



LAND FOR SALE

KEY FEATURES

Price \$1,290,000 or \$10,873/Acre

Purpose Tillable Farmland

Location 5 Miles South of Traer, Iowa

Farm Details

If you're looking for the opportunity to purchase a HIGH QUALITY farm in Central Iowa look no further! This 118.64 acre farm sits 5 miles south of Traer, Iowa. The farm carries an outstanding 90.7 CSR2 average. Of the 118.64 cropland acres, 111.09+/- acres are currently being farmed. The farm is made up of 48% 95 CSR2 soil. The primary soil types on this farm are Tama silty clay loam and colo-ely complex. Quality farmland of this caliber has done nothing but go up in value year after year. If you're looking for a great investment that's proven to appreciate in value year after year while yielding, you are guaranteed annual return on investment.

Land Agent



Cody Skinner
515-443-6343

Cody@iowalandcompany.com

TAMA COUNTY, IA 118.64 +/- ACRES





PROPERTY AERIAL



Location Notes:

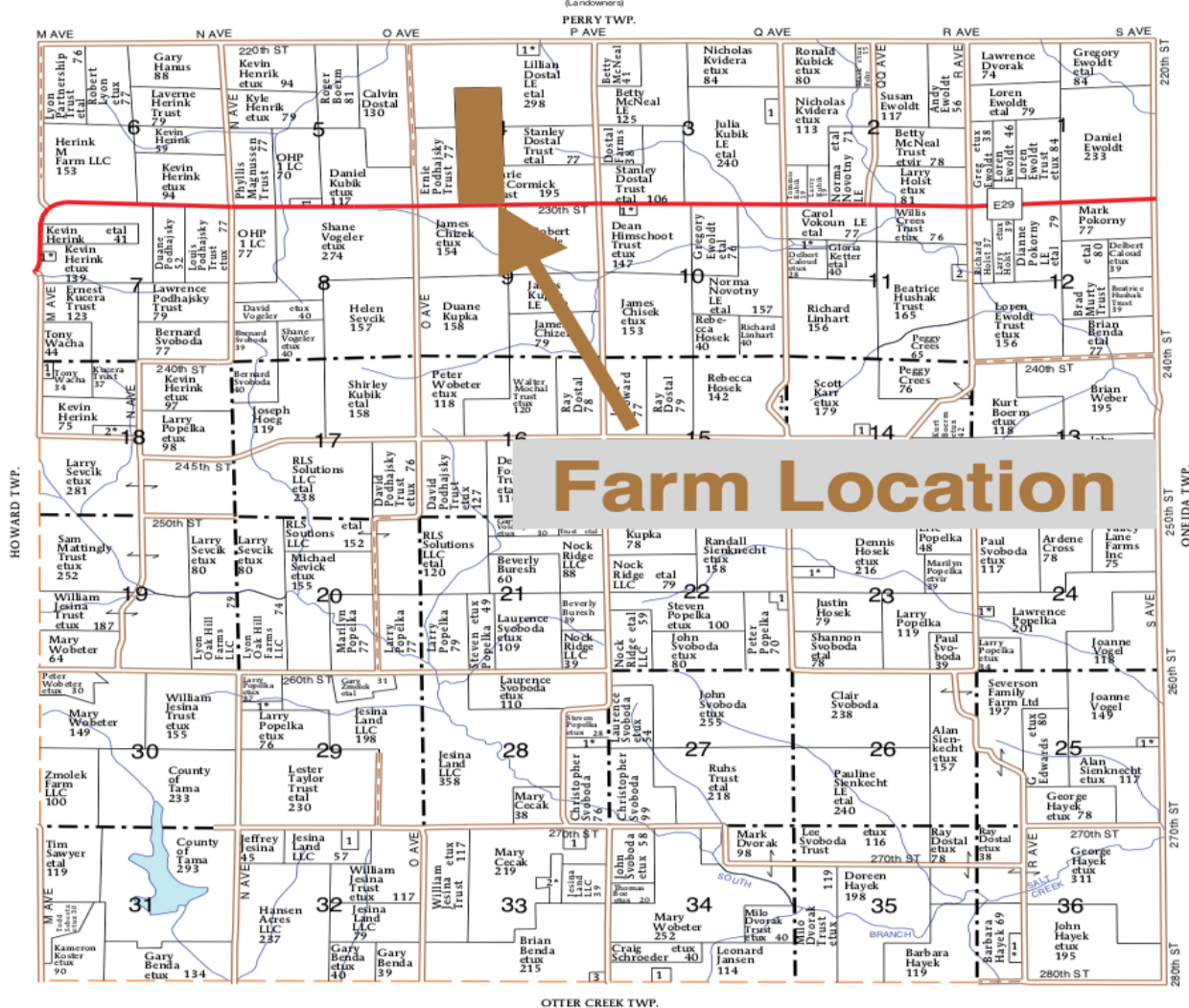
From Traer, IA

- Travel south on HWY 63 2 miles
- Turn left or go south on O Ave 4.5 miles
- Turn left or go east on 230th St and continue for .25 miles
- The southwest corner of the farm is located on the north side of 230th St

T-84-N

CARROLL PLAT

R-14-W



CARROLL TOWNSHIP

SECTION 1

1. Kubik, Ronald 12

SECTION 4

1. Cizek, Bryant etux 5

SECTION 5

1. Kubik, Tommie 9

SECTION 7

1. Kucera, Mark etux 5

SECTION 10

1. Feisel, Timmy etux 5

SECTION 11

1. Weida, Jerome etux 10

SECTION 13

1. Gropper, Joshua etal 10

SECTION 14

1. St Wenceslaus Catholic Church 5

SECTION 15

1. Monat, Scott etux 9

SECTION 18

1. Cizek, Robert etux 10

2. Williams, Dale etux 9

SECTION 22

1. Howard, Juliet 8

SECTION 23

1. Svoboda, Nicholas etal 11

SECTION 24

1. Stacey, Joseph etux 6

SECTION 25

1. Hayek, John etux 10

SECTION 28

1. Stoakes, Adam etux 10

SECTION 29

1. Williams, Phillip etux 10

SECTION 32

1. Central Iowa Pork LC 13

SECTION 33

1. Popelka, Peter 8

2. Cecak, Joe etux 20

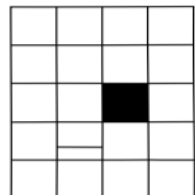
3. Bloeker, Rodney 8

SECTION 34

1. Thede, Robert 5

SECTION 36

1. Cibula, Matthew etal 8





PROPERTY PHOTOS



Additional Notes:

Property Highlights

- 118.64 +/- Acres
- 111.09 FSA Cropland Acres
- 90.7 CSR2
- Natural Drainage
- Great Rolling Farmland
- 5 Miles South of Traer
- 5 Miles Northwest of Clutier
- Call Land Broker Cody Skinner For More Details