

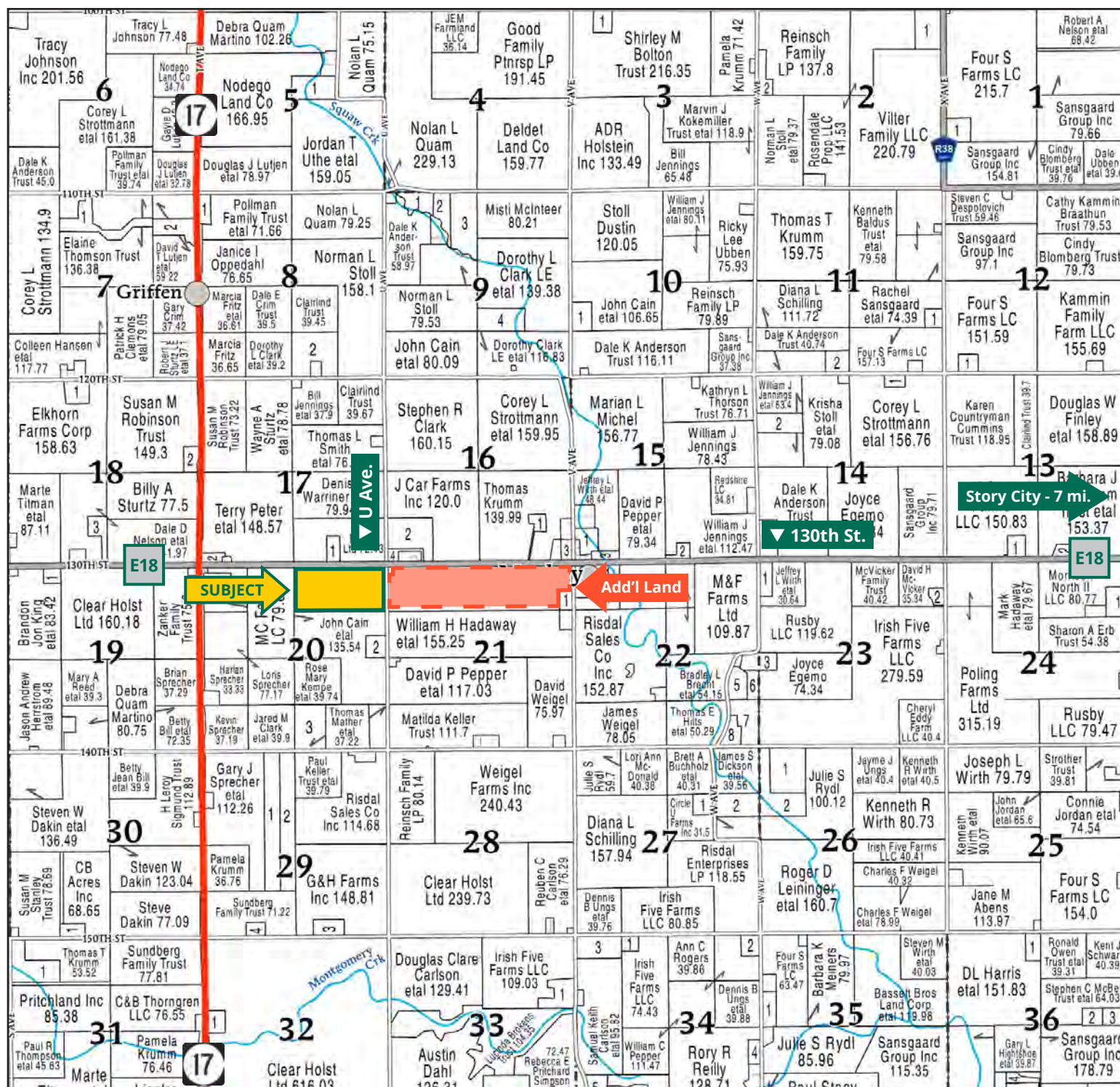
Productive Boone County Farmland



MATT VEGTER, ALC
Licensed Salesperson in IA
515.290.7286
MattV@Hertz.ag

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

77.00 Acres, m/l
Boone County, IA

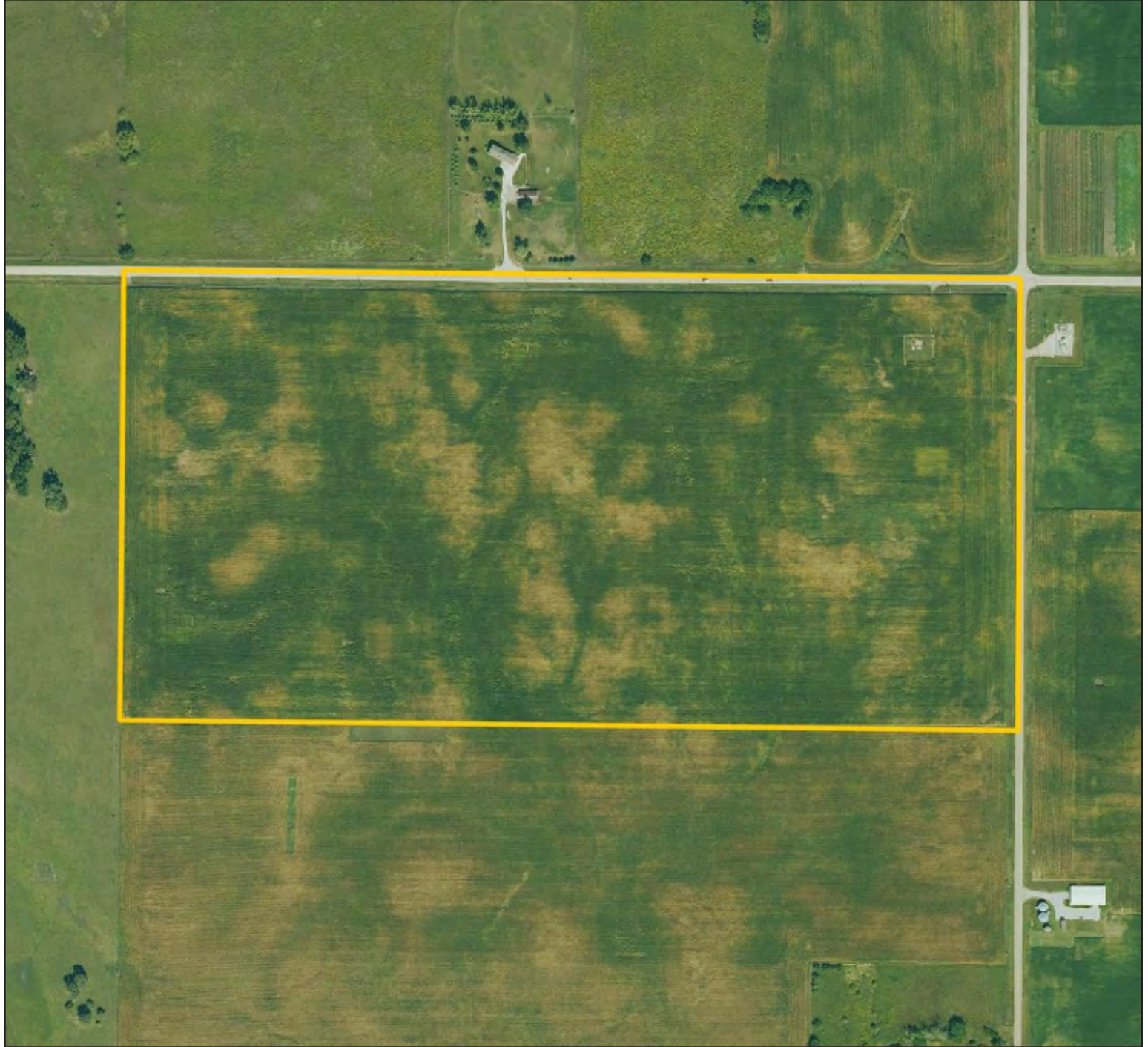


Map reproduced with permission of Farm & Home Publishers, Ltd.

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

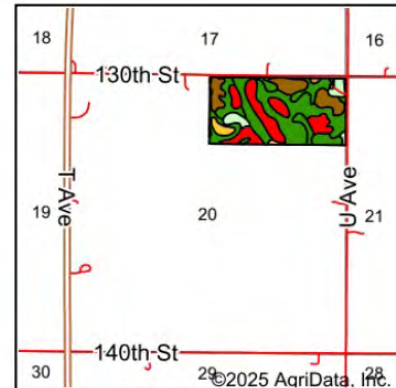
MATT VEGTER, ALC
515.290.7286
 MattV@Hertz.ag

FSA/Eff. Crop Acres: 75.03 | Soil Productivity: 57.70 CSR2





Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Boone**
 Location: **20-85N-25W**
 Township: **Harrison**
 Acres: **75.03**
 Date: **10/23/2025**



Maps Provided By:

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



Area Symbol: IA015, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
138C	Clarion loam, 6 to 10 percent slopes	22.41	29.8%		IIIe	84
639E	Storden-Salida complex, 14 to 25 percent slopes	9.40	12.5%		VIe	14
107	Webster clay loam, 0 to 2 percent slopes	8.83	11.8%		IIw	86
829D2	Zenon-Storden complex, 9 to 14 percent slopes, moderately eroded	7.15	9.5%		IVe	20
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	4.54	6.1%		IIIe	64
507	Canisteo clay loam, 0 to 2 percent slopes	3.91	5.2%		IIw	84
73F	Hawick gravelly sandy loam, 12 to 20 percent slopes	3.71	4.9%		VIIIs	5
27C	Terril loam, 5 to 9 percent slopes	3.67	4.9%		IIIe	85
639D	Storden-Salida complex, 9 to 14 percent slopes	3.58	4.8%		IVe	29
829E2	Zenon-Storden complex, 14 to 25 percent slopes, moderately eroded	2.90	3.9%		VIe	7
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	2.39	3.2%		IIIe	83
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.20	2.9%		IIIw	59
73D	Hawick gravelly sandy loam, 6 to 12 percent slopes	0.34	0.5%		IVs	31
Weighted Average					3.67	57.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Story City: Go west on W Broad St./115th St. for 1 mile to Hwy 69. Turn south for 1.5 miles, then west on Co. Hwy E18/130th St. for 8.3 miles. Property is located on the south side of the road.

Simple Legal

N½ NE¼ of Section 20, Township 85 North, 25 West of 5th P.M., Boone Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$766,150
- \$9,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2025-2026: \$1,852
Net Taxable Acres: 77.00
Tax per Net Taxable Acre: \$24.05

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 7627, Tract 7720
FSA/Eff. Crop Acres: 75.03
Corn Base Acres: 50.58
Corn PLC Yield: 155 Bu.
Bean Base Acres: 18.96
Bean PLC Yield: 42 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion loam, Storden-Salida complex, and Webster clay loam. CSR2 on the FSA/Eff. crop acres is 57.70. See soil map for detail.

Mineral Rights

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

Fertility Data

Contact agent for details.

Land Description

Gently to strongly sloping.

Drainage

Natural with tile. Contact agent for tile maps.

Comments

This is a well-maintained tract of productive Boone Co. farmland on a hard surface road, west of Story City.

Additional Land for Sale

Seller has 1 additional tract of land for sale located east of this property. See Additional Land Aerial Photo.



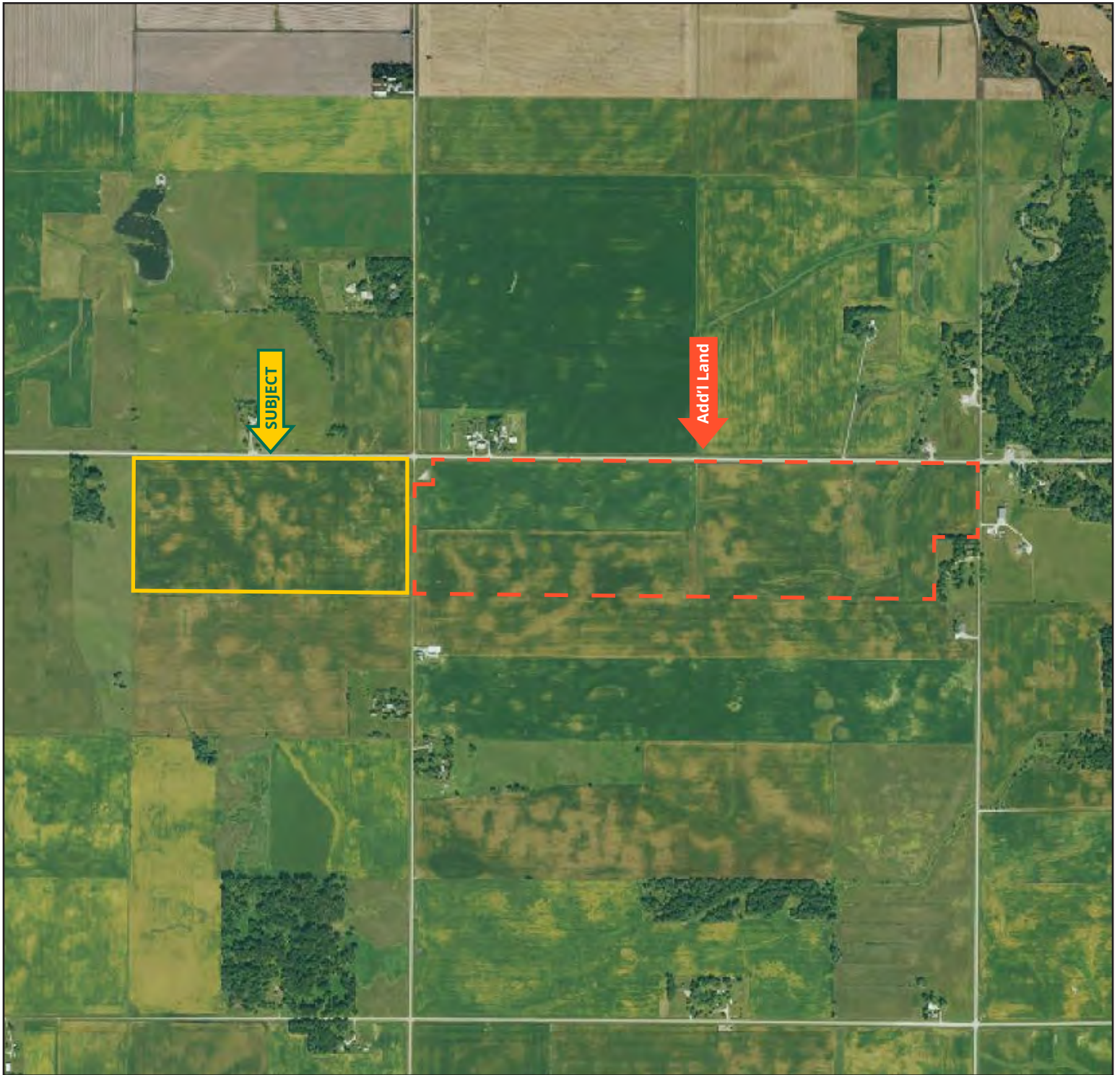
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

Southwest looking Northeast

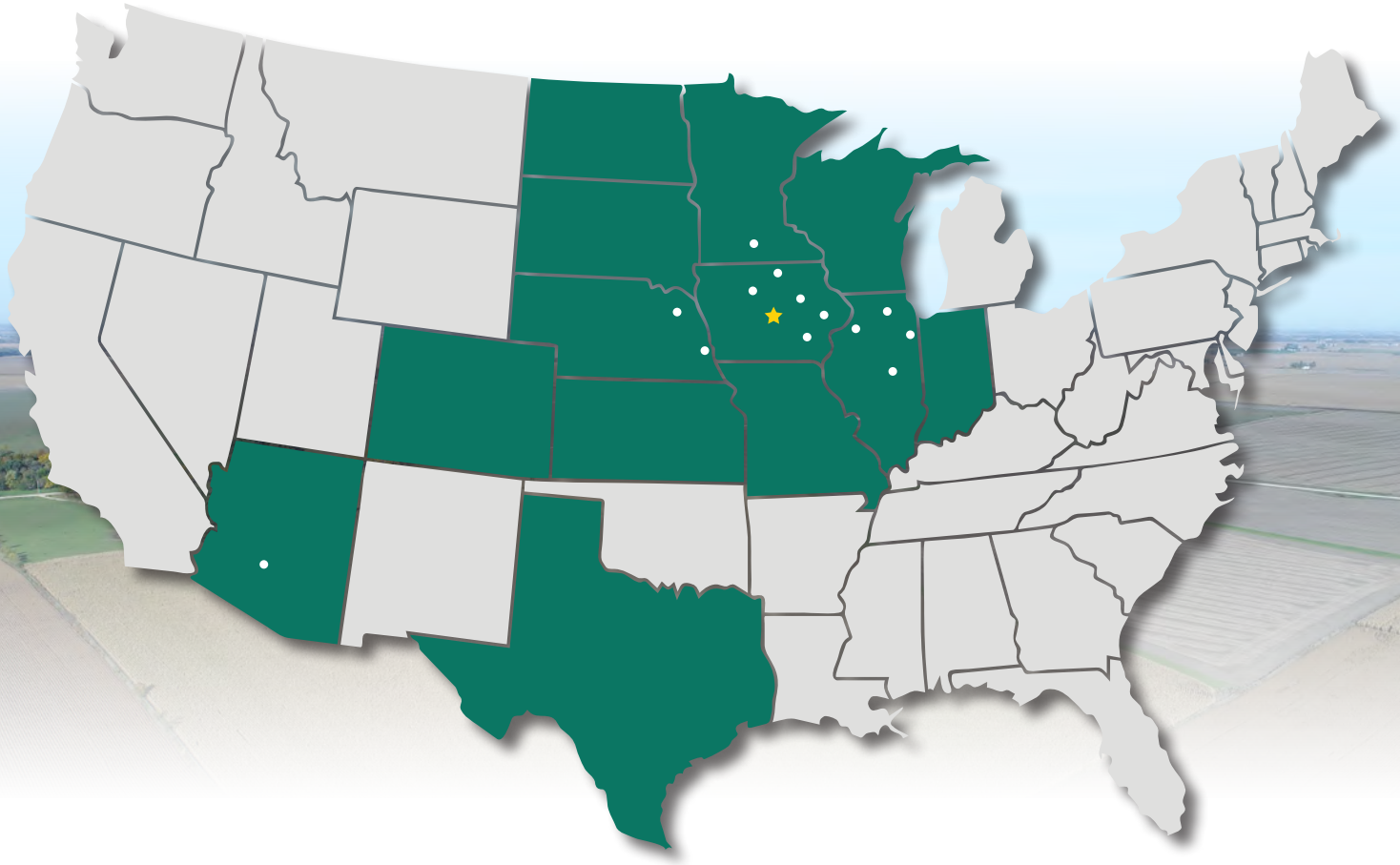


Northwest looking Southeast





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

MATT VEGTER, ALC
515.290.7286
MattV@Hertz.ag