

Land For Sale

ACREAGE:

62.12 Acres, m/l

LOCATION:

Story County, IA

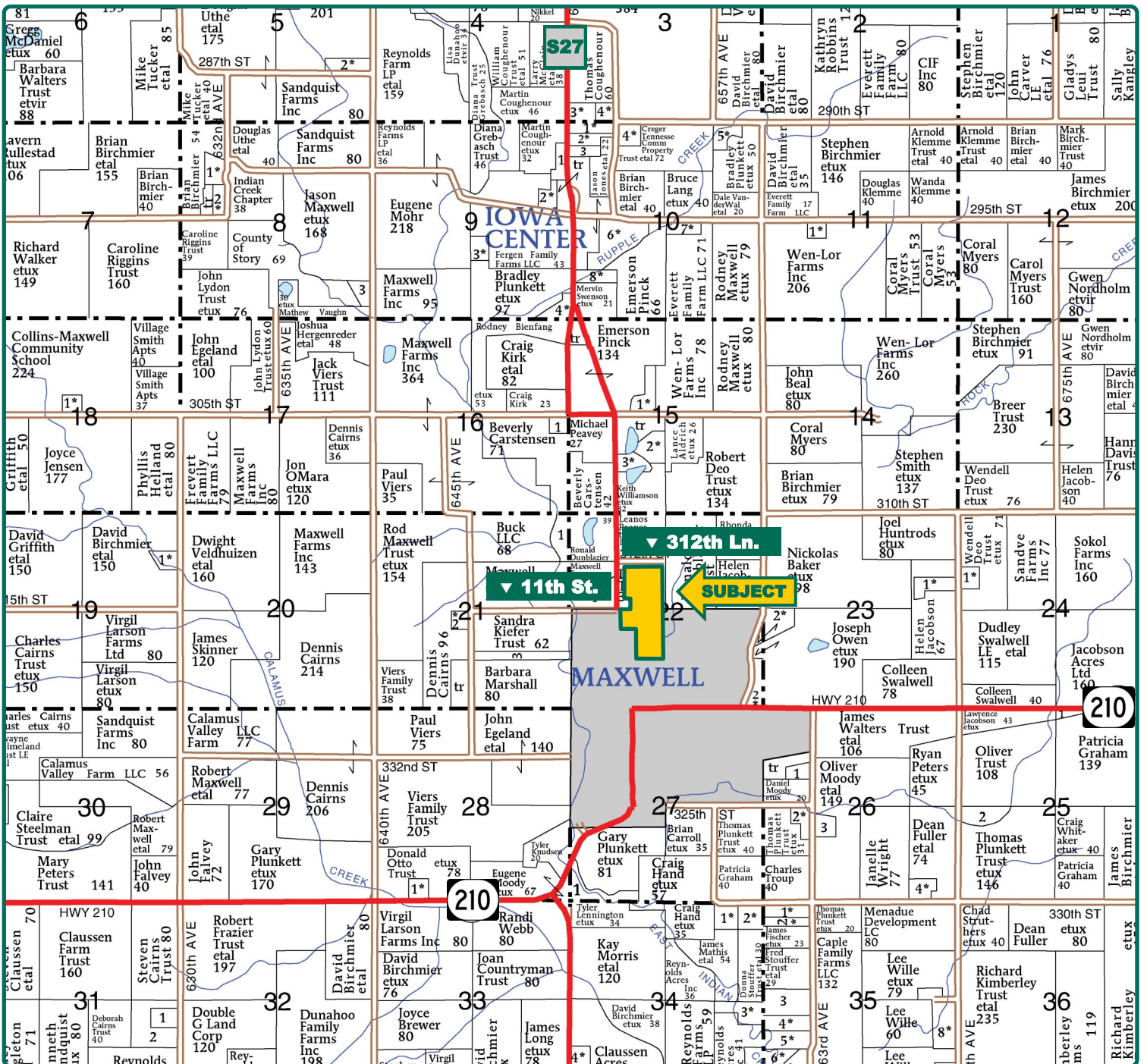


Property Key Features

- **Partially Located within the Maxwell City Limits**
- **Potential for Multiple Attractive Building Sites Along a Hard-Surfaced Road**
- **Conceptual Development Layout Completed**

Chad Reifschneider
Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

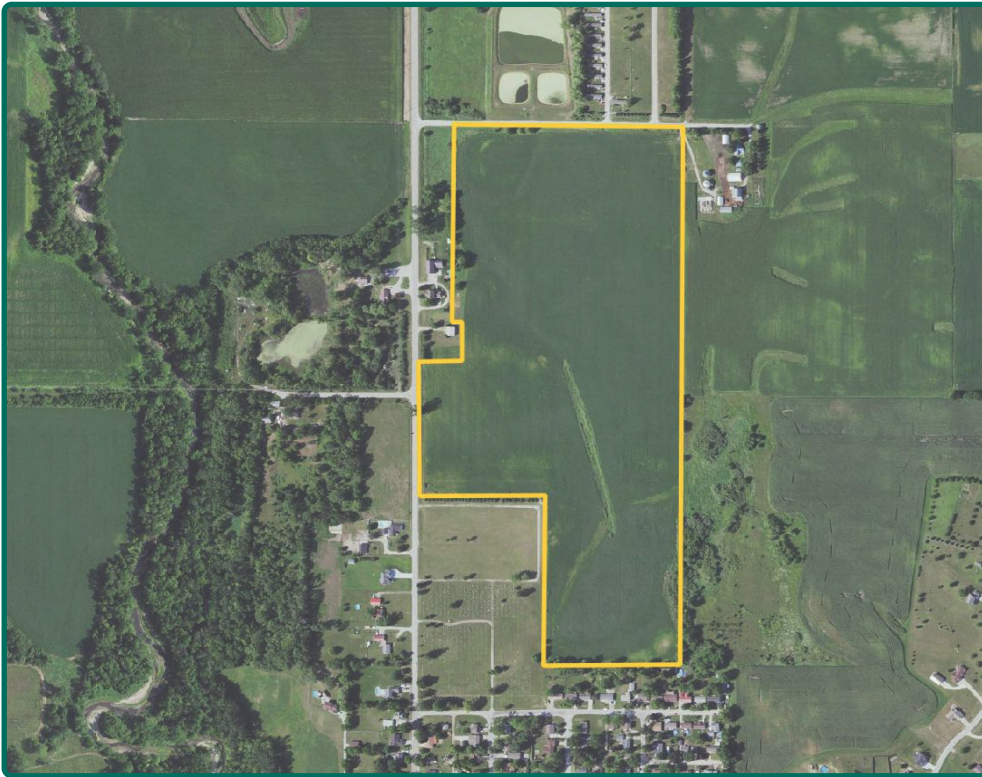
515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag



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

Chad Reifschneider
Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag



FSA/Eff. Crop Acres: 60.50*

Corn Base Acres: 60.38*

Soil Productivity: 59.90 CSR2

**Acres are estimated.*

Property Information

62.12 Acres, m/l

Location

From Maxwell: Go north on Baldwin Street which turns into Highway S27. The farm is on the east side of Highway S27 on the north edge of town.

Legal Description

W½, except acreage site, Parcel A and cemetery, of Section 22, Township 82 North, Range 22 West of the 5th P.M. (Indian Creek Township)

Price & Terms

- \$683,320.00
- \$11,000.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2022 - 2023: \$1,611.10*
Gross Acres: 62.12
Net Taxable Acres: 61.13
Tax per Net Taxable Acre: \$26.36*
Tax Parcel ID #s: 15-22-325-105 & 15-22-150-410

**Taxes estimated due to recent survey of excepted Parcel A. Story County Assessor will determine final tax figures.*

Lease Status

Leased for the 2023 crop year.

NRCS Classification

NHEL: Non-Highly Erodible Land.

FSA Data

Farm Number 707, Tract 913
FSA/Eff. Crop Acres: 60.50*
Corn Base Acres: 60.38*
Corn PLC Yield: 144 Bu.

**Acres are estimated pending reconstitution of farm by the Story County FSA office.*

Soil Types/Productivity

Primary soils are Zenor, Wadena and Nicollet. CSR2 on the estimated FSA/Eff. crop acres is 59.90. See soil map for detail.

Land Description

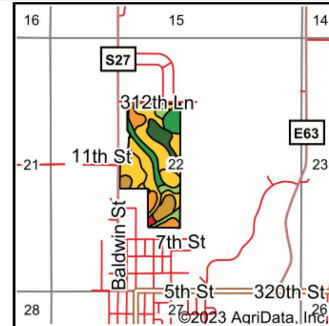
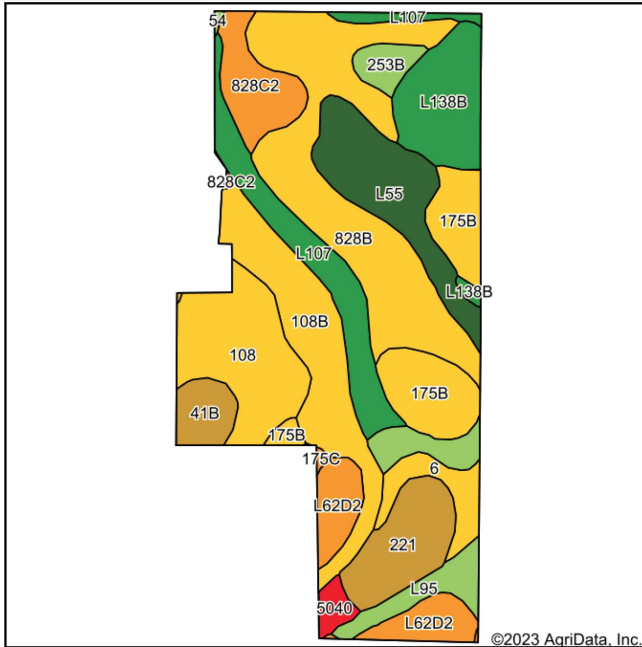
Level to rolling.

Drainage

Natural, with some tile. No maps available.

Chad Reifschneider
Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag



State: **Iowa**
 County: **Story**
 Location: **22-82N-22W**
 Township: **Indian Creek**
 Acres: **60.5**
 Date: **4/13/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 34						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
828B	Zenor sandy loam, 2 to 5 percent slopes	11.81	19.5%		IIIe	53
108B	Wadena loam, 2 to 6 percent slopes	6.69	11.1%		IIe	52
108	Wadena loam, 0 to 2 percent slopes	5.79	9.6%		IIs	56
L55	Nicollet loam, 1 to 3 percent slopes	5.11	8.4%		Ie	91
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	5.01	8.3%		IIIe	51
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	4.93	8.1%		IIW	88
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	4.15	6.9%		IIe	88
221	Klossner muck, 0 to 1 percent slopes	3.56	5.9%		IIW	32
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	3.01	5.0%		Ive	41
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	2.95	4.9%		IIW	75
828C2	Zenor sandy loam, 5 to 9 percent slopes, moderately eroded	2.67	4.4%		IIIe	42
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.67	2.8%		IIW	59
41B	Sparta loamy fine sand, 2 to 5 percent slopes	1.45	2.4%		Ivs	38
253B	Farrar fine sandy loam, 2 to 5 percent slopes	0.98	1.6%		IIe	76
5040	Orthents, loamy	0.61	1.0%			5
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	0.11	0.2%		IIIe	48
Weighted Average						*- 59.9

Buildings/Improvements

Abandoned barn in unusable condition.

Water & Well Information

- Rural water main along west side of property.
- One well located on the west side of property.

Comments

A conceptual development site layout has been completed on the property. Contact agent for details.

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.

Chad Reifschneider
 Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
 415 S. 11th Street
 Nevada, IA 50201
www.Hertz.ag

Southwest Looking Northeast



Southeast Looking Northwest



Northeast Looking Southwest



North Looking South



Chad Reifschneider
Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag

Make the Most of Your Farmland Investment

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

Chad Reifschneider
Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag