

## Great Property Close to Zearing



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

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







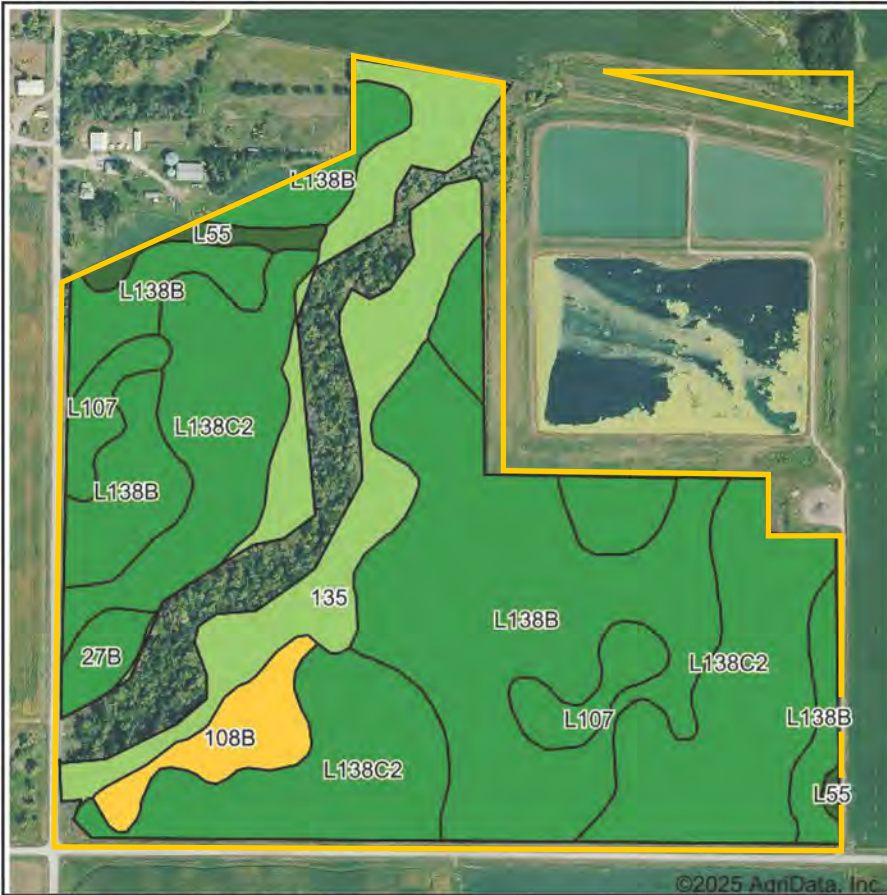
Est. FSA/Eff. Crop Acres: 96.02 | Soil Productivity: 83.10 CSR2



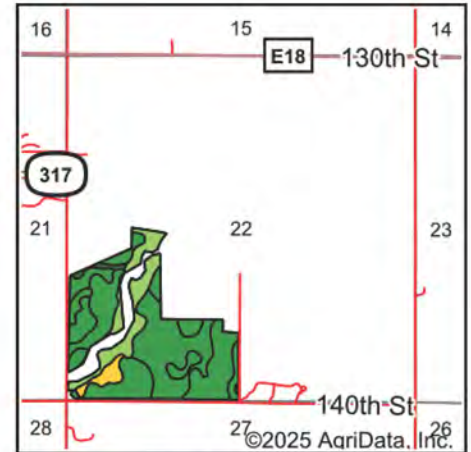
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Soils data provided by USDA and NRCS.



State: Iowa  
County: Story  
Location: 22-85N-21W  
Township: Lincoln  
Acres: 96.02  
Date: 9/8/2025



Maps Provided By:



Area Symbol: IA169, Soil Area Version: 36

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	36.21	37.6%		Ile	88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	34.60	35.9%		IIle	83
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	14.98	15.6%		IIlw	76
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	4.00	4.3%		IIlw	88
108B	Wadena loam, 2 to 6 percent slopes	3.41	3.6%		Ile	52
27B	Terril loam, 2 to 6 percent slopes	1.52	1.6%		Ile	87
L55	Nicollet loam, 1 to 3 percent slopes	1.30	1.4%		Ile	91
Weighted Average					2.35	83.1

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Location

From Zearing: Go south on S Center St. for a ½ mile and then east on 140th St. for a ½ mile. The property is on the north side of the road.

## Simple Legal

SW¼ except acreage, except E 1100' N 660' S of RR ROW and Except Parcel "B" all in Section 22, Township 85 North, Range 21 West of 5th P.M., Story County, IA. Final abstract/title documents to govern legal description.

## Price & Terms

- \$1,147,716
- \$10,800/acre
- 10% down upon acceptance of offer, balance due in cash at closing

## Possession

As Negotiated, based on terms of existing lease.

## Real Estate Tax

Taxes Payable 2025-2026: \$3,491.00\*

Net Taxable Acres: 106.27

Tax per Net Taxable Acre: \$32.85\*

*\*Taxes are estimated due to property survey. Story County Assessor/Treasurer will determine final tax figures.*

## Lease Status

Open lease for 2026 Crop Year.

## FSA Data

Farm Number 7188, Tract 1226

Est. FSA/Eff. Crop Acres: 96.02\*

Corn Base Acres: 57.28\*

Corn PLC Yield: 156 Bu.

Bean Base Acres: 31.20\*

Bean PLC Yield: 45 Bu.

## NRCS Classification

NHEL: Non-Highly Erodible Land.

## Soil Types/Productivity

Primary soils are Clarion loam and Coland clay loam. CSR2 on the Est. FSA/ Eff. crop acres is 83.10. 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

Gently to Moderately Sloping.

## Drainage

Natural with some tile. No tile maps available.

## Buildings/Improvements

None.

## Comments

Good soils on this NE Story County Farm.



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.



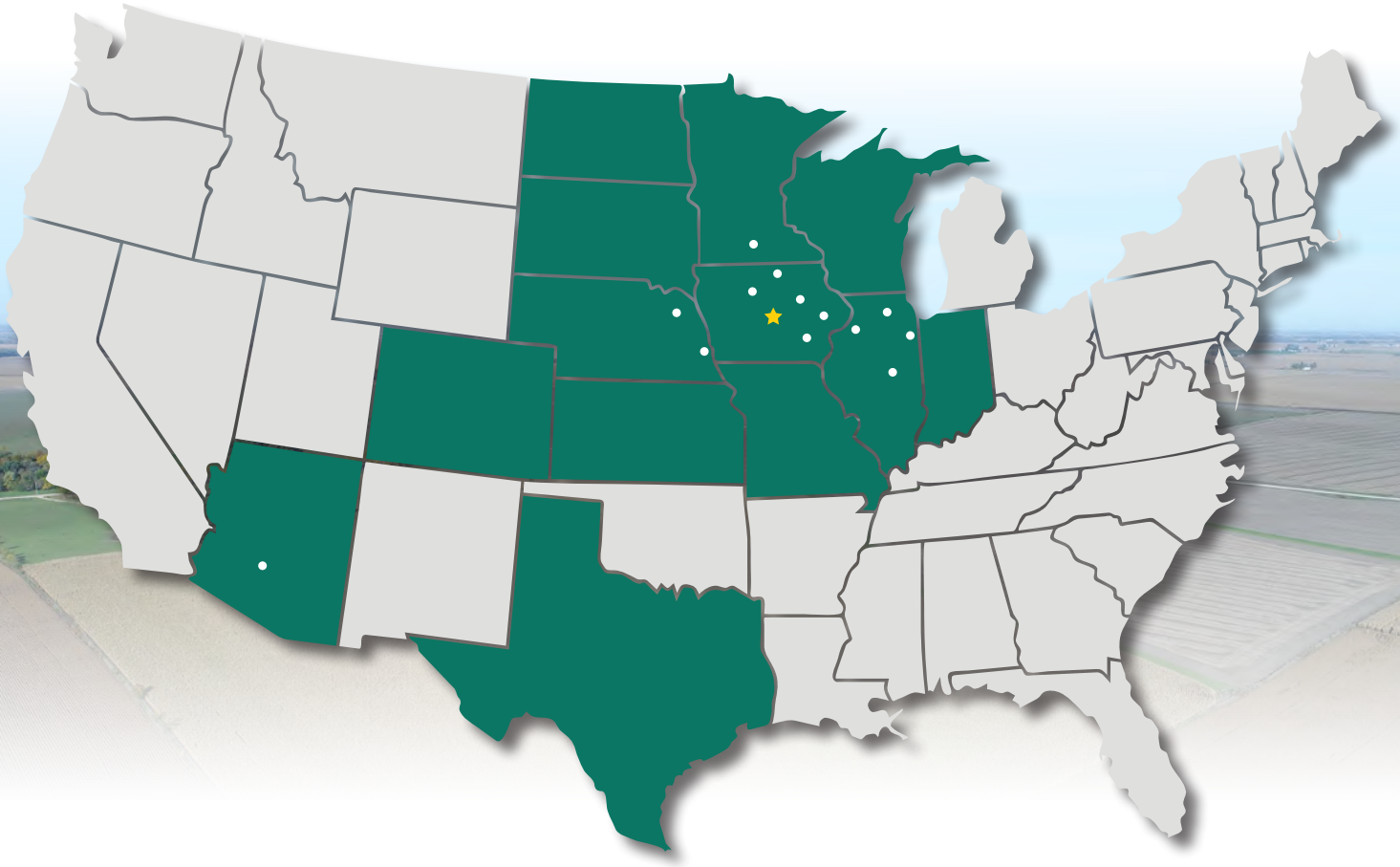
Southwest Looking Northeast



Southeast Looking Northwest



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