



# LAND FOR SALE

Nice Story County Farm Located ¼ Mile from Hwy US-65

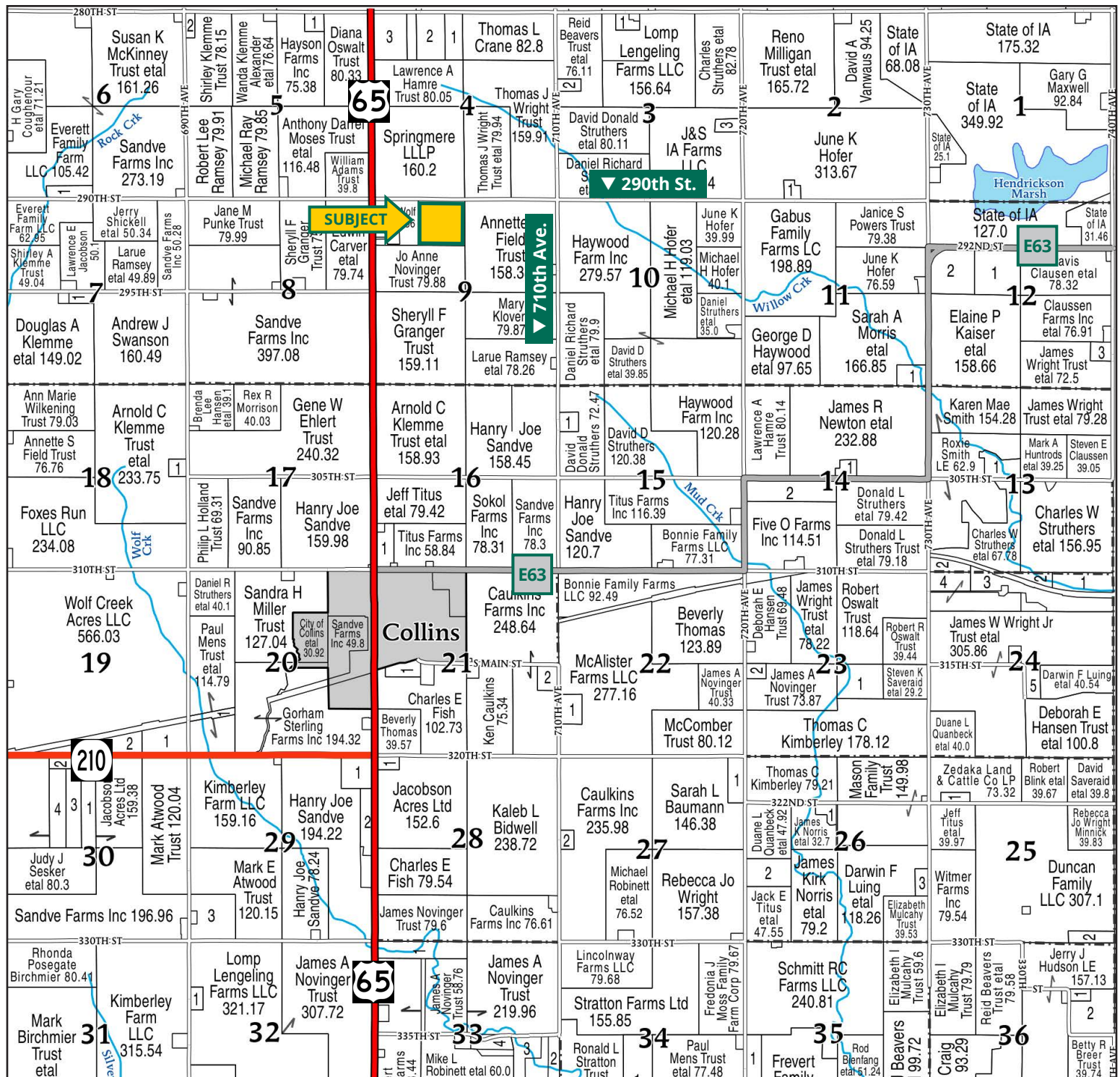


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Nevada, IA 50201-0500 | [www.Hertz.ag](http://www.Hertz.ag)

**40.00 Acres, m/l**  
**Story County, IA**





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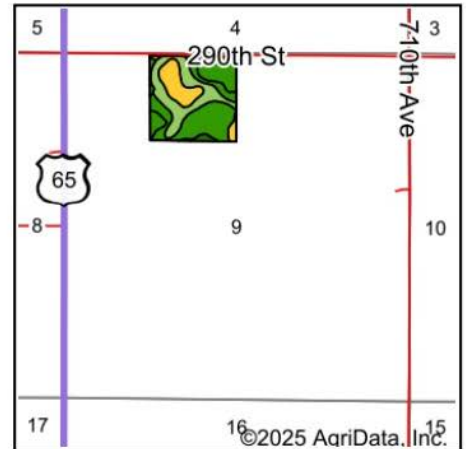


Est. FSA/Eff. Crop Acres: 39.00 | Soil Productivity: 79.30 CSR2



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State: **Iowa**  
 County: **Story**  
 Location: **9-82N-21W**  
 Township: **Collins**  
 Acres: **39**  
 Date: **8/7/2025**



Maps Provided By:  
  
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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	CSR2**
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	14.12	36.3%		IIw	88
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	10.39	26.6%		IIw	75
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	7.14	18.3%		Ile	88
90	Okoboji mucky silt loam, 0 to 1 percent slopes	6.22	15.9%		IIIw	56
L55	Nicollet loam, 1 to 3 percent slopes	0.62	1.6%		Ie	91
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	0.32	0.8%		IIw	87
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.19	0.5%		IIIw	59
Weighted Average					2.15	79.3

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Location

From Collins: Go north on US-65 for 2.2 miles and then east on 290th St. for ½ mile. Property is located on the south side of the road.

## Simple Legal

NE¼ of NW¼ in Section 9, Township 82 North, Range 21 West of the 5th P.M., Story Co., IA. *Final abstract/title documents to govern legal description.*

## Price & Terms

- \$484,000
- \$12,100/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

## Possession

As negotiated.

## Real Estate Tax

Taxes Payable 2025 - 2026: \$1,408.00  
Gross Acres: 40.00  
Net Taxable Acres: 39.00  
Tax per Net Taxable Acre: \$36.10

## Lease Status

Open lease for the 2026 crop year.

## FSA Data

Farm Number 7666, Part of Tract 137  
FSA/Eff. Crop Acres: 39.00\*  
Corn Base Acres: 20.24\*  
Corn PLC Yield: 118 Bu.  
Bean Base Acres: 18.76\*  
Bean PLC Yield: 27 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Story County FSA office.*

## NRCS Classification

NHEL: Non-Highly Erodible Land.

## Soil Types/Productivity

Primary soils are Webster, Harps, Clarion, and Okoboji. CSR2 on the estimated FSA/Eff. crop acres is 79.30. See soil map for detail.

## Mineral Rights

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

## Land Description

Level to gently sloping.

## Drainage

Natural with some tile. No tile maps available.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

Nice, level to gently sloping, all tillable farm in southeast Story County.



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.

Northeast looking Southwest



Southeast looking Northwest



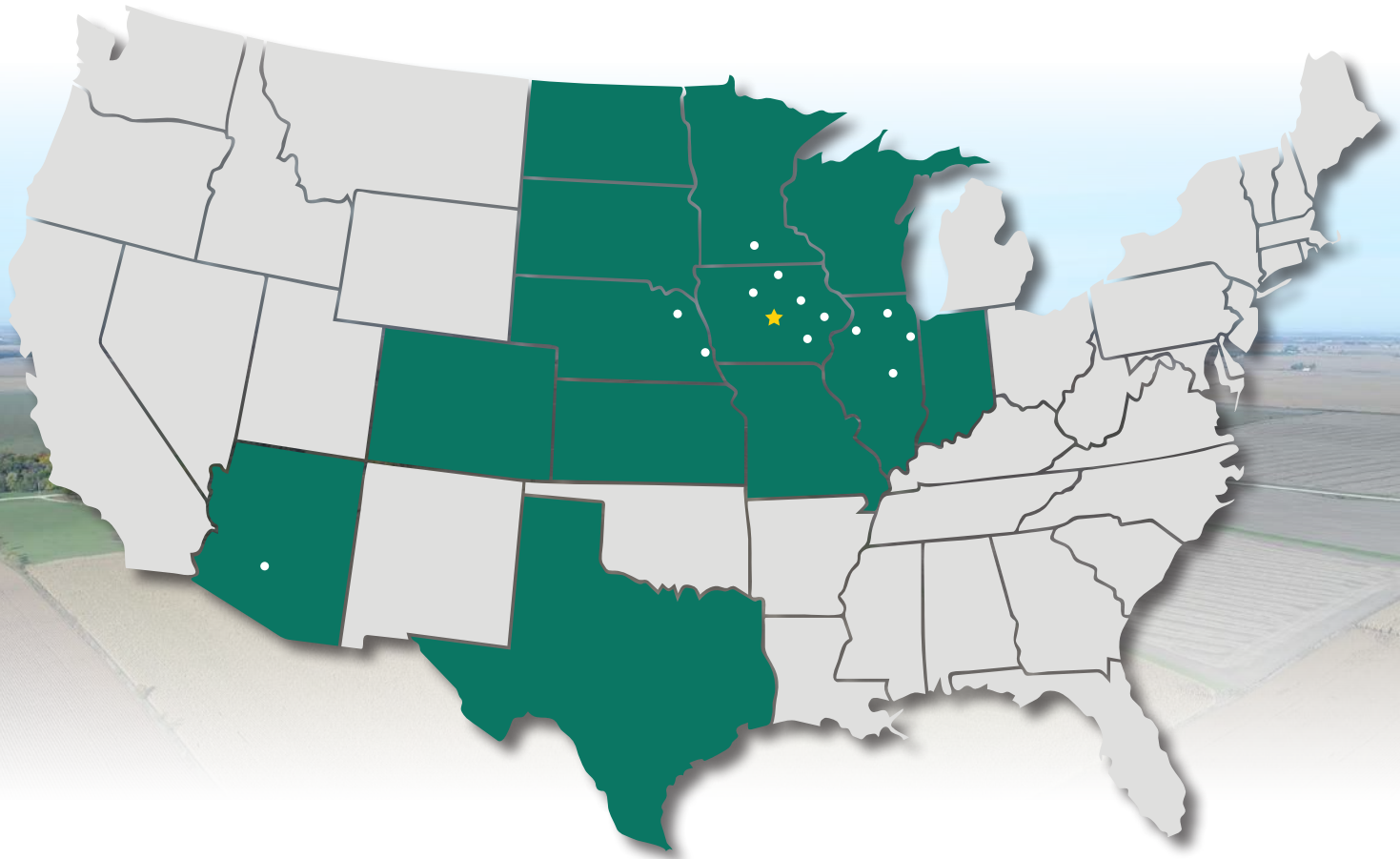


Southwest looking Northeast



Northwest looking Southeast





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