

FARMLAND FOR SALE

STORY COUNTY, IOWA

40 AC±

BUILDABLE FARM



\$720,000

Sec 10-82N-23W

LOCATED 2 MILES NORTH EAST OF CAMBRIDGE, IOWA

Seller: Rodney Heintz

75.2 CSR2

on Tillable Acres



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE



DAVID & ANN WHITAKER
Auctioneers/Real Estate Agents

515.996.5263

MORE INFO & DRONE VIDEO AT
IOWALANDGUY.COM

TERMS AND CONDITIONS

Story County Iowa Farmland For Sale

Whitaker Marketing Group is honored to present this land listing in Story County, Iowa. This buildable property has an amazing lot size of 40 acres North of Cambridge, IA.

Highlights:

- Acreage
- Ballard School District
- Country Living
- CRP

Zoning: A-1, Agricultural

Location of Land: Located at the NE corner of Cambridge

Directions to the farm: From Cambridge head North East 1.3 miles, then travel North on 595th Ave and drive for 1.5 miles. The farm will be located on the west side of the road.

Legal Description: Sec 10-82N-23W

Selling Multiplier: 40

Taxable Acres: 38 Estimated

Taxes: \$1,198.00 Estimated

Tillable Acres: 36.16 (Surety Maps)

CSR2: 75.2 (Tillable)

Farm Tenancy: Subject to current CRP Contract

Government Programs: Buyer will receive landowner's share, if any, of annual government payments for the 2022 crop year. Payments for subsequent years will go to the Buyer.

Buyer will receive landowner's share, if any, of conservation program (CRP) payments for the 2022 crop year. Payments for subsequent years will go to the Buyer.

Buyer agrees to provide yield and other required documentation to Buyer to fulfill the obligations of government programs if any.

Total CRP Acres: 35.13

Contract #: 11369, **Acres:** 1.13, **\$/AC:** \$339.00,
Annual Payment: \$300.00, **Start date:** 10/1/2017,
End Date: 9/30/2027, **Years left:** 5

Contract #: 11193, **Acres:** 28.80, **\$/AC:** \$315.99,
Annual Payment: \$9,101.00, **Start date:** 4/1/2016,
End Date: 9/30/2026, **Years left:** 4

Contract #: 11485, **Acres:** 5.20, **\$/AC:** \$169.32,
Annual Payment: \$880.00 **Start date:** 10/1/2020,
End Date: 9/30/2035, **Years left:** 13

Total: 35.13, **Annual Payment:** 10,281.00

Contract Number: 11369, 11193, 11485

CRP Acres: 35.13

CRP Expiration: Varries

CRP Annual Payment: \$10,281 (\$292.65/AC)

FSA Number: 1728

FSA Tract Number: #2322

FSA Farmland Acres: 36.94

Total CRP Acres: 36.94

FSA Cropland Acres: 35.13

HEL & WETLANDS: NHEL

Total Base Acres:

Corn Base: 1.81 **PLC Yield:** 123

Bean Base: 0.00 **PLC Yield:** 0

TERMS & CONDITIONS

Sales Method (Listing): The real estate will be offered at \$720,000.

Taxes: The real estate taxes will be pro-rated to the day of closing.

Contract and Title: Immediately upon the acceptance of an offer, the buyer(s) will enter into a real estate contract and the earnest money will be deposited in the Real Estate Trust Account of the Seller's attorney. The Seller will provide a current abstract of title at their expense. The seller reserves the right to reject any and all offers.



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Closing: The sale closing date will be agreed to by both parties. Certified funds will be required at the time of closing for the remaining balance of the purchase. The balance shall be paid in the form of certified funds upon closing.

Possession: Possession will be granted at closing, or such other date agreed to by both parties.

Agency: Whitaker Marketing Group stipulates that they are representing the seller in this transaction. Whitaker Marketing Group acts as the Listing Broker and Auction Company.

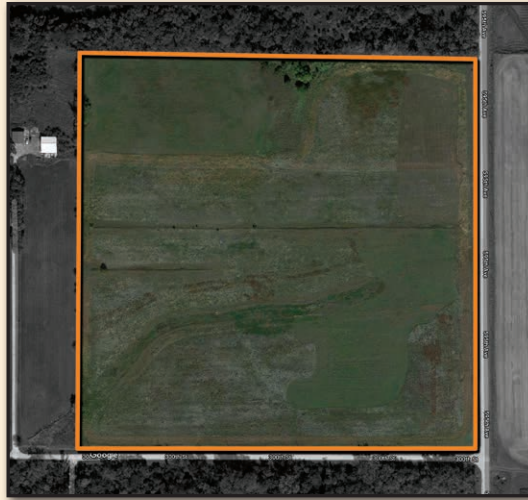
Notice: All information contained has been gained from sources considered to be reliable. However, buyers are invited to inspect the property and make their own investigations with respect thereto. All sales are presumed to be made by the individual judgment of the purchaser. All map boundaries are approximate, and photographs used may or may not depict the actual property.

Seller(s): Rodney Heintz

More Info & Online Bidding at: IOWALANDGUY.COM

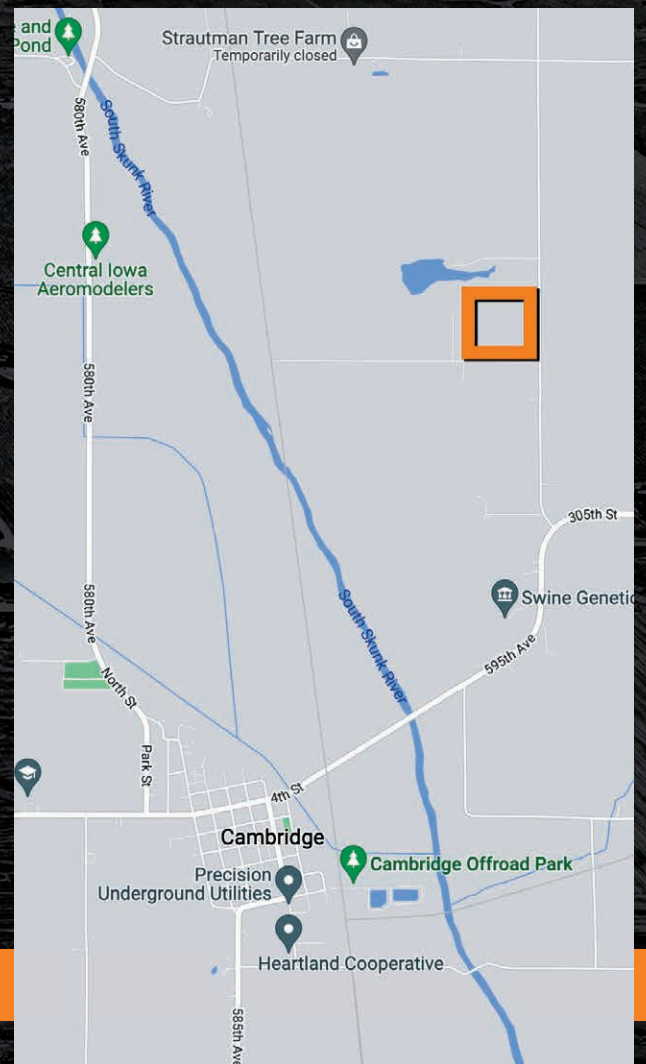
SOIL MAP

State: Iowa
County: Story
Location: 10-82N-23W
Acres: ±36.16 ac.
Date: 4/4/2022



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	11.72	32.4		Ille	83
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	6.85	18.9		Ilw	88
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	5.91	16.3		Ille	75
27B	Terril loam, 2 to 6 percent slopes	4.07	11.3		Ile	87
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	3.08	8.5		Ive	41
L62E2	Storden loam, Bemis moraine, 10 to 22 percent slopes, moderately eroded	3.05	8.4		Ive	32
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	0.83	2.3		Ile	88
253B	Farrar fine sandy loam, 2 to 5 percent slopes	8.37	1.8		Ile	76
Weighted Average						75.2

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WHITAKER MARKETING GROUP

101 US 69, Huxley, Iowa 50124

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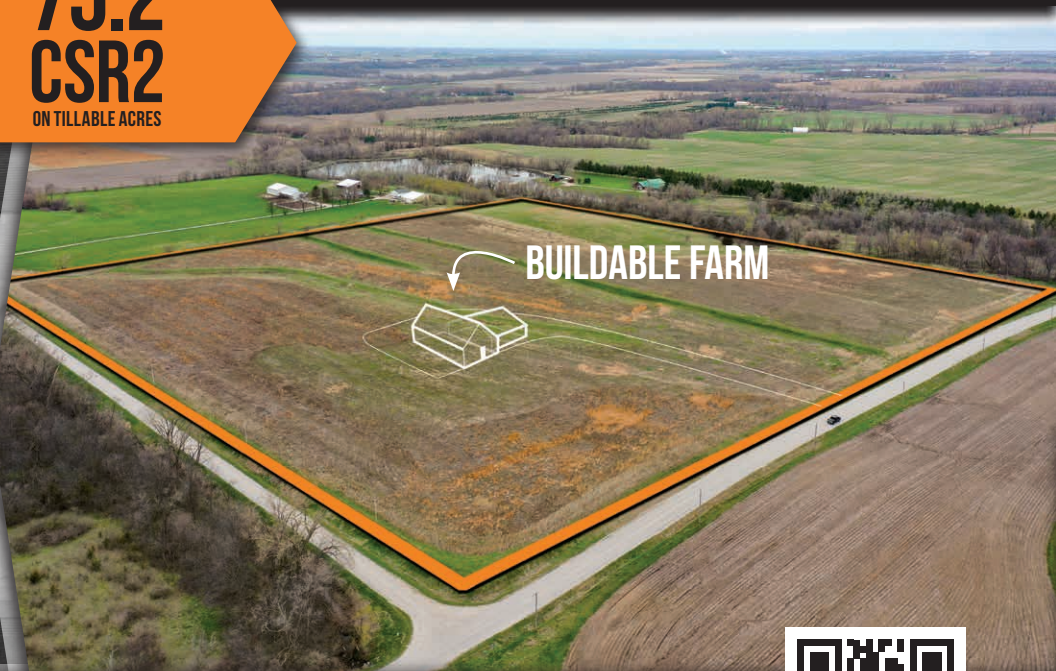
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