

Land For Sale

ACREAGE:

94.99 Acres, m/l

LOCATION:

Story County, IA

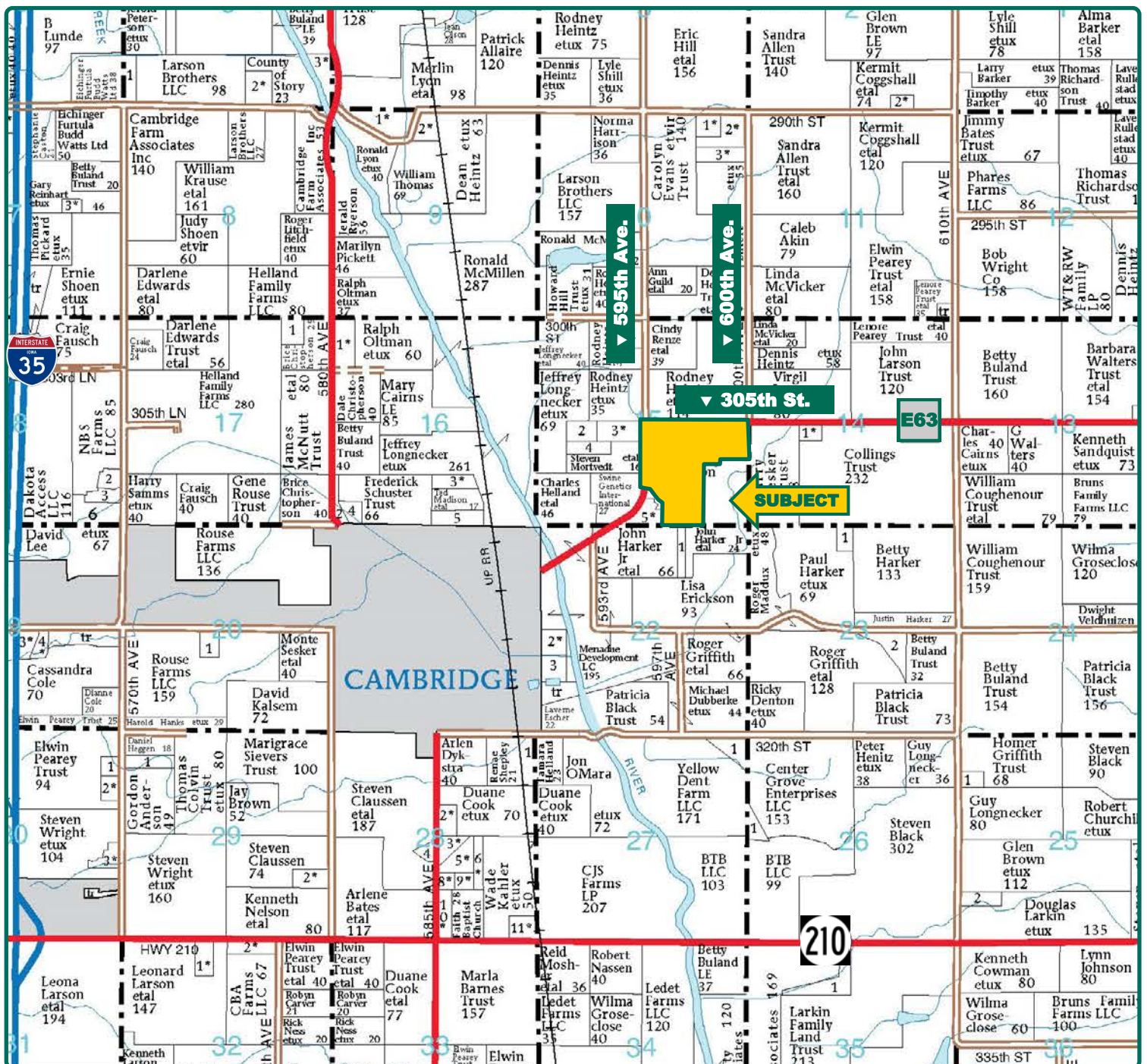


Property Key Features

- 1½ Miles Northeast of Cambridge
- 91.70 FSA/Eff. Crop Acres with a 71.90 CSR2
- Great Soils on this Southern Story County Farm

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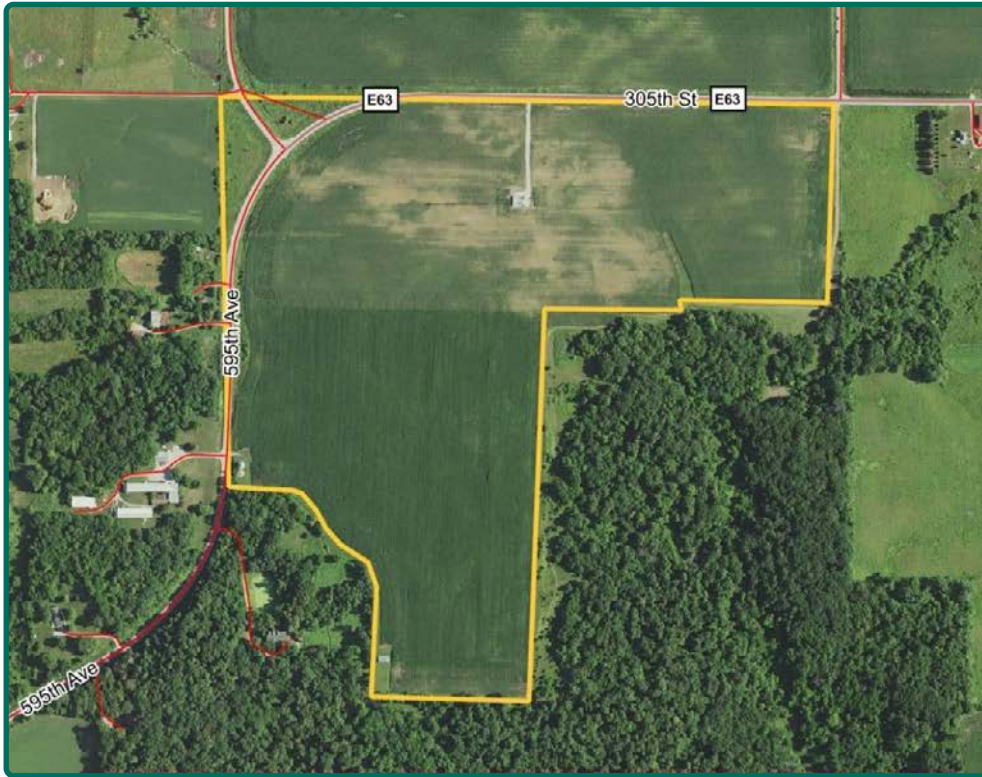
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FSA/Eff. Crop Acres: 91.70
Corn Base Acres: 91.70
Soil Productivity: 71.90 CSR2

Property Information

94.99 Acres, m/l

Location

From Cambridge: Go east on E63 (595th Ave.) for 1½ miles. The farm is on the south side of the road between 595th Ave. and 600th Ave.

Legal Description

NW¼ SE¼, Part of NE¼ SE¼, Part of SW¼ SE¼, all in Section 15, Township 82 North, Range 23 West of the 5th P.M. Exact legal description to be determined by Abstract.

Price & Terms

- \$717,174.50
- \$7,550/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed upon

Real Estate Tax

Taxes Payable 2019 - 2020: \$2,365.96*

Net Taxable Acres: 87.08

Tax per Net Taxable Acre: \$27.17*

**Taxes estimated due to recent split of Tax parcels. Story County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm Number 6616, Tract 11527

FSA/Eff. Crop Acres: 91.70

Corn Base Acres: 91.70

Corn PLC Yield: 144 Bu.

Land Description

Nearly level to moderately sloping

Soil Types/Productivity

Primary soils are Lester, Dickinson and Sparta. CSR2 on the FSA/Eff. crop acres is 71.90. See soil map for detail.

Buildings/Improvements

- 24' x 48' utility shed - 1988
- 30' x 18' 12,000 bu. grain bin - 1982

Cell Tower

Cell tower owned by Verizon Wireless. There is a perpetual easement to the tower that runs with the farm.

Drainage

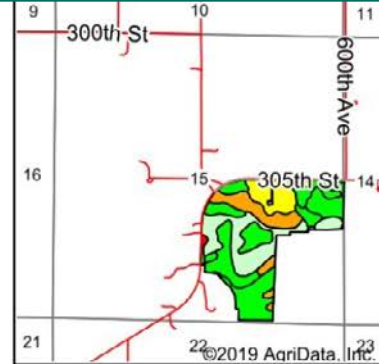
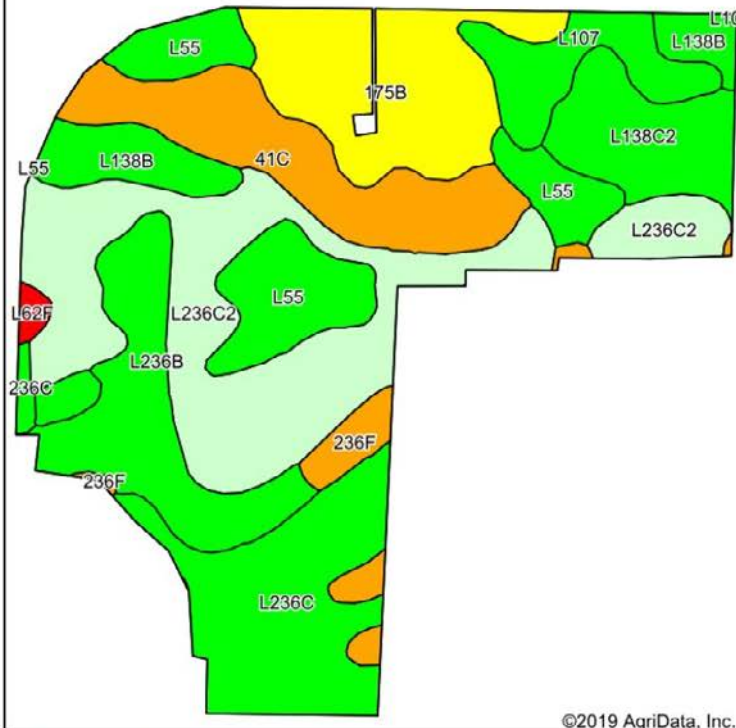
Natural, plus some private tile. No maps available.

Water & Well Information

Private well on the south end of the farm. It is believed to be capped.

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State: Iowa
 County: Story
 Location: 15-82N-23W
 Township: Union
 Acres: 91.7
 Date: 11/19/2019



Soils data provided by USDA and NRCS.

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Area Symbol: IA169, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L236C2	Lester loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	21.76	23.7%			IIIe	77
L236C	Lester loam, Bemis moraine, 6 to 10 percent slopes	11.87	12.9%			IIIe	81
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	10.96	12.0%			IIIe	51 58
41C	Sparta loamy fine sand, 5 to 9 percent slopes	10.00	10.9%			IVs	33 26
L236B	Lester loam, Bemis moraine, 2 to 6 percent slopes	9.15	10.0%			IIe	85
L55	Nicollet loam, 1 to 3 percent slopes	9.05	9.9%			Ie	91
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	5.97	6.5%			IIIe	83
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	5.46	6.0%			IIw	88
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	4.47	4.9%			IIe	88
236F	Lester loam, Bemis moraine, 10 to 22 percent slopes	2.58	2.8%			VIe	36 23
L62F	Belview loam, Bemis moraine, 16 to 30 percent slopes	0.43	0.5%			VIe	16
Weighted Average						71.9	*.

Lease

Open for 2020 crop year.

Comments

Nice-laying, 96% tillable farm in southern Story County.

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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Southwest Looking Northeast



North Looking South



East Looking West



Northeast Looking Southwest



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