

# Land For Sale

**ACREAGE:**

**37.00 Acres, m/l**

**LOCATION:**

**Story County, IA**



## Property Key Features

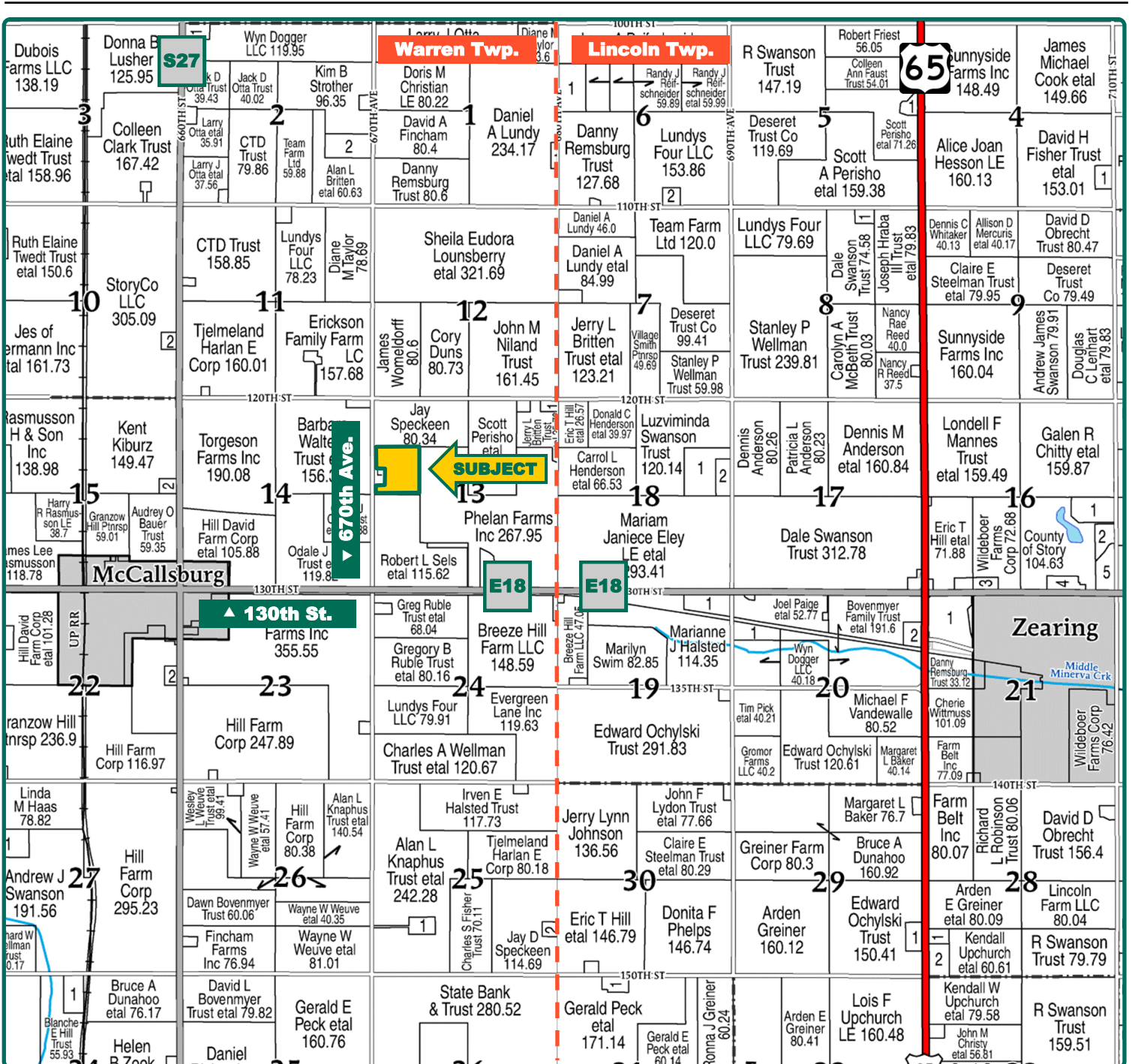
- Located 1½ Miles Northeast of McCallsburg
- 35.85 Estimated FSA/Eff. Crop Acres Carrying an 88.20 CSR2
- Great Soils on this Story County Farmland

**Kyle Hansen, ALC**  
Licensed Broker in IA, MO, NE & AZ  
**515-370-3446**  
**KyleH@Hertz.ag**

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

**Nick Hoffman**  
Licensed Salesperson in IA  
**515-689-0438**  
**NickH@Hertz.ag**



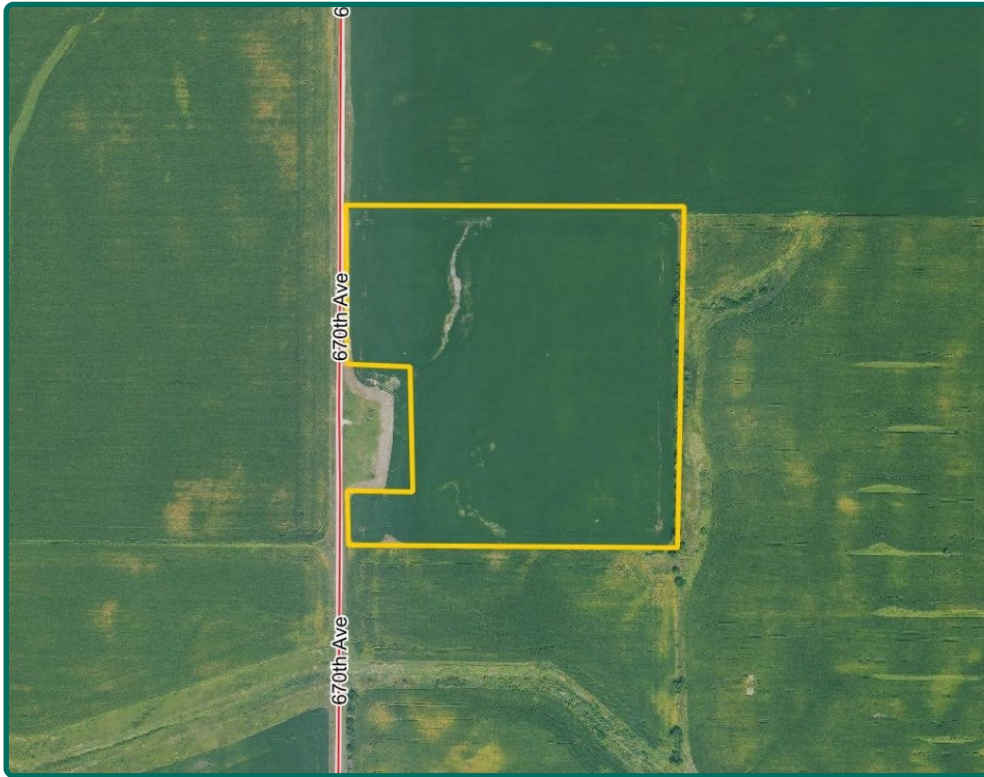


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**FSA/Eff. Crop Acres: 35.85\***

**Base Acres: 0.00**

**Soil Productivity: 88.20 CSR2**

*\*Acres are estimated.*

## Property Information

**37.00 Acres, m/l**

### Location

From McCallsburg: Go east on E18 / 130th Street for one mile. Head north on 670th Avenue for ¼ mile. Property is on the east side of the road.

### Legal Description

SW¼ NW¼, except acreage site, Section 13, Township 85 North, Range 22 West of the 5th P.M. (Warren Township)

### Price & Terms

- \$551,300.00
- \$14,900/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$1,290.80\*  
 Surveyed Acres: 37.00  
 Net Taxable Acres: 36.33\*  
 Tax per Net Taxable Acre: \$35.53\*  
 Tax Parcel ID #: part of 0313100300  
*\*Taxes estimated due to recent survey of property. Story County Assessor will determine final tax figures*

### Lease Status

Custom lease through the 2024 crop year.  
 Contact agent for details.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### FSA Data

Farm Number 8044, Part of Tract 12640  
 FSA/Eff. Crop Acres: 35.85\*  
 Base Acres: 0.00  
*\*Acres are estimated pending reconstitution of farm by the Story County FSA office. Per the Story County FSA office there are no reported base acres. Contact agent for details.*

### Soil Types/Productivity

Primary soils are Clarion, Canisteo and Nicollet. CSR2 on the est. FSA/Eff. crop acres is 88.20. See soil map for detail.

### Land Description

Gently rolling.

### Drainage

Natural, plus some tile. No maps available.

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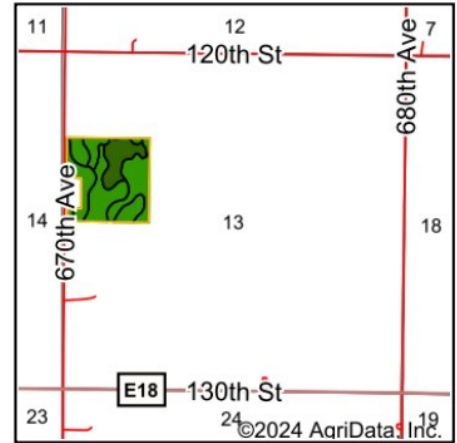
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State: **Iowa**  
 County: **Story**  
 Location: **13-85N-22W**  
 Township: **Warren**  
 Acres: **35.85**  
 Date: **4/10/2024**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	13.73	38.3%		Ile	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	12.86	35.9%		IIw	87
L55	Nicollet loam, 1 to 3 percent slopes	6.50	18.1%		Ie	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	2.76	7.7%		IIw	88
<b>Weighted Average</b>					<b>1.82</b>	<b>88.2</b>

### Buildings/Improvements

None.

### 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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Southeast Looking Northwest



Northwest Looking Southeast



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