

Land For Sale

ACREAGE:

80.00 Acres, m/l

LOCATION:

Story County, IA



Property *Key Features*

- **5½ Miles Northeast of Ames on a Hard-Surfaced Road**
- **78.20 FSA/Eff. Crop Acres Carrying a 76.60 CSR2**
- **Good Soils on this Story County Farmland**

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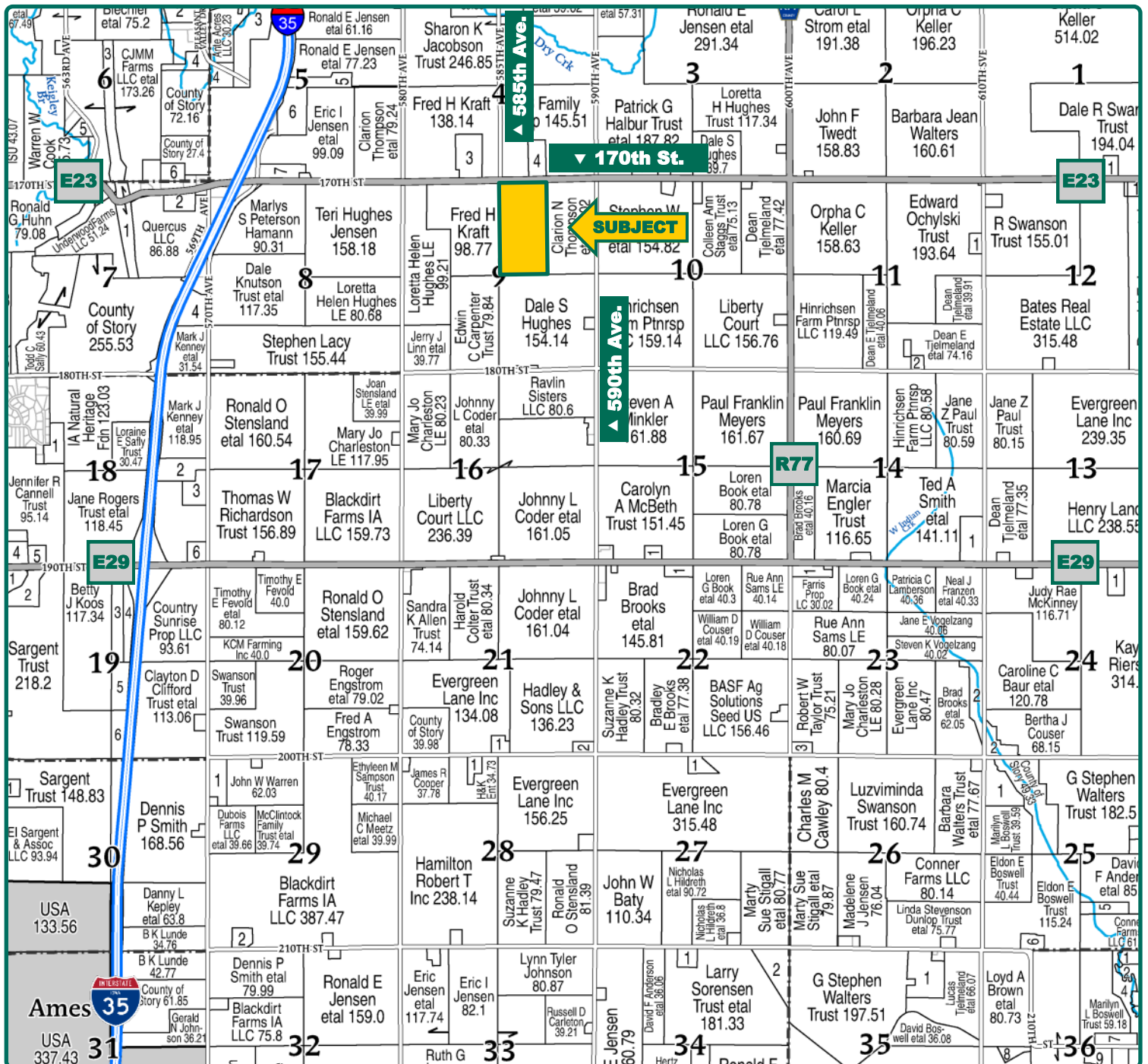
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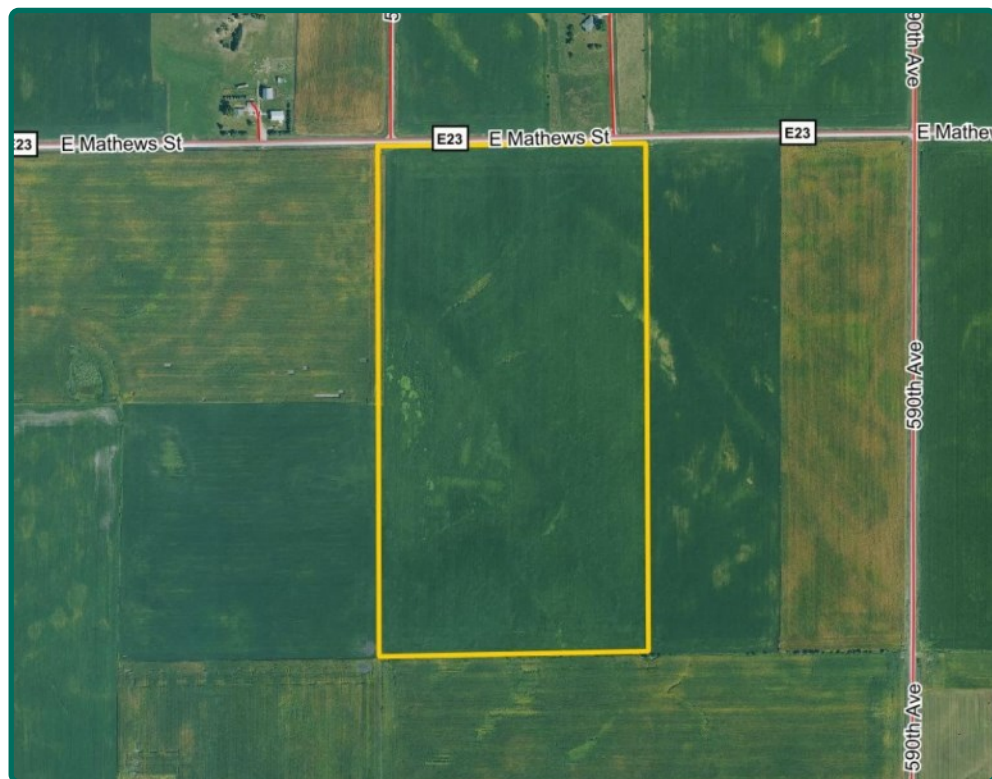


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FSA/Eff. Crop Acres:	78.20
Corn Base Acres:	58.50
Bean Base Acres:	19.50
Soil Productivity:	76.60 CSR2

Property Information

80.00 Acres, m/l

Location

From Ames: Go north on Interstate 35 for 4 miles then east on E23 / 170th Street for 1½ miles. Property is on the south side of the road.

Legal Description

W½ NE¼ of Section 9, Township 84 North, Range 23 West of the 5th P.M. (Milford Township)

Price & Terms

- \$992,000
- \$12,400/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2023 - 2024: \$2,526.00
Gross Acres: 80.00
Net Taxable Acres: 79.00
Tax per Net Taxable Acre: \$31.97
Tax Parcel ID #s: 0609200100, 0609200300

Lease Status

Leased through the 2024 crop year.

FSA Data

Farm Number 6582, Tract 1384
FSA/Eff. Crop Acres: 78.20
Corn Base Acres: 58.50
Corn PLC Yield: 118 Bu.
Bean Base Acres: 19.50
Bean PLC Yield: 27 Bu

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains a farmed wetland.

Soil Types/Productivity

Primary soils are Canisteo, Clarion and Okoboji. CSR2 on the FSA/Eff. crop acres is 76.60. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Soil tests completed in 2023 by Ritland
P: 38.9
K: 185.3
pH: 6.3
S: 6.7
Zn: 2.3

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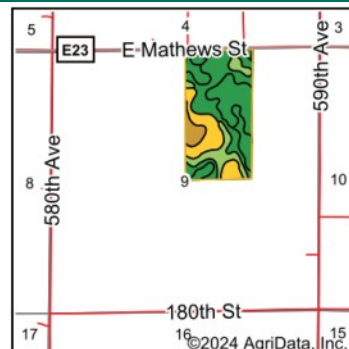
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Story**
Location: **9-84N-23W**
Township: **Milford**
Acres: **78.20**
Date: **3/19/2024**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA169, Soil Area Version: 35						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
507	Canisteo clay loam, 0 to 2 percent slopes	23.64	30.2%		IIw	84
138B	Clarion loam, 2 to 6 percent slopes	15.47	19.8%		Ile	89
90	Okoboji mucky silt loam, 0 to 1 percent slopes	13.50	17.3%		IIIw	56
95	Harps clay loam, 0 to 2 percent slopes	10.09	12.9%		IIw	72
55	Nicollet clay loam, 1 to 3 percent slopes	10.00	12.8%		Iw	89
221	Klossner muck, 0 to 1 percent slopes	4.01	5.1%		IIIw	32
107	Webster clay loam, 0 to 2 percent slopes	0.87	1.1%		IIw	86
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.66	0.8%		IIle	83
Weighted Average					2.10	76.6

Yield History (Bu./Ac.)

Yield history available. Contact agent for details.

Comments

Productive soils on this Story County farm ground.

Land Description

Gently rolling to moderately sloping.

Drainage

Some tile. Contact agent for details.

Water & Well Information

No known wells.

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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Northeast Looking Southwest



Southeast Looking Northwest



Southwest Looking Northeast



Northwest Looking Southeast



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