

24 Acres, m/I,
Story County,
IA



COMMERCIAL/INDUSTRIAL DEVELOPMENT POTENTIAL

Property Information

Location

Located on east side of West F Ave. in the City Limits of Nevada. From intersection of Hwy. 30 and West 18th St/610th Ave., go north to West F Ave. and east to property.

Legal Description

Parcel "E" in the S½ NW¼ of Section 12, Township 83 North, Range 23 West of the 5th p.m.; Except Lot 1 of Airport Road Industrial Park 7th addition City of Nevada, IA and Except Lot 2 of Airport Road Industrial Park 2nd addition City of Nevada (Grant Twp.)

Buildings/Improvements

None

Price & Terms

PRICE REDUCED!

- \$476,400 \$246,000
- ~~\$19,850/acre~~ \$10,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Lease

Farm is leased for 2016 crop year. Contact listing agent for details.

Possession

As agreed, subject to existing lease.

Zoning

Land is zoned Limited Industrial and lies adjacent to Nevada Business Park. (See map on following page)

Land Description

Level

Services

School District: Nevada
Utilities: Alliant
Mail: Nevada
Trade Centers: Nevada, Ames

Water & Well Information

14" water main and sewer line crosses property.

Drainage

18" tile outlet in SE corner and 8" outlet in SW corner, plus additional lateral tile lines.

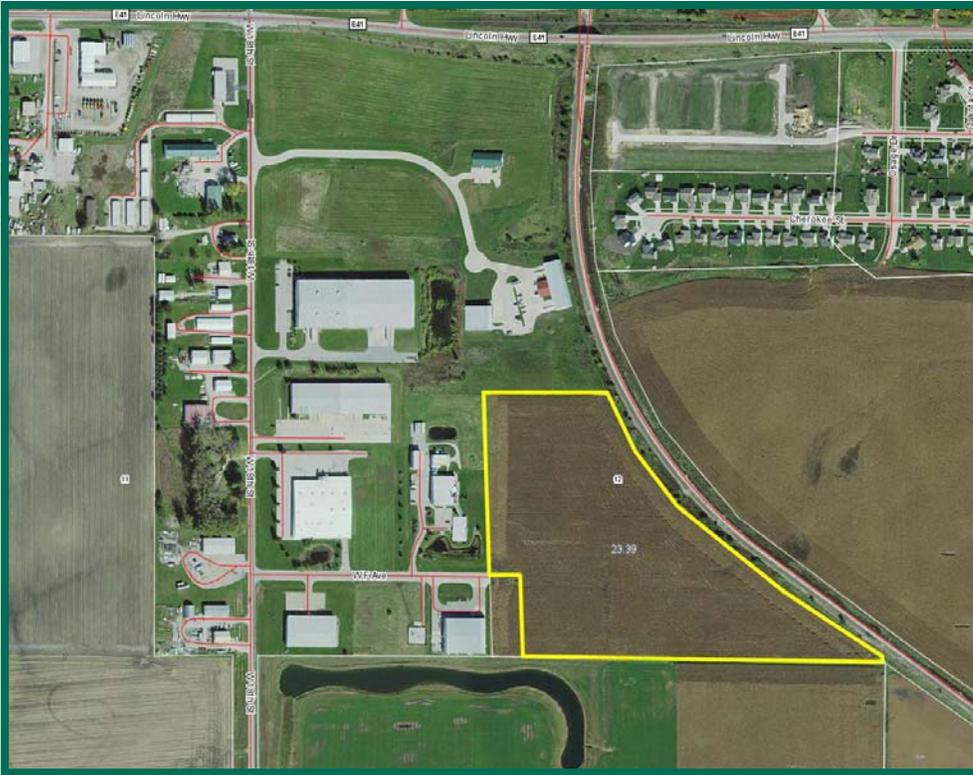
Estimated Real Estate Tax

Taxes Payable 2015-2016: \$660.48*
Net Taxable Acres: 24.00*
Tax per Net Taxable Acre: \$27.52*
One acre has recently been sold off of this property. County Assessor/Treasurer will determine final Real Estate Tax.

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415 S. 11th St.
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Aerial Photo and Zoning Map



FSA Data

Farm Number 6565
 Crop Acres: 23.4*
 Corn Base: 23.4 Ac*.
 Corn Yield Direct/CC: 116/116 Bu.
 *Estimated - Final Acres and Base to be determined by local FSA office.

CRP Contracts

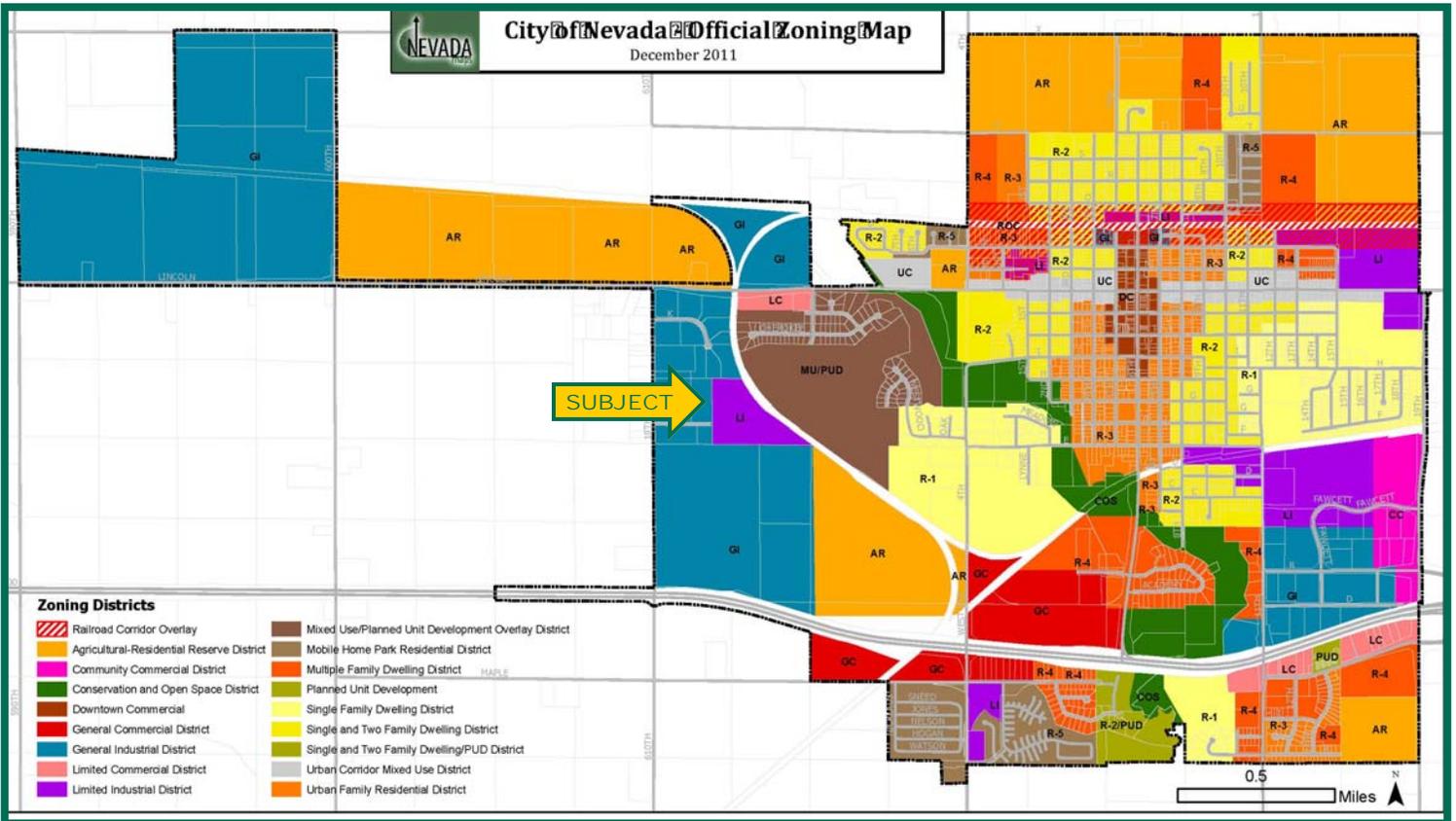
None

Soil Types/Productivity

Primary soils are Canisteo, Nicollet and Clarion. See soil maps for detail.

- **CSR2:** 87.6 per 2015 AgriData, Inc., based on est. FSA crop acres.
- **CSR:** 86.0 per 2015 AgriData, Inc., based on est. FSA crop acres.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

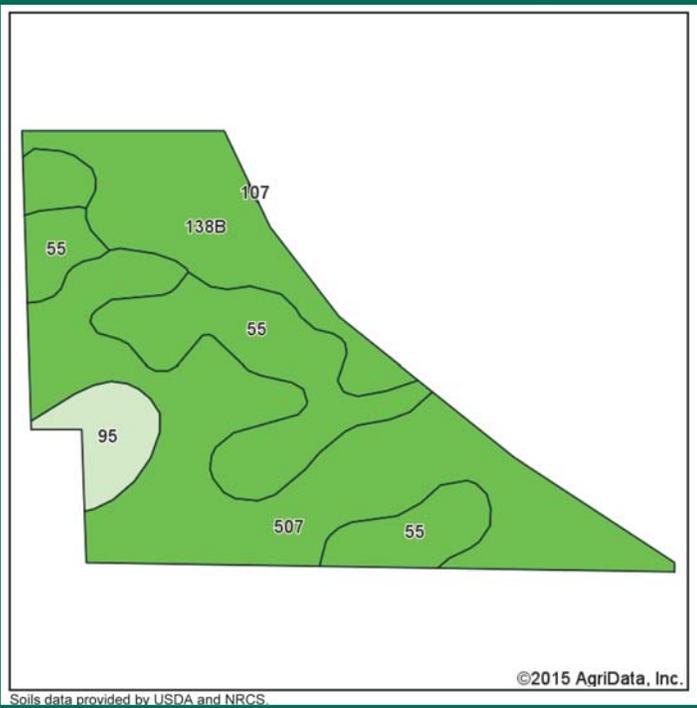


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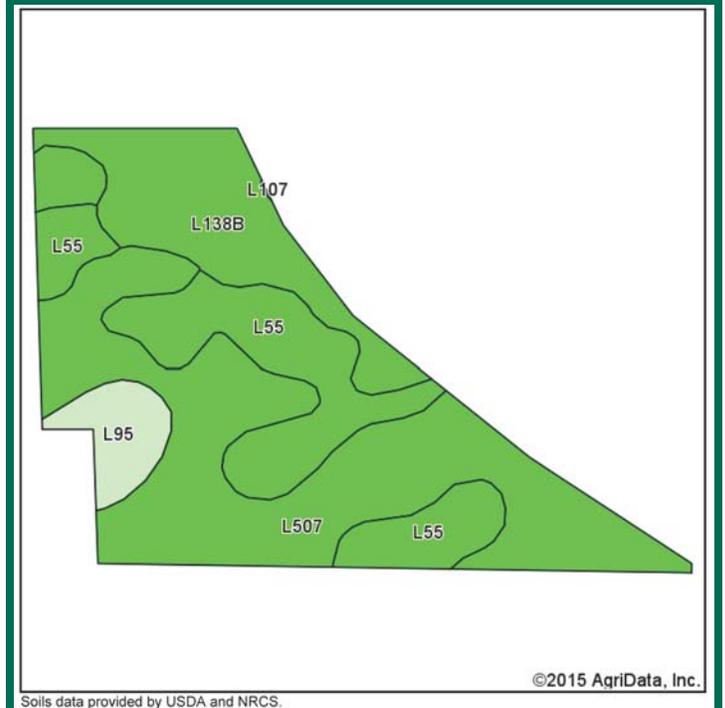
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Soil Maps

CSR: 86.0 based on 23.4 est. FSA Crop Acres



CSR2: 87.6 based on 23.4 est. FSA Crop Acres



Area Symbol: IA169, Soil Area Version: 25						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	11.54	49.3%		llw	87
L55	Nicollet loam, 1 to 3 percent slopes	6.11	26.1%		le	91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	4.43	18.9%		lle	88
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	1.31	5.6%		llw	75
Weighted Average						87.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



**CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 86.0.*

CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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