



SCAN FOR  
MORE INFO

Listing #16556  
**90.90**  
**CSR2**

# Tama County

## Farmland Auction

**73.43**  
**acres m/l**  
**Jan. 24, 2023 | 10 AM**

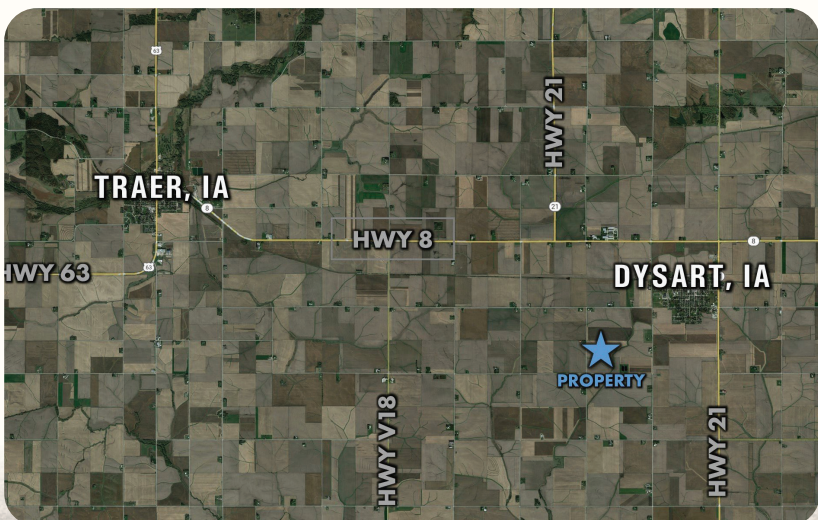
Peoples Company is pleased to present the Ruth E. Smith Estate & Trust in the sale of 73.43 acres m/l of highly productive tillable farmland. The auction will take place on Tuesday, January 24th, 2023 at 10:00 A.M. at the Dysart Community Center in Dysart, Iowa. This tract of land is located Southwest of Dysart in Section 3 of Clark Township in Tama County, Iowa. This highly tillable property consists of approximately 71.78 farmland acres with a weighted average CSR2 of 90.90. Soil Types include Dinsdale silty clay loam,

Colo-Ely Complex, and Tama silty clay loam with slopes from 0 to 9 percent. The land is excellent in quality with very few waste acres and is located within minutes of the local Co-op. The current farm lease has been terminated and will be available to the buyer(s) for the 2023 farm year. This auction can also be viewed through the Peoples Company mobile bidding app and online bidding will be available.



### Tillable Soils Maps

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
377B	Dinsdale silty clay loam	35.41	49.3%		94
11B	ColoEly complex	14.45	20.1%		86
377C	Dinsdale silty clay loam	10.75	15.0%		90
120B	Tama silty clay loam	6.21	8.7%		95
133	Colo silty clay loam	4.59	6.4%		78
88	Nevin silty clay loam	0.37	0.5%		95
Weighted Avg					<b>90.90</b>



### Directions

From Dysart, Iowa: Take 190th Street West for one mile. Turn left and go South on "W" Avenue. The property is on the East side of "W" Avenue one half mile South of 190th Street. Look for Peoples Company signs.

**ADAM CURRAN** | 641.203.2931

Adam@PeoplesCompany.com

**KENNY HERRING** | 515.783.8718

Kenny@PeoplesCompany.com