

Land For Sale

ACREAGE:

70.00 Acres, m/l

LOCATION:

Story County, IA



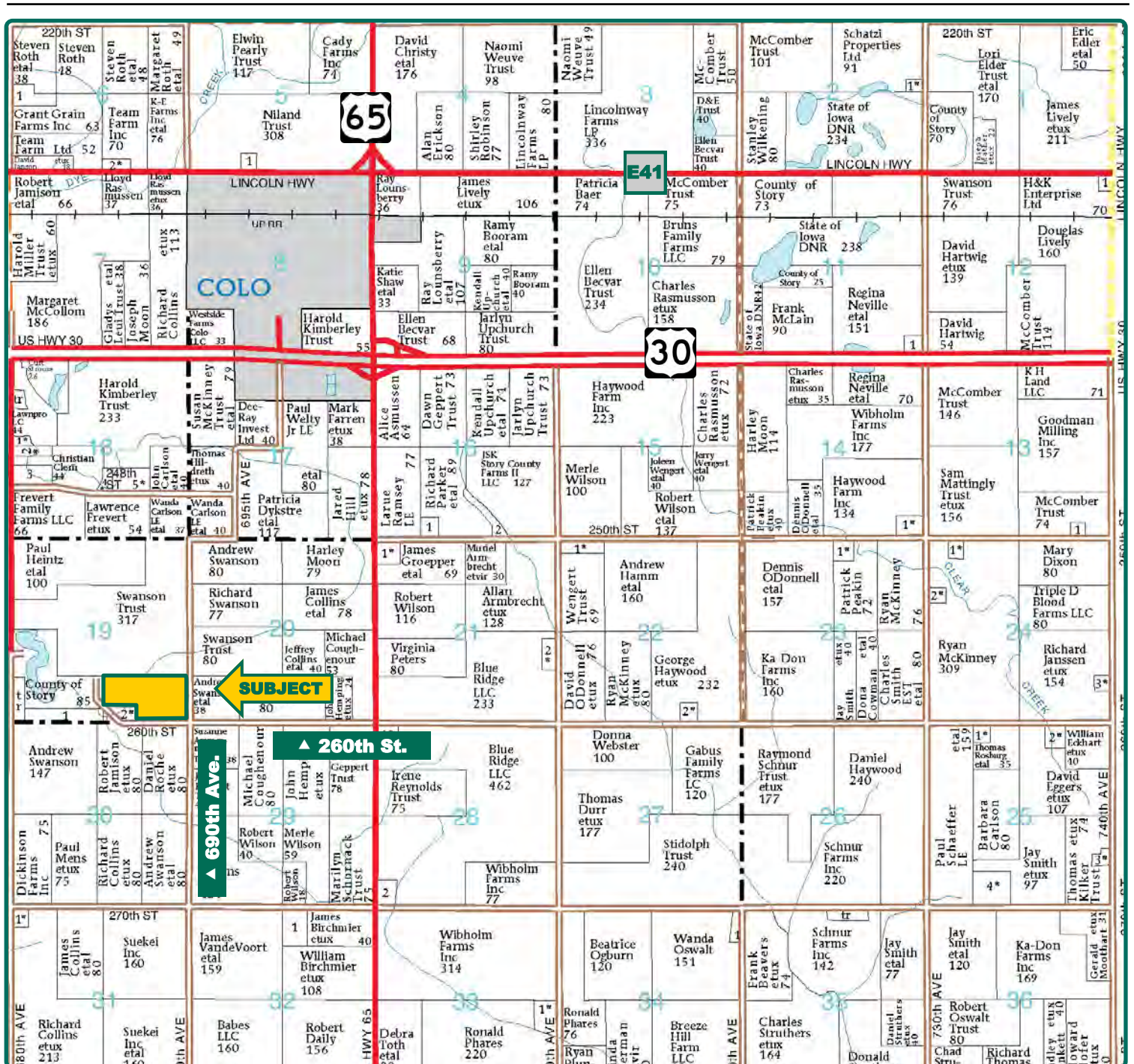
Property Key Features

- Three Miles Southwest of Colo
- 67.10 FSA/Eff. Crop Acres with an 88.00 CSR2
- Great Soils on this Eastern Story County Farm

Tim Fevold, AFM
Licensed in IA
TimF@Hertz.ag

515-382-1500
415 S.11th St./ PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag

Matt Vegter, ALC
Licensed in IA
MattV@Hertz.ag



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FSA/Eff. Crop Acres:	67.10
Corn Base Acres:	33.58
Bean Base Acres:	33.49
Soil Productivity:	88.00 CSR2

Property Information

70.00 Acres, m/l

Location

From Colo: Head south on Highway 65 for 2 miles, then west 1 mile on 260th Street. Property is at the intersection of 690th Avenue and 260th Street on the west side of the road.

Legal Description

S½ SW¼, Except Tract, Section 19, Township 83 North, Range 21 West of the 5th P.M. (New Albany Township)

Price & Terms

- \$696,500
- \$9,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2019 - 2020: \$1,656
Gross Acres: 70.00
Net Taxable Acres: 66.79
Tax per Net Taxable Acre: \$24.79

Lease Status

Open for 2021 crop year.

FSA Data

Farm Number 7397, Tract 12174
FSA/Eff. Crop Acres: 67.10
Corn Base Acres: 33.58
Corn PLC Yield: 168 Bu.
Bean Base Acres: 33.49
Bean PLC Yield: 46 Bu.

Soil Types/Productivity

Primary soils are Clarion, Nicollet and Webster. CSR2 on the FSA/Eff. crop acres is 88.00. See soil map for detail.

Land Description

Level to gently sloping.

Drainage

Natural

Buildings/Improvements

None

Water & Well Information

None known

Comments

Quality soils on this Story County farm.

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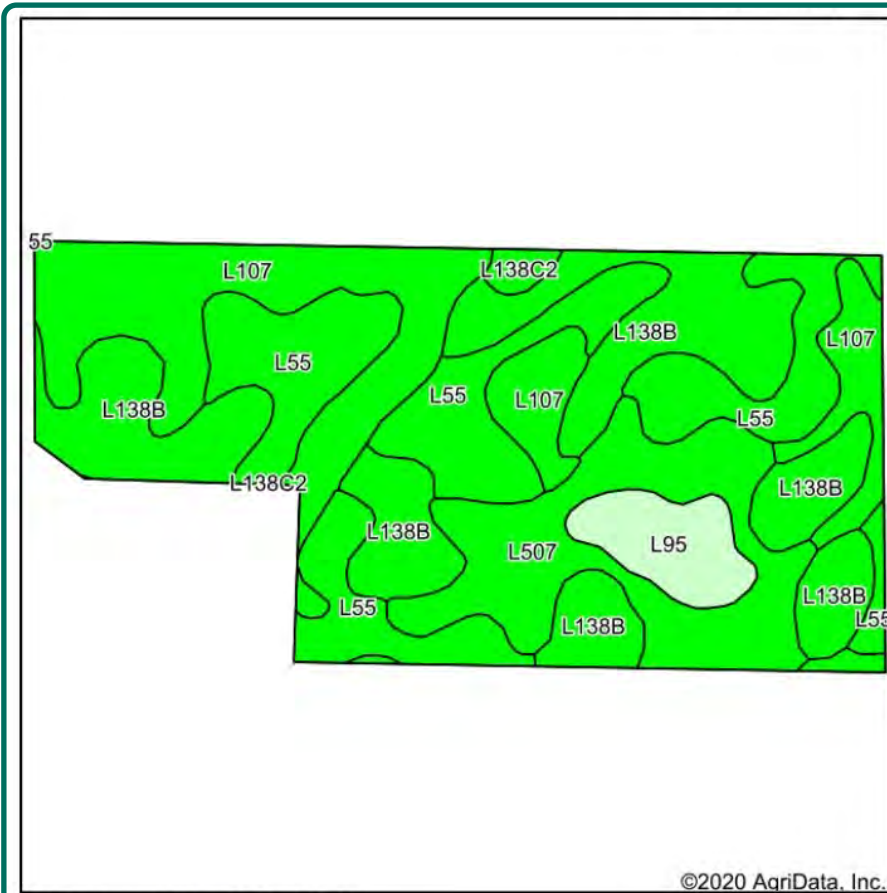
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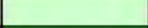



State: **Iowa**
 County: **Story**
 Location: **19-83N-21W**
 Township: **New Albany**
 Acres: **67.1**
 Date: **7/6/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	19.36	28.9%		Ile	88
L55	Nicollet loam, 1 to 3 percent slopes	17.38	25.9%		Ie	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	16.12	24.0%		IIw	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	10.53	15.7%		IIw	87
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	3.15	4.7%		IIw	75
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.56	0.8%		IIIe	83
Weighted Average						88

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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Northeast Looking Southwest



East Looking West



Southeast Looking Northwest



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