

Land For Sale

ACREAGE:

39.47 Acres, m/l

LOCATION:

Story County, IA

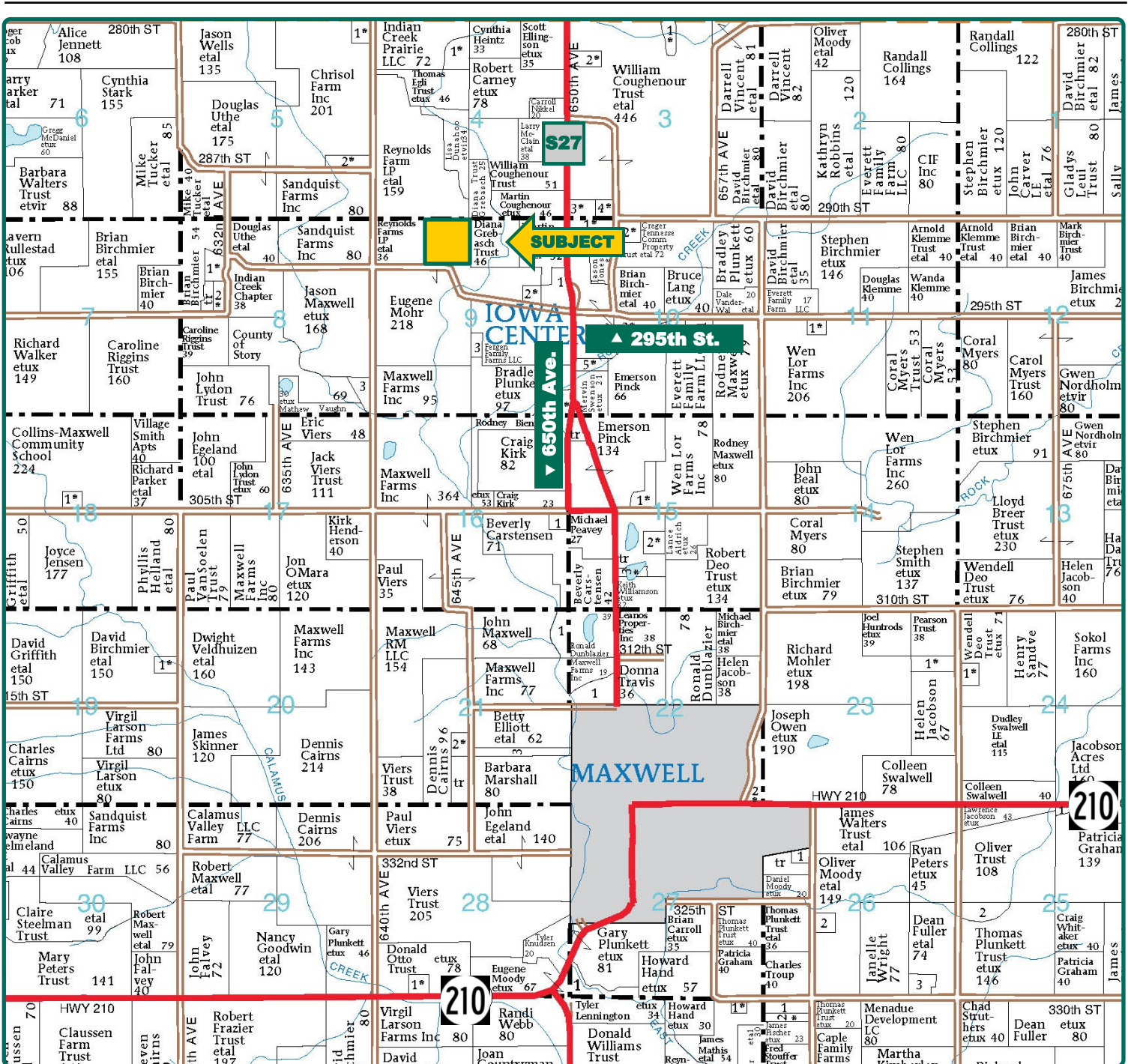


Property Key Features

- Two Miles Northwest of Maxwell
- 38.87 FSA/Eff. Crop Acres with a 69.50 CSR2
- Potential Building Lot in Southern Story County

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FSA/Eff. Crop Acres:	38.87
Corn Base Acres:	6.60
Bean Base Acres:	.80
Soil Productivity:	69.50 CSR2

Property Information

39.47 Acres, m/l

Location

From Maxwell: Go north on County Road S27 for 2 miles, then west on 295th Street for ½ mile. Property is on the north side of the road.

Legal Description

NE¼ NW¼, Section 9, Township 82 North, Range 22 West of the 5th P.M. (Indian Creek Township)

Price & Terms

- \$307,866.00
- \$7,800.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2020 - 2021: \$1,068.00
Net Taxable Acres: 39.47
Tax per Net Taxable Acre: \$27.06

FSA Data

Part of Farm Number 5152, Tract 908
FSA/Eff. Crop Acres: 38.87
Corn Base Acres: 26.60
Corn PLC Yield: 128 Bu.
Bean Base Acres: 3.30
Bean PLC Yield: 39 Bu.

Land Description

Level to moderately sloping.

Soil Types/Productivity

Primary soils are Spillville and Coland. CSR2 on the FSA/Eff. crop acres is 69.50. See soil map for detail.

Drainage

Contact Agent for tile information.

Zoning

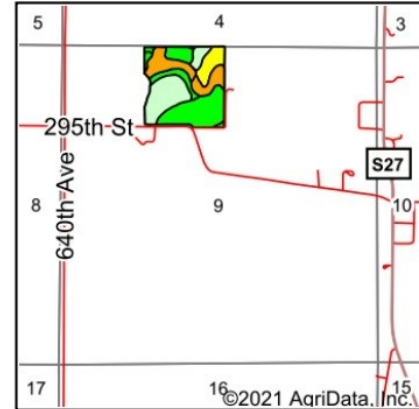
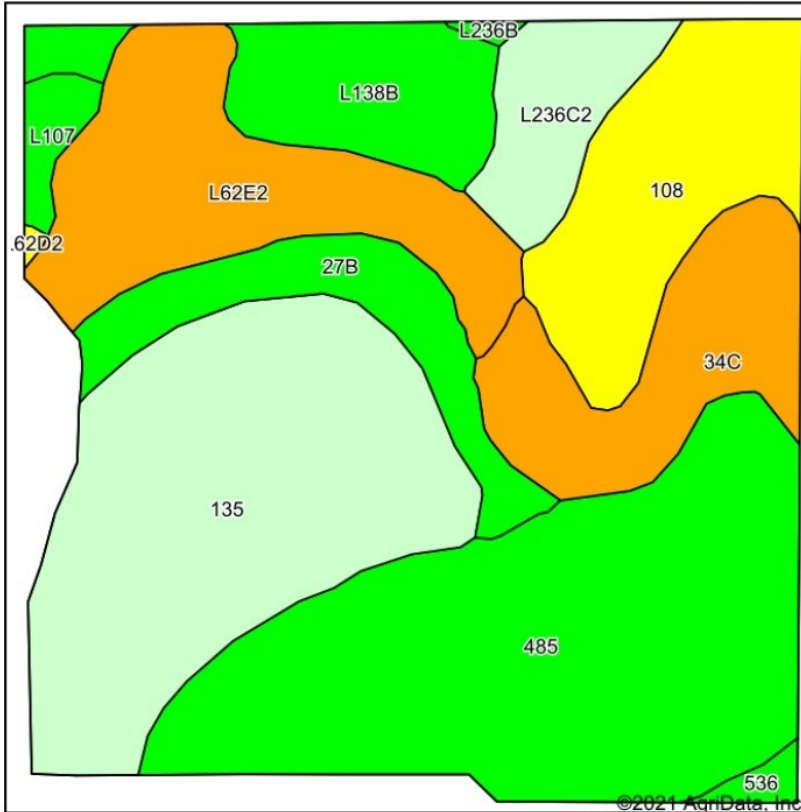
Zoned A-1 (Agriculture), contact Story County Planning and Zoning for land use regulations.

Additional Land for Sale

Seller has 2 additional tracts of land for sale located south of this property. See Additional Land Aerial Photo.

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State: **Iowa**
 County: **Story**
 Location: **9-82N-22W**
 Township: **Indian Creek**
 Acres: **38.87**
 Date: **1/29/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	10.72	27.6%		IIw	88	92
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	8.74	22.5%		IIw	76	84
L62E2	Storden loam, Bemis moraine, 10 to 22 percent slopes, moderately eroded	4.71	12.1%		IVe	32	
108	Wadena loam, 0 to 2 percent slopes	3.90	10.0%		IIIs	56	57
34C	Estherville sandy loam, 2 to 6 percent slopes	3.32	8.5%		IIIIs	27	14
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	2.69	6.9%		IIe	88	
27B	Terril loam, 2 to 6 percent slopes	2.31	5.9%		IIe	87	86
L236C2	Lester loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.70	4.4%		IIIe	77	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	0.48	1.2%		IIw	88	
536	Hanlon fine sandy loam, 0 to 2 percent slopes	0.22	0.6%		IIIs	82	73
L236B	Lester loam, Bemis moraine, 2 to 6 percent slopes	0.08	0.2%		IIe	85	
Weighted Average						69.5	*-

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



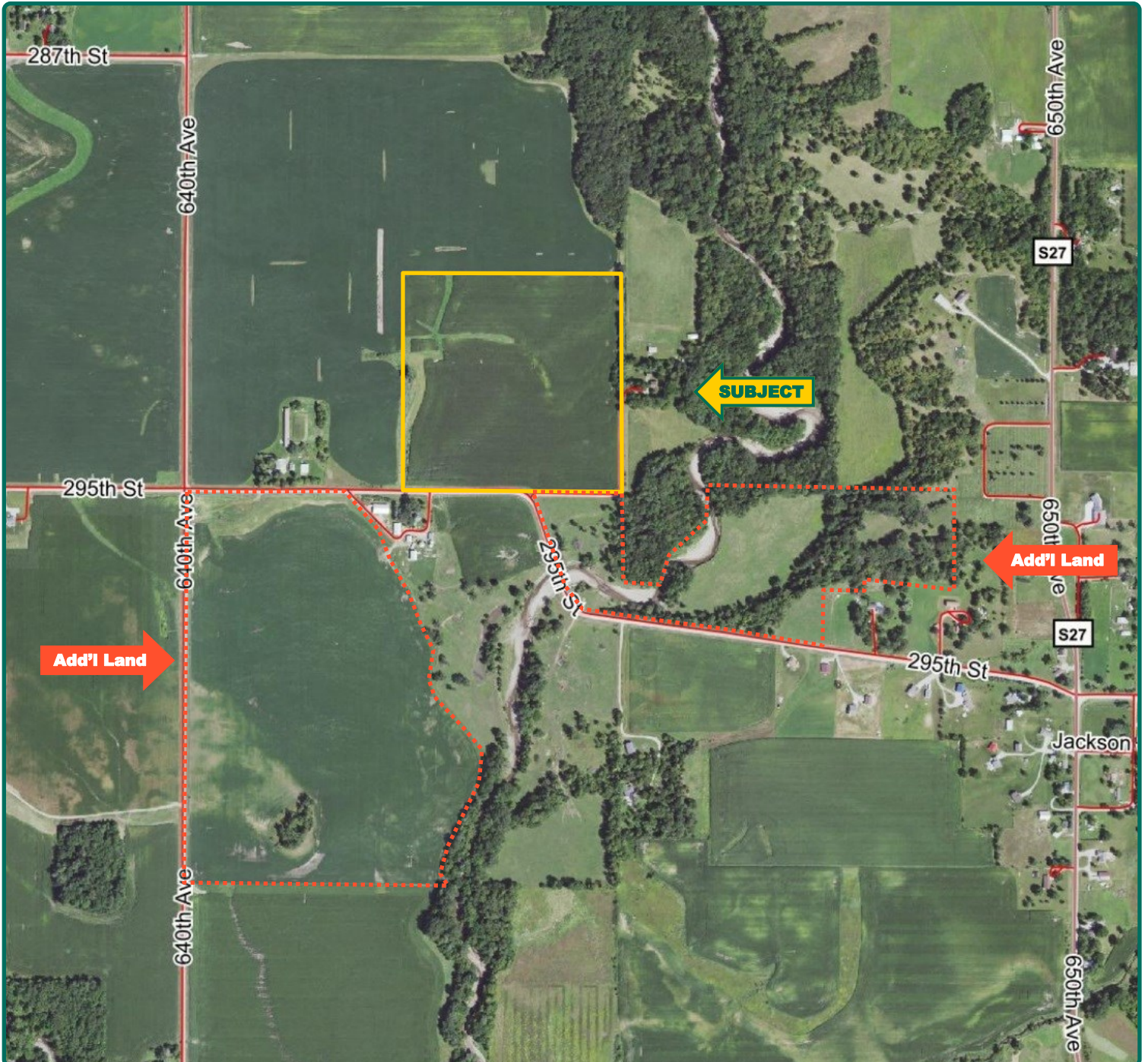
Southeast Looking Northwest



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Additional Land Aerial Photo



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