



# LAND FOR SALE

WE ARE PLEASED TO PRESENT

10.7 Acres, m/l - Story County, Iowa

**LOCATION:** West edge of Nevada, south of Lincoln Highway and west side of Apache

**LEGAL DESCRIPTION:**  
Indian Ridge Plat 4, Outlot T,  
Section 12, Township 83 North,  
Range 23 West of the 5th P.M.  
(Grant Twp.)

**PRICE AND TERMS:**

- \$235,500    \$22,009/Acre
- 10% down, balance due in cash at closing.

**REAL ESTATE TAX:**

Payable in 2012-2013: \$274  
Taxable Acres: 10.7  
Tax per Acre: \$25.61

**FSA DATA:**

Farm Number: 4260

Crop Acres: 10

Base/Yields	Direct/Counter-Cyclical
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Corn Base: 8.8	116/116
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Bean Base: 1.2	34/34
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**LAND DESCRIPTION:** Level

**SOIL TYPES & PRODUCTIVITY:** Primary soils are Clarion and Webster. See soil map on back for detail.

- **CSR:** 84.37 per County Assessor, based on net taxable acres
- **CSR:** 87.2 per AgriData, Inc. 2012, based on FSA crop acres

**SERVICES:**    **School District:** Nevada  
                    **Utilities:** Alliant Energy  
                    **Trade Centers:** Nevada and Ames

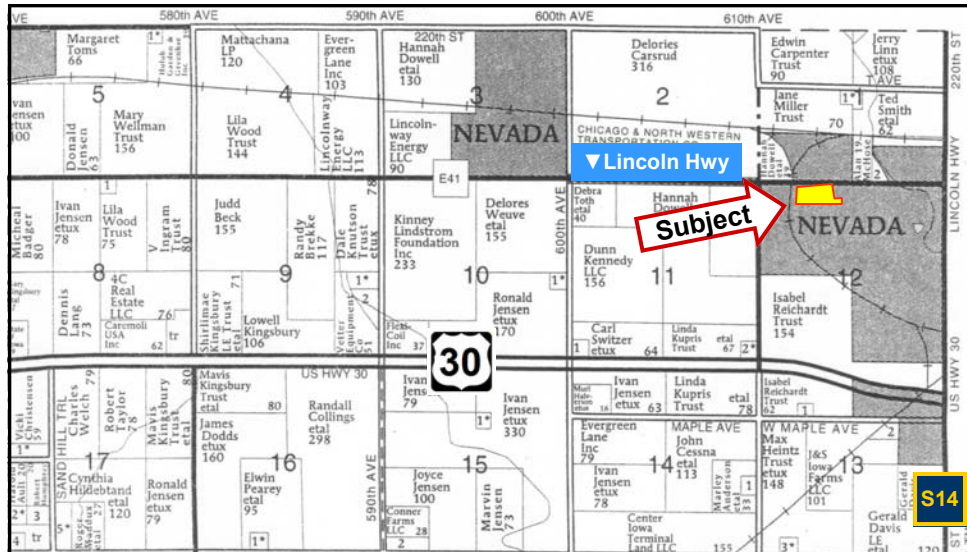
**IMPROVEMENTS:** None

**DRAINAGE:** Tile and storm sewer

**WATER & WELL DATA:** City of Nevada

**POSSESSION:** As negotiated

**COMMENTS:** Development land zoned *Residential*



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**For additional information, contact Randy Hertz**

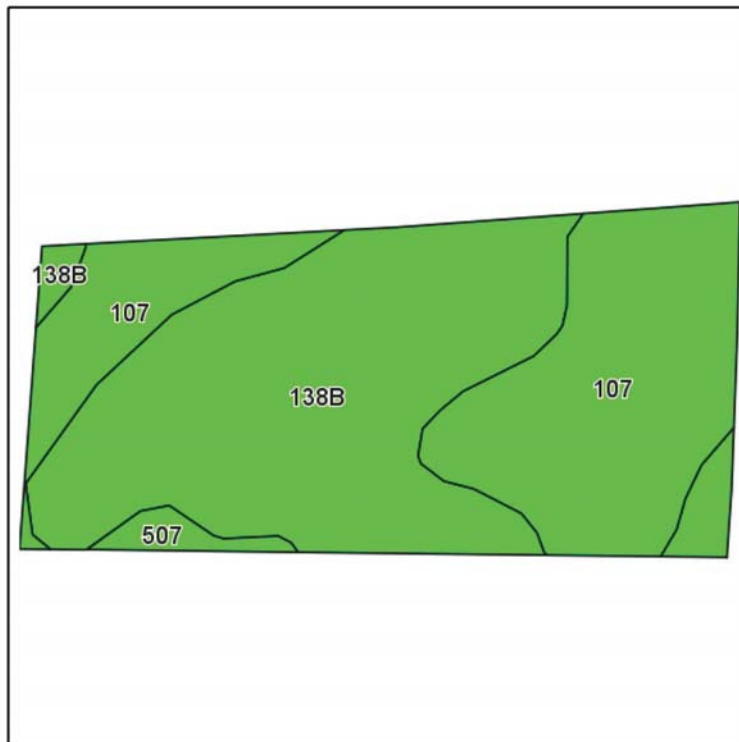
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The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

# AERIAL & SOIL MAPS



Field borders provided by Farm Service Agency as of 5/21/2008.  
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*	Corn	Soybeans
138B	Clarion loam, 2 to 5 percent slopes	6.1	55.7%		Ile	86	206	56
107	Webster clay loam, 0 to 2 percent slopes	4.6	41.9%		IIw	89	210	57
507	Canisteo clay loam, 0 to 2 percent slopes	0.3	2.4%		IIw	84	203	55
Weighted Average						87.2	207.6	56.4

Note: ALL soils information on this page is dated 1/21/2012

\*CSR ratings will be available for a limited time to aid in the transition to CSR2.



State: Iowa  
County: Story  
Location: 12-83N-23W  
Township: Grant  
Acres: 11  
Date: 3/8/2013



Maps provided by:



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