

Land For Sale

ACREAGE:

80 Acres, m/l

LOCATION:

Story County, IA

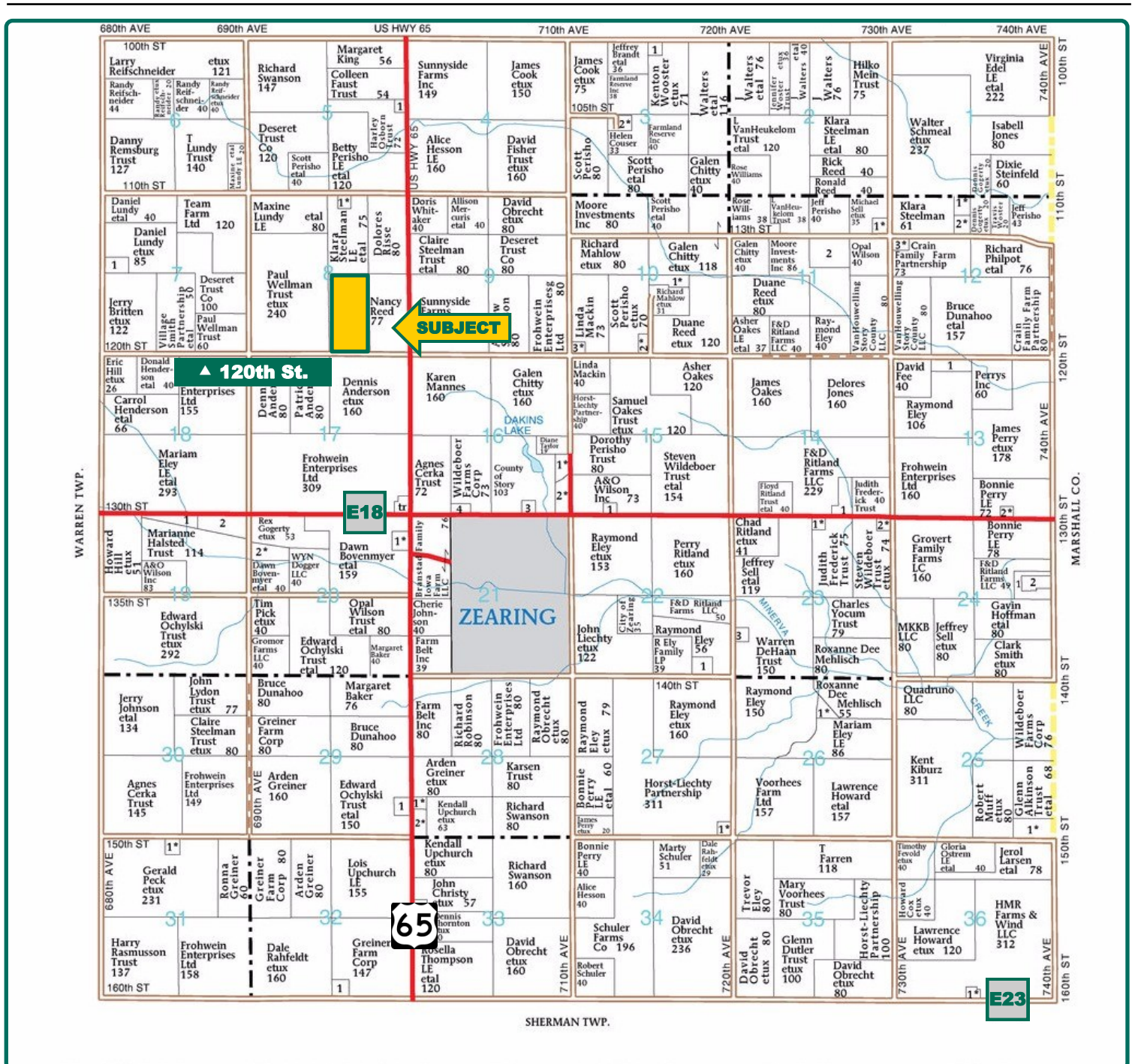


Property Key Features

- **Good Quality Story County Farm**
- **79.34 Crop Acres with 73.4 CSR2**
- **1 Mile North of Zearing, Iowa**

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Total Acres:	80.00
Crop Acres:	79.34
Corn Base Acres:	78.6
Soil Productivity:	73.4 CSR2

Parcel 1 Property Information 80 Acres, m/l

Location

From Zearing, one mile north on Hwy 65, then west 1/4 mile on 120th St. Property is on the north side of 120th St.

Legal Description

W½ SE¼, Section 8, Township 85 North, Range 21 West of the 5th p.m. (Lincoln Twp.)

Price & Terms

- \$540,000
- \$6,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing, subject to existing lease.

Real Estate Tax

Taxes Payable 2018 - 2019: \$1,622
Net Taxable Acres: 79
Tax per Net Taxable Acre: \$20.53

FSA Data

Farm Number 6033, Tract 2269
Crop Acres: 79.34
Corn Base Acres: 78.60
Corn PLC Yield: 141 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Canisteo, Harps, Okoboji and Nicollet. CSR2 on the FSA crop acres is 73.4 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level farmland

Buildings/Improvements

None

Drainage

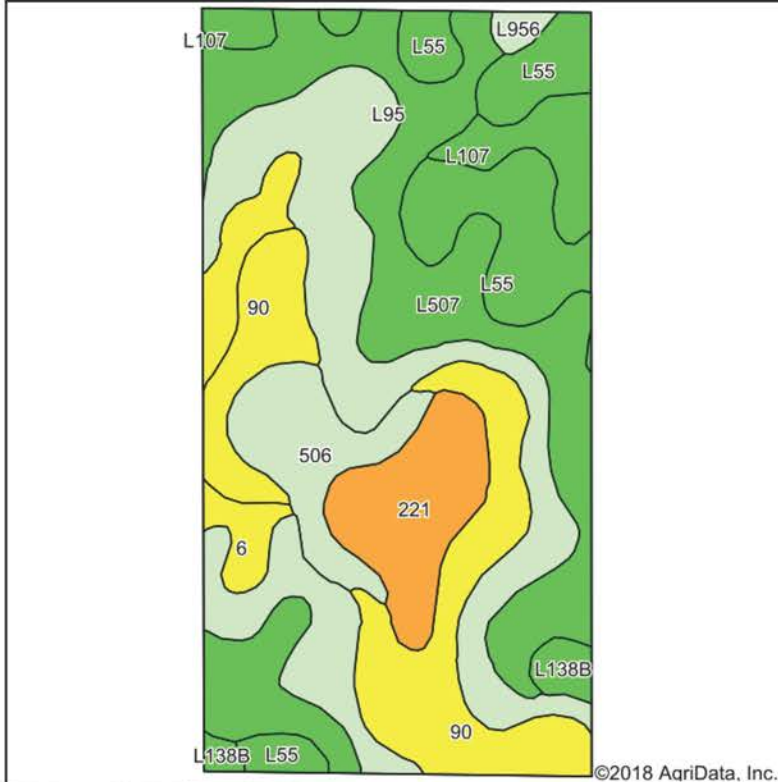
Natural

Water & Well Information

None Known

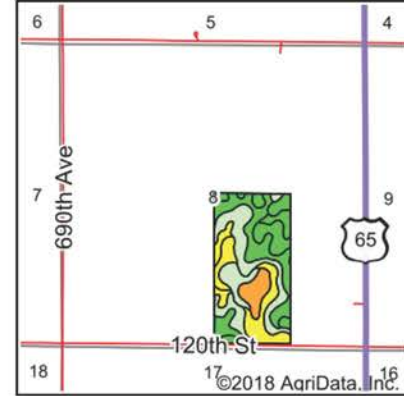
Comments

Good quality farm in strong area.



Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Story**
Location: **8-85N-21W**
Township: **Lincoln**
Acres: **79.34**
Date: **5/8/2018**



Area Symbol: IA169. Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	19.09	24.1%		IIw	87	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	18.16	22.9%		IIw	75	
90	Okoboji mucky silt loam, 0 to 1 percent slopes	13.00	16.4%		IIIw	56	62
L55	Nicollet loam, 1 to 3 percent slopes	10.15	12.8%		Ie	91	
221	Klossner muck, 0 to 1 percent slopes	6.00	7.6%		IIIw	32	52
506	Wacousta silty clay loam, 0 to 1 percent slopes	5.14	6.5%		IIIw	74	79
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.44	4.3%		IIIw	59	59
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	2.67	3.4%		IIw	88	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	1.18	1.5%		Ile	88	
L956	Harps-Okoboji complex, Bemis moraine, 0 to 2 percent slopes	0.51	0.6%		IIw	69	
Weighted Average						73.4	*-

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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