

Income-Producing Acreage Opportunity in Story County, Iowa



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32.64 Acres, m/l
Story County, IA

FSA/Eff. Crop Acres: 2.00 | CRP Acres: 23.50 | Soil Productivity: 78.00 CSR2



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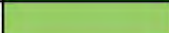
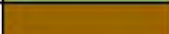

Soils data provided by USDA and NRCS.



State: Iowa
 County: Story
 Location: 22-82N-23W
 Township: Union
 Acres: 25.5
 Date: 4/29/2025



Area Symbol: IA169, Soil Area Version: 36

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	12.01	47.1%		IIw	88
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	10.82	42.4%		IIw	76
34C	Estherville sandy loam, 2 to 6 percent slopes	1.43	5.6%		IIIIs	27
203	Cylinder loam, 0 to 2 percent slopes	1.17	4.6%		IIs	58
284	Flagler sandy loam, 0 to 2 percent slopes	0.07	0.3%		IIIIs	56
Weighted Average					2.06	78

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Cambridge: Go south on S Water St. to 320th St., then head east on 320th St. for 0.2 miles. Property is located on the north side of the road.

Simple Legal

SW¼ SW¼ south of RY, excluding RY and west 110' of Section 22; and S½ SE¼ Sublot 4 in Section 21, all in Township 82 North, Range 23 West of the 5th P.M., Story Co., IA. *Final abstract/title documents to govern legal description.*

Address

59069 320th Street
Cambridge, IA 50046

Price & Terms

- \$545,000
- 5% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2024 - 2025: \$4,092.00
Gross Acres: 32.64
Net Taxable Acres: 31.64

FSA Data

Farm Number 2142, Tract 2514
FSA/Eff. Crop Acres: 2.00
CRP Acres: 23.50

CRP Contracts

There are 23.50 acres enrolled in a CP-23 contract that pays \$4,883.00 annually and expires 9/30/2030.

Soil Types/Productivity

Primary soils are Spillville and Coland. CSR2 on the FSA/Eff. crop and CRP acres is 78.00. See soil map for detail.

Land Description

Level to gently sloping.

Drainage

Natural. Property is part of the Skunk River #4 Drainage District.

Dwellings

There is a ranch-style home that was built in 1994, featuring 1,702 finished square feet. The home has 3 bedrooms, 2½ baths, an unfinished basement, and an attached two-stall garage. There is an additional uninhabitable dwelling on the property. Property will be sold as-is, where is. Contact agent for details.

Buildings/Improvements

- 30' x 63' Utility Shed (1979)
- 30' x 45' Utility Shed (1986)
- Small Utility Shed

Water & Well Information

Iowa Regional Utilities Association services the property. There is also a nonfunctional well located northeast of the uninhabitable dwelling.

Septic System

Septic system and leach field will need to be updated. Contact agent for details.

Flood Plain

A portion of the property is located in a flood plain. See map and 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.

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Kitchen



Living Room



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Master Bedroom



Bedroom



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View of the Acreage Site



Looking Northeast from the Acreage Site



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Looking Northwest over the Acreage Site



Southeast looking Northwest

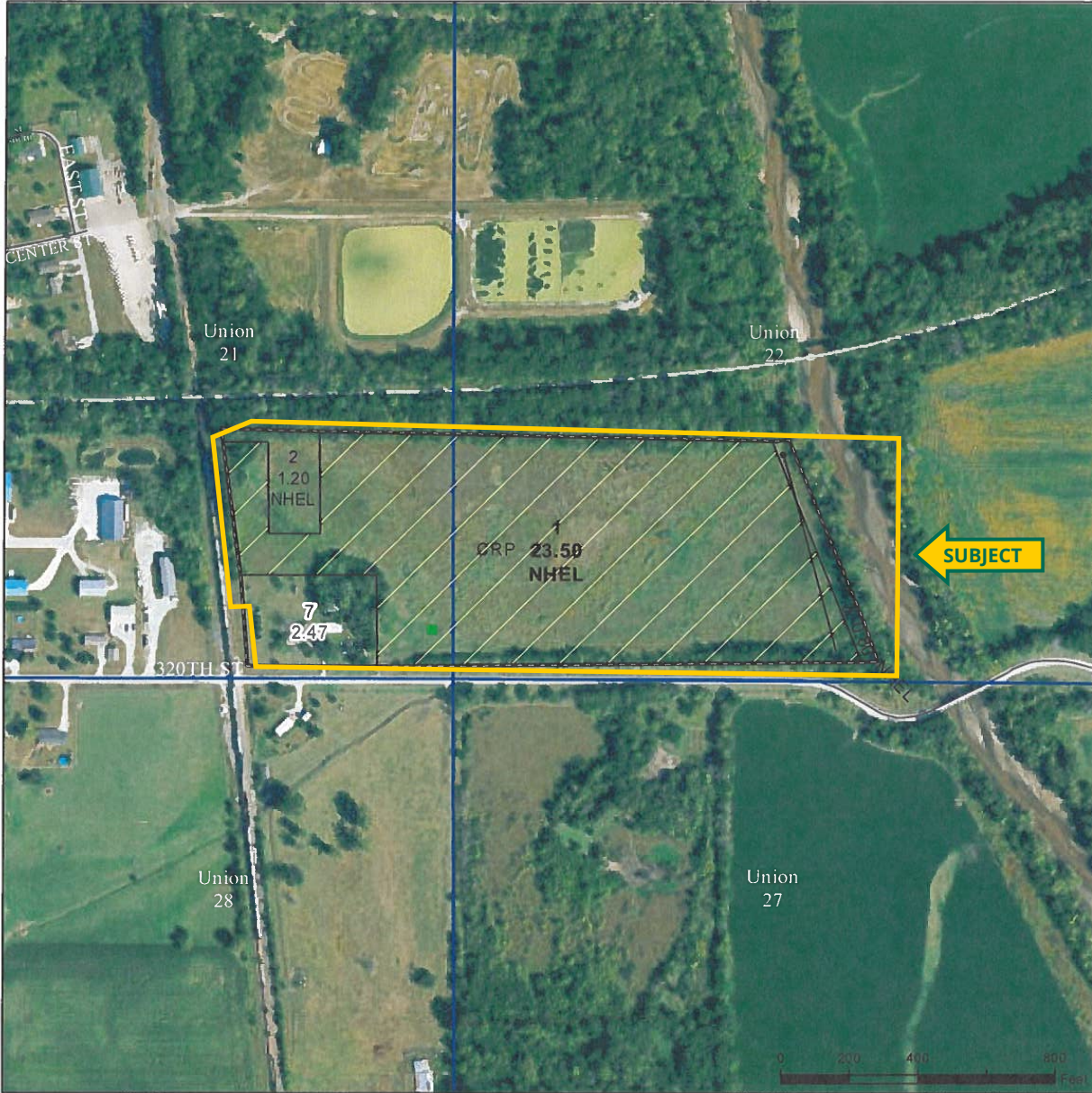


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USDA United States Department of Agriculture
Story County, Iowa



- Legend**
- Non-Cropland
 - CRP
 - Iowa PLSS
 - Cropland
 - Tract Boundary
 - Iowa Roads
- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

2024 Program Year

Map Created April 16, 2024

Farm 2142







Tract 2514

Tract Cropland Total: 25.50 acres

 **Beacon™** Story County, IA / City of Ames

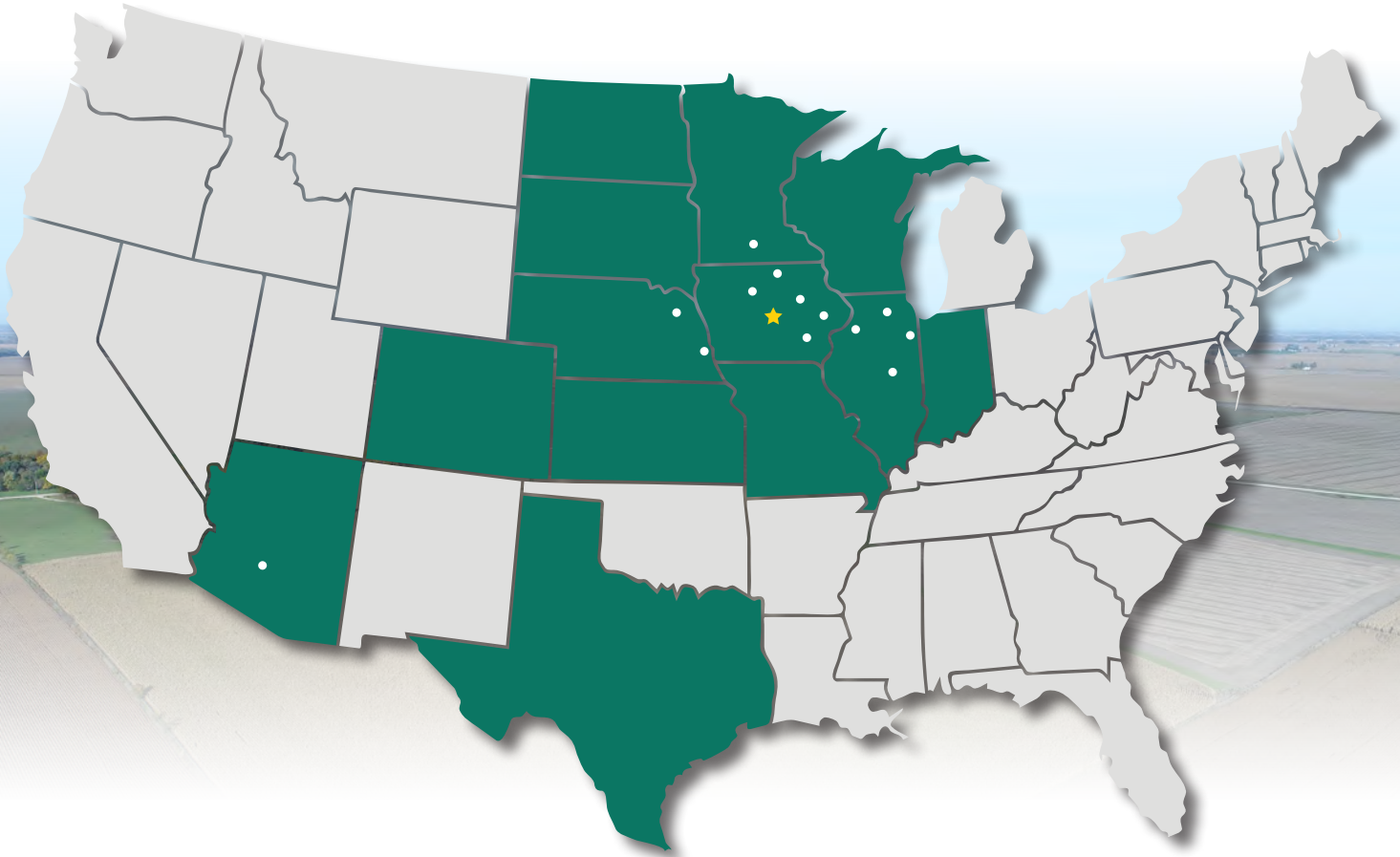


Legend

-  Parcels
- FEMA Flood Hazard Zone**
-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A-NO BFE DETERMINED
-  FLOODWAY AREAS
-  AREA NOT INCLUDED
-  OUTSIDE 0.2% CHANCE

Map obtained from Beacon Schneider Story Co., IA site.

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