

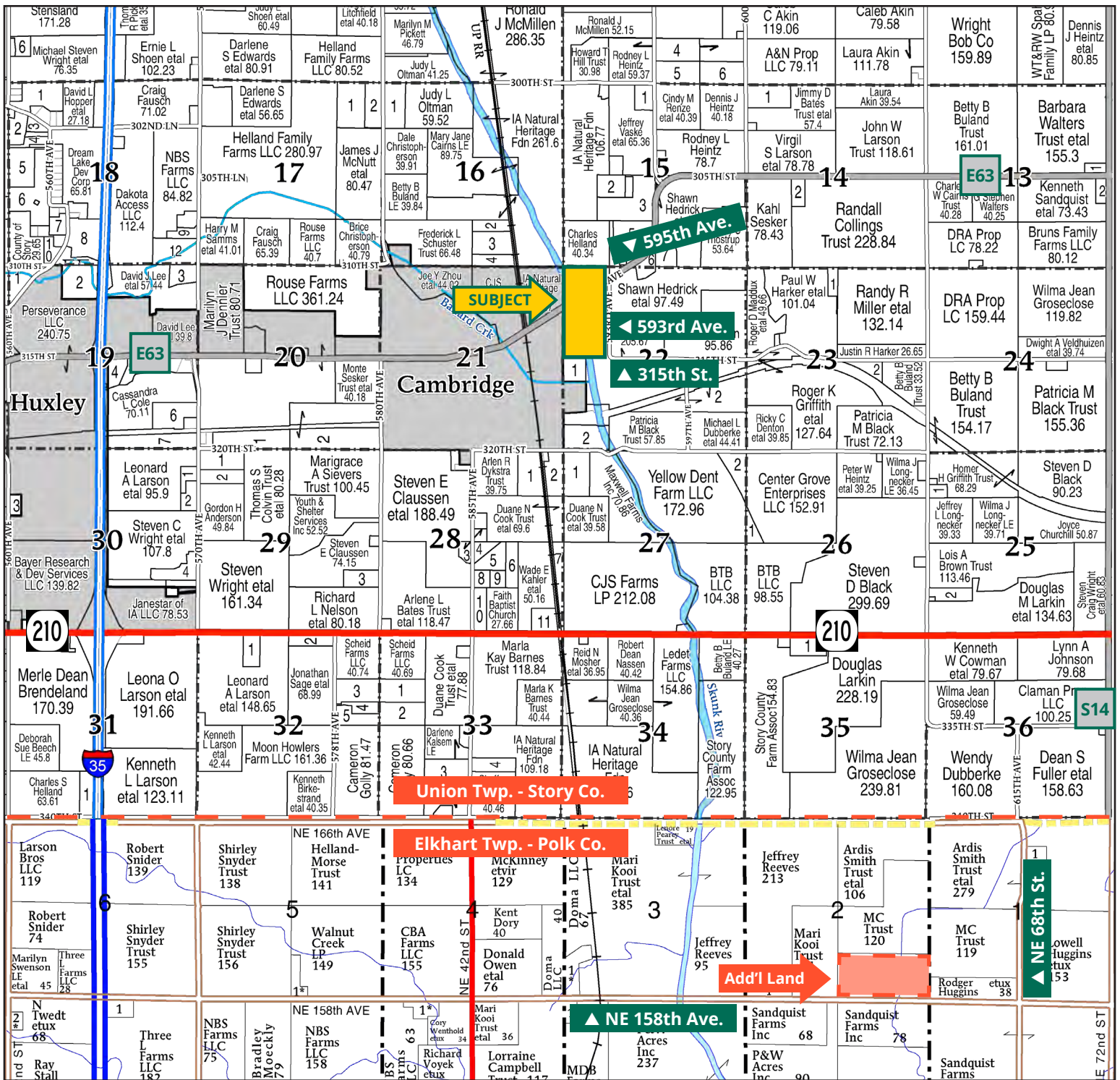
Menadue Development LC



KYLE HANSEN, ALC
Licensed Broker
in IA, AZ, NE & MO
515.370.3446
KyleH@Hertz.ag

515.382.1500 | 415 S. 11th St., PO Box 500
Nevada, IA 50201-0500 | www.Hertz.ag

80.00 Acres, m/l
Story County, IA



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

515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | www.Hertz.ag

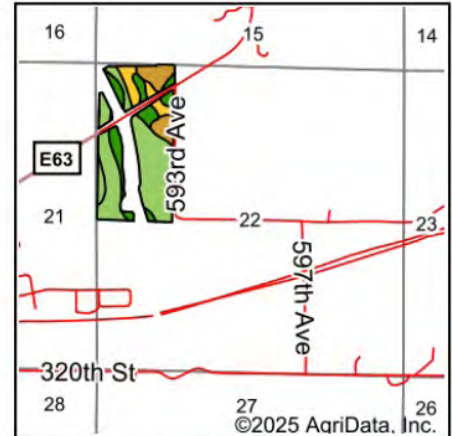
KYLE HANSEN, ALC
 515.370.3446
 KyleH@Hertz.ag

FSA/Eff. Crop Acres: 61.48 | Soil Productivity: 71.40 CSR2



515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | www.Hertz.ag

KYLE HANSEN, ALC
515.370.3446
KyleH@Hertz.ag



State: **Iowa**
 County: **Story**
 Location: **22-82N-23W**
 Township: **Union**
 Acres: **61.48**
 Date: **4/16/2025**







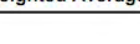
Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 36

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	35.36	57.5%			Ilw	76	
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	10.98	17.9%			Ilw	88	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	7.63	12.4%			IVs Ile	38	
175	Dickinson fine sandy loam, 0 to 2 percent slopes	5.73	9.3%			IIIIs	56	
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.78	2.9%			Ilw	70	
Weighted Average						2.34	*-	71.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Location

From Cambridge: Go northeast on 595th Ave. for ½ mile and then south on 593rd Ave. for ¼ mile. Property is located on the west side of the road.

Simple Legal

W½ NW¼ of Section 22, Township 82 North, Range 23 West of the 5th P.M., Story Co., IA. Final abstract/title documents to govern legal description.

Price & Terms

- \$560,000
- \$7,000/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated, subject to terms of existing lease.

Real Estate Tax

Taxes Payable 2024 - 2025: \$2,064.00
Gross Acres: 80.00
Net Taxable Acres: 72.35
Tax per Net Taxable Acre: \$28.53

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 7593
Part of Tract 11110

FSA/Eff. Crop Acres: 43.34
Corn Base Acres: 22.67*
Corn PLC Yield: 117 Bu.
Bean Base Acres: 20.67*
Bean PLC Yield: 32 Bu.

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

Farm Number 7593, Tract 11111

FSA/Eff. Crop Acres: 18.14
Corn Base Acres: 10.40
Corn PLC Yield: 117 Bu.
Bean Base Acres: 7.70
Bean PLC Yield: 32 Bu.

Soil Types/Productivity

Primary soils are Coland and Spillville. CSR2 on the FSA/Eff. crop acres is 71.40. See soil map for detail.

Land Description

Level to gently sloping.

Drainage

Natural. Property is part of the Skunk River #103 and #104 Drainage Districts.

Buildings/Improvements

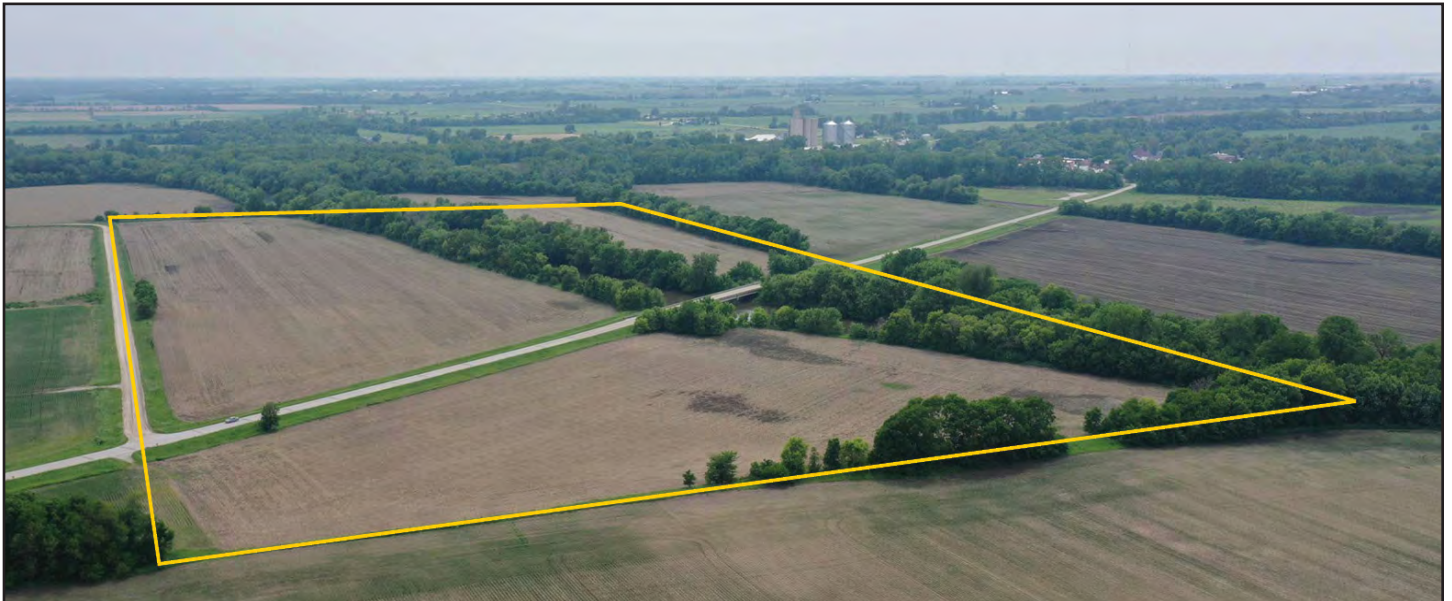
None.

Water & Well Information

None.

Additional Land for Sale

Seller has an additional tract of land for sale located southeast of this property. See Additional Land Aerial Photo.



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.

Northwest looking Southeast



Southwest looking Northeast



Southeast looking Northwest

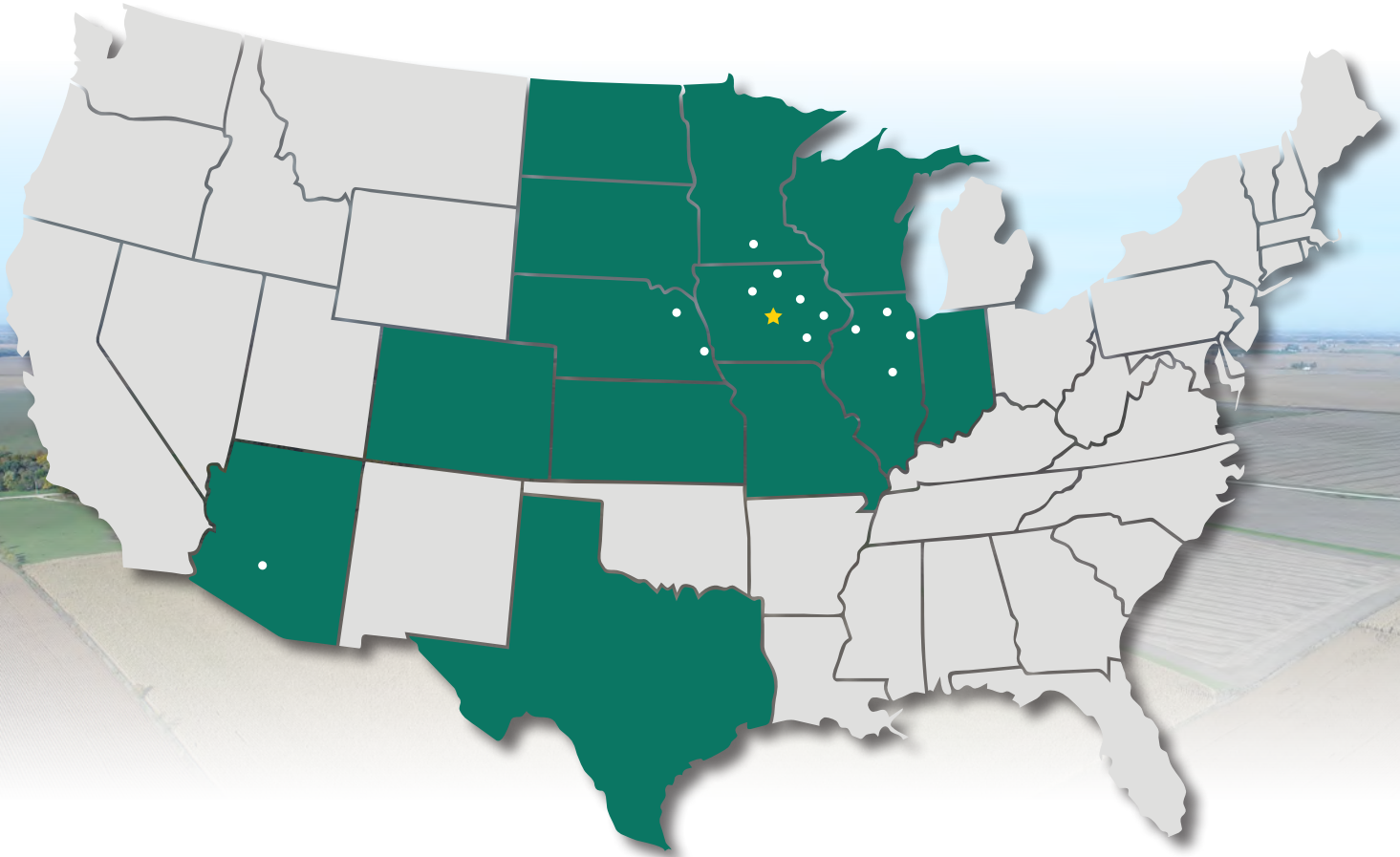


Northeast looking Southwest





MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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

515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | www.Hertz.ag

KYLE HANSEN, ALC
515.370.3446
KyleH@Hertz.ag