

Land For Sale

ACREAGE:

80.00 Acres, m/l

LOCATION:

Story County, IA



Property *Key Features*

- Located Along a Hard-Surfaced County Road Within 5 Miles of Ames, Iowa
- 74.99 FSA/Eff. Crop Acres Carrying a 73.50 CSR2
- Nice Central Story County Farm

Kyle Hansen, ALC

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415 S. 11th Street

Nevada, IA 50201

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FSA/Eff. Crop Acres:	74.99
Corn Base Acres:	38.25
Bean Base Acres:	36.74
Soil Productivity:	73.50 CSR2

Property Information

80.00 Acres, m/l

Location

From Cambridge: go 4½ miles north on 580th Ave. Property is located on the west side of the road.

Legal Description

N½ SE¼ of Section 32, Township 83 North, Range 23 West of the 5th P.M. (Grant Twp., Story Co., IA.)

Price & Terms

- \$832,000
- \$10,400/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2023 - 2024: \$2,738.00
Gross Acres: 80.00
Net Taxable Acres: 78.18
Tax per Net Taxable Acre: \$35.02
Tax Parcel ID #s: 10-32-400-100 & 10-32-400-200

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 4317, Tract 530
FSA/Eff. Crop Acres: 74.99
Corn Base Acres: 38.25
Corn PLC Yield: 159 Bu.
Bean Base Acres: 36.74
Bean PLC Yield: 74 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soil is Zook. CSR2 on the FSA/ Eff. crop acres is 73.50. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural with some tile. No tile maps available. Property is part of Skunk River #4 Drainage District.

Buildings/Improvements

None.

Water & Well Information

None.

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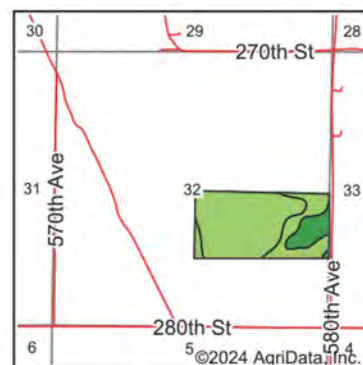
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Story**
Location: **32-83N-23W**
Township: **Grant**
Acres: **74.99**
Date: **7/16/2024**



Area Symbol: IA169, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	49.13	65.5%		IIw		70
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	17.03	22.7%		IIw		76
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	8.83	11.8%		IIw		88
Weighted Average					2.00	*-	73.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Flood Plain

Property is located in a FEMA flood plain. A drainage ditch runs along the north and west boundary lines. Contact agent for details.

Easement

There is a fiberoptic line running north to south through the farm. Contact agent for details.

Comments

Nice laying farm in Central Story County.

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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Southeast looking Northwest



East looking West



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Northeast looking Southwest



Northwest looking Southeast



Southwest looking Northeast



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