

# Land For Sale

**ACREAGE:**

**120.00 Acres, m/l**

**LOCATION:**

**Story County, IA**



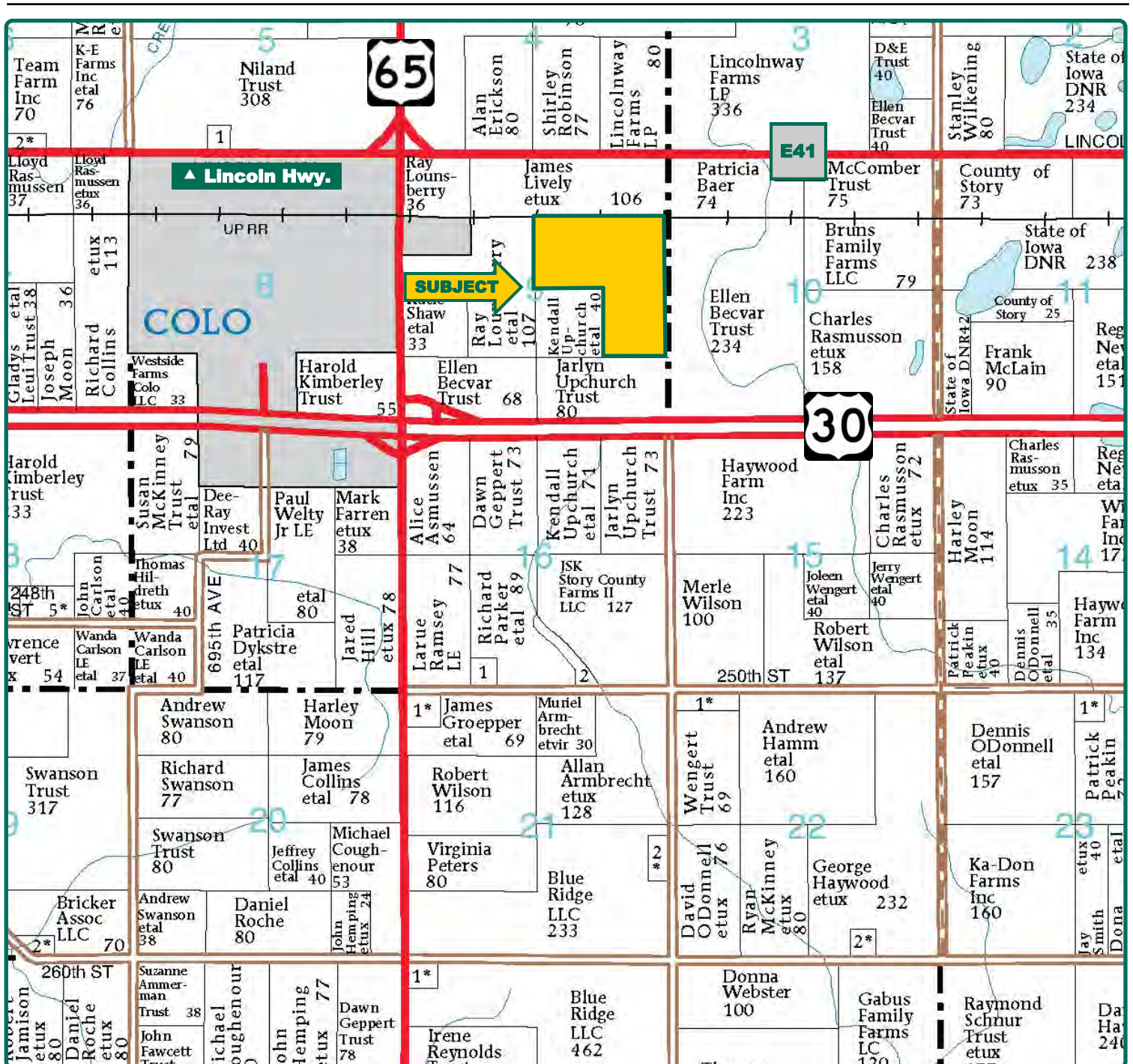
## Property *Key Features*

- One Mile East of Colo
- 117.39 FSA/Eff. Crop Acres with an 86.9 CSR2
- Nice Eastern Story County Farm with Great Soils

**Kyle Hansen, ALC**  
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**FSA/Eff. Crop Acres:** 117.39  
**Corn Base Acres:** 117.37  
**Soil Productivity:** 86.90 CSR2

## Property Information

### 120.00 Acres, m/l

### Location

1 mile east of Colo on Highway 30. Field access is on the north side of the road.

### Legal Description

S½ NE¼ and NE¼ NE¼ Section 9, Township 83 North, Range 21 West of the 5th P.M. (New Albany Township)

### Price & Terms

#### Price Reduced

- ~~\$1,104,000~~ \$1,044,000
- ~~\$9,200/acre~~ \$8,700
- 10% down upon acceptance of offer; balance due in cash at closing

### Real Estate Tax

Taxes Payable 2019 - 2020: \$2,936  
Net Taxable Acres: 120.00  
Tax per Net Taxable Acre: \$24.47

### FSA Data

Farm Number 7290, Tract 11693  
FSA/Eff. Crop Acres: 117.39  
Corn Base Acres: 117.37  
Corn PLC Yield: 136 Bu.

### Soil Types/Productivity

Primary soils are Clarion, Nicollet and Webster. CSR2 on the FSA/Eff. crop acres is 86.90. See soil map for detail.

### Land Description

Level to gently rolling

### Drainage

- County tile to eastern part of farm, maps available upon request.
- In Drainage District #77, #9 & #48.

### Water & Well Information

None known

### Lease

Farm is leased for 2020 crop year. Please contact agent for details.

### Field Access

Property accessed by 30 ft. ingress/egress access along east fence-line near acreage.

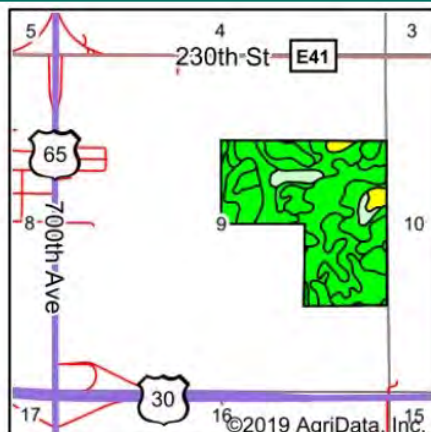
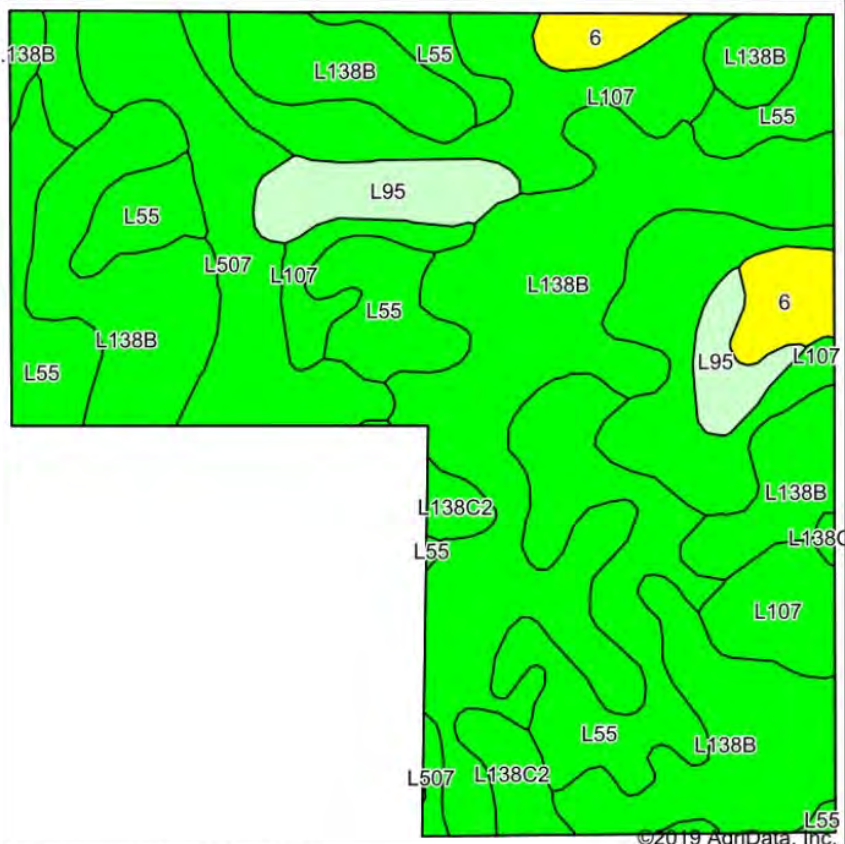
### Comments

Nice, eastern Story County farm with great soils.

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State: Iowa  
County: Story  
Location: 9-83N-21W  
Township: New Albany  
Acres: 117.39  
Date: 10/7/2019



Maps Provided By:  
  
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Area Symbol: IA169, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	49.51	42.2%		Ile	88	
L55	Nicollet loam, 1 to 3 percent slopes	23.06	19.6%		Ie	91	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	22.87	19.5%		IIw	88	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	9.83	8.4%		IIw	87	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	5.61	4.8%		IIw	75	
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.60	3.1%		IIIw	59	59
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.91	2.5%		IIIe	83	
Weighted Average						86.9	*-

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.

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South Looking Northwest



West Looking Southeast



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