



## 80 Acres, m/l, Story County, IA

83.37 CSR2 North of Nevada

### Property Information

#### Location

**From Nevada:** East on Hwy. 30 to S27, then 3 miles north to 210th St. Go west 1 mile on 210th St. Property lies on the south side of the road.

#### Legal Description

N½ NE¼ Section 32, Township 84 North, Range 22 West of the 5th p.m. (Richland Twp.) *Exact legal to be taken from Abstract.*

#### Price & Terms

- \$800,000
- \$10,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2017 - 2018: \$2,114  
Net Taxable Acres: 77  
Tax per Net Taxable Acre: \$27.45

### FSA Data

Farm Number 6900, Tract 10322  
Crop Acres: 75.99 NHEL  
Corn Base: 37.3 ac.  
Corn PLC Yield: 161 Bu.  
Bean Base: 38.69  
Bean PLC Yield: 46 Bu.

### CRP Contracts

None

### Soil Types/Productivity

Primary soils are Webster, Nicollet and clarion. See soil map for detail.  
• **CSR2:** 83.37 per Hertz GIS based on FSA crop acres.

### Yield History (Bu./Ac.)

Since 2000, average Corn Yield is 190.2 Bu./Ac. and Average Bean Yield is 50.7 Bu./Ac. Yield information is reported by crop insurance.

### Land Description

Level to gently rolling

### Buildings/Improvements

- 10,000 Bu. Air Dry Bin
- 3,000 Bu. Storage Bin

### Drainage

Intakes and tile (Maps available upon request.)

### Water & Well Information

None

### Lease Status

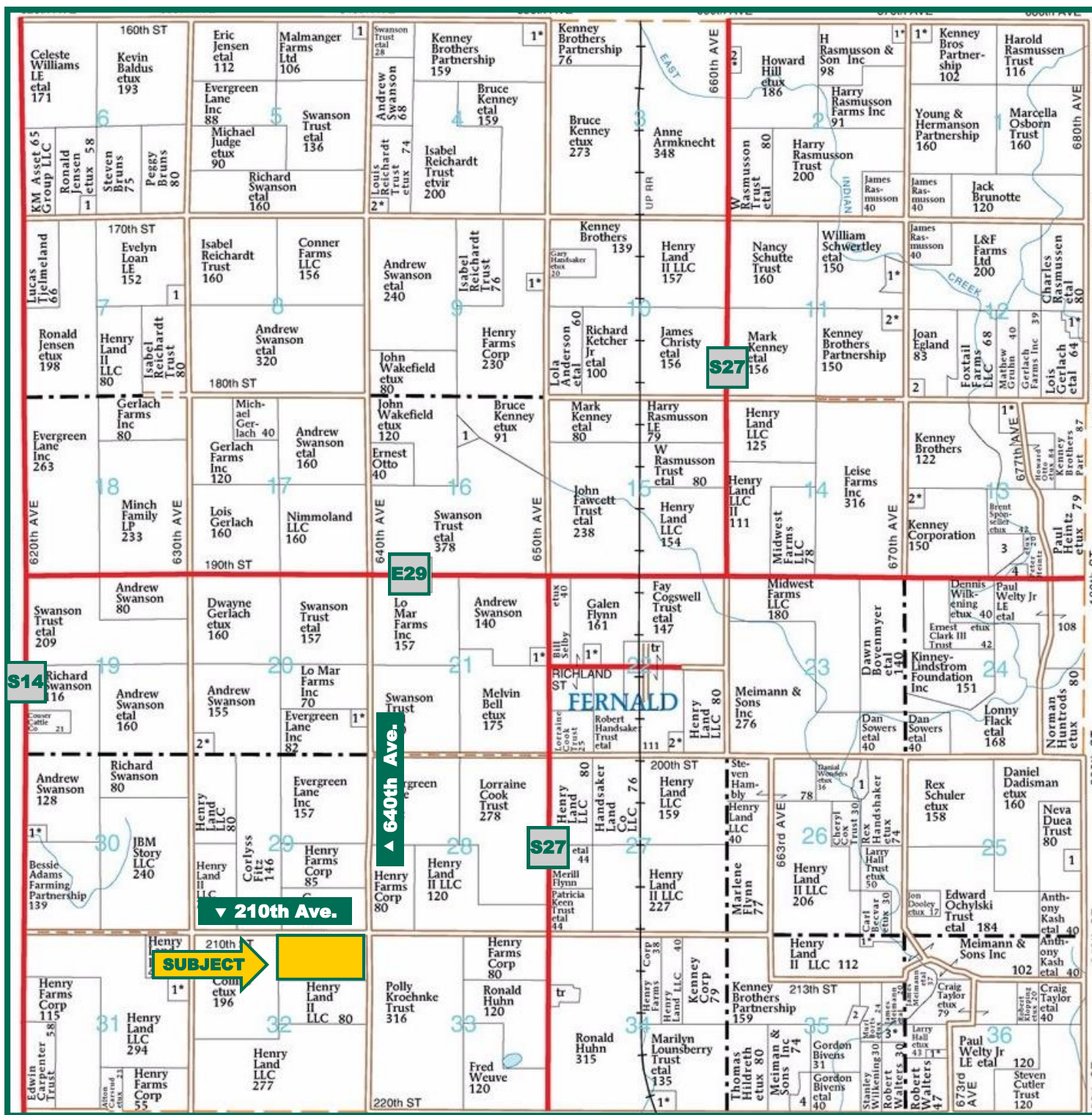
Lease open for 2018.

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## Plat Map: Richland Township



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

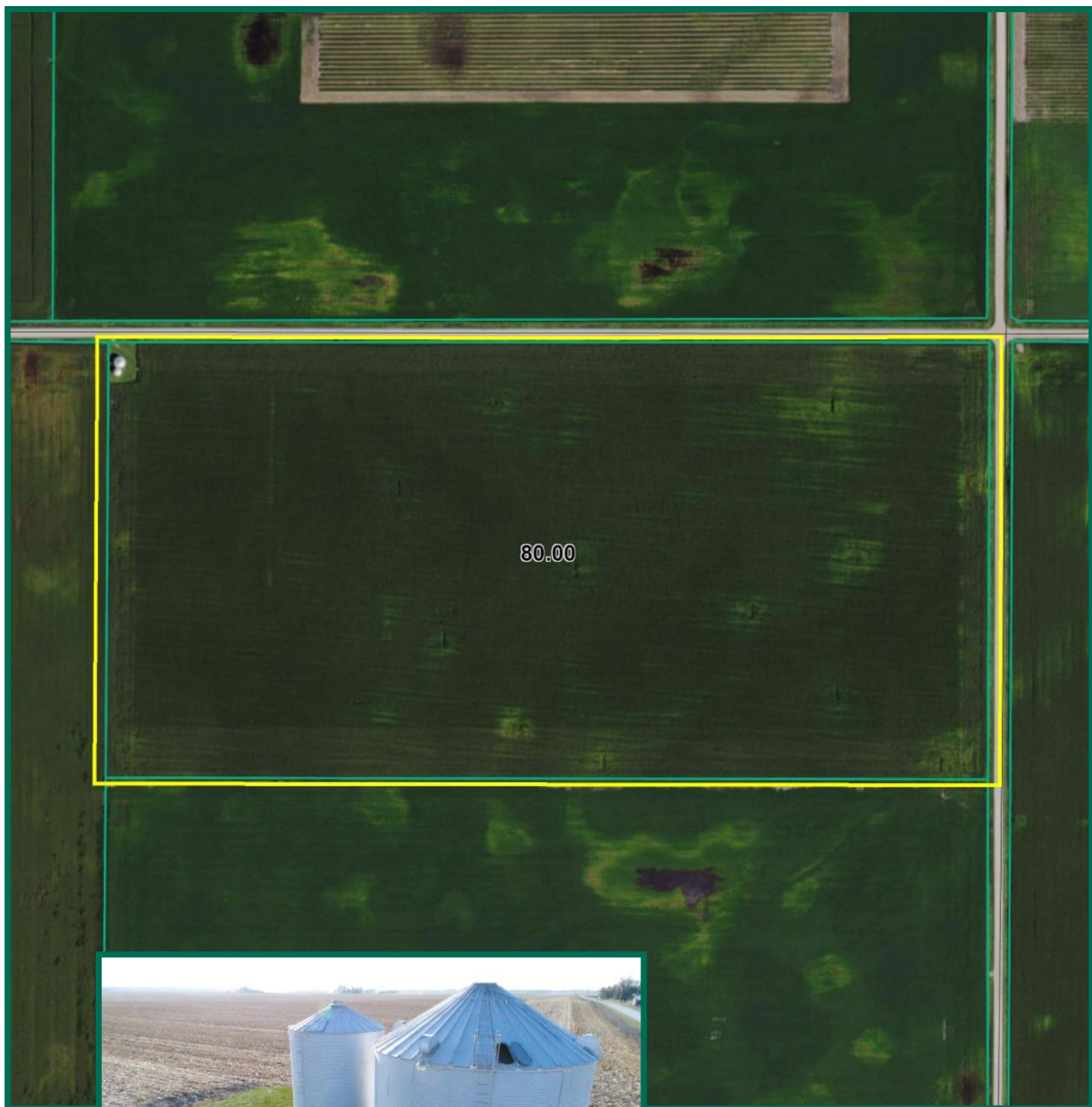
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# Aerial Photo



*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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# Soil Map



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	20.87	27.46	2	88	
L55	Nicollet loam, 1 to 3 percent slopes	14.08	18.53	1	91	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	9.93	13.07	2	88	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	9.46	12.45	2	87	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	8.89	11.69	2	75	
6	Okoboji silty clay loam, 0 to 1 percent slopes	8.55	11.26	3	59	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	4.21	5.54	3	83	

Measured Tillable Acres: 75.99

Average CSR2: 83.37

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