

# TAMA COUNTY

## LAND AVAILABLE

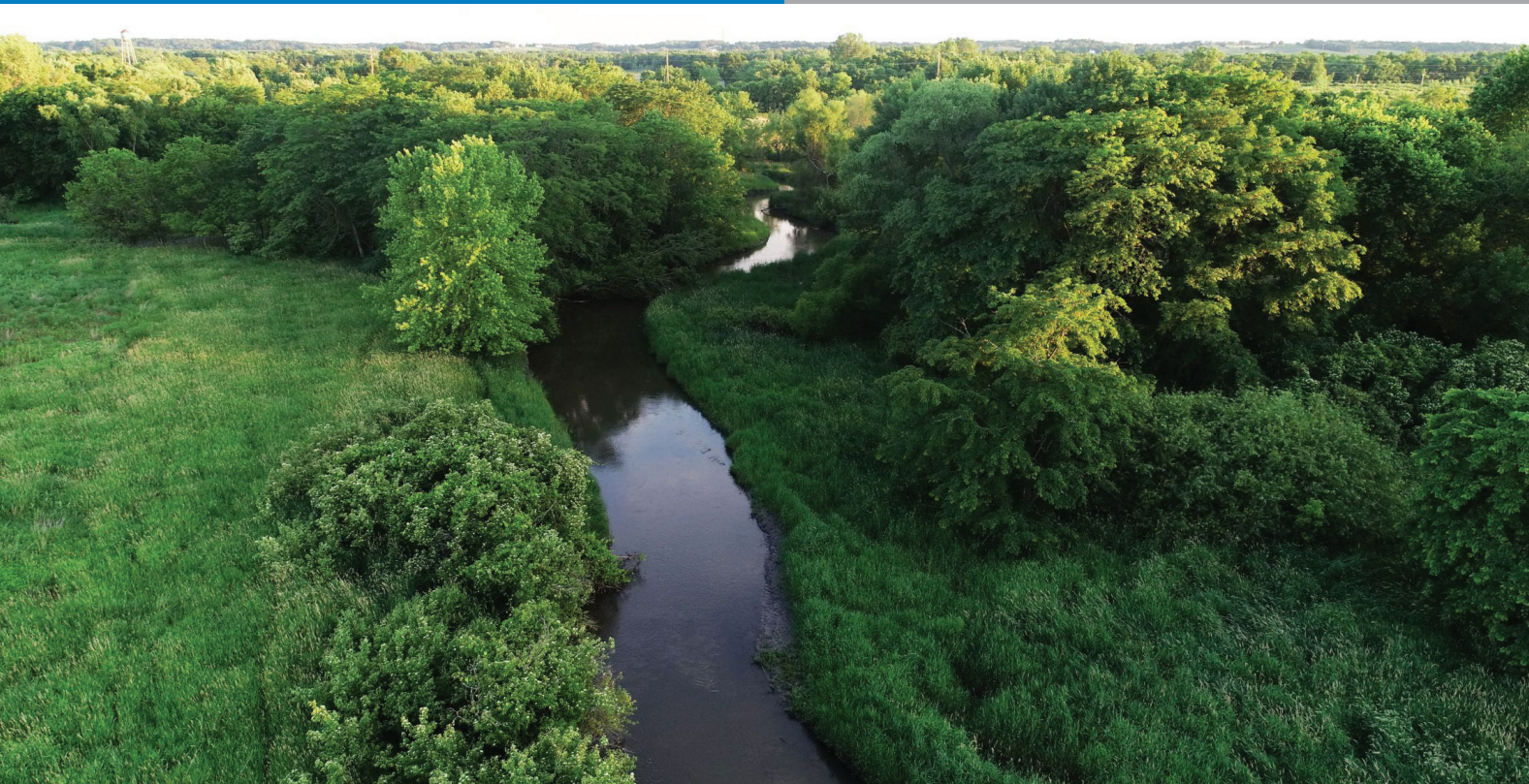
**117.58**  
**ACRES M/L**

**LISTING #14708**

**CONTACT**  
**RILEY SIEREN 319.591.0111**  
**Riley@PeoplesCompany.com**



**STATION STREET CHELSEA, IA 52215**



# TAMA COUNTY

## STATION ST. CHELSEA, IA 52215

# 117.58 ACRES M/L

**PRICE: \$485,000**  
**PRICE PER ACRE: \$4,125**  
**NET TAXES: \$2,840**

FOR MORE INFORMATION VISIT  
[PEOPLESCOMPANY.COM](http://PEOPLESCOMPANY.COM) - LISTING #14708  
 OR CONTACT RILEY SIEREN



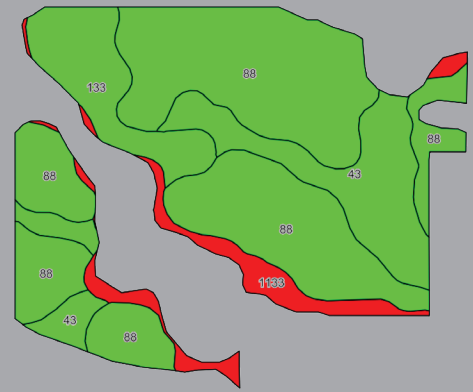
**DESCRIPTION**  
 Located on the fringe of Chelsea, IA, Peoples Company is pleased to offer 117.58 acres m/l of Tama County, Iowa development / farmland. Enrolled in the Conservation Reserve Program (CRP), this property provides an annual payment of \$18,340. With the CP38E CRP contract expiring in 2023, the remaining 83.61 FSA tillable acres m/l with a CSR2 of 81.9 could then be put into crop production or re-enrolled into CRP dependent on the program availability at that time.  
 City water and sewer run on the east side of the property along hard-surfaced Station Street allowing the potential for development and/or future building sites on this property. Contact agent for more details.

**DETAILS**  
 FSA Cropland Acres - 83.61  
**CONSERVATION RESERVE PROGRAM**  
 Contract - CP38E  
 Annual Payment - \$18,340  
 Expiration Date - 09/30/2023

**DIRECTIONS**  
 From Chelsea, IA travel north on Station Street for .01 miles. Once you have crossed the bridge for Otter Creek the property will be located on the west side of the road. Look for property sign.

### TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
88	Nevin silty clay loam	51.55	61.7%		95
43	Bremer silty clay loam	15.66	18.7%		74
133	Colo silty clay loam	9.50	11.4%		78
1133	Colo silty clay loam	6.90	8.3%		5
			<b>Weighted Average</b>		<b>81.7</b>



**PEOPLES COMPANY**  
 INNOVATIVE. REAL ESTATE. SOLUTIONS.  
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