, m/l

LOCATION:

Tama County, IA



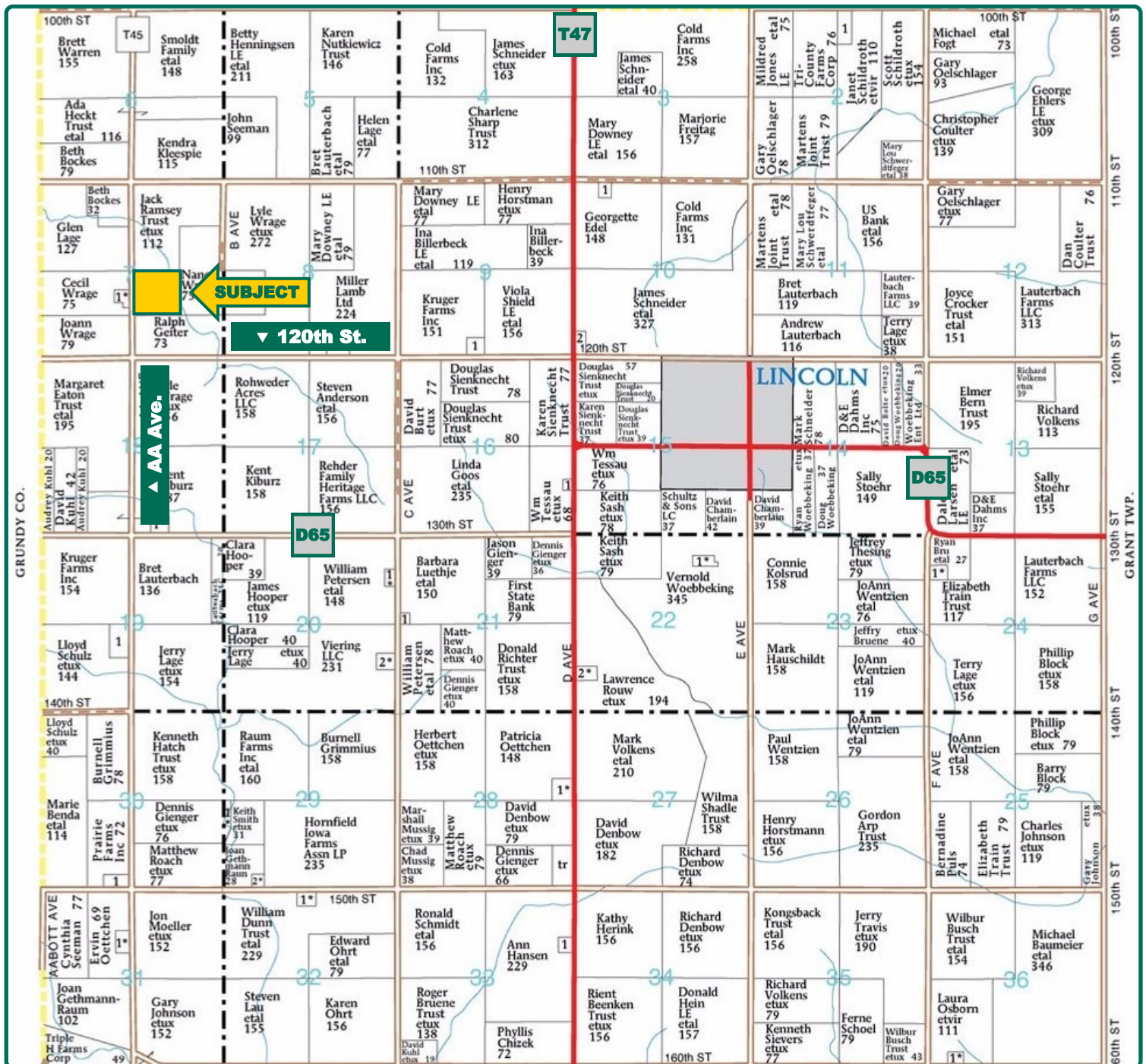
Property Key Features

- Very productive Tama County farm featuring a 92.57 CSR2
- Pattern tiled
- Located between Lincoln and Grundy Center

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Total Acres:	39.0
Crop Acres*:	32.0
Corn Base Acres*:	17.88
Bean Base Acres*:	14.72
Soil Productivity:	92.57 CSR2

Property Information

39 Acres, m/l

Location

Approximately 3 miles northwest of Lincoln, 1/4 mile from the corner of AA Ave. and 120th St.

Legal Description

NW SE, Section 7, Township 86 North, Range 16 West of the 5th P.M., Tama County, IA. Lincoln Township.

Price & Terms

- \$425,000
- \$10,897.44/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2017 - 2018: \$1,196
Net Taxable Acres: 39
Tax per Net Taxable Acre: \$30.66

FSA Data

Part of Farm Number 1086*
Crop Acres*: 32 NHEL
Corn Base Acres*: 17.88
Corn PLC Yield: 191 Bu.
Bean Base Acres*: 14.72
Bean PLC Yield: 55 Bu.

Acres and bases are estimated pending parcel split. The local FSA office will determine final Acres and Bases.

CRP Contracts

None

Land Description

Gently rolling

Soil Types/Productivity

Primary soils are Tama silty clay loam and Colo silty clay loam. CSR2 on the FSA crop acres is 92.57 per 2018 Hertz GIS. See soil map for detail.

Buildings/Improvements

None

Drainage

See tile map.

Water & Well Information

None.






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.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
120B	Tama silty clay loam, 2 to 5 percent slopes	23.36	59.91	2	95	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	9.09	23.31	3	87	
133	Colo silty clay loam, 0 to 2 percent slopes	5.07	13.00	2	76	
11B	Colo-Ely complex, 2 to 5 percent slopes	1.35	3.46	2	79	
7B	Wiota silt loam, 2 to 5 percent slopes	0.12	0.32	2	95	

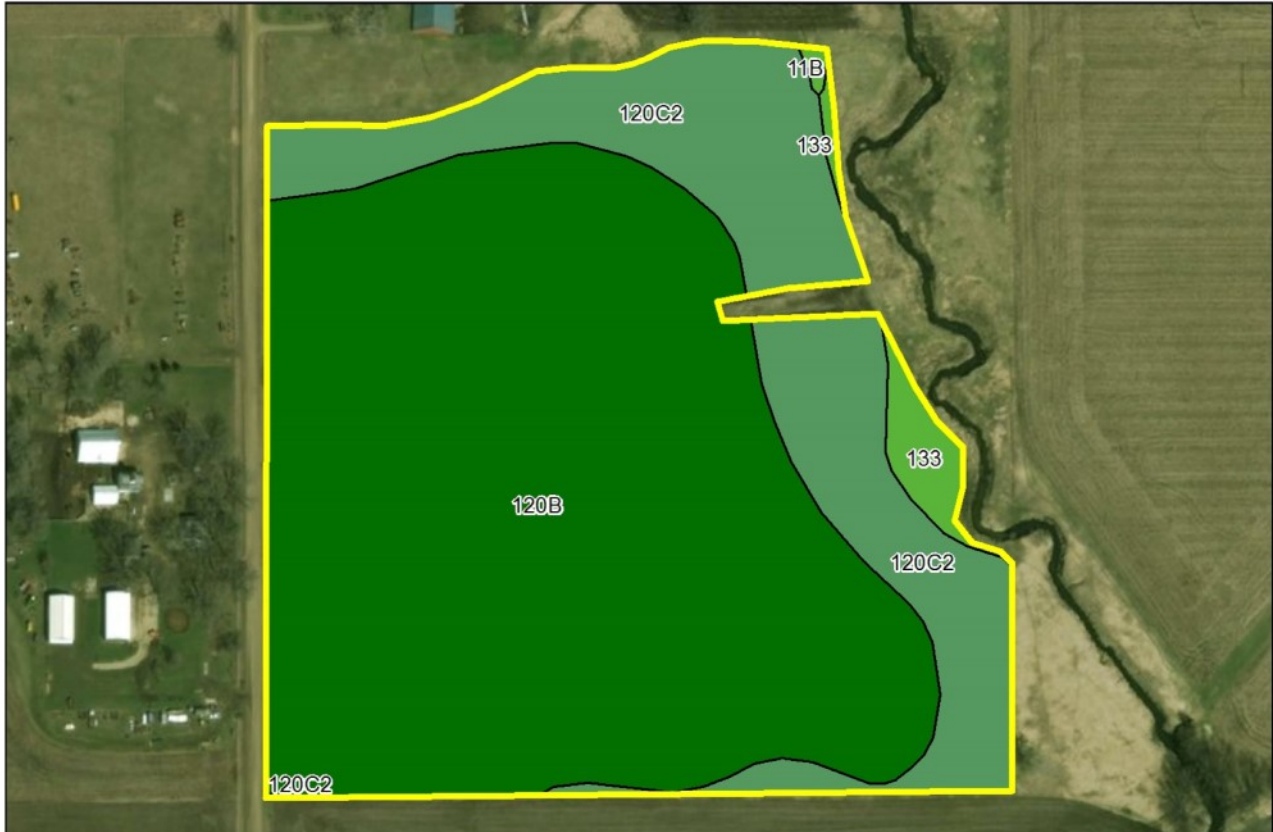
Measured Tillable Acres: 39.00





Average CSR2: 90.11

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
120B	Tama silty clay loam, 2 to 5 percent slopes	23.32	72.86	2	95	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	7.92	24.76	3	87	
133	Colo silty clay loam, 0 to 2 percent slopes	0.70	2.19	2	76	
11B	Colo-Ely complex, 2 to 5 percent slopes	0.06	0.18	2	79	

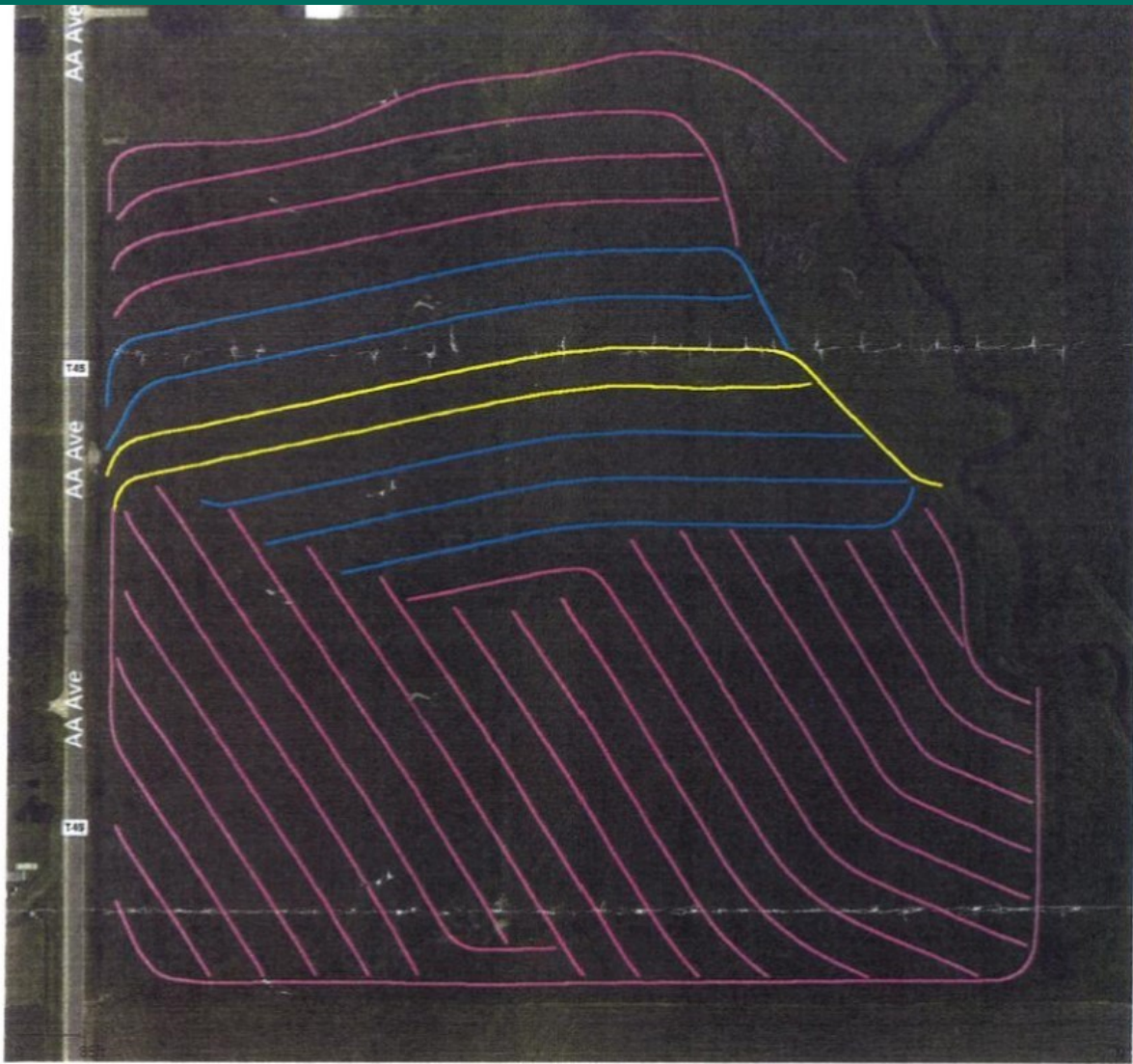
Measured Tillable Acres: 32.00

Average CSR2: 92.57

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Grower : Hershberger Tiling Inc.
 Farm : Hertz/Jeff/Eaton
 Field : Tama/Lincoln/7
 Year : 2014

Name	
■ 4 inch tile 2010 nov	(2,168 ft)
■ 4in fall 2012	(4,481 ft)
■ tile 4 inch 2014 fall	(17,470 ft)

60' Spacing