

Land For Sale

ACREAGE:

40.0 Acres, m/l

LOCATION:

Story County, IA

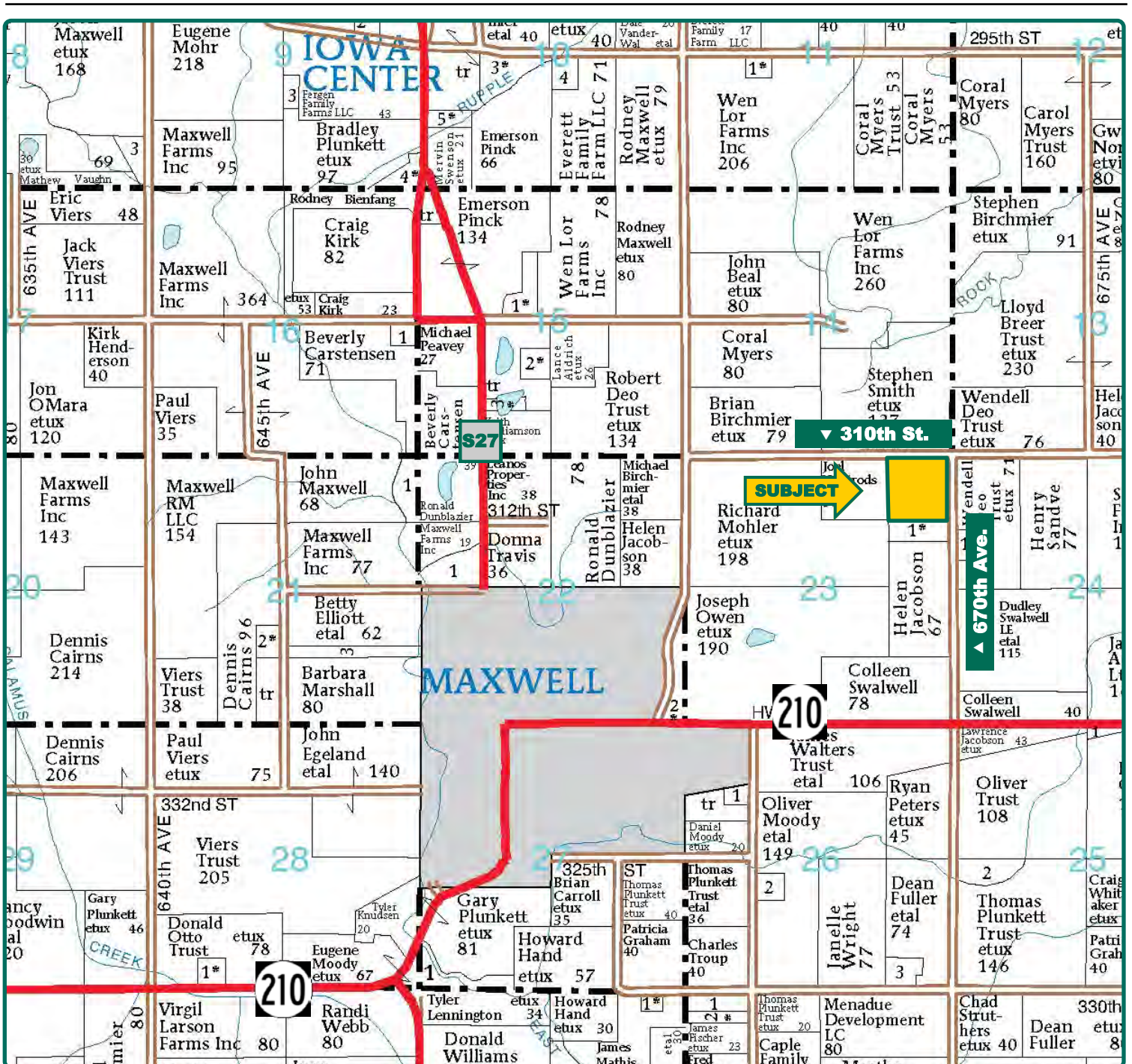


Property Key Features

- 1.5 Miles Northeast of Maxwell
- 32.85 NHEL Crop Acres with an 87.8 CSR2
- 1 Mile From Hard-Surfaced Road

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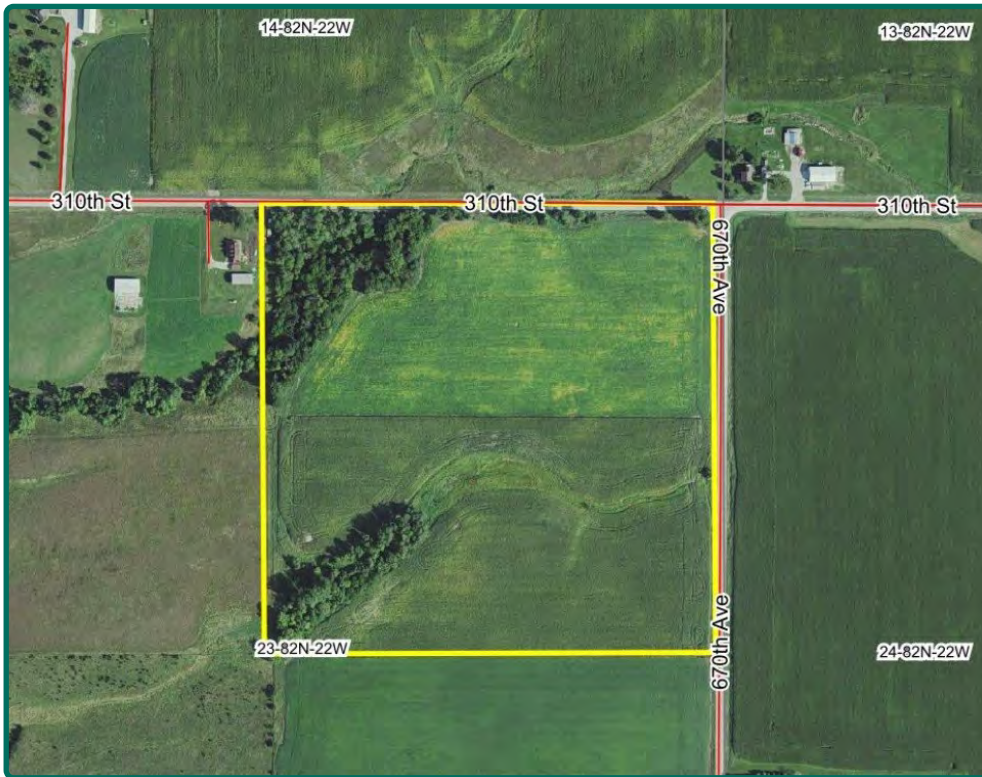
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| | |
|-----------------------------|------------------|
| FSA/Eff. Crop Acres: | 32.85 |
| Corn Base Acres: | 17.00 |
| Bean Base Acres: | 15.85 |
| Soil Productivity: | 87.8 CSR2 |

Property Information

40 Acres, m/l

Location

From Maxwell: 1.5 miles east on Hwy 210, north 1 mile on 670th Ave.

Legal Description

NE¼ NE¼, Section 23, Township 82 North, Range 22 West of the 5th P.M. (Indian Creek Township)

Price & Terms

- \$315,000
- \$7,875/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable, subject to 2019 cash rent lease.

Real Estate Tax

Taxes Payable 2019-2020: \$1,014
Net Taxable Acres: 38
Tax per Net Taxable Acre: \$26.68

FSA Data

Farm Number 731, Tract 948
FSA/Eff. Crop Acres: 32.85
Corn Base Acres: 17.0
Corn PLC Yield: 151 Bu.
Bean Base Acres: 15.85
Bean PLC Yield: 41 Bu.

Soil Types/Productivity

Primary soils are Clarion, Nicollet and Webster. CSR2 on the FSA/Eff. crop acres is 87.8. See soil map for detail.

Land Description

Level to moderately sloping

Buildings/Improvements

None

Drainage

Natural

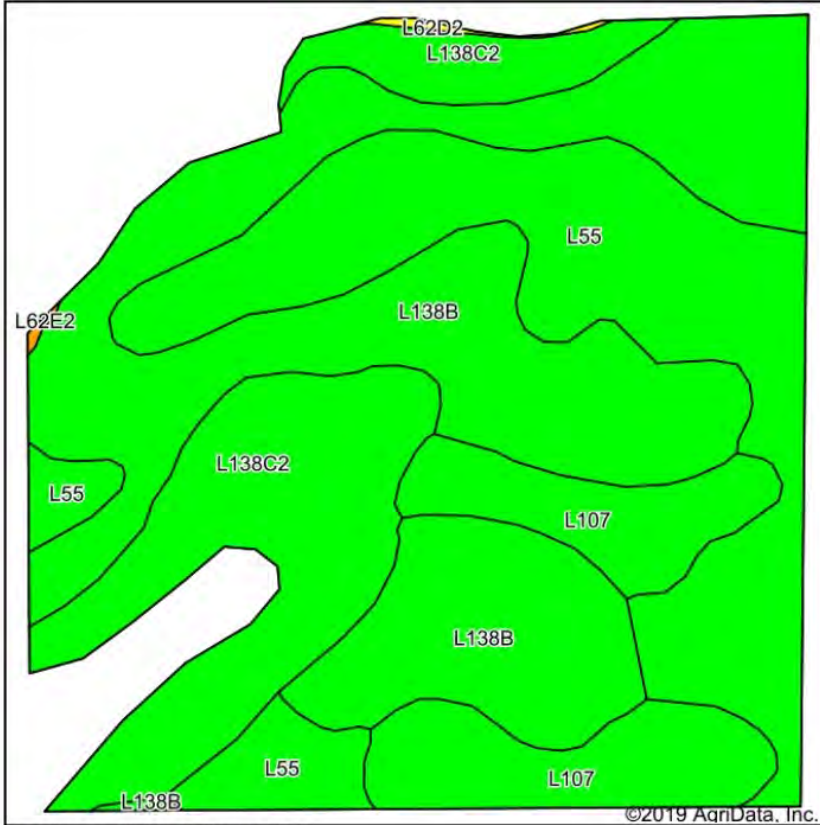
Water & Well Information

None known

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.

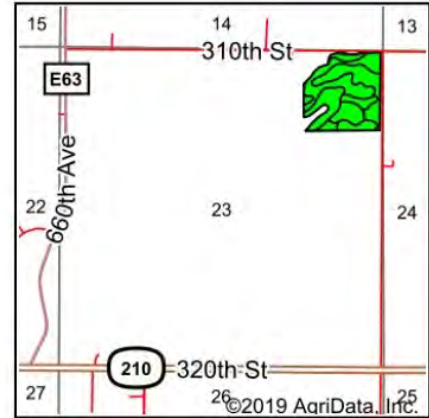
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Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Story**
 Location: **23-82N-22W**
 Township: **Indian Creek**
 Acres: **32.85**
 Date: **5/1/2019**



Area Symbol: IA169. Soil Area Version: 29

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|-------------------------|---|-------|------------------|-------------|------------------|-------------|
| L138B | Clarion loam, Bemis moraine, 2 to 6 percent slopes | 13.51 | 41.1% | | Ile | 88 |
| L55 | Nicollet loam, 1 to 3 percent slopes | 9.03 | 27.5% | | Ie | 91 |
| L138C2 | Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded | 6.26 | 19.1% | | IIIe | 83 |
| L107 | Webster clay loam, Bemis moraine, 0 to 2 percent slopes | 3.98 | 12.1% | | IIw | 88 |
| L62D2 | Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded | 0.07 | 0.2% | | IVe | 41 |
| Weighted Average | | | | | | 87.8 |

**IA has updated the CSR values for each county to CSR2.

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Southwest Looking Northeast



Northwest Looking Southeast



Northeast Looking Southwest



East Looking West



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