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
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.

TILLABLE SOILS MAP

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
<th>Legend</th>
<th>CSR2</th>
</tr>
</thead>
<tbody>
<tr>
<td>88</td>
<td>Nevin silt loam</td>
<td>51.55</td>
<td>61.7%</td>
<td>95</td>
<td></td>
</tr>
<tr>
<td>43</td>
<td>Bremer silt loam</td>
<td>15.66</td>
<td>18.7%</td>
<td>74</td>
<td></td>
</tr>
<tr>
<td>133</td>
<td>Colo silt loam</td>
<td>9.50</td>
<td>11.4%</td>
<td>78</td>
<td></td>
</tr>
<tr>
<td>1133</td>
<td>Colo silt loam</td>
<td>6.90</td>
<td>8.3%</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Weighted Average</td>
<td></td>
<td></td>
<td></td>
<td>81.7</td>
</tr>
</tbody>
</table>

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.

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

FOR MORE INFORMATION VISIT PEOPLESCOMPANY.COM - LISTING #14708 OR CONTACT RILEY SIEREN

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