

Land For Sale

ACREAGE:

119.28 Acres, m/l

LOCATION:

Story County, IA



Property *Key Features*

- One Mile East of Colo
- 117.39 FSA/Eff. Crop Acres with an 86.80 CSR2
- Nice Eastern Story County Farm with Great Soils

Kyle Hansen, ALC

Licensed in IA & MO

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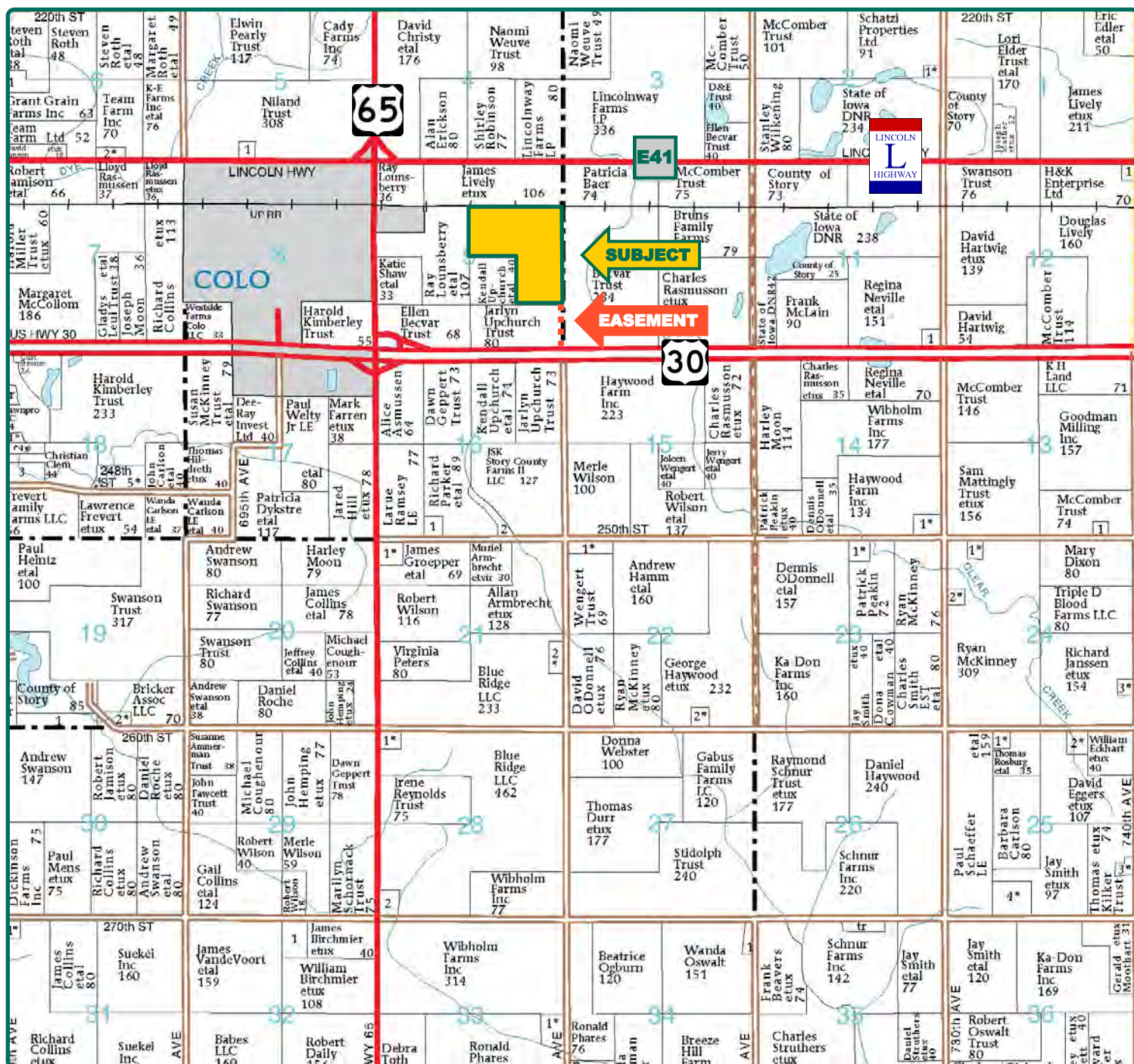
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415 S. 11th St/PO Box 500

Nevada, IA 50201-0500

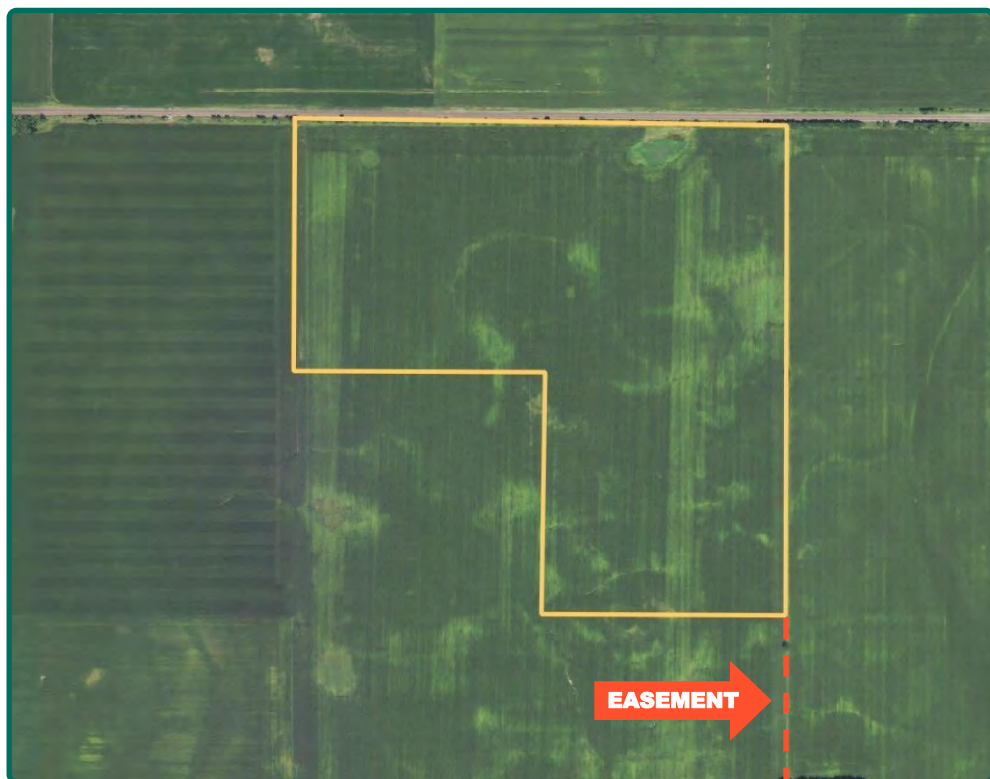
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FSA/Eff. Crop Acres: 117.39
Corn Base Acres: 117.37
Soil Productivity: 86.80 CSR2

Property Information

119.28 Acres, m/l

Location

From Colo: Go east on Highway 30 for one mile. Field access from the north side of Highway 30.

Legal Description

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

Price & Terms

- \$1,377,684.00
- \$11,550.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,590.00
Net Taxable Acres: 119.28
Tax per Net Taxable Acre: \$30.10

Lease Status

Open lease for the 2022 crop year.

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 clay loams. CSR2 on the FSA/Eff. crop acres is 86.80. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

- County tile to eastern part of farm, contact agent for map.
- In Drainage District #77, #9 & #48.
- New tile installed in Fall 2020, contact agent for map.

Water & Well Information

No known wells.

Field Access

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

Comments

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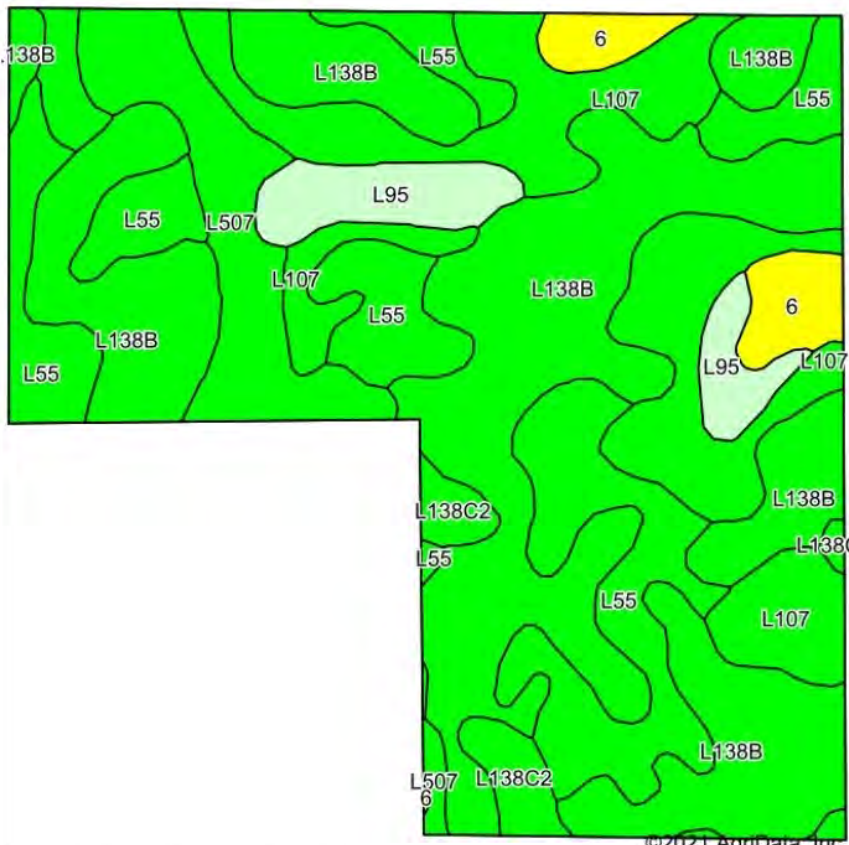
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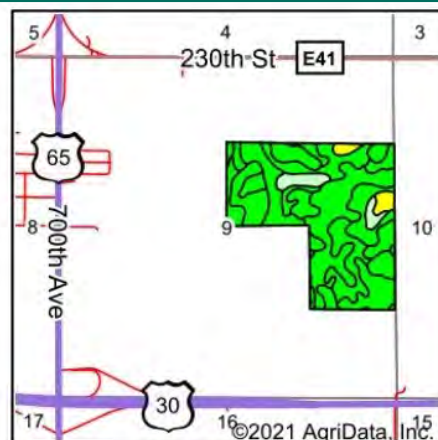
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Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	49.40	42.1%		Ile	80	23.2	88
L55	Nicollet loam, 1 to 3 percent slopes	23.20	19.8%		le	0	0	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	23.11	19.7%		Ilw	0	0	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	9.42	8.0%		Ilw	0	0	87
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	5.61	4.8%		Ilw	0	0	75
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.71	3.2%		Illw	177.6	51.5	59
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.94	2.5%		Ille	0	0	83
Weighted Average						39.3	11.4	86.8



State: Iowa
County: Story
Location: 9-83N-21W
Township: New Albany
Acres: 117.39
Date: 8/13/2021



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

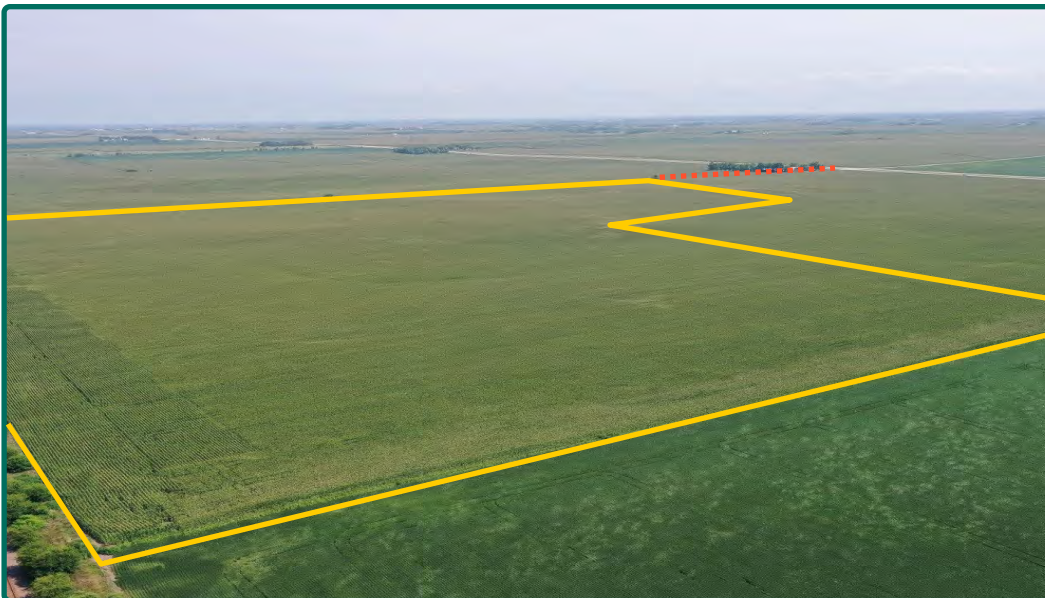
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Northeast Looking Southwest



Northwest Looking Southeast



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