

# Land For Sale

**ACREAGE:**

**40.00 Acres, m/l**

**LOCATION:**

**Story County, IA**



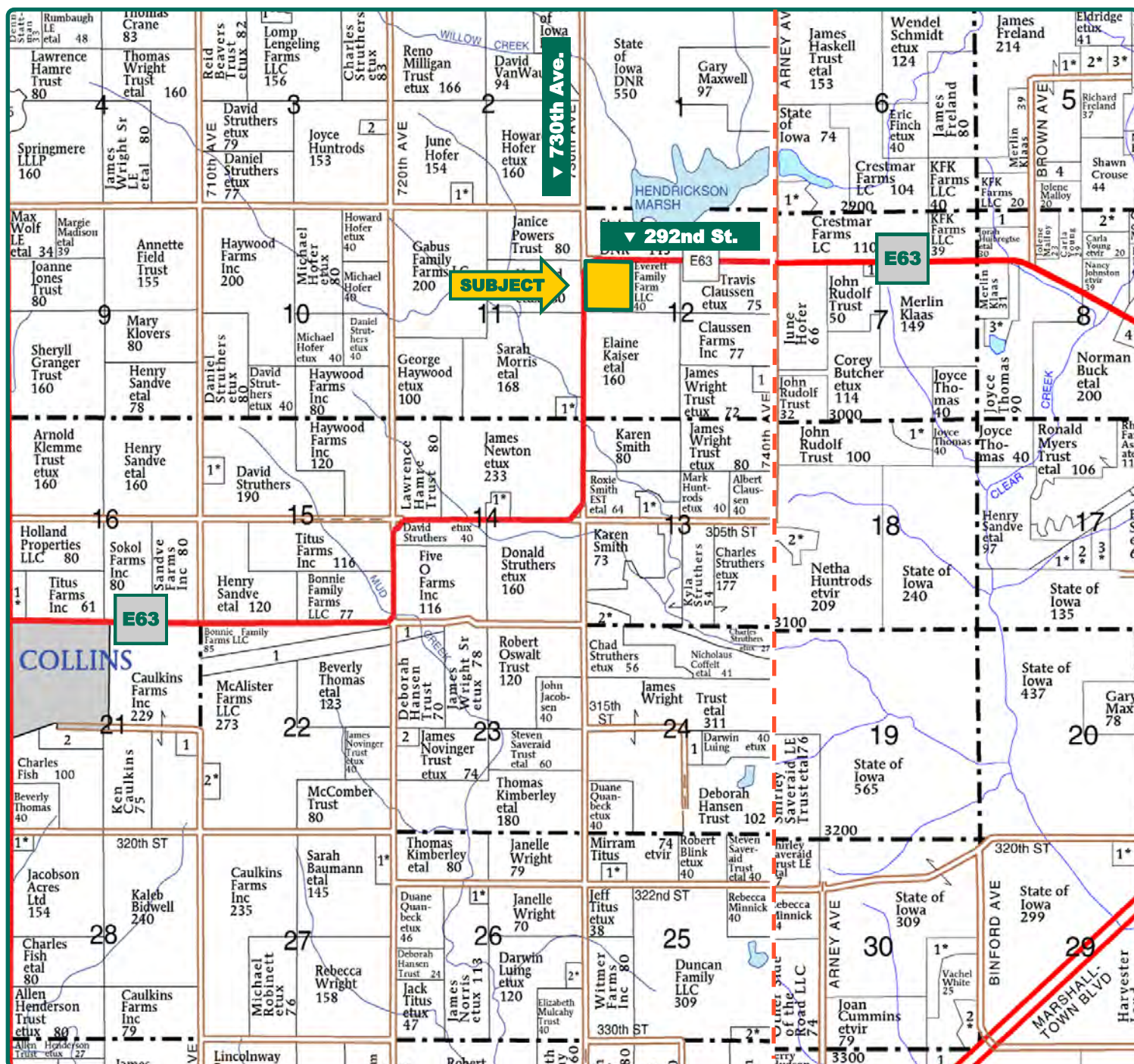
## **Property** *Key Features*

- Four Miles Northeast of Collins
- 35.81 FSA/Eff. Crop Acres with an 84.50 CSR2
- High-Quality Story County Farmland Along a Hard-Surfaced Road

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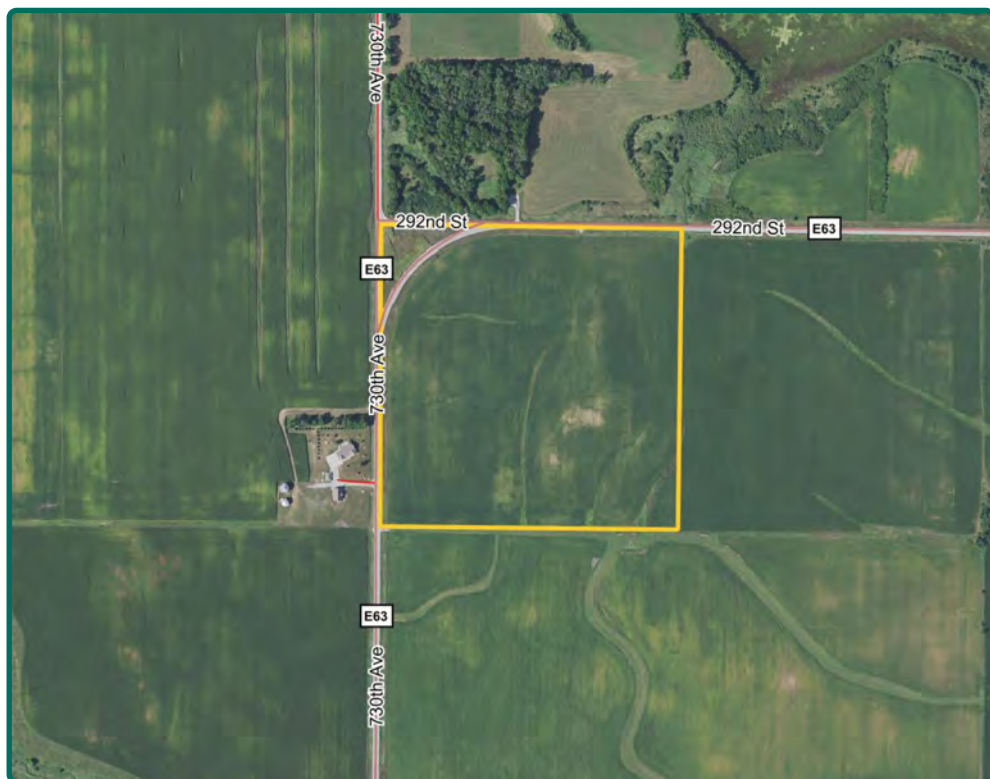




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<b>FSA/Eff. Crop Acres:</b>	<b>35.81</b>
<b>Corn Base Acres:</b>	<b>17.60</b>
<b>Bean Base Acres:</b>	<b>17.50</b>
<b>Soil Productivity:</b>	<b>84.50 CSR2</b>

## Property Information

**40.00 Acres, m/l**

### Location

From Collins: Go east out of Collins on County Highway E63, follow for 4 miles. Property is on the southeast side of the road, across from Hendrickson Marsh.

### Legal Description

SW¼ NW¼ of Section 12, Township 82 North, Range 21 West of the 5th P.M. (Collins Township)

### Price & Terms

- \$600,000
- \$15,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$1,406.00  
Gross Acres: 40.00  
Net Taxable Acres: 37.41  
Tax per Net Taxable Acre: \$37.58  
Tax Parcel ID #: 16-12-100-300

### Lease Status

Open lease for the 2024 crop year.

### FSA Data

Farm Number 85, Tract 117  
FSA/Eff. Crop Acres: 35.81  
Corn Base Acres: 17.60  
Corn PLC Yield: 163 Bu.  
Bean Base Acres: 17.50  
Bean PLC Yield: 45 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Canisteo, Webster and Clarion. CSR2 on the FSA/Eff. crop acres is 84.50. See soil map for detail.

### Land Description

Level to mildly sloped.

### Drainage

Natural, plus some tile. No maps available.

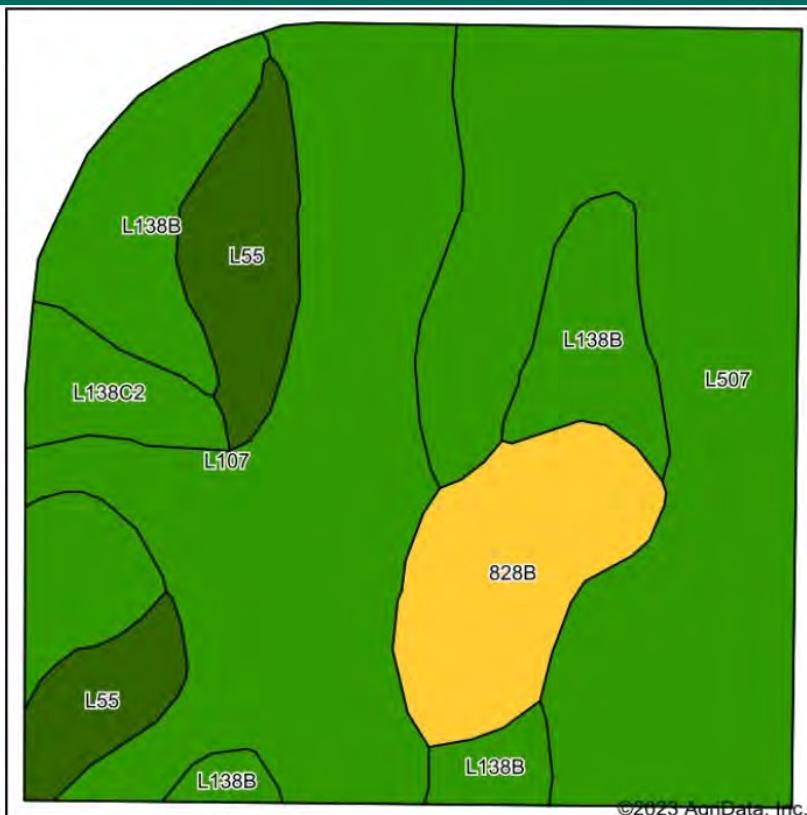
### Water & Well Information

No known wells.

### Comments

Productive Story County farmland.





Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	12.26	34.2%		IIw	87
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	10.05	28.1%		IIw	88
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	6.01	16.8%		IIe	88
828B	Zenor sandy loam, 2 to 5 percent slopes	3.32	9.3%		IIIe	53
L55	Nicollet loam, 1 to 3 percent slopes	3.02	8.4%		Ie	91
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.15	3.2%		IIIe	83
Weighted Average					2.04	84.5



State: **Iowa**  
County: **Story**  
Location: **12-82N-21W**  
Township: **Collins**  
Acres: **35.81**  
Date: **8/14/2023**



Maps Provided By:  
  
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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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Southwest Looking Northeast



Southeast Looking Northwest



Northeast Looking Southwest



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