



# LAND FOR SALE

WE ARE PLEASED TO PRESENT

152.8 Acres, m/l - Story County, Iowa

**LOCATION:** Located 1 mi. east of I-35 on 13th St. (220th St.)

## LEGAL DESCRIPTION:

**Parcel 1** - E½ SW¼ Section 32, T84N, R23W of the 5th P.M. (Milford Twp.)

**Parcel 2** - Parcel B in the NW Fr¼ (containing 28.96 gross acres) and Parcel C in the NE Fr¼ (containing 43.84 gross acres), all in Section 5, T83N, R23W of the 5th P.M. (Grant Twp.)

## PRICE, TERMS & POSSESSION:

- **PRICE REDUCED**  
~~\$1,833,600.00~~ **\$1,528,000.00** **\$10,000/Acre**  
~~\$12,000/Acre~~
- 10% down, balance due in cash at closing
- Possession as agreed. Open lease for 2010.

**SURVEY/ZONING:** Gross acres on Parcel #2 have been determined by survey. Currently zoned A-1, but both properties are in an "Ames Fringe Land Use" plan with industrial potential. Also, in the Spring of 2009, the City of Ames developed a business park concept plan that includes these tracts.

Story County has acquired additional road frontage easement from each parcel to widen road ROW.

**SOIL TYPES:** See soil maps on back for detail

**Parcel 1:** Primary soils are Canisteo, Clarion & Nicollet

**Parcel 2:** Primary soils are Harps, Webster & Clarion

**CSR:** Parcel 1 = 86.9 Parcel 2 = 76.9 **CSR**

**SOURCE:** ArcView and AgriData, Inc.

**BUILDINGS/IMPROVEMENTS:** 2 Grain Bins on Parcel 2

**WATER/WELL INFORMATION:** Rural water on south side of 13th St.

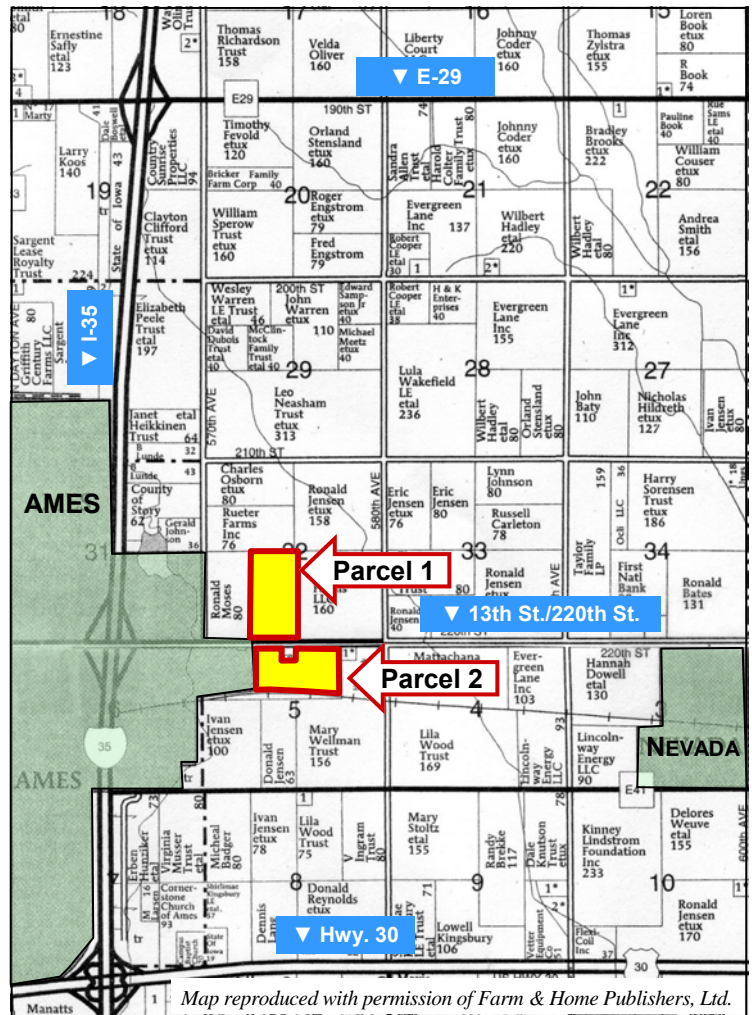
## INFORMATION ON PARCELS OFFERED:

	<u>Parcel 1</u>	<u>Parcel 2</u>
Gross Acres:	80	72.8
Taxable Acres:	79*	71.29*
Net Taxes:	\$1,630.00 (\$20.63/net taxable ac.)	\$1,168.00 (\$16.38/net taxable ac.)

## FSA Data:

	<u>Parcel 1</u>	<u>Parcel 2</u>
Farm Number	4976, Tr. 463	4976, Tr. 463
Crop Acres	78.95*	71.3*
Corn Base	68.1*	60.4*
Corn Yields	134/134	134/134
Bean Base	11.6*	10.2*
Bean Yields	39/39	39/39

\* Acres will be reduced by recording of ROW Easement and final acreage determination by Story County FSA office.



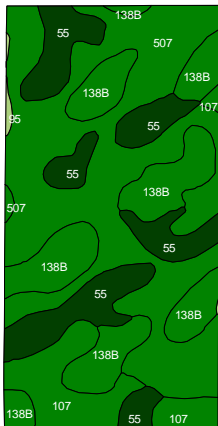
**For additional information, contact Marv Huntrods:**

415 South 11th • PO Box • Nevada, IA 50201  
 Telephone: 515-382-1500

[www.hfmgt.com](http://www.hfmgt.com)

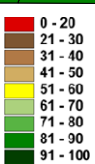
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# AERIAL & SOIL MAPS

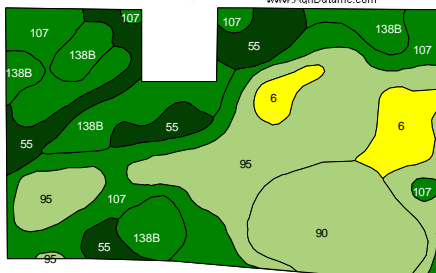


## PARCEL 1

Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	%Slope	Acres
507	CANISTEO	84	203	55	2W	0-2%	36.8
138B	CLARION	86	206	56	2E	2-5%	18.3
55	NICOLLET	94	217	59	1	1-3%	15.5
107	WEBSTER	89	210	57	2W	0-2%	8.2
95	HARPS	66	179	48	2W	1-3%	0.2
<b>Weighted Average</b>		<b>86.9</b>	<b>207.1</b>	<b>56.2</b>			<b>79.0</b>



Maps provided by:



## PARCEL 2

Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	%Slope	Acres
95	HARPS	66	179	48	2W	1-3%	19.4
107	WEBSTER	89	210	57	2W	0-2%	17.5
138B	CLARION	86	206	56	2E	2-5%	10.7
90	OKOBOJI	62	174	47	3W	0-1%	10.6
55	NICOLLET	94	217	59	1	1-3%	8.2
6	OKOBOJI	59	170	46	3W	0-1%	4.6
<b>Weighted Average</b>		<b>76.9</b>	<b>193.8</b>	<b>52.4</b>			<b>71</b>

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