

Tama

COUNTY, IOWA 



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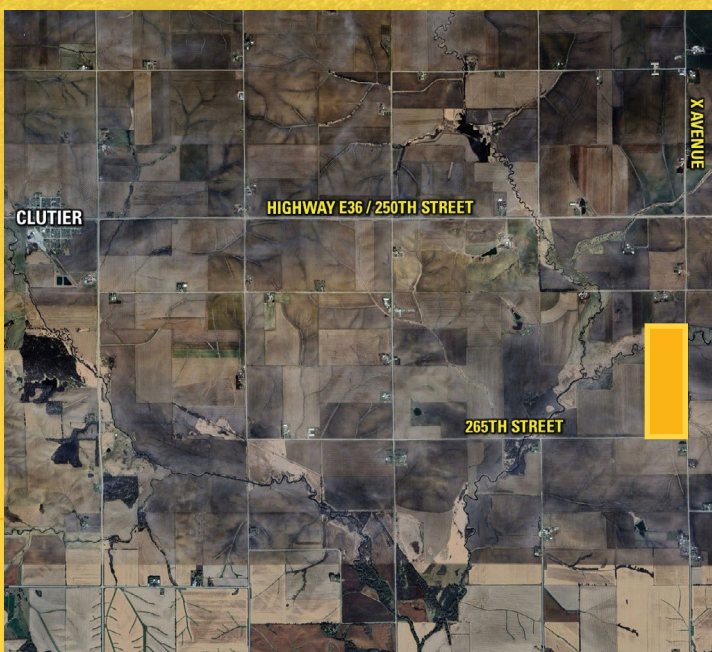
LISTING #18588
 **PEOPLES**TM
COMPANY
INTEGRATED LAND SOLUTIONS

TAMA COUNTY, IOWA FARMLAND AVAILABLE!

Offering 120 acres m/l of high quality land located just southeast of Clutier in Section 26 of Oneida Township.

The farm has 99.05 FSA cropland acres with 97.99 acres currently being farmed carrying an average CSR2 of 92.3. The farm also has 6.75 acres enrolled in the Conservation Reserve Program. 6.34 of the CRP acres are paying \$335.22/acre expiring in 2026, and 0.41 acres are paying \$300/acre and expiring in 2027.

Primary soil types include high producing Wiota Silt Loam, Nevin Silty Clay Loam, and Dinsdale Silty Clay Loam. The farm is open for the 2026 crop season.



Directions

From Clutier, Iowa, travel east on Highway E36/250th Street for 4 miles until reaching X Avenue. Turn right (south) on X Avenue for 1 mile until reaching the property.



ASKING PRICE:
\$1,596,000

PRICE/ACRE:
\$13,300/ACRE

NET TAXES:
\$5,528.00

LISTING #18588

CODE	DESCRIPTION	ACRES	% OF FIELD	LEGEND	IA CSR2
7	Wiota silt loam	35.65	36.38%	●	100
88	Nevin silty clay loam	20.00	20.41%	●	95
377C	Dinsdale silty clay loam	12.50	12.76%	●	90
133	Colo silty clay loam	10.74	10.96%	●	78
11B	Colo-Ely complex	7.16	7.31%	●	86
377B	Dinsdale silty clay loam	4.22	4.31%	●	94
43	Bremer silty clay loam	4.20	4.29%	●	74
377C2	Dinsdale silty clay loam	3.40	3.47%	●	85
350C	Waukegan silt loam	0.12	0.12%	●	50

Average: 92.3



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2300 Swan Lake Boulevard,
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Independence, IA 50644



PeoplesCompany.com
Listing #18588



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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