

Land For Sale

ACREAGE:

52.70 Acres, m/l

LOCATION:

Story County, IA



Property *Key Features*

- Two Miles Northwest of Maxwell
- Mix of Tillable and Pasture Acres
- Well-Kept Acreage a Short Distance From a Hard-Surfaced Road

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FSA/Eff. Crop Acres: 13.34*
Corn Base Acres: 7.44*
Bean Base Acres: 1.66*
Soil Productivity: 81.30 CSR2

**Acres are estimated*

Total Living SF: 1,624
Bedrooms: 3
Bathrooms: 1

ADDRESS:
 64246 295th Street
 Nevada, IA 50201

Property Information

52.70 Acres, m/l

Location

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

Legal Description

Part of SE¼ NW¼, part of NE¼ SW¼ NW¼, and part of NE¼ SW¼, all in Section 9, Township 82 North, Range 22 West of the 5th P.M. (Indian Creek Twp.)

Price & Terms

- \$395,000.00
- \$7,495.25/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2020 - 2021: \$3,404.18*
 Net Taxable Acres: 52.70*
 Tax per Net Taxable Acre: \$64.60*
**Taxes estimated pending survey of property. Story County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 5152, Tract 908
 FSA/Eff. Crop Acres: 13.34*
 Corn Base Acres: 7.44*
 Corn PLC Yield: 128 Bu.
 Bean Base Acres: 1.66*
 Bean PLC Yield: 39 Bu.
**Acres are estimated pending reconstitution of farm by the Story County FSA office.*

Soil Types/Productivity

Primary soils are Spillville, Hanlon and Coland. CSR2 on the Est. FSA/Eff. crop acres is 81.30. See soil map for detail.

Land Description

Level to moderately sloping.

Drainage

Natural.

Water & Well Information

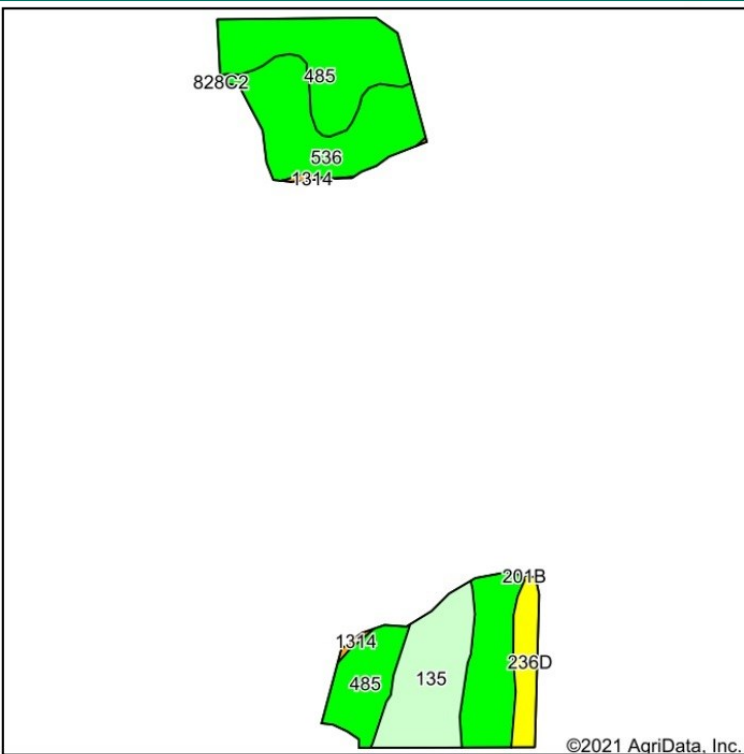
Acreage site is served by a well.

Dwelling

There is a 2-story, 1,624 sq. ft. home, featuring 3 bedrooms, 1 bathroom and a detached 3-car garage.

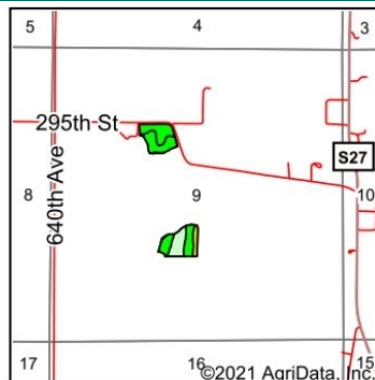
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Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Story**
Location: **9-82N-22W**
Township: **Indian Creek**
Acres: **13.34**
Date: **2/1/2021**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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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
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	4.53	34.0%		IIw	88	92
536	Hanlon fine sandy loam, 0 to 2 percent slopes	3.22	24.1%		IIIs	82	73
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	2.58	19.3%		IIW	76	84
27B	Terril loam, 2 to 6 percent slopes	1.99	14.9%		IIe	87	86
236D	Lester loam, Bemis moraine, 10 to 16 percent slopes	0.92	6.9%		IVe	53	
1314	Hanlon-Spillville complex, channeled, 0 to 2 percent slopes	0.10	0.7%		Vs	36	25
Weighted Average						81.3	*-

Buildings/Improvements

- 2 machine sheds
- 3 grain bins
- Corn crib
- Livestock barn

Additional Land for Sale

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

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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Farmstead - South Looking North



North Looking South



Northeast Looking Southwest



South Looking North



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Acreage Site Looking West



East Side of House



Kitchen



Kitchen



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Living Room



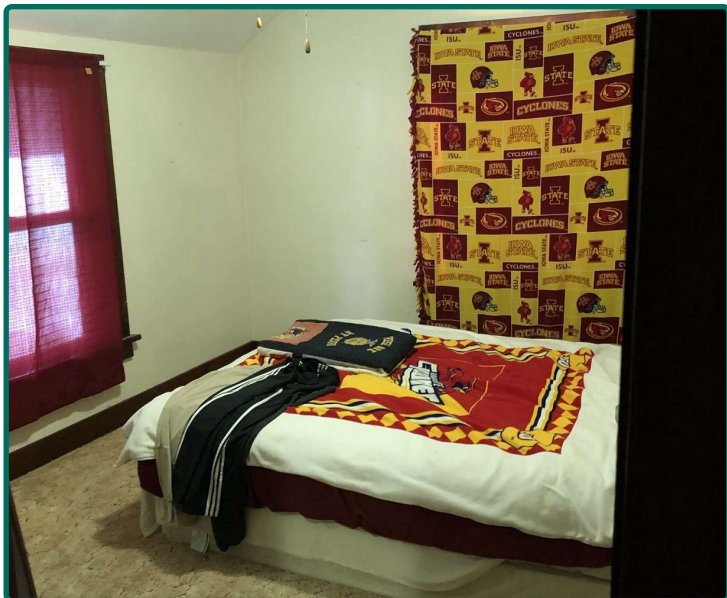
Living Room



Bedroom



Bedroom



Additional Land Aerial Photo



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