

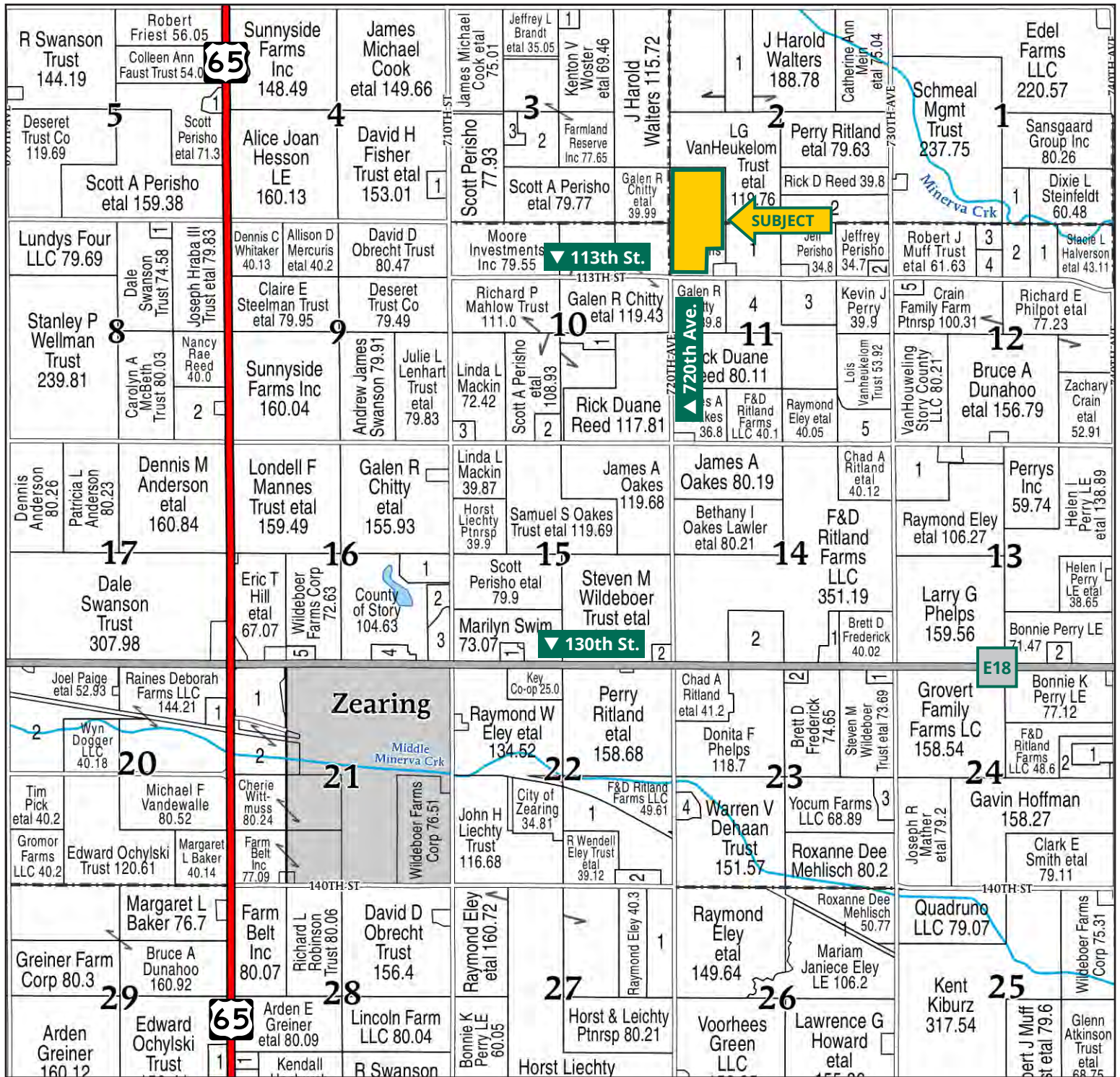
## Mix of Tillable and CRP Acres



**MATT VEGTER, ALC**  
*Licensed Salesperson in IA*  
**515.290.7286**  
MattV@Hertz.ag

**515.382.1500** | 415 S. 11th St., PO Box 500  
Nevada, IA 50201-0500 | [www.Hertz.ag](http://www.Hertz.ag)

**73.90 Acres, m/l**  
**Story County, IA**



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

515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | [www.Hertz.ag](http://www.Hertz.ag)

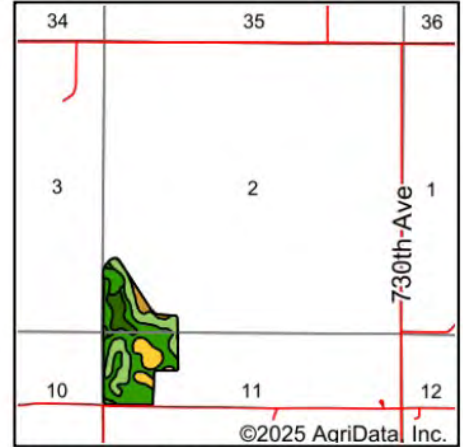
**MATT VEGTER, ALIC**  
**515.290.7286**  
[MattV@Hertz.ag](mailto:MattV@Hertz.ag)

Est. Acres in Production: 55.00 | CRP Acres: 17.48 | Soil Productivity: 78.20 CSR2



515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | [www.Hertz.ag](http://www.Hertz.ag)

**MATT VEGTER, ALC**  
515.290.7286  
MattV@Hertz.ag



State: Iowa  
 County: Story  
 Location: 2-85N-21W  
 Township: Lincoln  
 Acres: 55  
 Date: 11/3/2025



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 37

| 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 | 21.59 | 39.2%            |             | IIw              | 87     |
| L95              | Harps clay loam, Bemis moraine, 0 to 2 percent slopes    | 14.46 | 26.3%            |             | IIw              | 75     |
| 828B             | Zenor sandy loam, 2 to 5 percent slopes                  | 6.16  | 11.2%            |             | IIIe             | 53     |
| L55              | Nicollet loam, 1 to 3 percent slopes                     | 4.41  | 8.0%             |             | Ie               | 91     |
| L138B            | Clarion loam, Bemis moraine, 2 to 6 percent slopes       | 3.24  | 5.9%             |             | IIe              | 88     |
| L107             | Webster clay loam, Bemis moraine, 0 to 2 percent slopes  | 2.90  | 5.3%             |             | IIw              | 88     |
| 221              | Klossner muck, 0 to 1 percent slopes                     | 2.24  | 4.1%             |             | IIIw             | 32     |
| Weighted Average |                                                          |       |                  |             | 2.07             | 78.2   |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Location

From Zearing: Head east on 130th St. for 1 mile and turn north on 720th Ave. In 2 miles the property will be on the NE corner of the intersection.

## Simple Legal

SW¼ SW¼ of Section 2 and Part of the NW¼ NW¼ of Section 11, all in Township 85 North, Range 21 West of 5th P.M., Story County, IA. *Final abstract/title documents to govern legal description.*

## Price & Terms

- \$775,950
- \$10,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing

## Possession

As negotiated.

## Real Estate Tax

Taxes Payable 2025-2026: \$2,066\*  
Gross Acres: 73.90\*  
Net Taxable Acres: 73.21\*  
Tax per Net Taxable Acre: \$28.22\*

*\* Taxes estimated pending survey of property. Story County Treasurer/Assessor will determine final tax figures.*

## Lease Status

Contact agent for details.

## FSA Data

FSA/Eff. Crop Acres: 55.00\*  
CRP Acres: 17.48\*  
*\* Acres are estimated as FSA information is currently not available and able to be verified with the Story County FSA office due to the Federal Government shutdown. We will update when this information becomes available.*

## NRCS Classification

HEL: Highly Erodible Land.

## CRP Contracts

There are 4.60 acres enrolled in a CP-27 contract and 12.88 acres enrolled in a CP-28, that pays \$4,570.00 annually and expires 9/30/2026.

## Soil Types/Productivity

Primary soils are Canisteo and Harps clay loam. CSR2 on the estimated acres in production is 78.20. See soil map for detail.

## Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

## Land Description

Gently sloping.

## Drainage

Some tile and part of DD #47.

## Buildings/Improvements

None.

## Comments

Nice mix of row crop and CRP acres on this NE Story County farmland.



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.

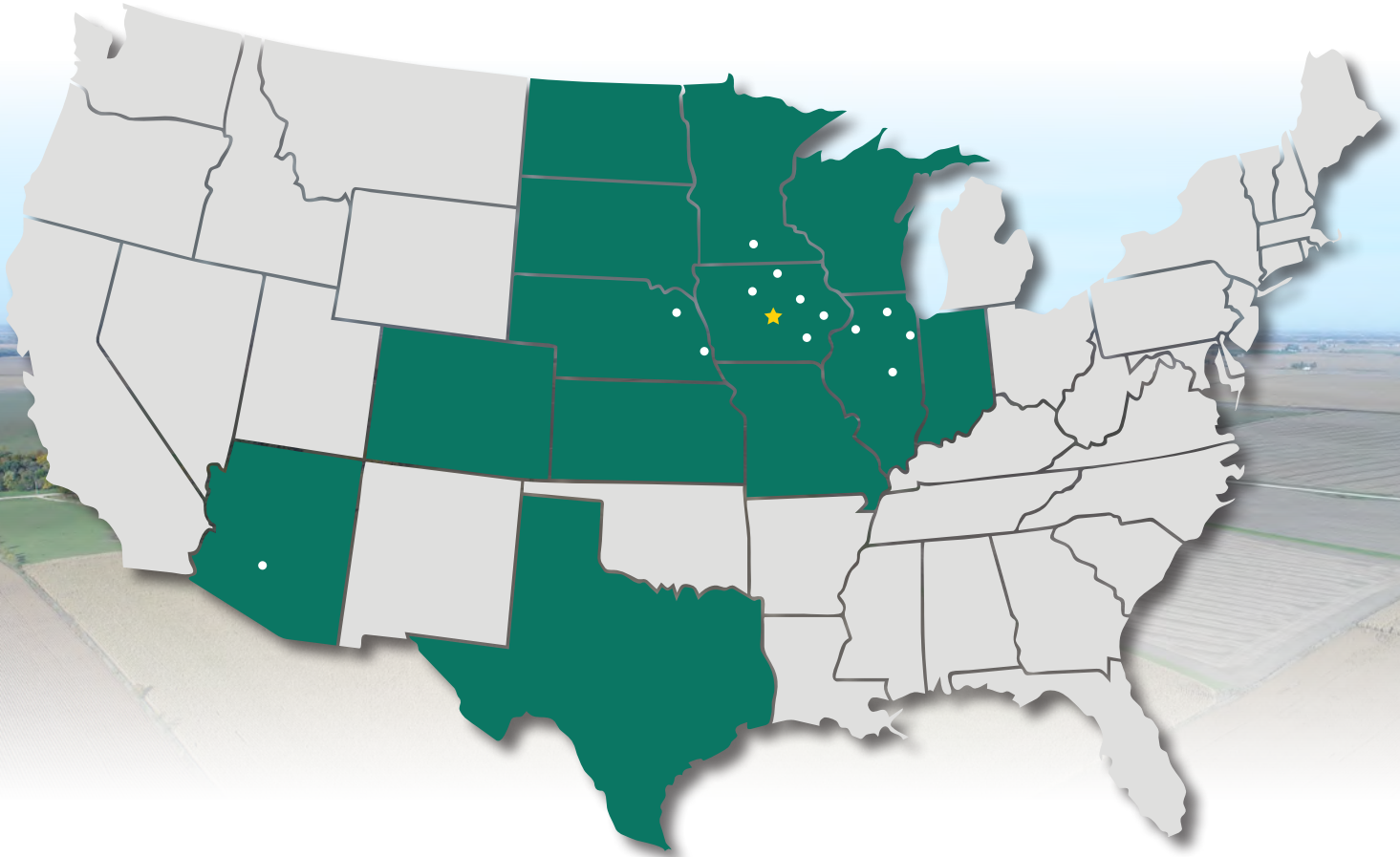
Southwest looking Northeast



Northwest looking Southeast



# MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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

**515.382.1500** | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | [www.Hertz.ag](http://www.Hertz.ag)

**MATT VEGTER, ALC**  
**515.290.7286**  
MattV@Hertz.ag