

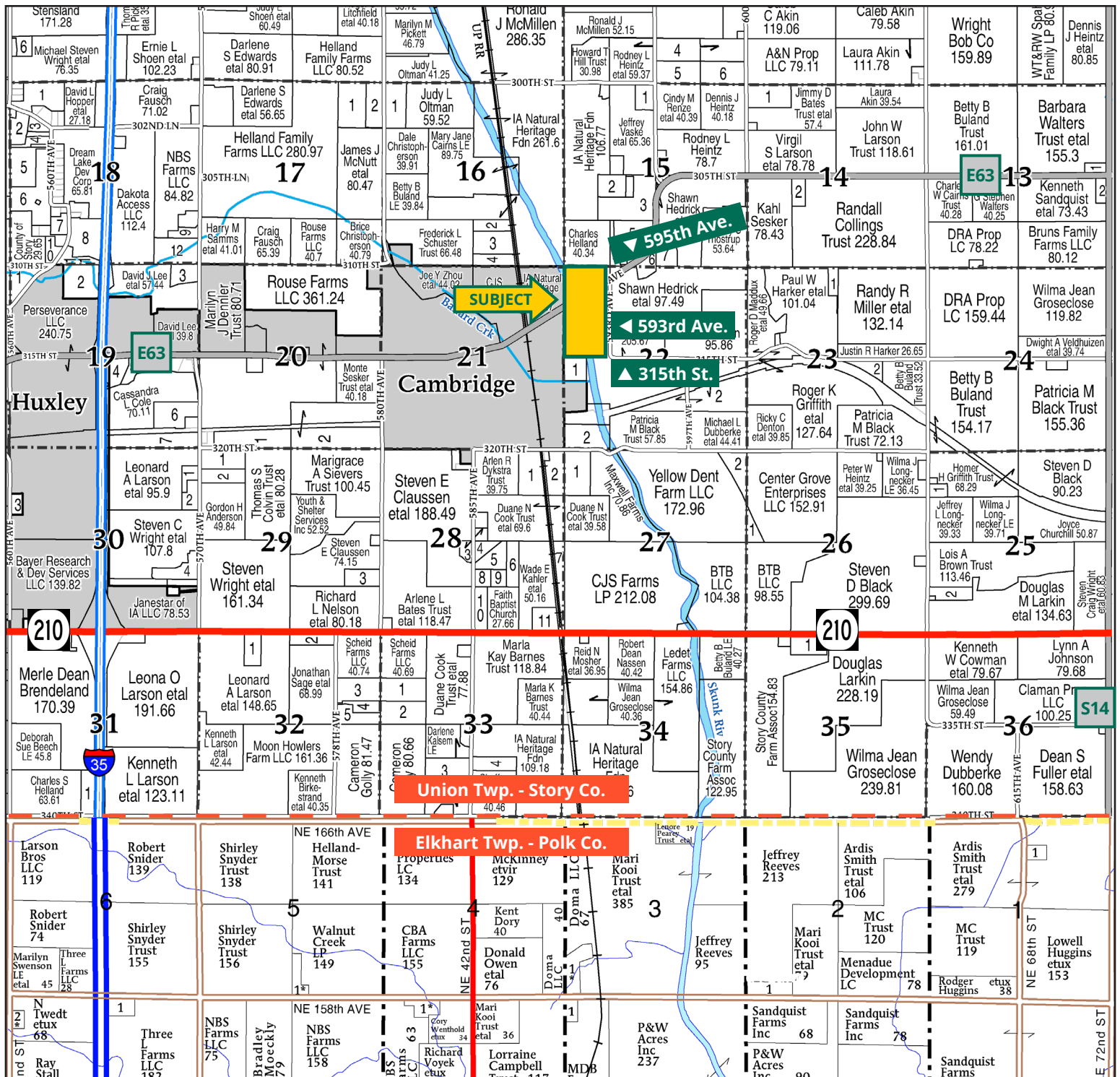
## Menadue Development LC



**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](http://www.Hertz.ag)

**80.00 Acres, m/I**  
**Story County, IA**



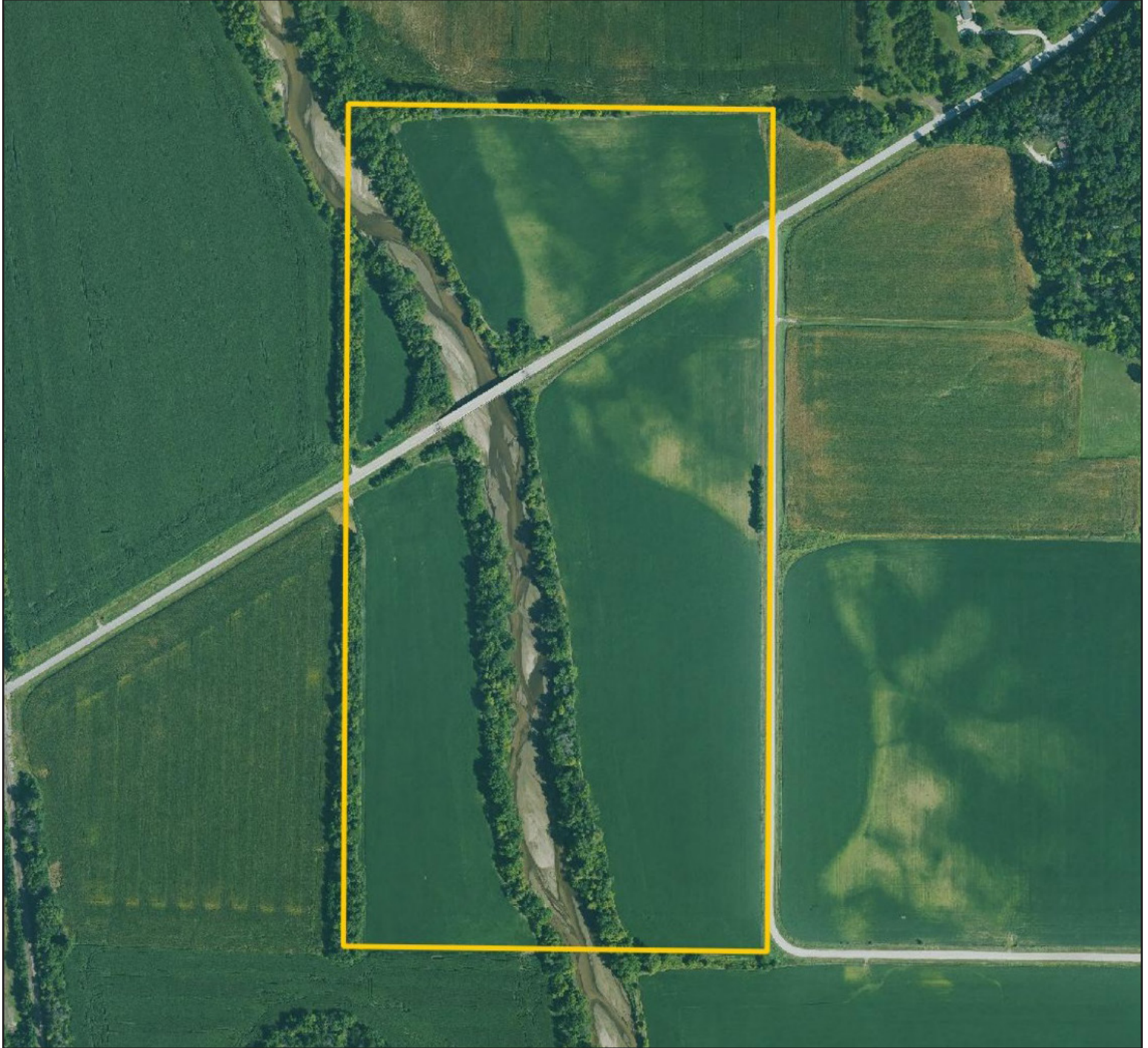
Map reproduced with permission of Farm & Home Publishers, Ltd.

515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | [www.Hertz.ag](http://www.Hertz.ag)

**KYLE HANSEN, ALIC**  
**515.370.3446**  
 KyleH@Hertz.ag



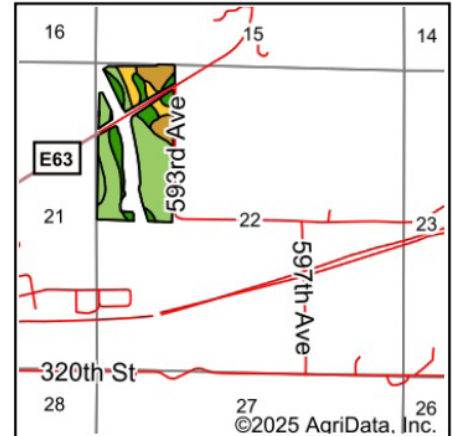
FSA/Eff. Crop Acres: 61.48 | Soil Productivity: 71.40 CSR2



515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | [www.Hertz.ag](http://www.Hertz.ag)

**KYLE HANSEN, ALC**  
515.370.3446  
[KyleH@Hertz.ag](mailto: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%		IIw		76
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	10.98	17.9%		IIw		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%		IIw		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****PRICE REDUCED!**

- \$560,000 \$504,000
- \$7,000/acre \$6,300/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**

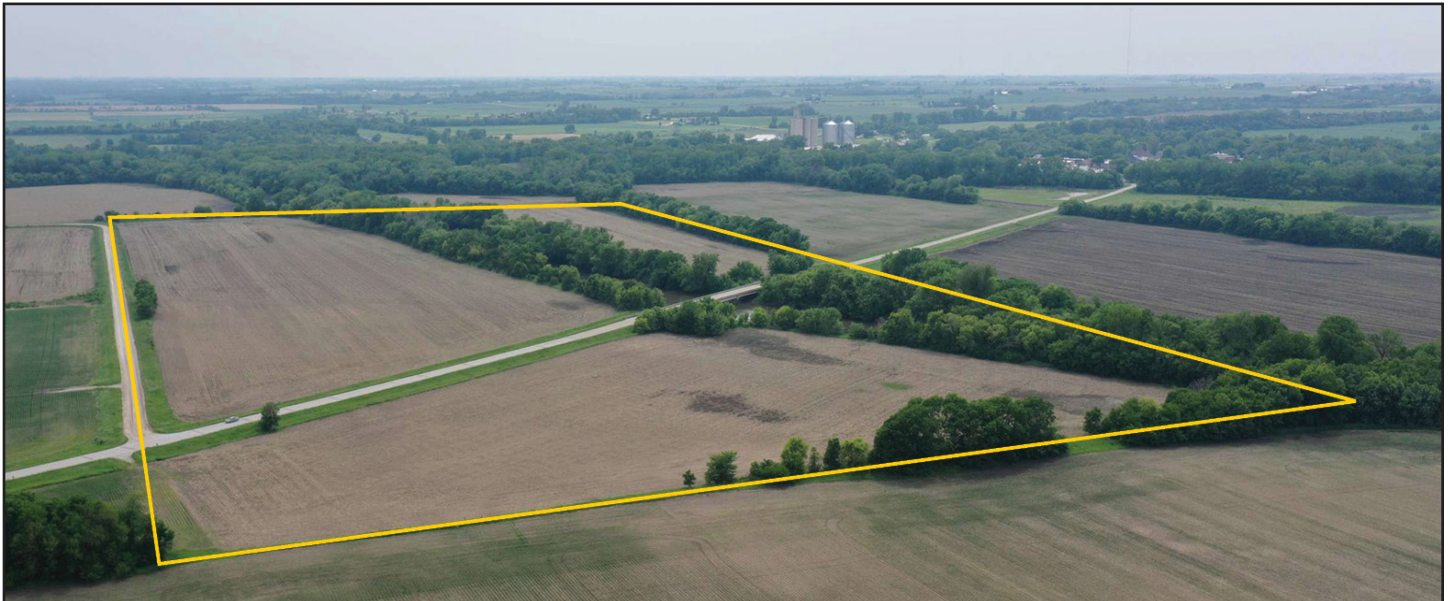
Natural. Property is part of the Skunk River #103 and #104 Drainage Districts.

**Buildings/Improvements**

None.

**Water & Well Information**

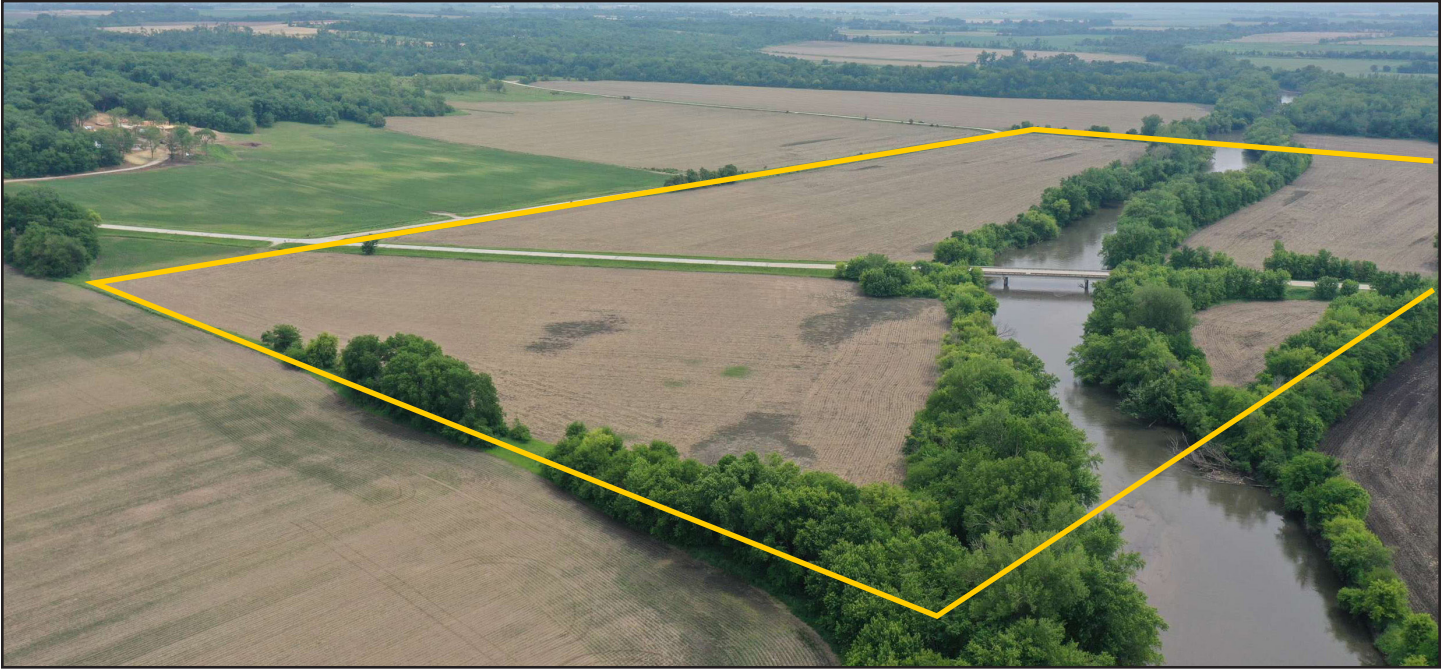
None.



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

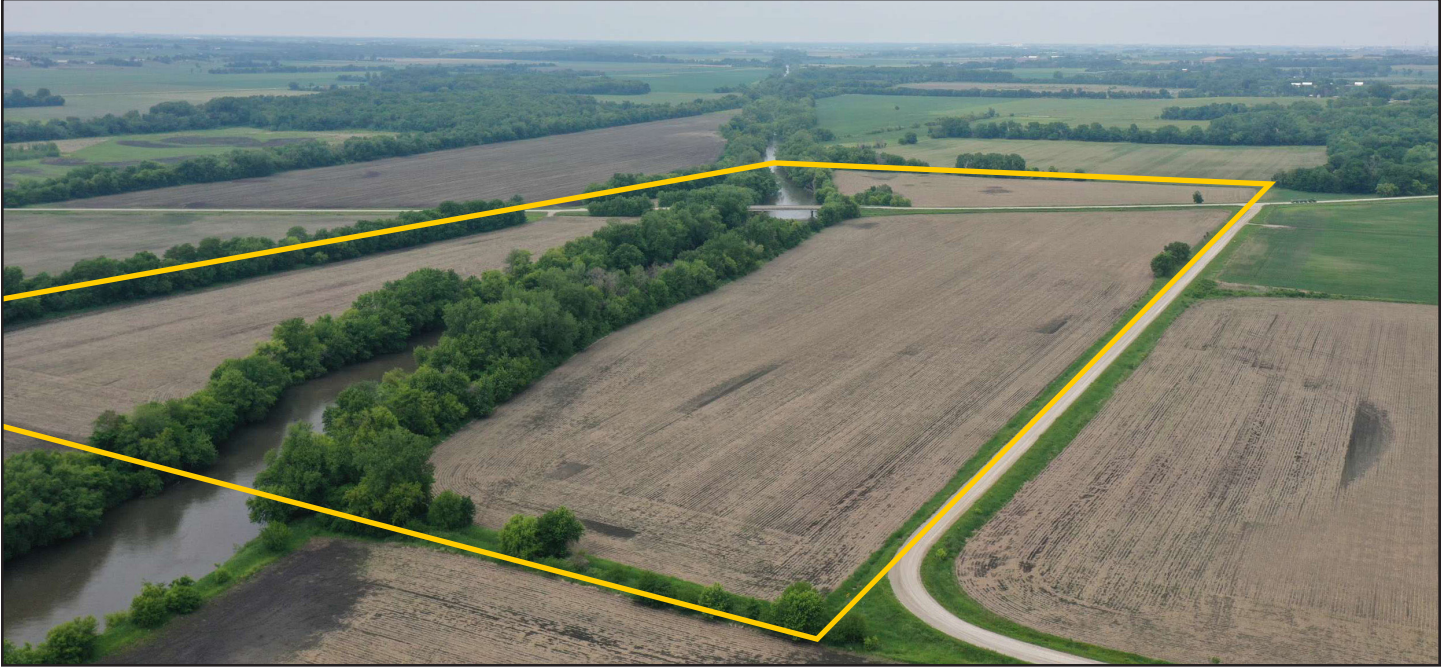


Southwest looking Northeast

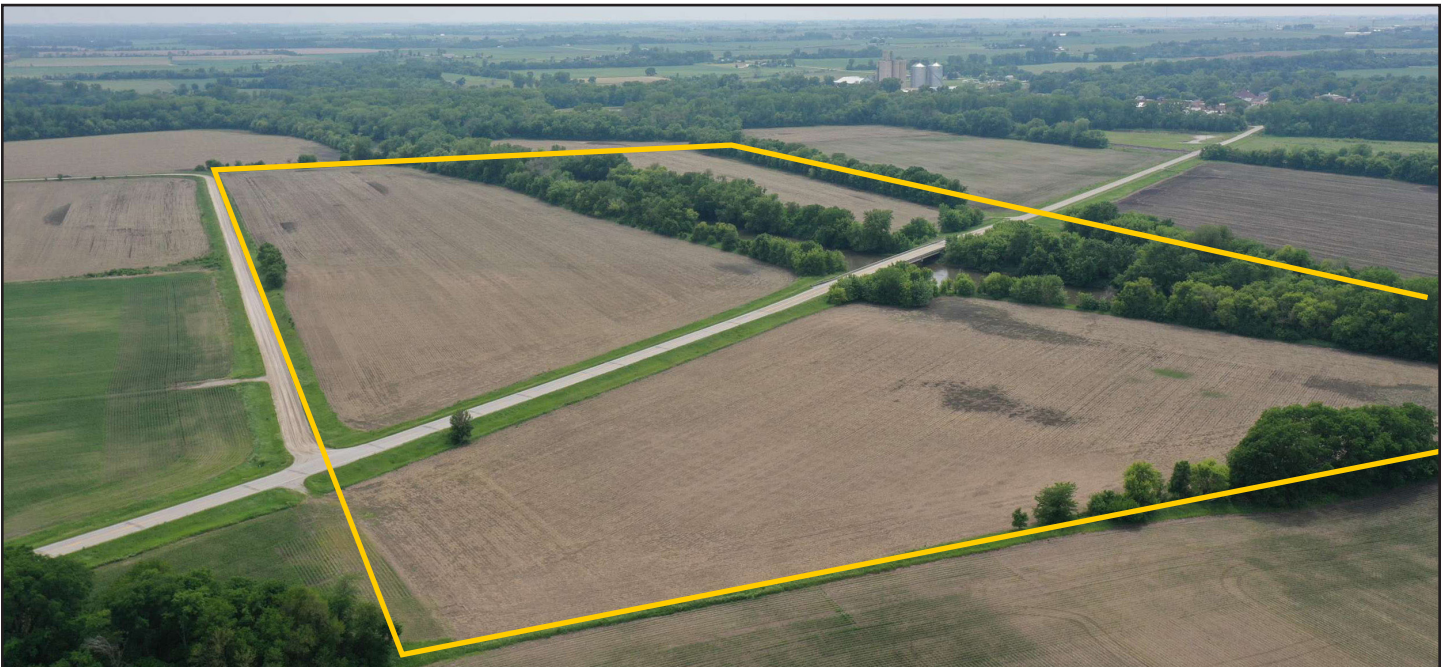




Southeast looking Northwest

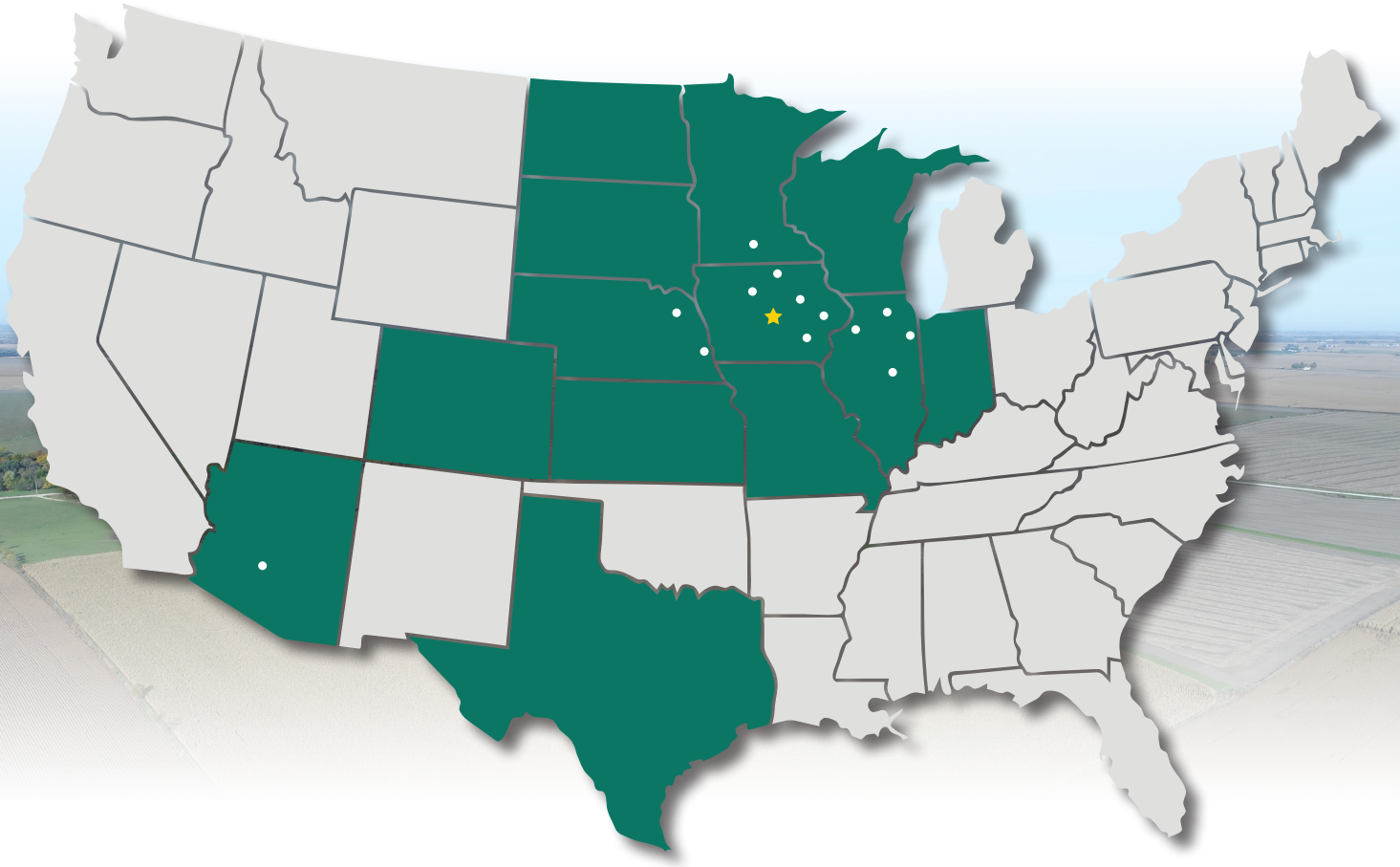


Northeast looking Southwest





# 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](http://www.Hertz.ag)

**KYLE HANSEN, ALC**  
**515.370.3446**  
KyleH@Hertz.ag