

Land For Sale

ACREAGE:

43.13 Acres, m/l

LOCATION:

Story County, IA



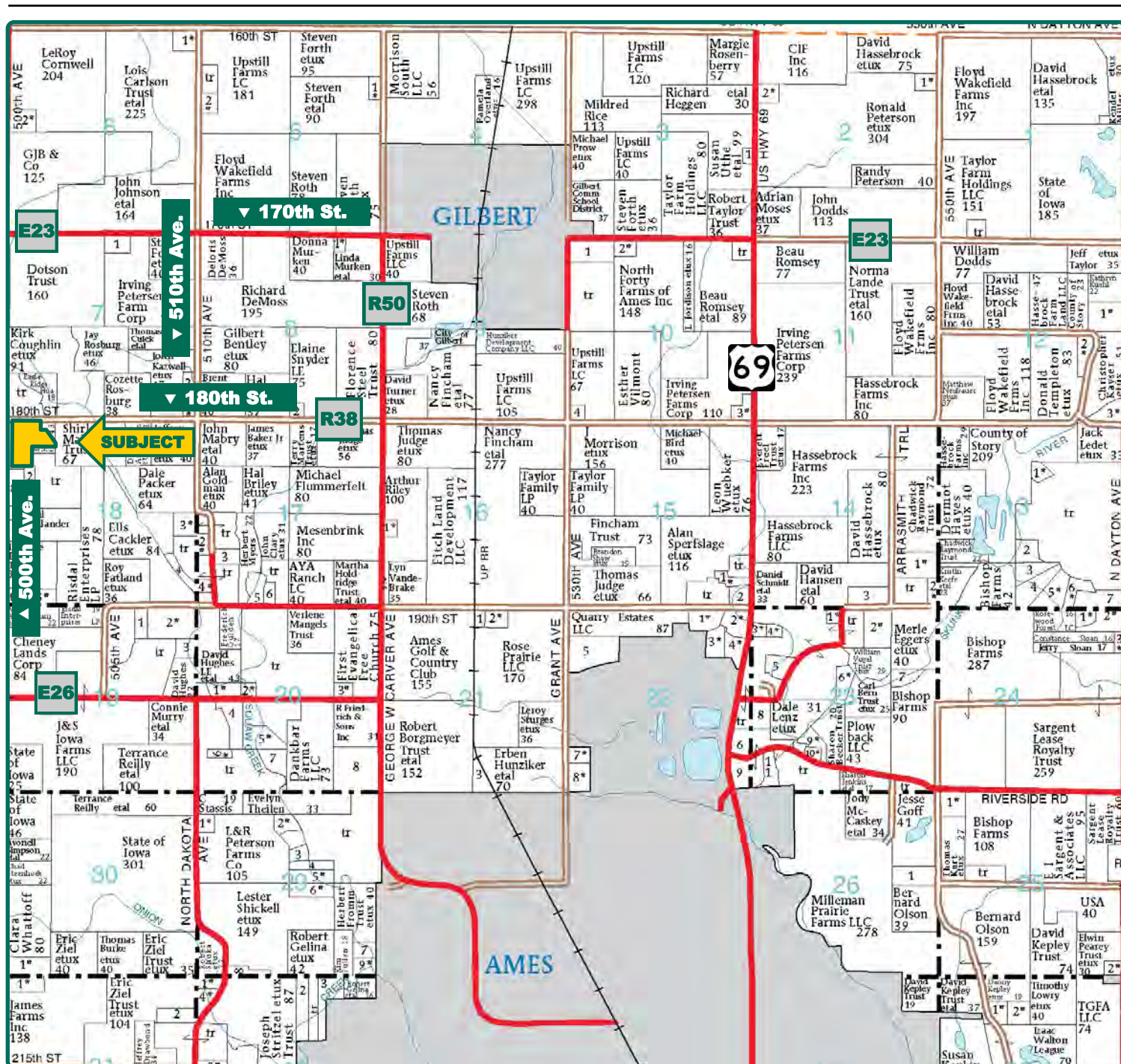
Property *Key Features*

- Three Miles Southwest of Gilbert and Three Miles Northwest of Ames
- Hard-Surfaced Roads on the North and West Sides of the Property
- Great Potential for Future Development

Kyle Hansen, ALC
Licensed in IA & MO
KyleH@Hertz.ag

515-382-1500
415 S.11th St./ PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag

Elliott Siefert
Licensed in IA
ElliottS@Hertz.ag



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

Kyle Hansen, ALC
Licensed in IA & MO
KyleH@Hertz.ag

515-382-1500
415 S.11th St./ PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag

Elliott Siefert
Licensed in IA
ElliottS@Hertz.ag



FSA/Eff. Crop Acres:	39.53
Corn Base Acres:	17.50
Bean Base Acres:	15.80
Soil Productivity:	85.70 CSR2

Property Information

43.13 Acres, m/l

Location

From Gilbert: Go west on 170th St./E23 for 2 miles, then south on 500th Ave./R38 for 1 mile. The property is on the southeast corner of 500th Ave./R38 and 180th St.

Legal Description

W½ NW¼ except acreage sites, Section 18, Township 84 North, Range 24 West of the 5th P.M. (Franklin Township)

Price & Terms

Price Reduced

- ~~\$797,905~~ \$646,950
- ~~\$18,500/acre~~ \$15,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed upon

Real Estate Tax

Taxes Payable 2019 - 2020: \$1,286
Net Taxable Acres: 39.92
Tax per Net Taxable Acre: \$32.21

FSA Data

Farm Number 4886, Tract 328
FSA/Eff. Crop Acres: 39.53
Corn Base Acres: 17.50
Corn PLC Yield: 158 Bu.
Bean Base Acres: 15.80
Bean PLC Yield: 41 Bu.

Soil Types/Productivity

Primary soils are Clarion, Webster and Lester. CSR2 on the FSA/Eff. crop acres is 85.70. See soil map for detail.

Land Description

Level to moderately sloping

Buildings/Improvements

None

Drainage

Natural, no maps available.

Water & Well Information

Xenia water mains run west of R38 and south of 180th St.

Lease

Lease in place for 2020 crop year. Please contact Agent for details.

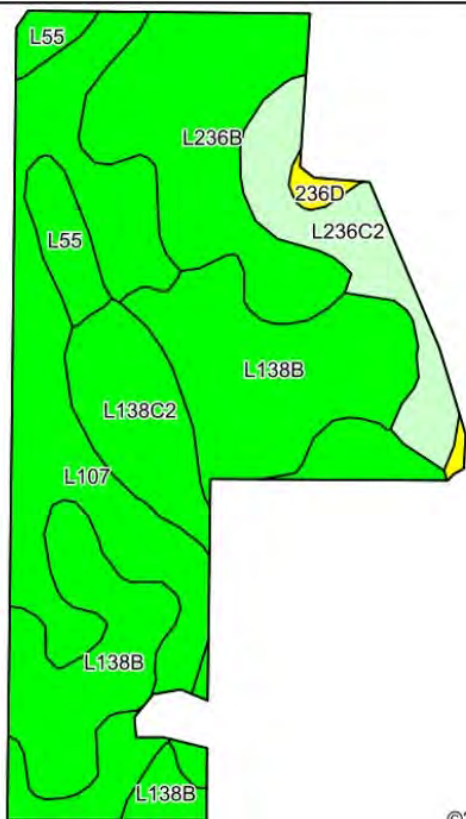
Comments

Rural subdivisions in immediate area.
Future development potential.

Kyle Hansen, ALC
Licensed in IA & MO
KyleH@Hertz.ag

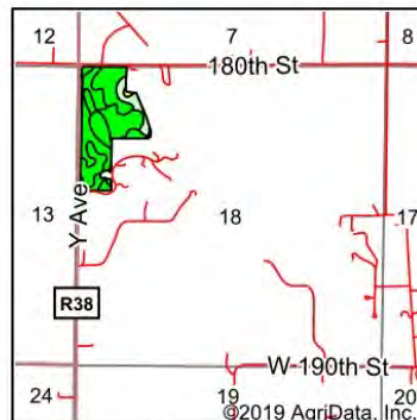
515-382-1500
415 S.11th St./ PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag

Elliott Siefert
Licensed in IA
ElliottS@Hertz.ag



©2019 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Story**
Location: **18-84N-24W**
Township: **Franklin**
Acres: **39.53**
Date: **1/20/2020**



Maps Provided By:



Area Symbol: IA169, Soil Area Version: 31

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	11.44	28.9%		Ile	88	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	10.73	27.1%		IIw	88	
L236B	Lester loam, Bemis moraine, 2 to 6 percent slopes	7.01	17.7%		Ile	85	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	4.64	11.7%		IIIe	83	
L236C2	Lester loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	3.52	8.9%		IIIe	77	
L55	Nicollet loam, 1 to 3 percent slopes	1.79	4.5%		Ie	91	
236D	Lester loam, Bemis moraine, 10 to 16 percent slopes	0.40	1.0%		IVe	53	54
Weighted Average						85.7	*-

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

Kyle Hansen, ALC
Licensed in IA & MO
KyleH@Hertz.ag

515-382-1500
415 S.11th St./ PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag

Elliott Siefert
Licensed in IA
ElliottS@Hertz.ag

Southeast Looking Northwest



Northwest Looking Southeast



Northeast Looking Southwest



Southwest Looking Northeast



Kyle Hansen, ALC
Licensed in IA & MO
KyleH@Hertz.ag

515-382-1500
415 S.11th St./ PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag

Elliott Siefert
Licensed in IA
ElliottS@Hertz.ag

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

Kyle Hansen, ALC
Licensed in IA & MO
KyleH@Hertz.ag

515-382-1500
415 S.11th St./ PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag

Elliott Siefert
Licensed in IA
ElliottS@Hertz.ag