

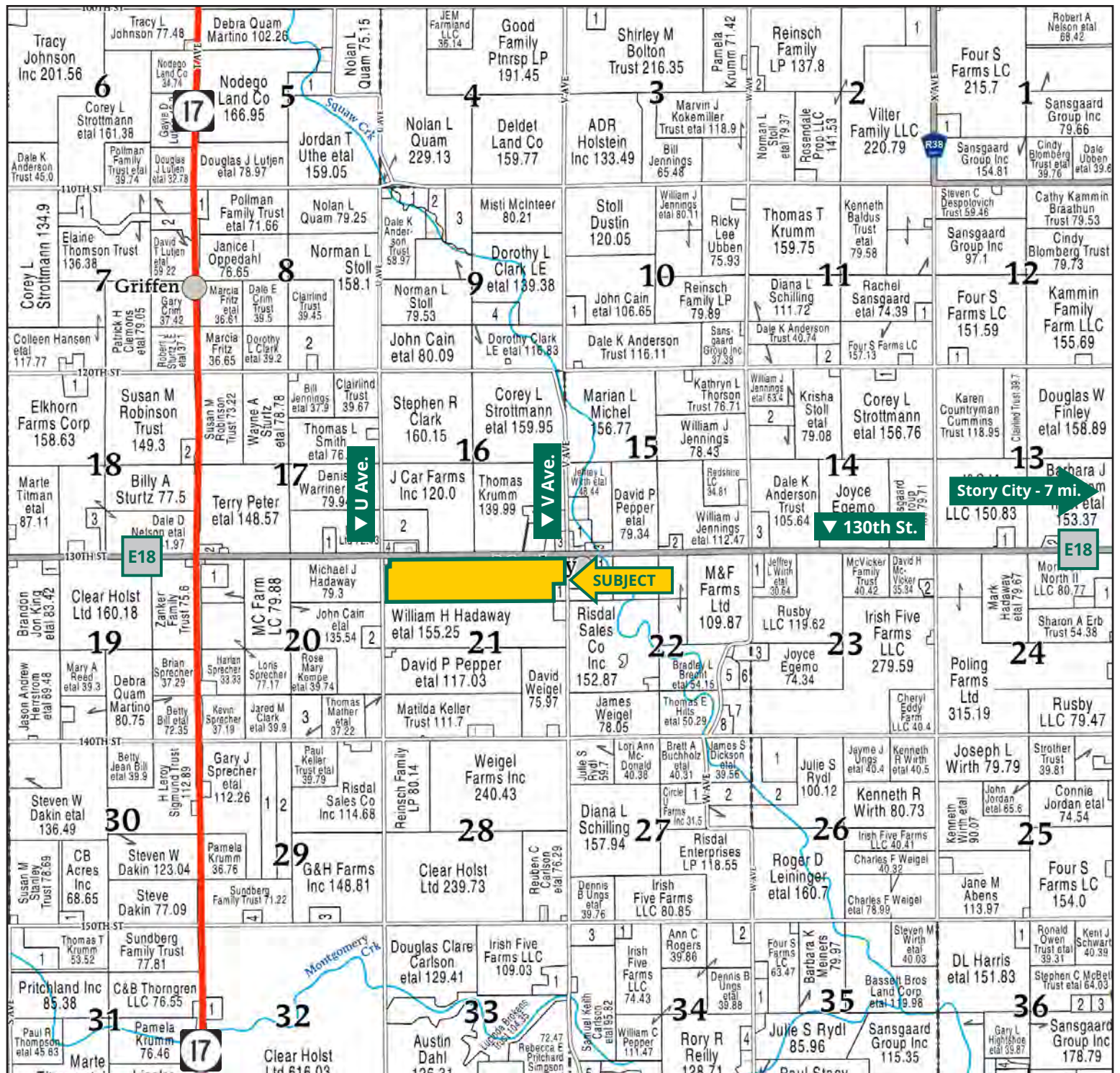
Productive Boone County Farmland



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148.26 Acres, m/I
Boone County, IA

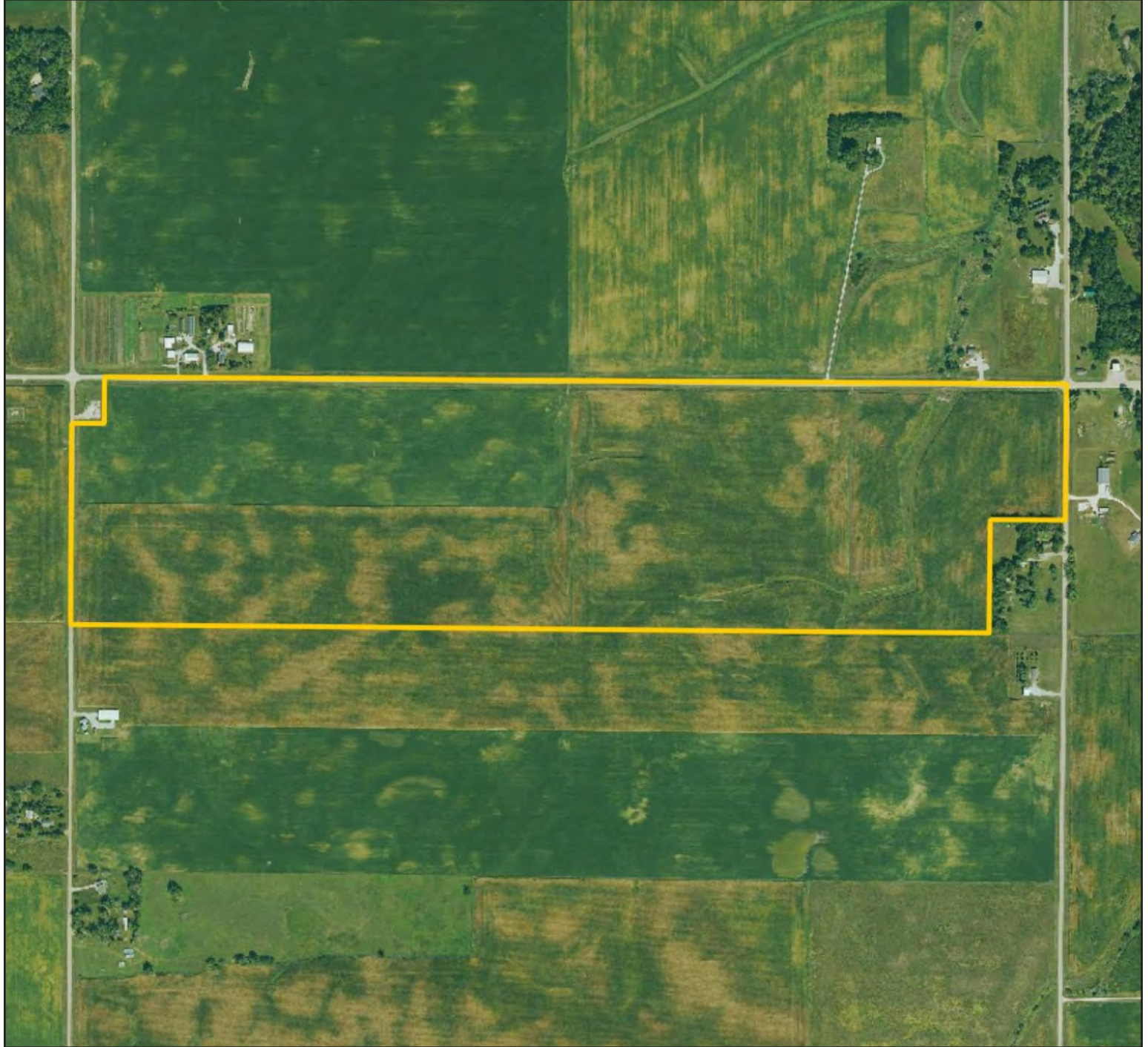


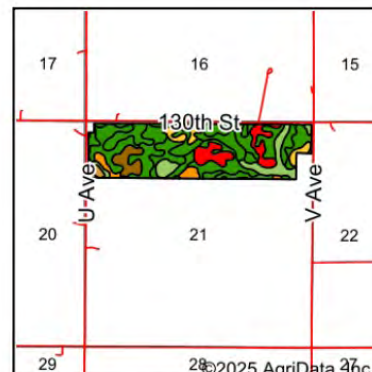
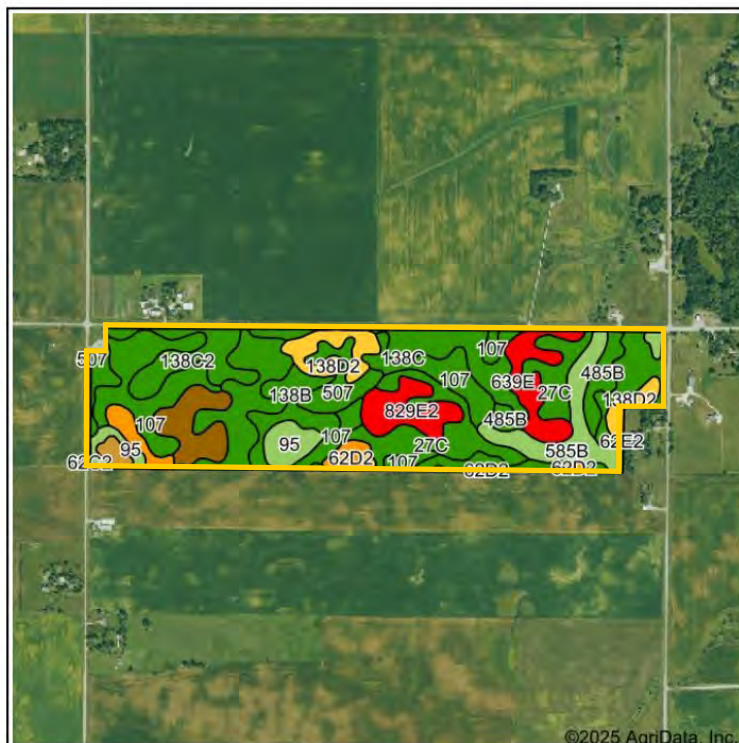
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Est. FSA/Eff. Crop Acres: 147.17 | Soil Productivity: 69.70 CSR2





State: **Iowa**
County: **Boone**
Location: **21-85N-25W**
Township: **Harrison**
Acres: **147.17**
Date: **10/24/2025**



Maps Provided By:



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CUSTOMIZED ONLINE MAPPING



Soils data provided by USDA and NRCS.

Area Symbol: IA015, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
107	Webster clay loam, 0 to 2 percent slopes	22.74	15.5%		IIw	8
138C	Clarion loam, 6 to 10 percent slopes	20.64	14.0%		IIIe	8
507	Canisteo clay loam, 0 to 2 percent slopes	16.75	11.4%		IIw	8
27C	Terril loam, 5 to 9 percent slopes	16.01	10.9%		IIIe	8
585B	Coland-Spillville complex, 2 to 5 percent slopes	10.19	6.9%		IIw	7
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	8.25	5.6%		IIIe	8
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	7.80	5.3%		IIIe	5
829D2	Zenor-Storden complex, 9 to 14 percent slopes, moderately eroded	7.20	4.9%		IVe	2
829E2	Zenor-Storden complex, 14 to 25 percent slopes, moderately eroded	7.12	4.8%		VIe	1
639E	Storden-Salida complex, 14 to 25 percent slopes	6.71	4.6%		VIe	1
138B	Clarion loam, 2 to 6 percent slopes	6.53	4.4%		IIe	8
95	Harps clay loam, 0 to 2 percent slopes	5.74	3.9%		IIw	7
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	5.55	3.8%		IVe	4
485B	Spillville loam, 2 to 5 percent slopes	4.55	3.1%		IIe	8
221	Klossner muck, 0 to 1 percent slopes	1.39	0.9%		IIIw	3
Weighted Average					2.92	69.

**|A 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 8.2 miles. Property is located on the south side of the road.

Simple Legal

N½ NW¼; NW¼ NE¼; Part of the NE¼ NE¼ of Section 21, Township 85 North, 25 West of the 5th P.M., Boone Co., IA. Final abstract/title documents to govern legal description.

Price & Terms

- \$1,845,837
- \$12,450/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2025-2026: \$4,368

Net Taxable Acres: 148.26

Tax per Net Taxable Acre: \$29.46

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 7627, Tract 7719

Est. FSA/Eff. Crop Acres: 147.17*

**Acres are estimated as FSA information is currently not available and able to be verified with the Boone County FSA office due to the Federal Government shutdown. We will update when this information becomes available.*

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Webster, Clarion and Canisteo clay loam. CSR2 on the Est. FSA/Eff. crop acres is 69.70. 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 map.

Comments

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



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.

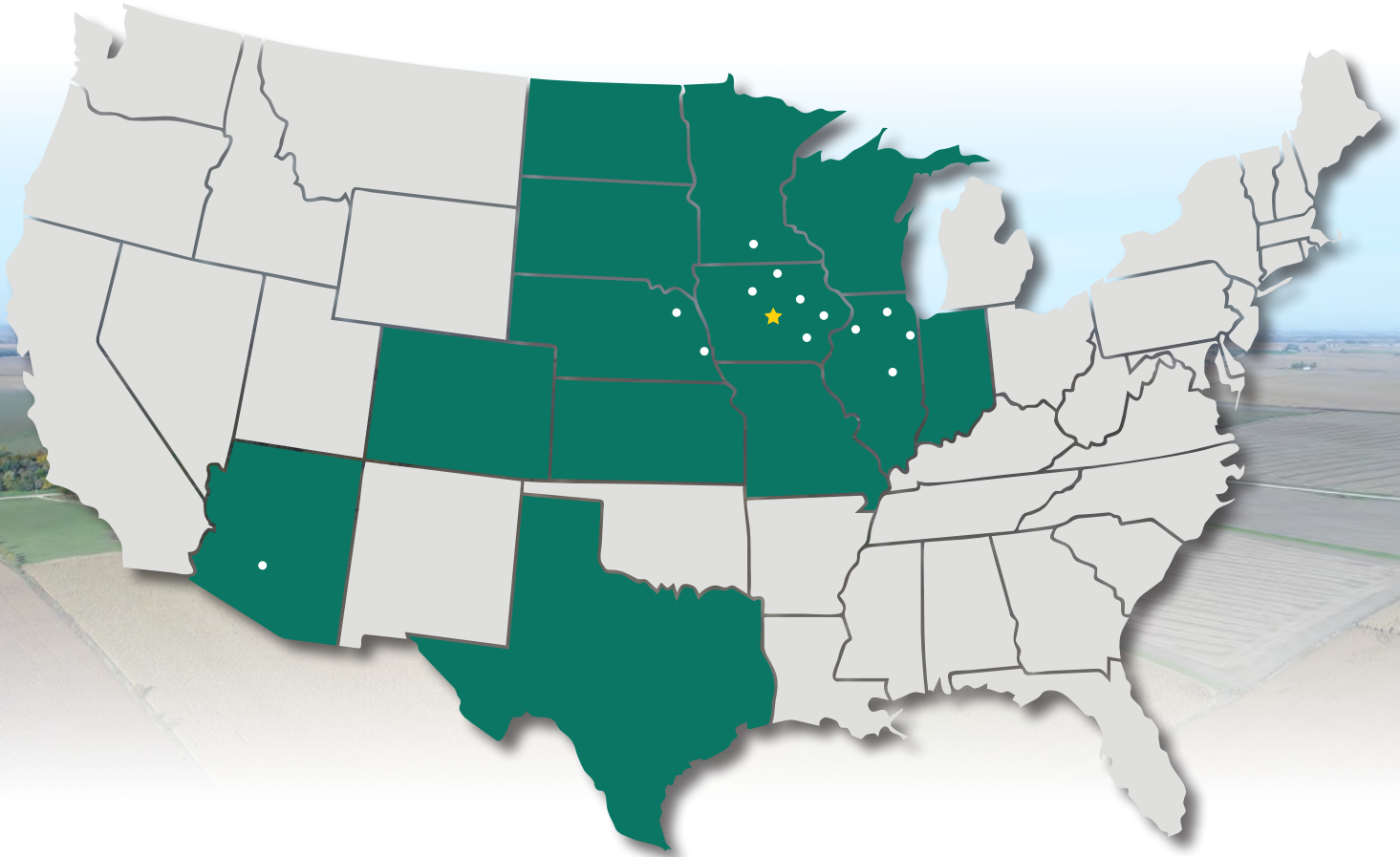
West looking East



Northeast looking Southwest



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