

# Land For Sale

**ACREAGE:**

**153.39 Acres, m/l**

**LOCATION:**

**Story County, IA**



## Property *Key Features*

- 3½ Miles Northeast of Collins
- 149.39 FSA/Eff. Crop Acres with an 85.40 CSR2
- Highly Tillable Farm in Story County

**Marv Huntrods**  
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<b>FSA/Eff. Crop Acres:</b>	<b>149.39</b>
<b>Corn Base Acres:</b>	<b>85.10</b>
<b>Bean Base Acres:</b>	<b>45.20</b>
<b>Soil Productivity:</b>	<b>85.40 CSR2</b>

## Property Information

### 153.39 Acres, m/l

### Location

From Collins: Go east on E63 for 1½ miles, then north on 720th Avenue for 2 miles. Property is at the intersection of 290th Street and 720th Avenue, on the northwest side.

### Legal Description

SE¼, except acreage site, Section 3, Township 82 North, Range 21 West of the 5th P.M. (Collins Township)

### Price & Terms

- \$2,086,104.00
- \$13,600/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$5,166.00  
Net Taxable Acres: 153.39  
Tax per Net Taxable Acre: \$33.68

### Lease Status

Open lease for the 2022 crop year.

### FSA Data

Farm Number 28, Tract 26  
FSA/Eff. Crop Acres: 149.39  
Corn Base Acres: 85.10  
Corn PLC Yield: 162 Bu.  
Bean Base Acres: 45.20  
Bean PLC Yield: 46 Bu.

### Soil Types/Productivity

Primary soils are Clarion, Canisteo and Nicollet. CSR2 on the FSA/Eff. crop acres is 85.40. See soil map for detail.

### Land Description

Level to strongly sloping.

### Drainage

Natural, plus tile. No tile maps available.

### Buildings/Improvements

None.

### Water & Well Information

No known wells.

### Comments

Great soils on this Story County farm.

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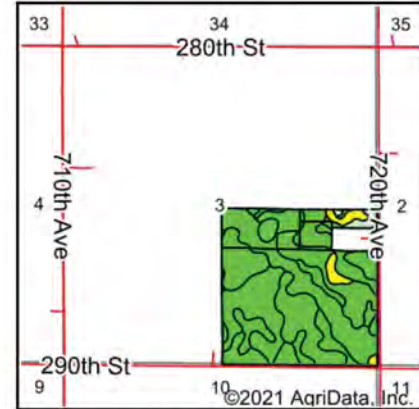
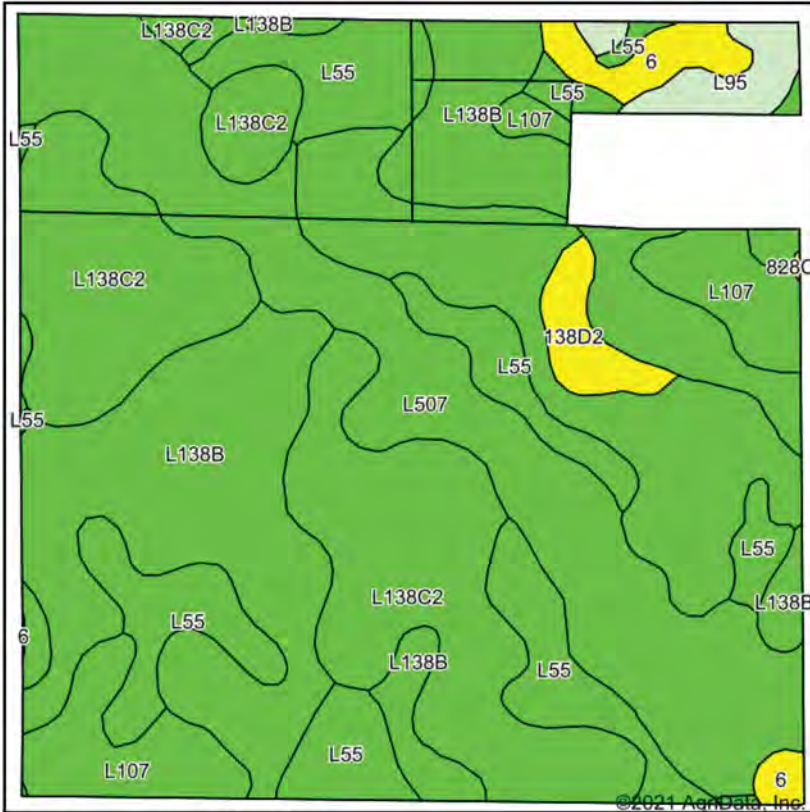
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State: **Iowa**  
County: **Story**  
Location: **3-82N-21W**  
Township: **Collins**  
Acres: **149.39**  
Date: **9/10/2021**



Maps Provided By  
  
CUSTOMIZED ONLINE MAPPING  
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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	CSR2**
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	47.08	31.5%		Ille	83
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	36.54	24.5%		Ile	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	26.78	17.9%		Ilw	87
L55	Nicollet loam, 1 to 3 percent slopes	21.27	14.2%		Ie	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	9.75	6.5%		Ilw	88
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.00	2.0%		Illw	59
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	2.58	1.7%		Ilw	75
L138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	2.38	1.6%		Ille	57
Weighted Average						85.4

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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



Southeast Looking Northwest



East Looking West



South Looking North



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