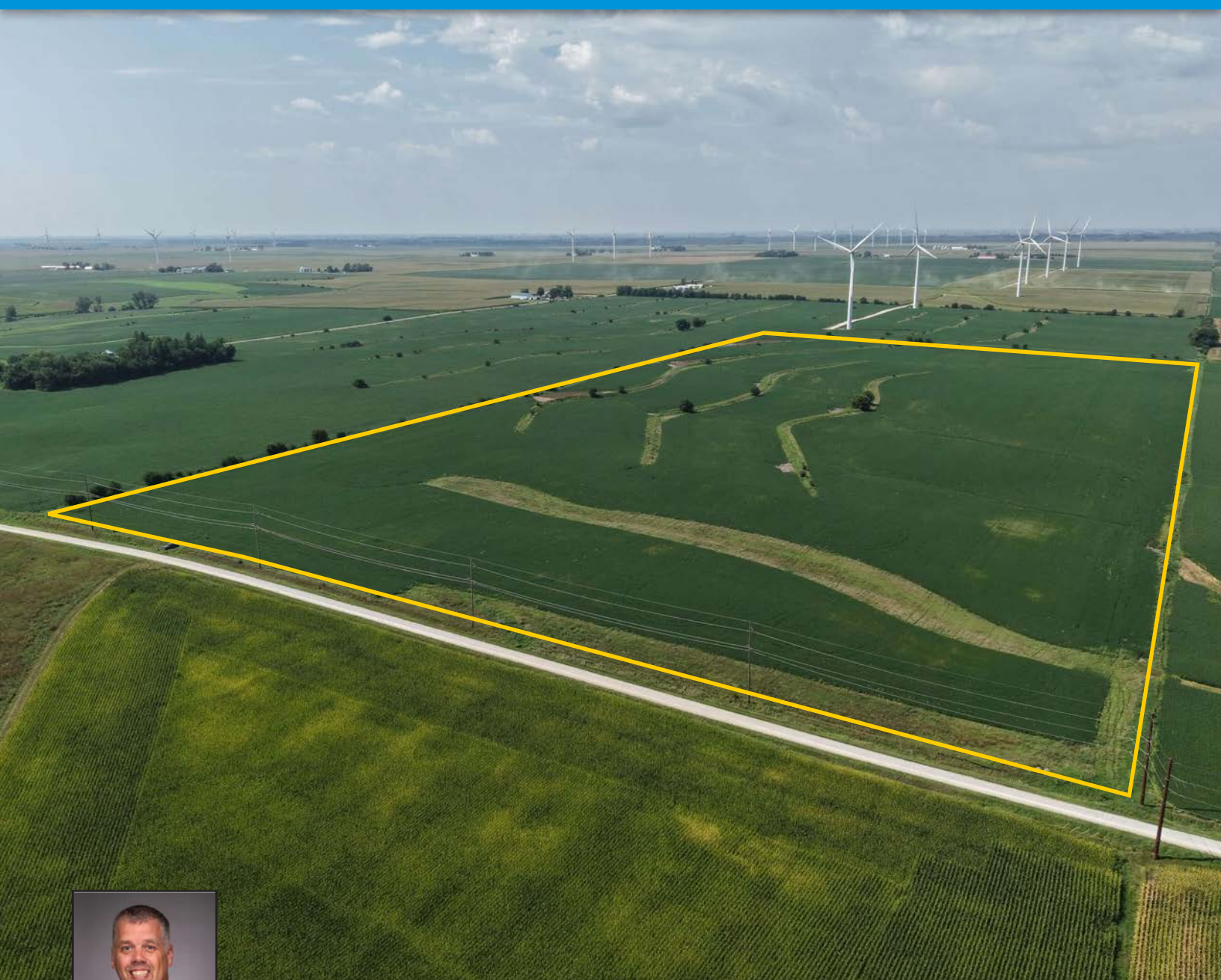


High-Quality Soils

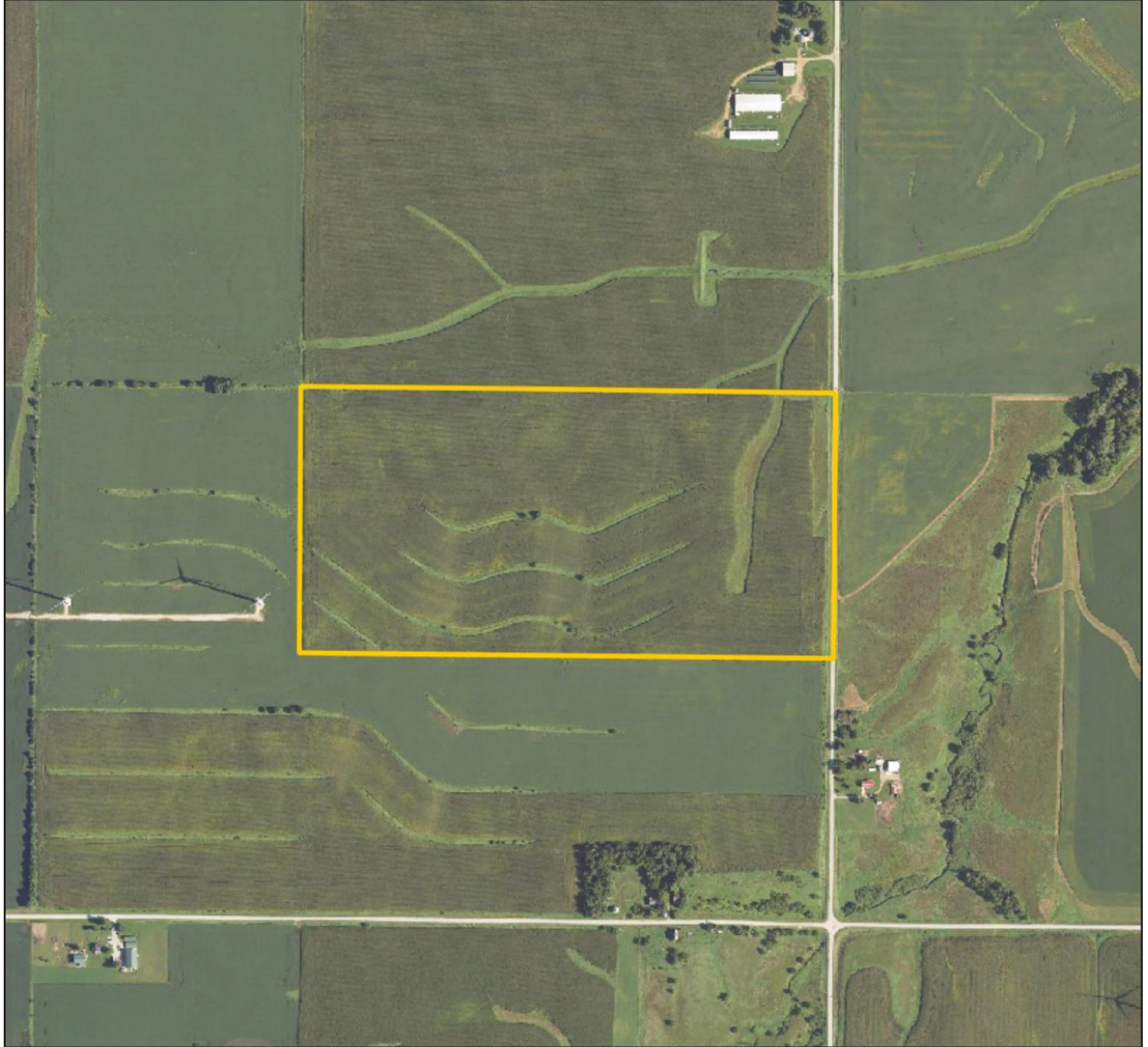


KYLE HANSEN, ALC
*Licensed Broker in
IA, AZ, NE & MO*
515.370.3446
KyleH@Hertz.ag

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

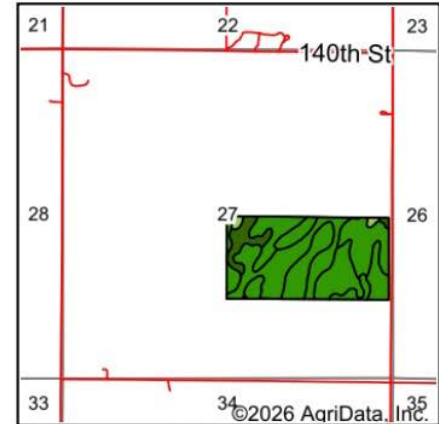
80.00 Acres, m/l
Story County, IA

FSA/Eff. Crop Acres: 78.48 | Soil Productivity: 87.10 CSR2





Soils data provided by USDA and NRCS.



State: Iowa
County: Story
Location: 27-85N-21W
Township: Lincoln
Acres: 78.48
Date: 9/3/2026



Maps Provided By:

© AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: IA169, Soil Area Version: 37

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	33.73	43.0%		Ile	88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	22.91	29.2%		IIw	88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	14.58	18.6%		IIIe	83
L55	Nicollet loam, 1 to 3 percent slopes	6.00	7.6%		Ie	91
201B	Coland-Terril complex, 1 to 5 percent slopes	1.26	1.6%		IIw	76
Weighted Average					2.11	87.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Zearing: Go east on Co. Hwy. E18 / 130th St. to 720th Ave., then south 1.5 miles. The property on west side of the road.

Simple Legal

N½ SE¼ of Section 27, Township 85 North, Range 21 West of the 5th P.M., Story County, IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$982,000
- \$12,275/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2026 - 2027: \$3,130.00
Gross Acres: 80.00
Net Taxable Acres: 79.00
Tax per Net Taxable Acre: \$39.62

Lease Status

Open lease for 2027 crop year.

FSA Data

Farm Number 7188, Tract 1267
FSA/Eff. Crop Acres: 78.48
Corn Base Acres: 39.50
Corn PLC Yield: 156 Bu.
Bean Base Acres: 38.98
Bean PLC Yield: 45 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion loam and Webster clay loam. CSR2 on the FSA/ Eff. crop acres is 87.10. 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

Moderately sloping.

Drainage

Natural with some tile and terraces. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

High-quality soils on this northeast Story County, 80-acre farm.

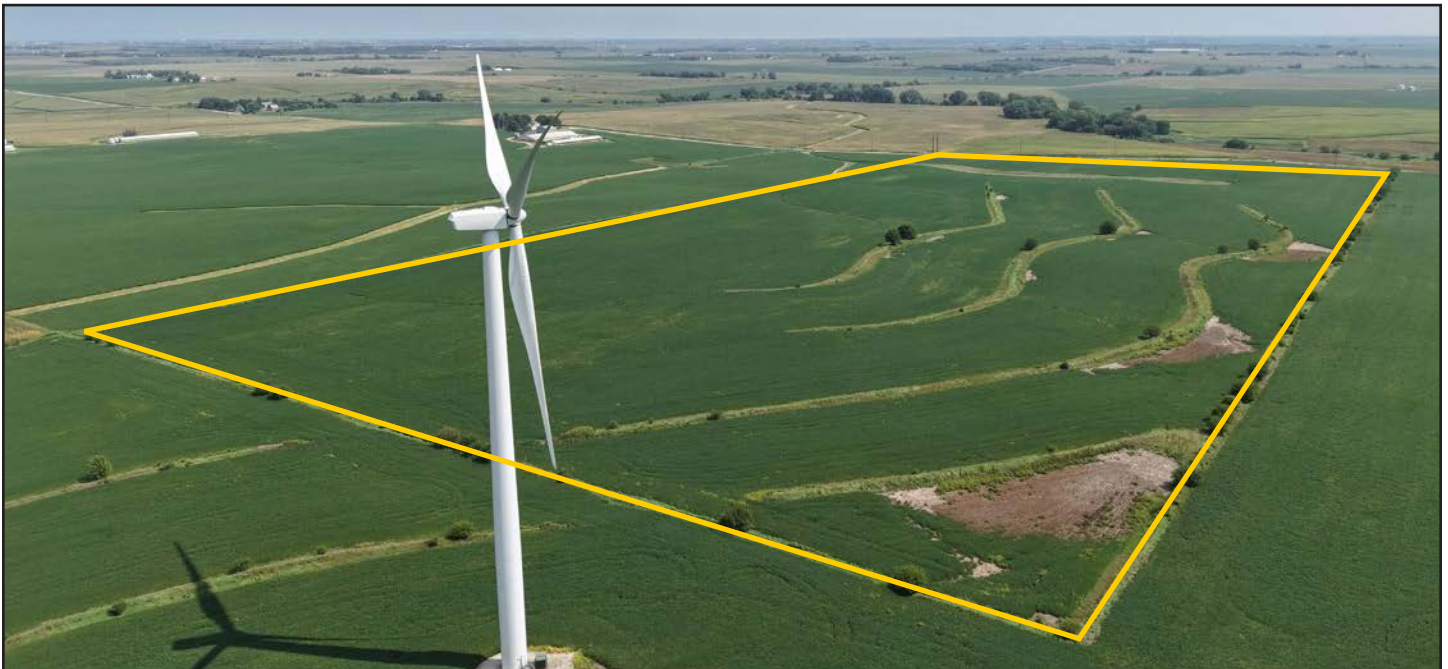


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

Southeast looking Northwest



Southwest looking Northeast





SUBJECT

Legend
 Non-Cropland CRP Iowa PLSS
 Cropland Tract Boundary Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

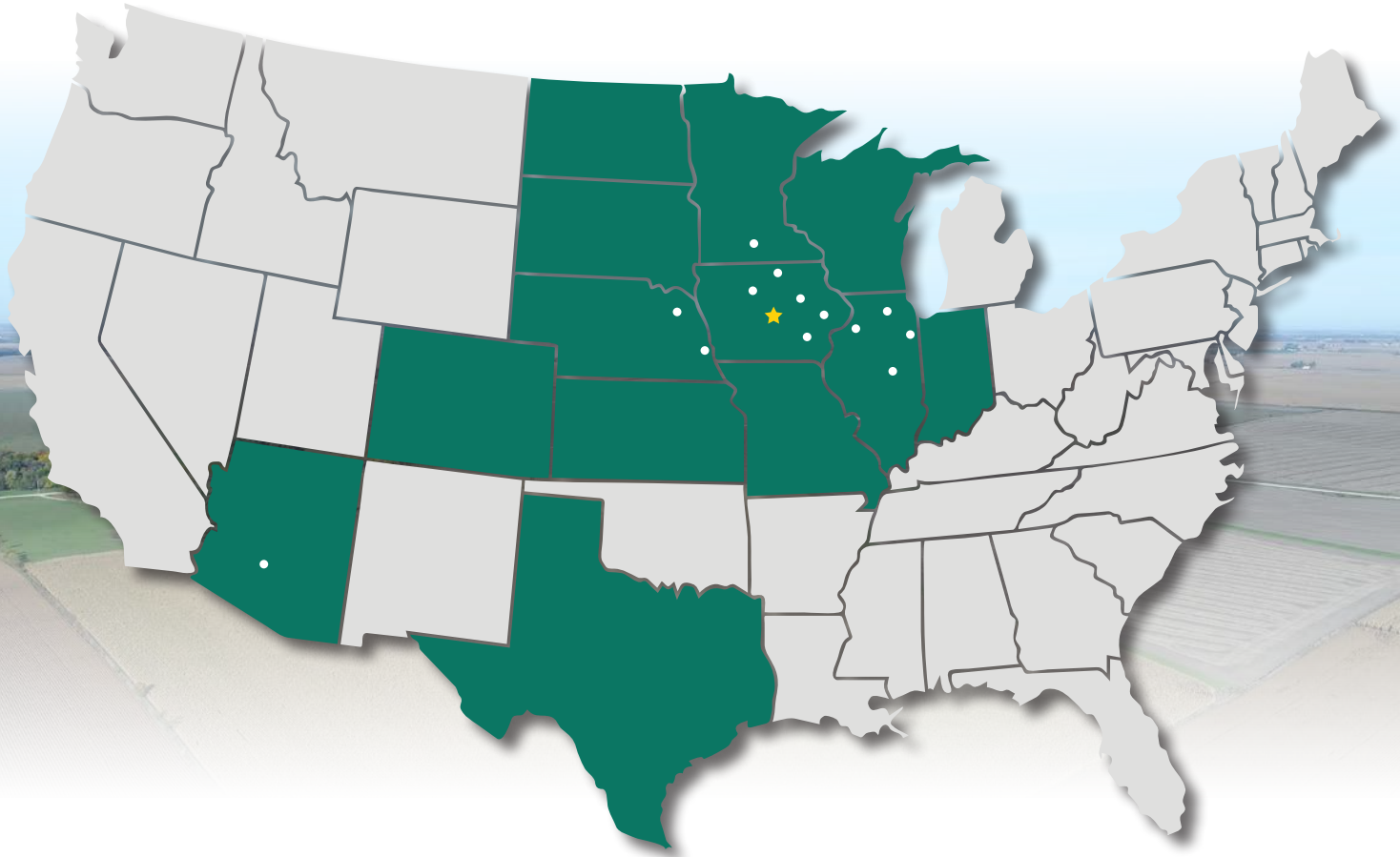
2025 Program Year

Map Created April 18, 2025

Farm 7188

Tract 1267

Tract Cropland Total: 78.48 acres



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