

Land For Sale

ACREAGE:

80.00 Acres, m/l

LOCATION:

Story County, IA

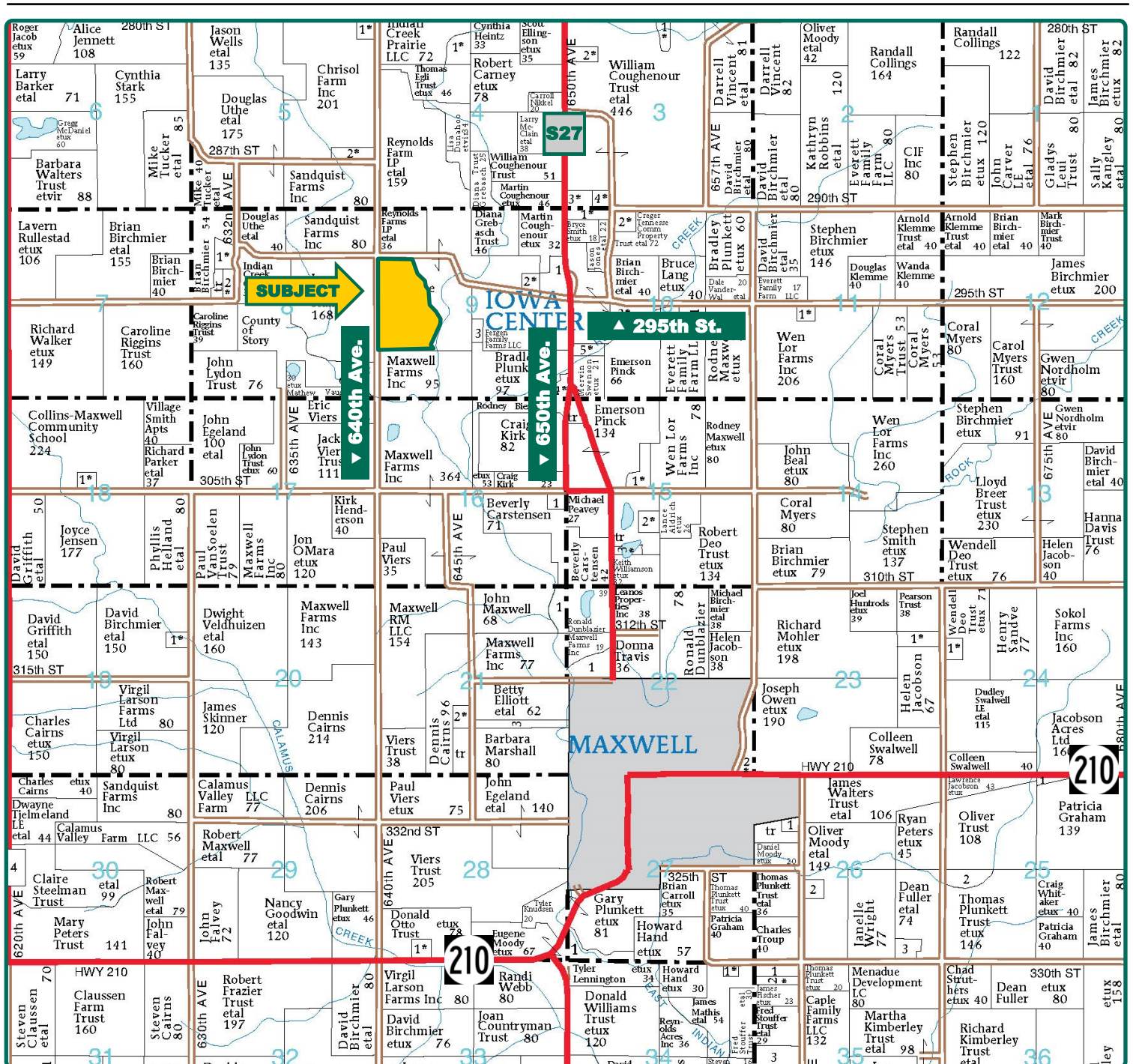


Property *Key Features*

- Two Miles Northwest of Maxwell
- 79.02 Est. FSA/Eff. Crop Acres with a 71.50 CSR2
- Highly Tillable Farm in Southern Story County

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

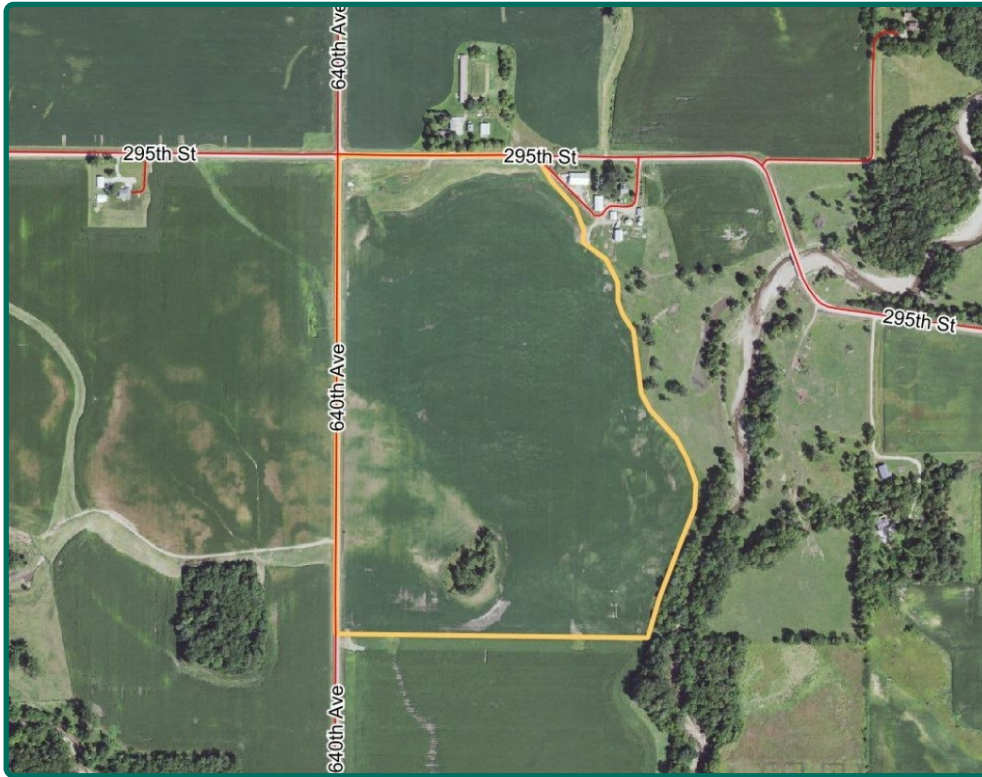
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FSA/Eff. Crop Acres: 79.02*
Corn Base Acres: 44.06*
Bean Base Acres: 9.84*
Soil Productivity: 71.50 CSR2

**Acres are Estimated*

Property Information

80.00 Acres, m/l

Location

From Maxwell: Go north on County Road S27 for 2 miles. Head west on 295th Street for ¾ mile. Property is on the south side of the road.

Legal Description

Part of S½ NW¼ and Part of N½ SW¼, all in Section 9, Township 82 North, Range 22 West of the 5th P.M. (Indian Creek Twp.)

Price & Terms

- \$648,000.00
- \$8,100.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2020 - 2021: \$1,769.82*
 Net Taxable Acres: 80.00*
 Tax per Net Taxable Acre: \$22.12*
**Taxes are estimated pending parcel split. Story County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 5152, Tract 909
 FSA/Eff. Crop Acres: 79.02*
 Corn Base Acres: 44.06*
 Corn PLC Yield: 128 Bu.
 Bean Base Acres: 9.84*
 Bean PLC Yield: 39 Bu
**Acres are estimated pending reconstitution of farm by the Story County FSA office.*

Land Description

Level to gently sloping.

Soil Types/Productivity

Primary soils are Coland, Spillville and Hanlon. CSR2 on the estimated FSA/Eff. crop acres is 71.50. See soil map for detail.

Drainage

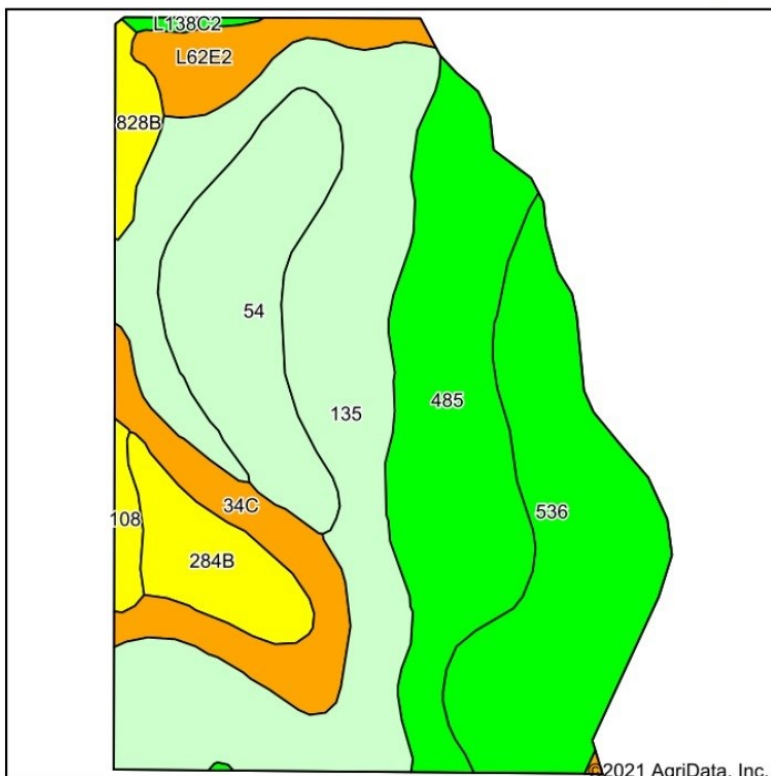
Contact Agent for tile information.

Water & Well Information

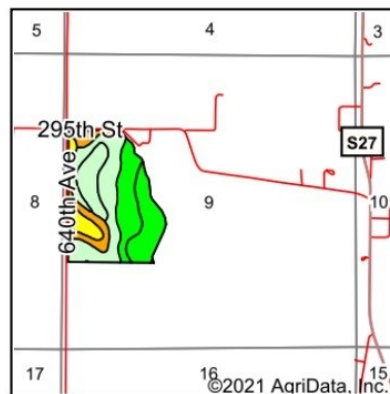
None known.

Additional Land for Sale

Seller has an additional tract of land for sale adjoining this property to the east. See Additional Land Aerial Photo.



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Story**
Location: **9-82N-22W**
Township: **Indian Creek**
Acres: **79.02**
Date: **2/1/2021**



Maps Provided By
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Area Symbol: IA169, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	23.92	30.3%		IIw	76	84
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	15.06	19.1%		IIw	88	92
536	Hanlon fine sandy loam, 0 to 2 percent slopes	14.55	18.4%		IIIs	82	73
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	9.94	12.6%		IIw	70	73
34C	Estherville sandy loam, 2 to 6 percent slopes	5.70	7.2%		IIIIs	27	14
284B	Flagler sandy loam, 2 to 5 percent slopes	4.03	5.1%		IIIe	51	47
L62E2	Storden loam, Bemis moraine, 10 to 22 percent slopes, moderately eroded	3.08	3.9%		IVe	32	
828B	Zenor sandy loam, 2 to 5 percent slopes	1.45	1.8%		IIIe	53	52
108	Wadena loam, 0 to 2 percent slopes	0.96	1.2%		IIIs	56	57
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.33	0.4%		IIIe	83	
Weighted Average						71.5	*-

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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Southwest Looking Northeast



Southeast Looking Northwest



Additional Land Aerial Photo



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