

# Land For Sale

**ACREAGE:**

**160.00 Acres, m/l**

**LOCATION:**

**Story County, IA**



## Property *Key Features*

- Mixed-Use Property with CRP, Timber & Production Acres
- 91.50 Currently Cropped Acres with an 84.50 CSR2
- Four Miles Southeast of Huxley

**Matt Vegter, ALC**

Licensed in IA

**515-290-7286**

**MattV@Hertz.ag**

**515-382-1500**

415 S. 11th St./PO Box 500  
Nevada, IA 50201-0500

**www.Hertz.ag**

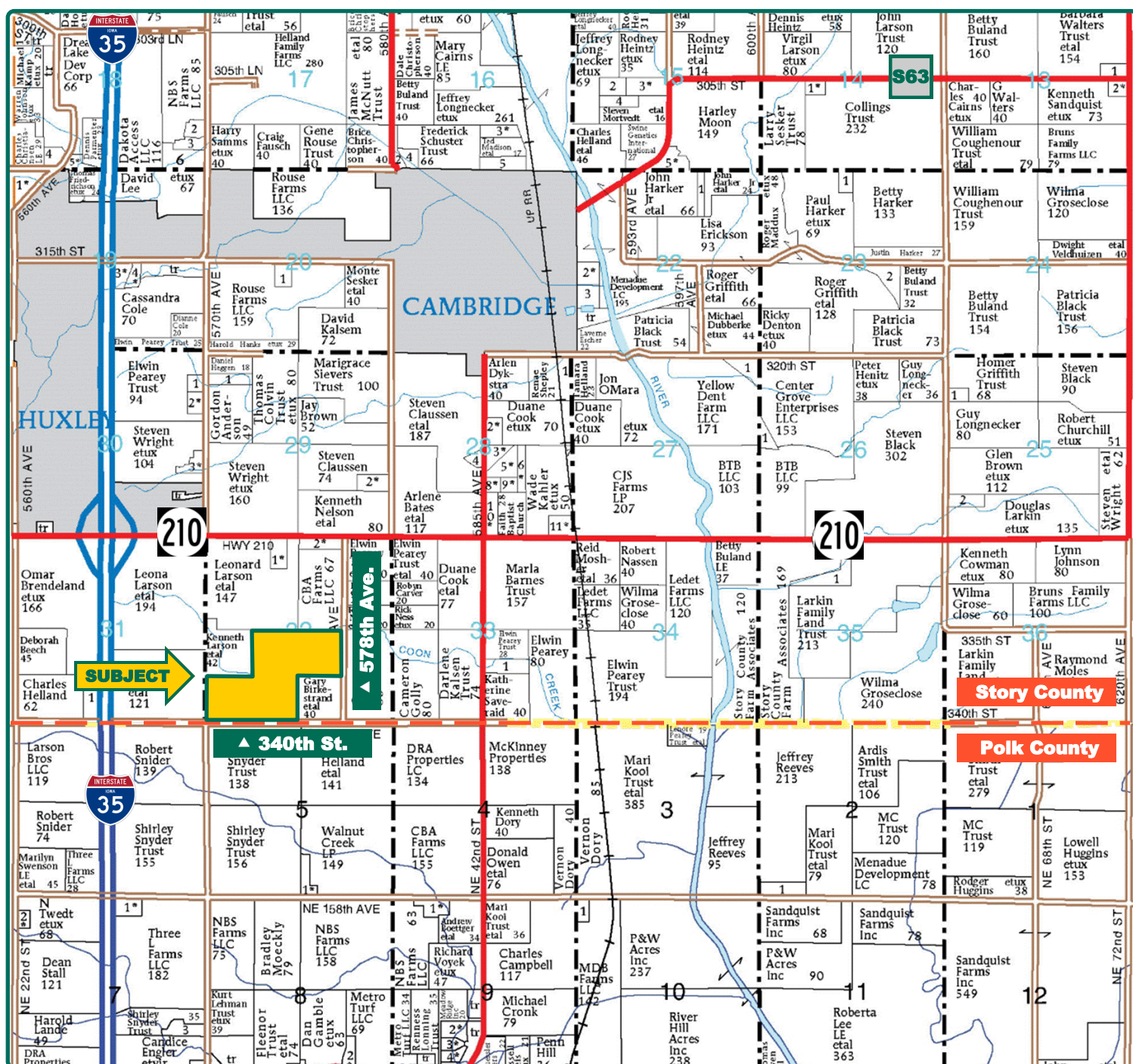
**Steve Johnston, AFM**

Licensed in IA & MO

**515-382-7929**

**SteveJ@Hertz.ag**





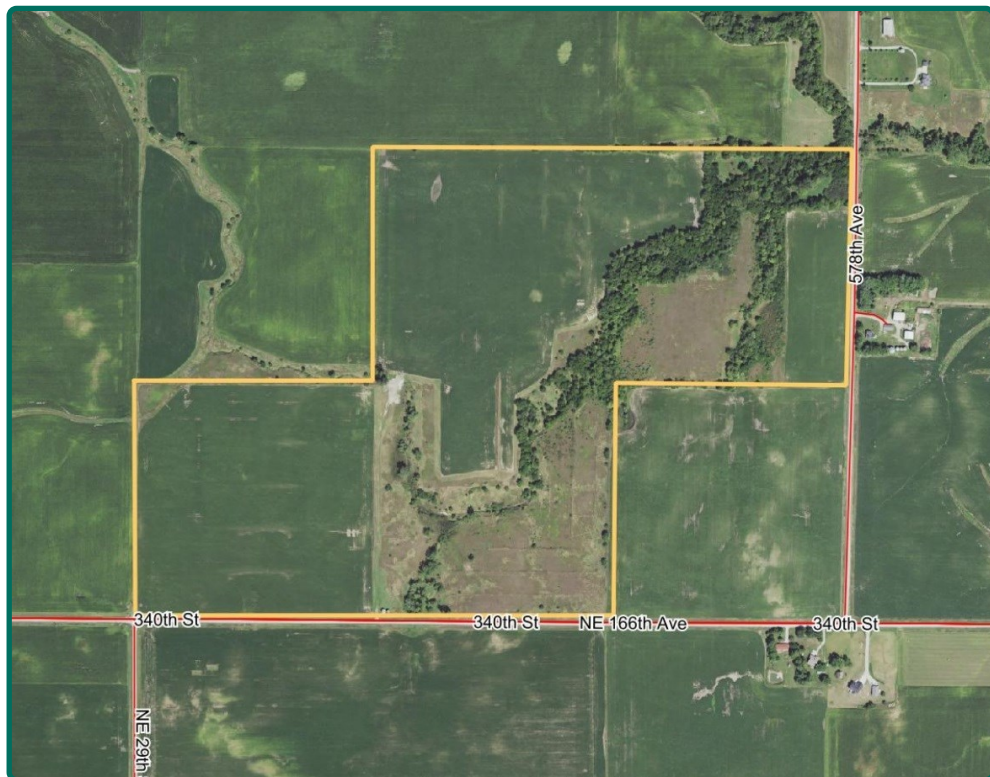
Map reproduced with permission of Farm & Home Publishers, Ltd.

**Matt Vegter, ALC**  
Licensed in IA  
**515-290-7286**  
**MattV@Hertz.ag**

**515-382-1500**  
415 S. 11th St./PO Box 500  
Nevada, IA 50201-0500  
**www.Hertz.ag**

**Steve Johnston, AFM**  
Licensed in IA & MO  
**515-382-7929**  
**SteveJ@Hertz.ag**





<b>FSA/Eff. Crop Acres:</b>	<b>98.76</b>
<b>Current Cropped Acres:</b>	<b>91.50</b>
<b>CRP Acres:</b>	<b>23.45</b>
<b>Corn Base Acres:</b>	<b>73.90</b>
<b>Bean Base Acres:</b>	<b>19.90</b>
<b>Soil Productivity:</b>	<b>84.50 CSR2</b>

## Property Information

### 160.00 Acres, m/l

### Location

From Huxley: Go south on Highway 69 for 1 mile, then head east on Highway 210 for 3 miles. Go south on 578th Avenue for ½ mile, property is on the west side of the road.

### Legal Description

S½ SW¼, NE¼ SW¼ and the NW¼ SE¼, all in Section 32, Township 82 North, Range 23 West of the 5th P.M. (Union Township)

### Price & Terms

- \$1,360,000.00
- \$8,500.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$4,710.00  
Gross Acres: 160.00  
Net Taxable Acres: 158.00  
Tax per Net Taxable Acre: \$29.81

### FSA Data

Farm Number 1486, Tract 2413  
FSA/Eff. Crop Acres: 98.76  
Current Cropped Acres: 91.50  
CRP Acres: 23.45  
Corn Base Acres: 73.90  
Corn PLC Yield: 143 Bu.  
Bean Base Acres: 19.90  
Bean PLC Yield: 47 Bu.

### Land Description

Level to moderately sloping.

### CRP Contracts

There are 23.45 acres enrolled in a CP-38E-4D contract that pays \$4,158.00 annually and expires 9/30/2030.

### Soil Types/Productivity

Primary soils are Clarion, Nicollet and Webster. CSR2 on the current cropped acres is 84.50. See soil map for detail.

### Drainage

Natural, plus some tile. Contact agent for tile maps.

### Buildings/Improvements

27' x 18' grain bin built in 1974.

### Water & Well Information

No known wells.

**Matt Vegter, ALC**

Licensed in IA

**515-290-7286**

**MattV@Hertz.ag**

**515-382-1500**

415 S. 11th St./PO Box 500  
Nevada, IA 50201-0500

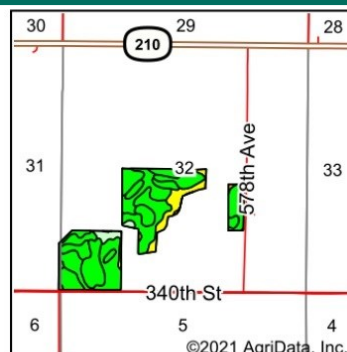
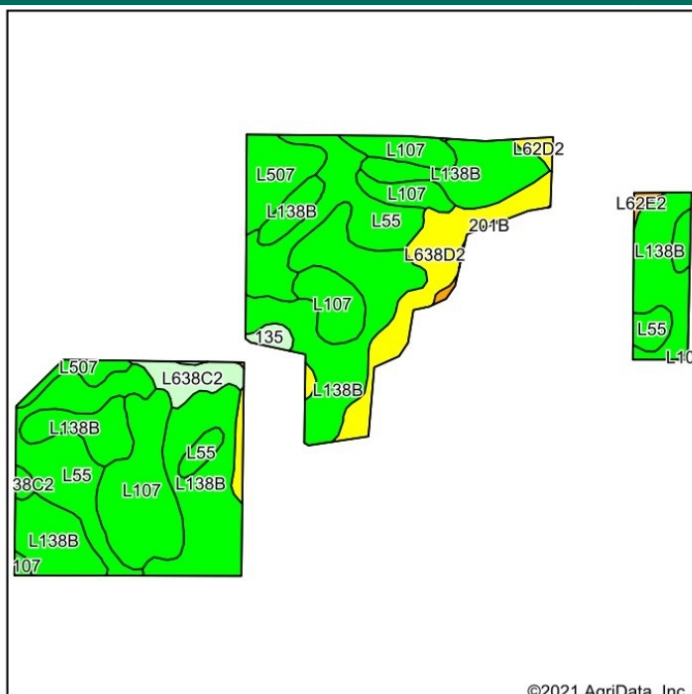
**www.Hertz.ag**

**Steve Johnston, AFM**

Licensed in IA & MO

**515-382-7929**

**SteveJ@Hertz.ag**



State: **Iowa**  
County: **Story**  
Location: **32-82N-23W**  
Township: **Union**  
Acres: **91.5**  
Date: **8/24/2021**



Maps Provided By  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021 www.AgriDataInc.com



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
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	40.53	44.3%		Ile	88	
L55	Nicollet loam, 1 to 3 percent slopes	18.42	20.1%		Ie	91	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	14.92	16.3%		Ilw	88	
L638D2	Omsrud-Storden complex, Bemis moraine, 10 to 16 percent slopes, moderately eroded	8.04	8.8%		IVe	53	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	5.05	5.5%		Ilw	87	
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.34	2.6%		Ille	75	
L35	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.74	0.8%		Ilw	76	84
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	0.54	0.6%		IVe	41	
L62E2	Storden loam, Bemis moraine, 10 to 22 percent slopes, moderately eroded	0.45	0.5%		IVe	32	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.41	0.4%		Ille	83	
201B	Coland-Terril complex, 1 to 5 percent slopes	0.06	0.1%		Ilw	76	40
Weighted Average						84.5	*-

## Comments

Scenic property with CRP, timber and high-quality production acres.

*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.*

**Matt Vegter, ALC**  
Licensed in IA  
**515-290-7286**  
**MattV@Hertz.ag**

**515-382-1500**  
415 S. 11th St./PO Box 500  
Nevada, IA 50201-0500  
**www.Hertz.ag**

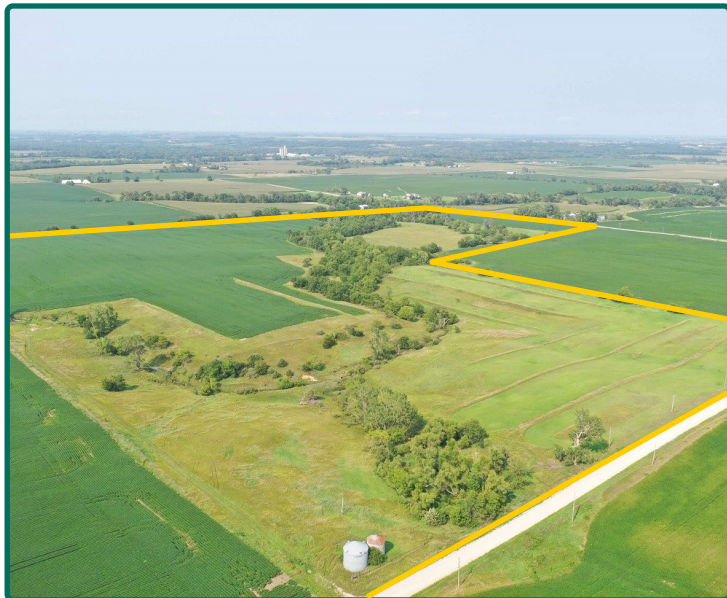
**Steve Johnston, AFM**  
Licensed in IA & MO  
**515-382-7929**  
**SteveJ@Hertz.ag**



Southwest Looking Northeast



Southwest Looking Northeast



Northeast Looking Southwest



North Looking South



**Matt Vegter, ALC**

Licensed in IA

**515-290-7286**

**MattV@Hertz.ag**

**515-382-1500**

415 S. 11th St./PO Box 500  
Nevada, IA 50201-0500

**www.Hertz.ag**

**Steve Johnston, AFM**

Licensed in IA & MO

**515-382-7929**

**SteveJ@Hertz.ag**

## **Make the Most of Your Farmland Investment**

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

---

**Matt Vegter, ALC**

Licensed in IA

**515-290-7286**

**MattV@Hertz.ag**

**515-382-1500**

415 S. 11th St./PO Box 500  
Nevada, IA 50201-0500

**www.Hertz.ag**

**Steve Johnston, AFM**

Licensed in IA & MO

**515-382-7929**

**SteveJ@Hertz.ag**