

Land For Sale

ACREAGE:

37.38 Acres, m/l

LOCATION:

Story County, IA

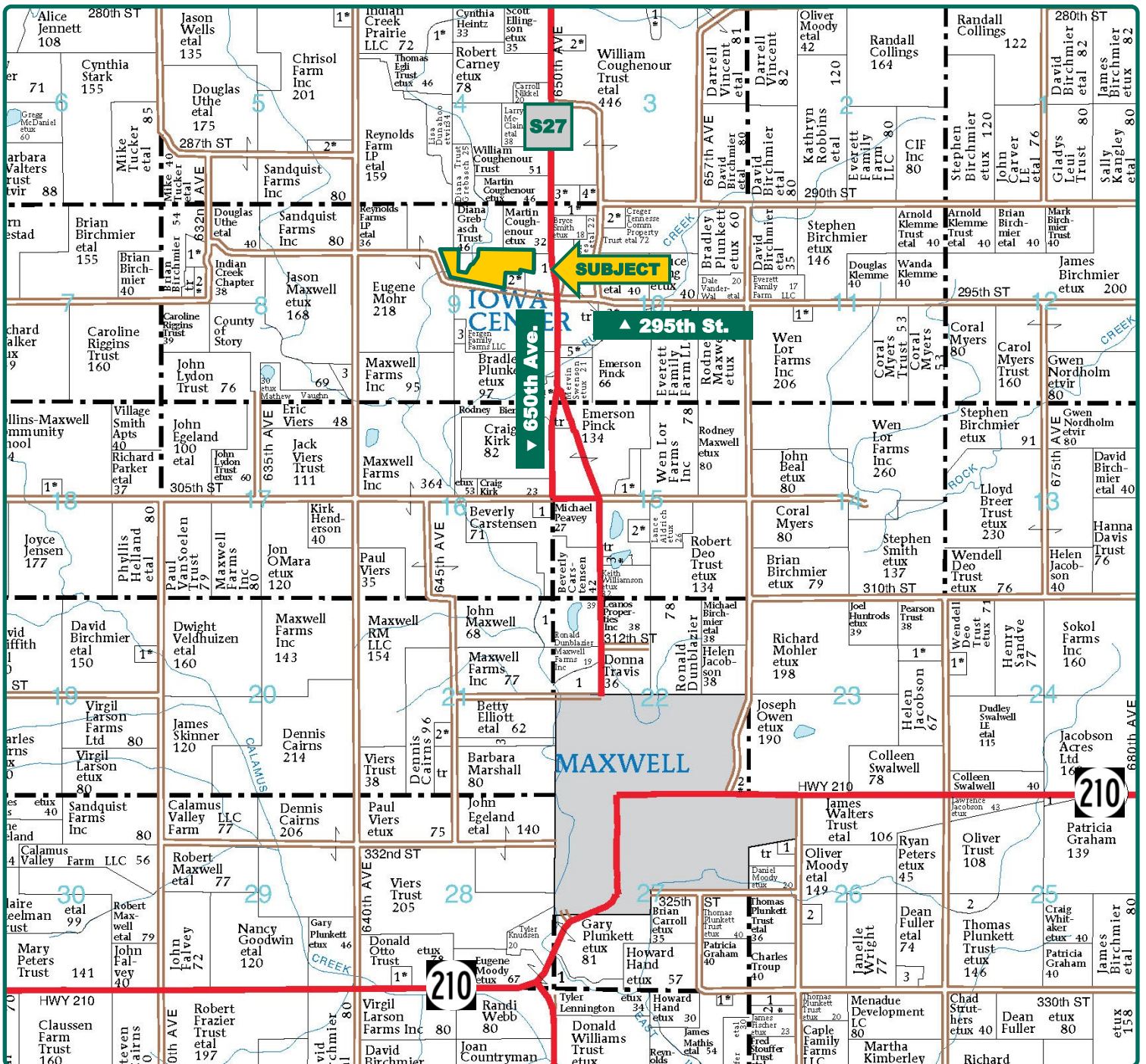


Property *Key Features*

- Two Miles Northwest of Maxwell
- Mix of Pasture and Timber Acres
- Potential Building Site Near a Hard-Surfaced Road

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FSA/Eff. Crop Acres:	9.58
Corn Base Acres:	6.60
Bean Base Acres:	.80
Soil Productivity:	84.30

Property Information

37.38 Acres, m/l

Location

From Maxwell: Go north on County Road S27 for 2 miles, head west on 295th Street for ½ mile. Property is on the north side of the road.

Legal Description

Part of S½ NE¼ and Part of SE¼ NW¼, all in Section 9, Township 82 North, Range 22 West of the 5th P.M. (Indian Creek Township)

Price & Terms

- \$200,000.00
- \$5,350.45/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2020 - 2021: \$592.00*

Net Taxable Acres: 37.38*

Tax per Net Taxable Acre: \$15.84*

**Taxes are estimated pending parcel split.*

Story County Assessor will determine final tax figures.

FSA Data

Part of Farm Number 5152, Tract 909

FSA/Eff. Crop Acres: 9.58

Corn Base Acres: 6.60

Corn PLC Yield: 128 Bu.

Bean Base Acres: .80

Bean PLC Yield: 39 Bu.

Land Description

Level to extremely sloping.

Soil Types/Productivity

Primary soil is Spillville Loam. CSR2 on the FSA/Eff. crop acres is 84.30.

Zoning

Zoned A-1 (Agriculture), contact Story County Planning and Zoning for land use regulations.

Comments

Multi-use property in southern Story County with building lot potential.

Additional Land for Sale

Seller has 2 additional tracts of land for sale located both northwest and west of this property. See Additional Land Aerial Photo.

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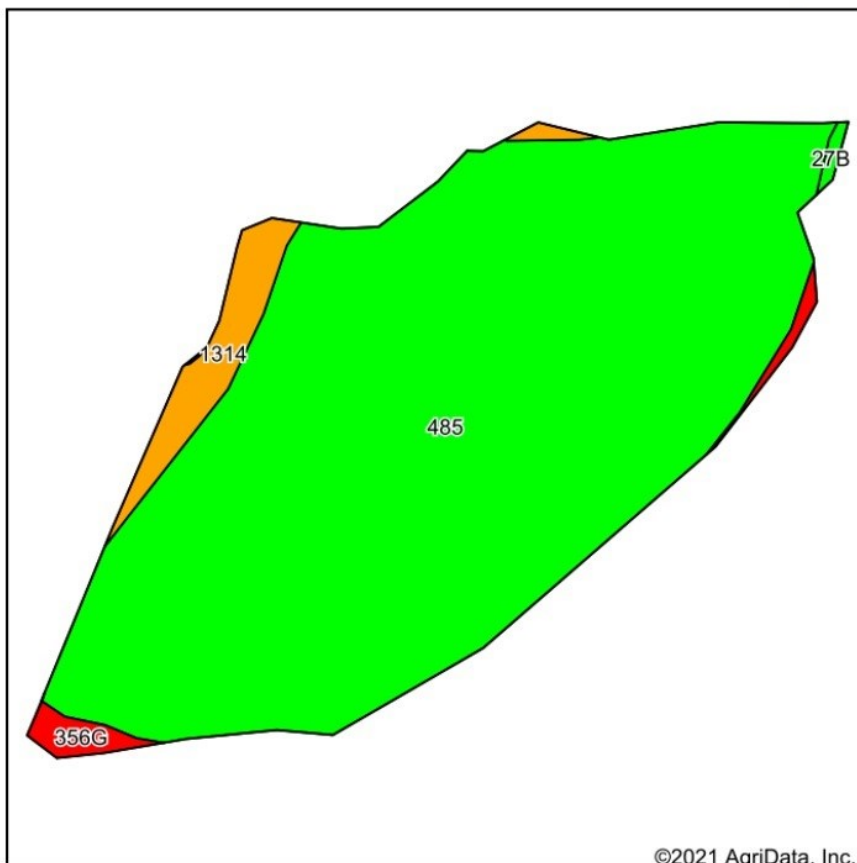
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Soils data provided by USDA and NRCS.



State: Iowa
County: Story
Location: 9-82N-22W
Township: Indian Creek
Acres: 9.58
Date: 1/29/2021



Maps Provided By



Area Symbol: IA169, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	9.00	93.9%		IIw	88	92
1314	Hanlon-Spillville complex, channeled, 0 to 2 percent slopes	0.42	4.4%		Vs	36	25
356G	Hayden-Storden loams, 25 to 50 percent slopes	0.16	1.7%		Vlle	5	5
Weighted Average						84.3	87.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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West Looking East



Northeast Looking Southwest



Potential Building Lot - Southeast Corner



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Additional Land Aerial Photo



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