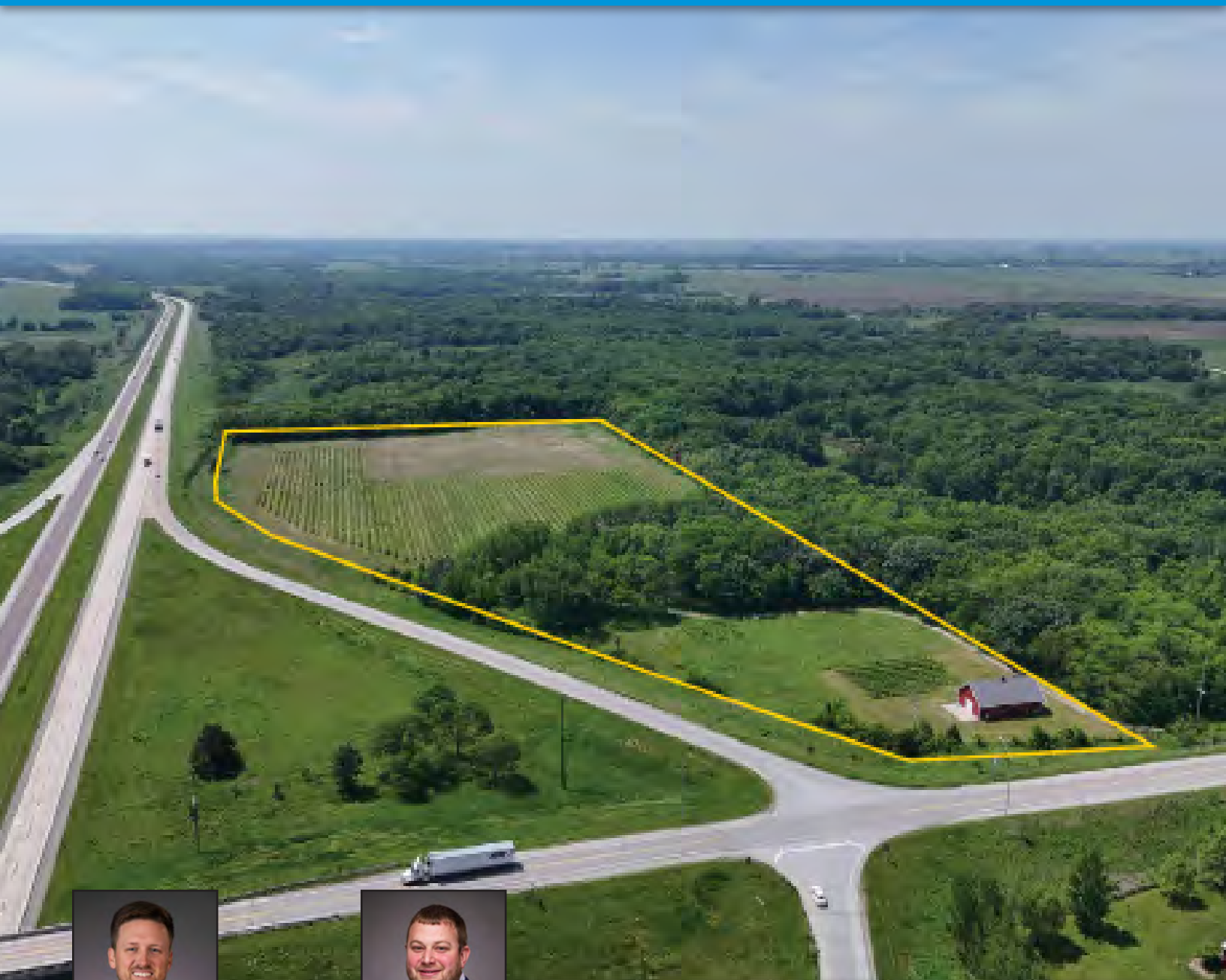


Buildable Property with a Vineyard in a Prime Location



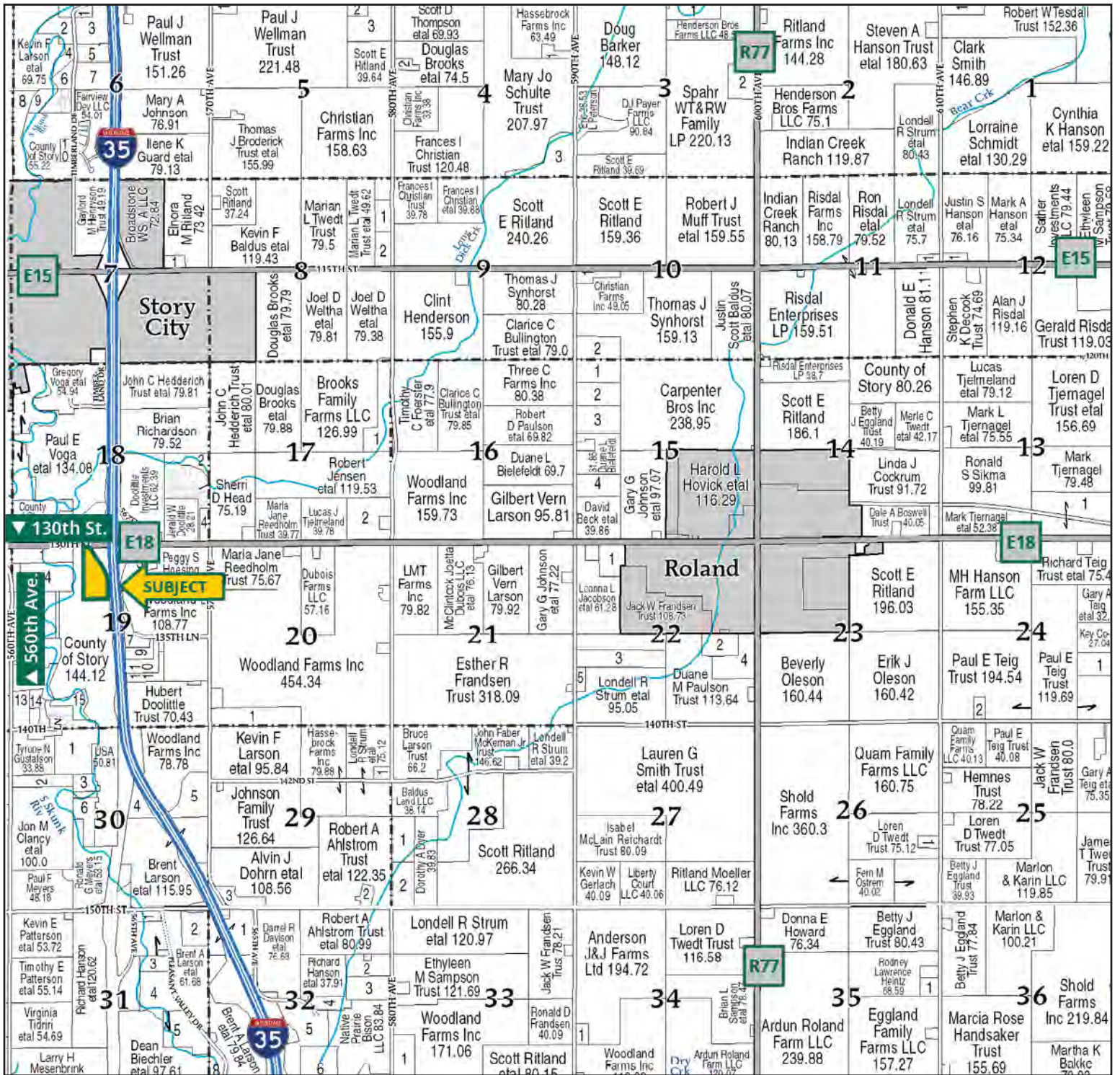
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20.21 Acres, m/l
Story County, IA



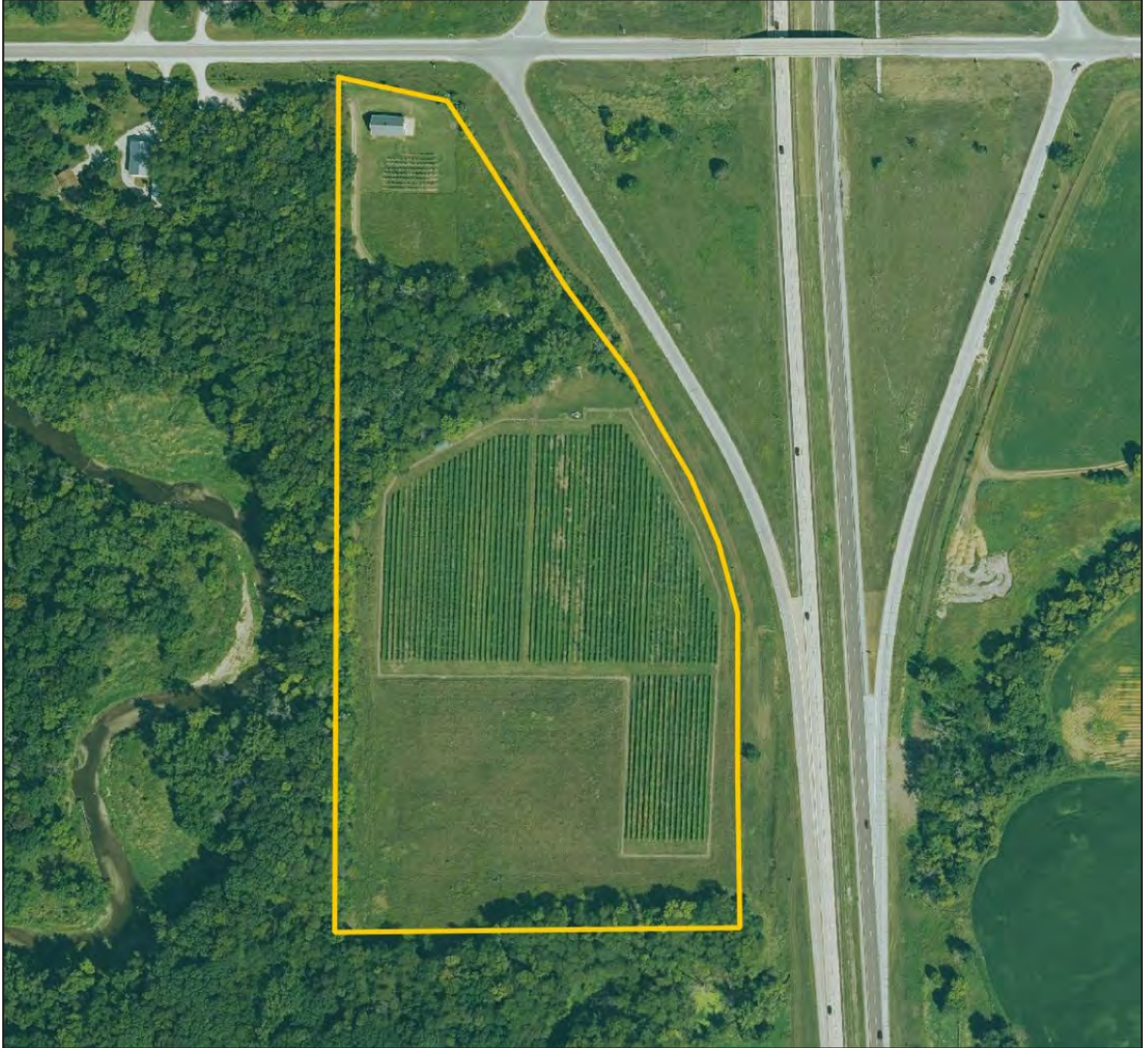
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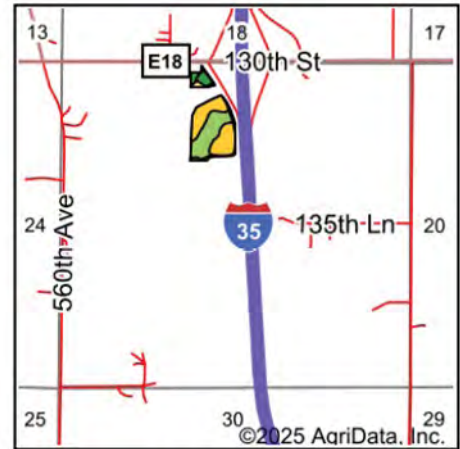
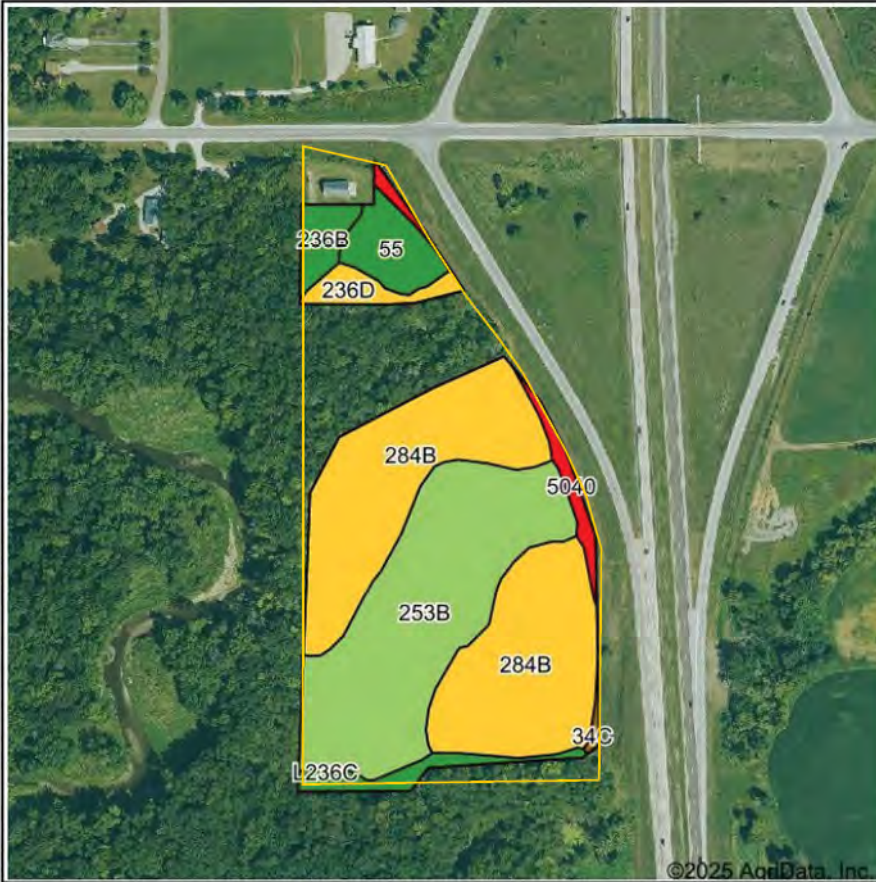
FSA/Eff. Crop Acres: 8.08 | CRP Acres: 8.51 | Soil Productivity: 62.60 CSR2



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State: Iowa
 County: Story
 Location: 19-85N-23W
 Township: Howard
 Acres: 16.59
 Date: 6/17/2025




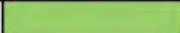
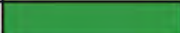





Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 36

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
284B	Flagler sandy loam, 2 to 5 percent slopes	7.79	46.8%		IIIe	51
253B	Farrar fine sandy loam, 2 to 5 percent slopes	5.90	35.6%		Ile	76
55	Nicollet clay loam, 1 to 3 percent slopes	0.89	5.4%		Iw	89
L236C	Lester loam, Bemis moraine, 6 to 10 percent slopes	0.53	3.2%		IIIe	81
236B	Lester loam, 2 to 6 percent slopes	0.48	2.9%		Ile	85
236D	Lester loam, Bemis moraine, 10 to 16 percent slopes	0.48	2.9%		IVe	53
5040	Orthents, loamy	0.46	2.8%			5
34C	Estherville sandy loam, 2 to 6 percent slopes	0.06	0.4%		IIIs	27
Weighted Average					*-	62.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Location

From Story City: Go south on Hillcrest Dr. for 1½ miles and then east on 130th St. / Co. Rd. E18 for ½ mile. Property is located on the south side of the road.

Simple Legal

4.63 acres, m/l, in the northeast corner of the SE¼ NW¼ and the NE¼ NW¼, except west 320 feet, all in Section 19, Township 85 North, Range 23 West of the 5th P.M., Story Co., IA. *Final abstract/title documents to govern legal description.*

Address

56344 130th St.
Story City, IA 50248

Price & Terms

PRICE REDUCED!

- \$625,000 \$590,000
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2024 - 2025: \$708.00
Net Taxable Acres: 20.21

Zoning

There is 1 acre, m/l, on the north side of the property zoned as A-2 with the remainder of the property zoned as A-1. Contact agent for details.

FSA Data

Farm Number 4629, Tract 8979
FSA/Eff. Crop Acres: 8.08
CRP Acres: 8.51
Corn Base Acres: 6.51
Corn PLC Yield: 134 Bu.
Bean Base Acres: 1.57
Bean PLC Yield: 41 Bu.

CRP Contracts

There are 8.51 acres enrolled in three CRP contracts.

- There are 3.07 acres enrolled in a CP-42 contract that pays \$921.00 annually and expires 9/30/2027.
- There are 4.50 acres enrolled in a CP-43 contract that pays \$950.00 annually and expires 9/30/2030.
- There are 0.94 acres enrolled in a CP-25 contract that pays \$174.00 annually and expires 9/30/2030.

Soil Types/Productivity

Primary soils are Flagler and Farrar. CSR2 on the FSA/Eff. crop and CRP acres is 62.60. See soil map for detail.

Land Description

Nearly level to gently sloping.

Drainage

Natural.

Buildings/Improvements

Built in 2015, there is a 30' x 56' climate-controlled workshop with bathroom.

Water & Well Information

There is a well located east of the workshop.

Easement

There is an easement benefiting Story County for a walking trail in the northern portion of the property. Contact agent for details.

Access

Access to the property is via an easement off 130th St. through land owned by Story County. Contact agent for details.

Buildable Lots

Story County Property Research Report indicates both tax parcels included with this property are buildable.

Comments

Prairie Vineyards LC has owned and operated this established vineyard for over 20 years. There are approximately 6 acres, m/l, of mature grape vines with cold-hardy varieties such as: Marquette, Frontenac, and Briana.

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



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Looking Northwest - Vineyard with 30' x 56' Climate-Controlled Workshop



Looking Southwest - Vineyard with 30' x 56' Climate-Controlled Workshop



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30' x 56' Climate-Controlled Workshop



Interior View of 30' x 56' Climate-Controlled Workshop

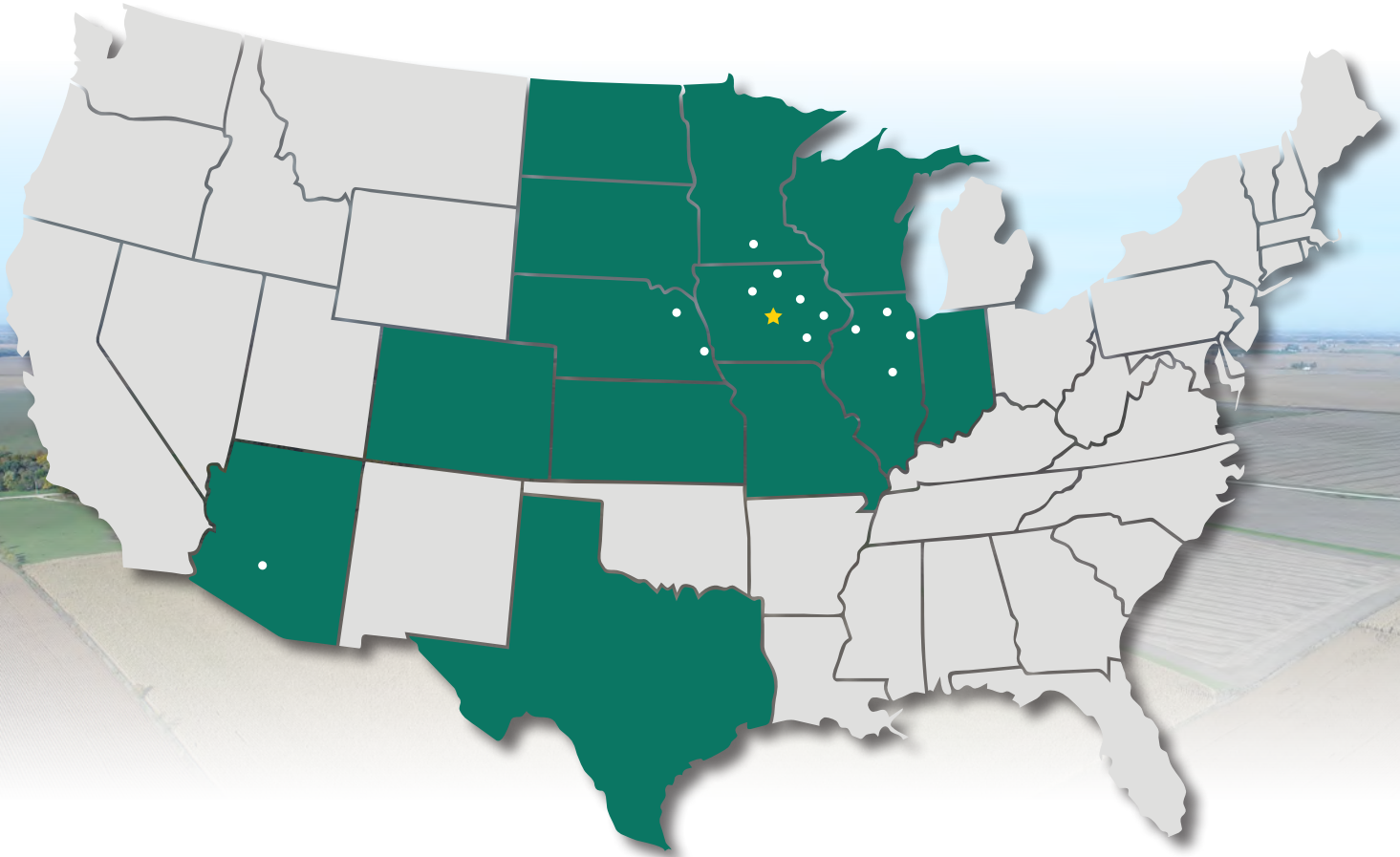


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