

39.47 Acres, m/l

Land For Sale

ACREAGE:

Story County, IA

LOCATION:



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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REID: 000-3643-03



Plat Map

Indian Creek Township, Story County, IA

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Aerial Photo

39.47 Acres, m/l



FSA/Eff. Crop Acro	es: 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 $\frac{1}{2}$ mile. Property is on the north side of the road.

Legal Description

NE¹/₄ NW¹/₄, 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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Soil Map 38.87 FSA/Eff. Crop Acres

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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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Property Photos

Southwest Looking Northeast



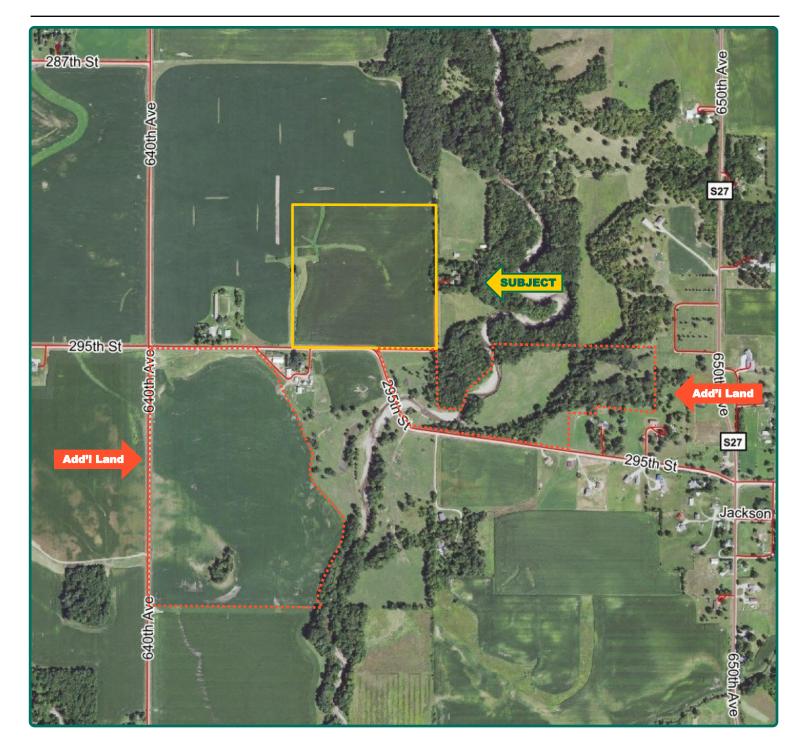
Southeast Looking Northwest



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Additional Land Aerial Photo



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