



# LAND FOR SALE

WE ARE PLEASED TO PRESENT

## 10 Acres, m/l - Story County, Iowa



**ADDRESS:** 26746 Sand Hill Trail, Ames, IA 50010

**LOCATION:** Located 3 miles southeast of Ames, 3/4 mile off R70 pavement. From Hwy. 30 go south on Sand Hill Trail. Property lies on the east side of the road.

**LEGAL DESCRIPTION:** Parcel "D" in the SE¼ NE¼ SW¼ in Section 29, Township 83 North, Range 23 West of the 5th p.m. (Grant Township)

### PRICE AND TERMS:

- \$599,000
- \$1,500 down, balance due in cash at closing.

### REAL ESTATE TAX:

Taxes Payable 2011-2012: \$3,488.00 on 10.11 Taxable Acres

**LAND DESCRIPTION:** Level to gently sloping

**SOIL TYPES:** Primary soils are Farrar, Clarion-Storden and Cylinder. See soil map on back for detail.

**CSR:** 65.4 per AgriData, Inc./Arcview

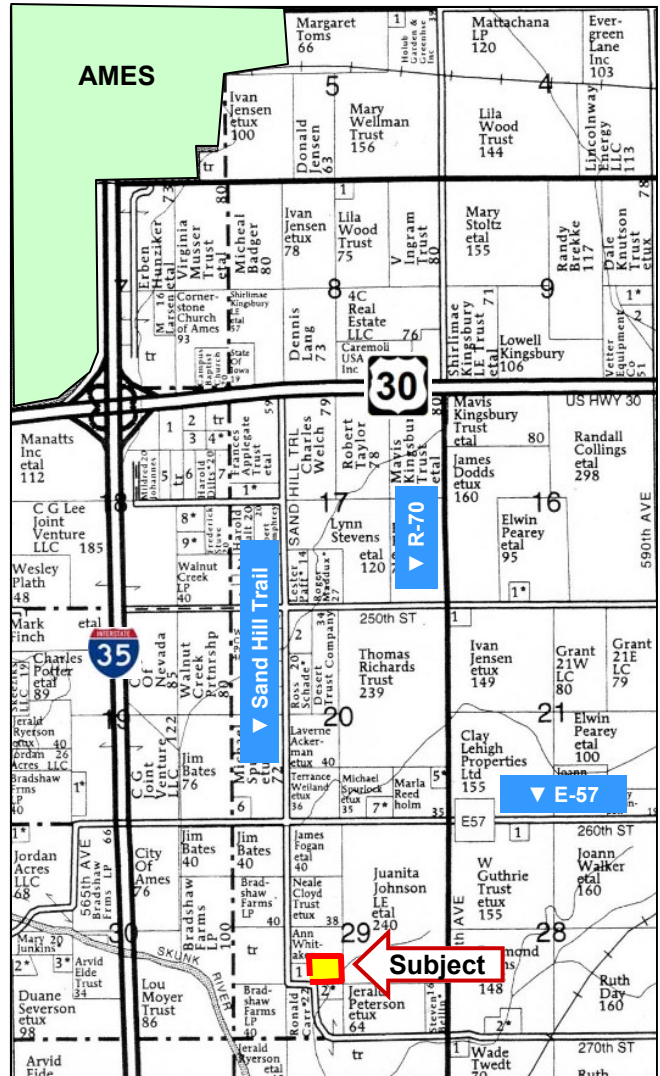
**SERVICES:** School District: Nevada  
Utilities: Consumer's Energy  
Water: Central Iowa Water

**IMPROVEMENTS:** 5 BR, 3.5 BA 1½ story log home and 40' x 80' pole building. More details on back of flyer.

**DRAINAGE:** Natural

**POSSESSION:** As Agreed

**DISCLOSURE:** Seller is licensed by the State of Iowa as a Salesperson with Hertz Real Estate Services.



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

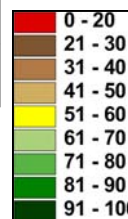
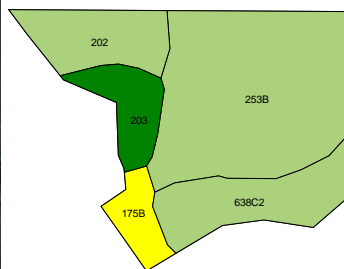
**For additional information, contact David M. Whitaker**

415 South 11th • PO Box • Nevada, IA 50201  
Telephone: 515-382-1500

[www.hfmgt.com](http://www.hfmgt.com)

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



**Part of FSA Farm #401**  
**Crop Ac\*:** 5.0 NHEL  
**Corn Base\*:** 2.86  
**Direct Yield:** 109  
**CC Yield:** 114  
**Bean Base\*:** 2.14  
**Direct Yield:** 28  
**CC Yield:** 34  
 Farm is currently all in Hay.  
 \*Estimated. FSA will make final determination

**Acres Shown: 5.0 Average CSR: 65.4**

Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	Acres
253B	Farrar fine sandy loam, 2 to 5 percent slopes	64	176	48	Ile	2.63
638C2	Clarion-Storden loams, 5 to 9 percent slopes, moderately eroded	61	172	46	IIle	0.90
202	Cylinder loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes	69	183	49	IIls	0.69
203	Cylinder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	82	201	54	I	0.45
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	58	168	45	IIle	0.31

## HOUSE & OUTBUILDING

### HOUSE:

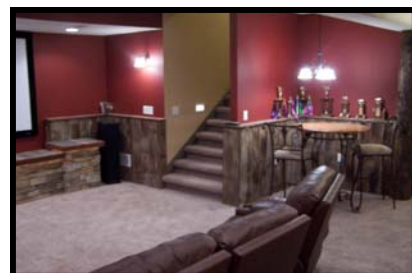
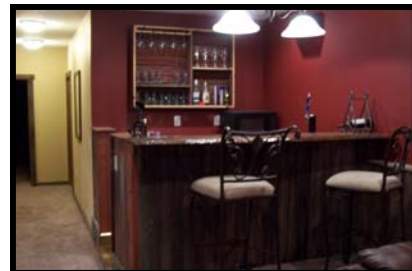
Approx. 3,200 SF 1½ story house with 5 bedrooms, 3.5 bath on 10 acres, more or less, built in 2006.

House is log sided with half log from New Homestead Log Homes, composition roof, 2 x 6 walls, gas and electric to all appliances, forced air heat, A/C, tile entry, hardwood floors, vaulted ceilings, Pella Windows and Spider insulation.

Other features include 3-season porch, 2 fireplaces, 1,400 SF deck, 1,200 SF attached garage, Corian countertops, hickory cabinets, hot tub, Jacuzzi tub, fire pit, his and her showers and sinks, home theater, bar with six-dispenser soda gun, and generator hook-up.

### OUTBUILDING:

40' X 80' Steel Pole Building with 6' x 14' tack room and 16' x 40' loft/lined stock area.



See our website for **MORE PHOTOS** - [www.hfmgt.com](http://www.hfmgt.com)

**WE ARE PLEASED TO OFFER THESE SERVICES**

**Sales • Acquisition • Auctions • Investment Analysis • Exchanging • Farm and Ranch Management • Appraisals**