

LAND FOR SALE



124 ACRES M/L TAMA COUNTY, IOWA



LISTING #13014

PRICE:

TRACT 1: \$642,000 (\$6,000/Acre)

TRACT 2: \$59,500 (\$3,500/Acre)

DESCRIPTION: **TRACT #1:** This property consists of 107 acres M/L, of which there are 106 taxable acres and an estimated 101 cropland acres. This property has an average CSR2 of 57.8, with the county average CSR1 being 70.7. **TRACT #2:** This property consists of 17 acres M/L, of which there are 16 taxable acres and an estimated 10 cropland acres. This property has an average CSR2 of 44.4, with the county average CSR1 being 70.7.

DIRECTIONS: **TRACT #1:** From Garwin, go west on E-27 approximately 1/4 mile to E Avenue, then go 1/4 mile north. Property is located at the end of E Ave.

TRACT #2: From Garwin, go west on E-27 approximately 1/4 mile to E Avenue. Property is located on the west side of E Avenue. Please watch for signs.

FARM PROGRAM INFORMATION:

TRACT #1: Cropland: 101 Acres

Corn Base: 97 Acres PLC Yield: 119
Bean Base: None

This farm is classified as HEL and has a Wetland or Farmed Wetland. Of the 101 crop acres, there are 88 acres in production with approximately 13 acres in CRP with payments ranging from \$112.56/acre (9 acres) to \$284.33/acre (4.3 acres) expiring in 2020 & 2023.

TRACT #2: Cropland: 15.8 acres

Corn Base: 9 acres PLC Yield: 119
Bean Base: None

This farm is classified as HEL. Of the 15.8 acres cropland, there are 9.1 acres in CRP paying \$112.56/acre until 2020.

AGENTS:

JEFFREY T. OBRECHT

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ANDREW ZELLMER

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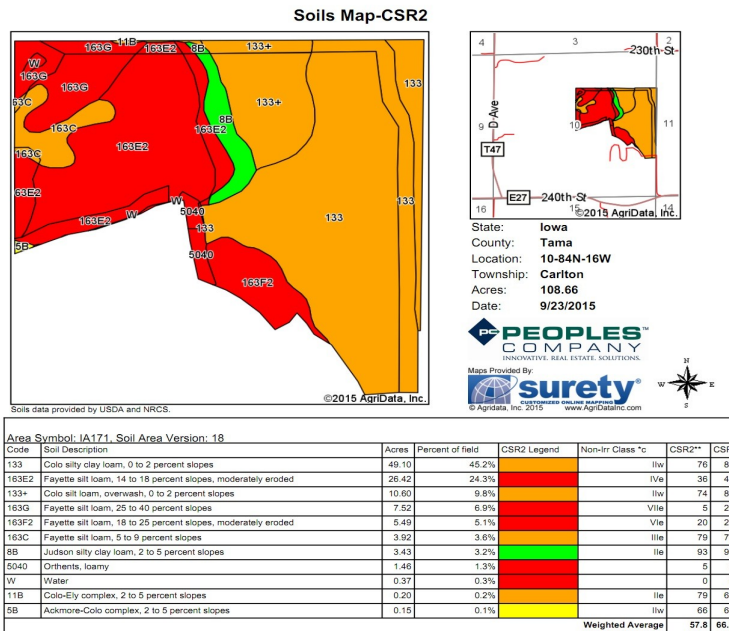
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TRACT 1 ~ 107A M/L ~ CSR2: 57.8



LISTING #13014

FARM LEASE: Available for 2016. Lease for 2015 has been terminated.

TAXES:
TRACT 1: \$2,750/year (Est.)
TRACT 2: \$250/year (Est.)

IMPROVEMENTS:
TRACT 1: Terraces & tile.
TRACT 2: None.

LEGAL: TRACT #1: 107 acres M/L located in the E1/2 of 10-84N-R16. Property to be surveyed at Seller's expense.
TRACT #2: 17 acres M/L located in the E1/2 of 10-84N-R16. Property to be surveyed at Seller's expense.

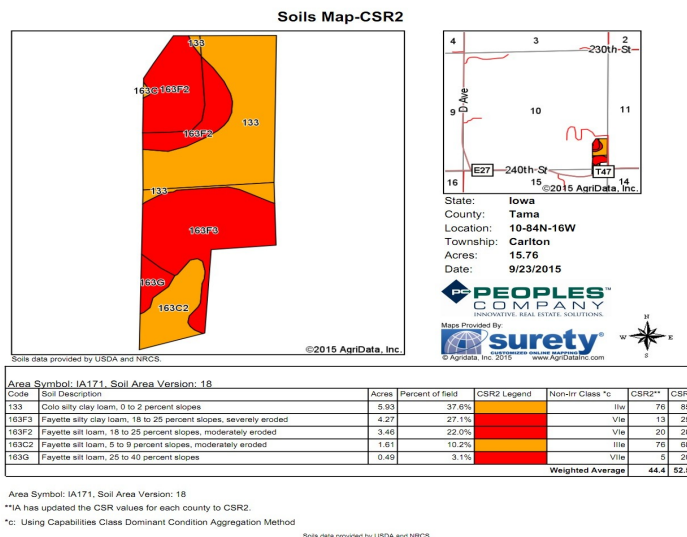
Please see abstract for exact legal descriptions.

POSSESSION & CLOSING: 45 days from the date of acceptance of offer by all parties.

SELLER: Hubert De Schamp

ATTORNEY: Eric Bidwell

TRACT 2 ~ 17A M/L ~ CSR2: 44.4



Additional information can be found on our website: **LISTING # 13014**

