

# Land For Sale

**ACREAGE:**

**80.00 Acres, m/l**

**LOCATION:**

**Story County, IA**



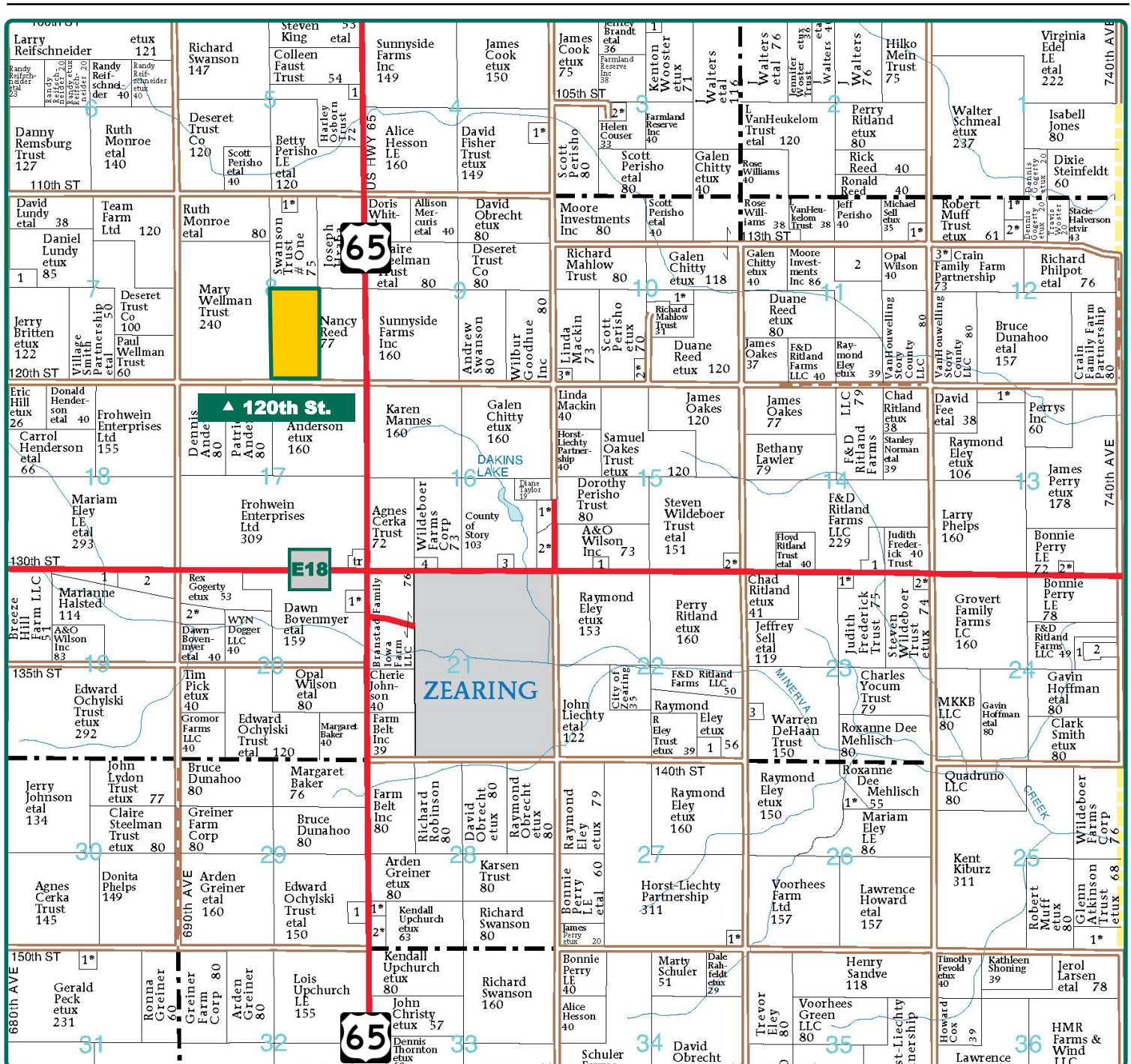
## **Property** *Key Features*

- **1½ Miles Northwest of Zearing**
- **79.34 FSA/Eff. Crop Acres with a 73.40 CSR2**
- **Highly-Tillable Farm Near a Hard-Surfaced Road**

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**515-382-1500**  
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**FSA/Eff. Crop Acres:** 79.34  
**Corn Base Acres:** 78.60  
**Soil Productivity:** 73.40 CSR2

## Property Information

**80.00 Acres, m/l**

### Location

From Zearing: Go north on Highway 65 for 1 mile, then west on 120th Street for ¼ mile. Property is on the north side of 120th Street.

### Legal Description

W½ SE¼, Section 8, Township 85 North, Range 21 West of the 5th P.M. (Lincoln Township)

### Price & Terms

- \$480,000.00
- \$6,000.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$1,974.00  
Gross Acres: 80.00  
Net Taxable Acres: 79.00  
Tax per Net Taxable Acre: \$24.99

### Lease Status

Leased for 2021 crop year.

### FSA Data

Farm Number 6033, Tract 2269  
FSA/Eff. Crop Acres: 79.34  
Corn Base Acres: 78.60  
Corn PLC Yield: 141 Bu.

### Land Description

Flat.

### Soil Types/Productivity

Primary soils are Canisteo, Harps and Okoboji. CSR2 on the FSA/Eff. crop acres is 73.40. See soil map for detail.

### Drainage

- Natural, plus tile. No tile maps available.
- 10-20 acres are often lost due to ponding of water.

### Buildings/Improvements

None.

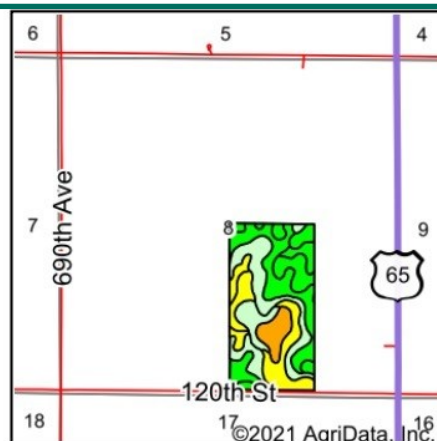
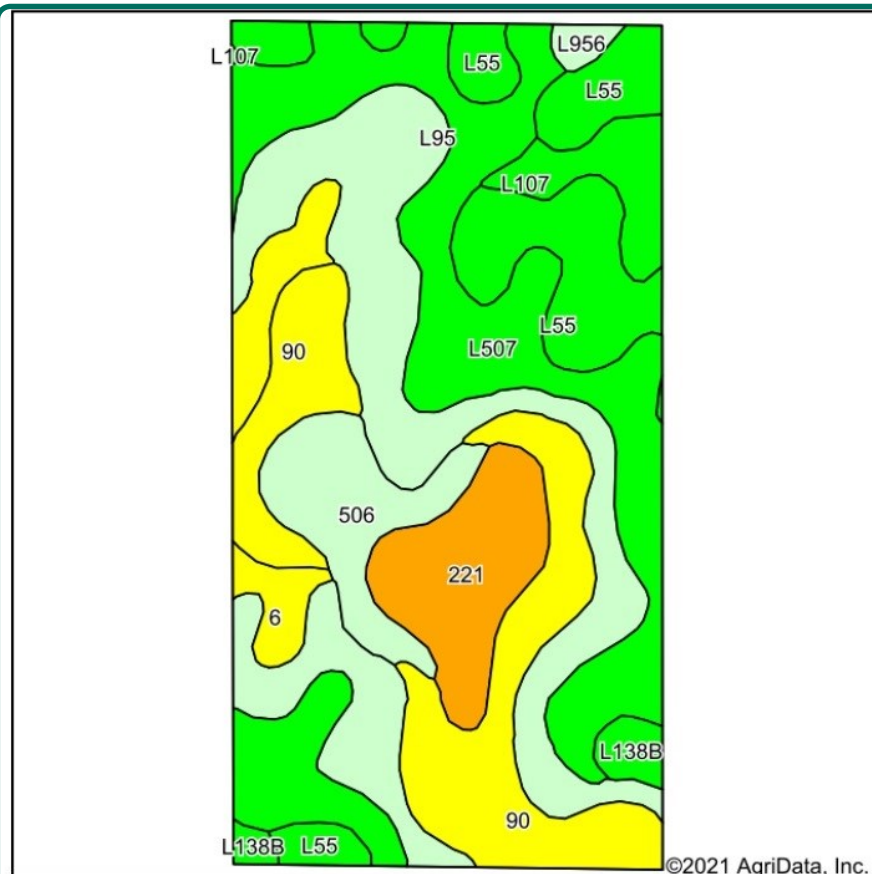
### Water & Well Information

No known wells.

### Comments

Quality farm in northern Story County.





State: **Iowa**  
County: **Story**  
Location: **8-85N-21W**  
Township: **Lincoln**  
Acres: **79.34**  
Date: **3/22/2021**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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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
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	19.09	24.1%		IIw	87	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	18.16	22.9%		IIw	75	
90	Okoboji mucky silt loam, 0 to 1 percent slopes	13.00	16.4%		IIIw	56	62
L55	Nicollet loam, 1 to 3 percent slopes	10.15	12.8%		Ie	91	
221	Klossner muck, 0 to 1 percent slopes	5.99	7.5%		IIIw	32	52
506	Wacousta silty clay loam, 0 to 1 percent slopes	5.14	6.5%		IIIw	74	79
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.44	4.3%		IIIw	59	59
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	2.68	3.4%		IIw	88	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	1.18	1.5%		Ile	88	
L956	Harps-Okoboji complex, Bemis moraine, 0 to 2 percent slopes	0.51	0.6%		IIw	69	
Weighted Average						73.4	*-

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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North Looking South



Northeast Looking Southwest



2018 Corn Crop



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