



STORY COUNTY, IOWA

LAND FOR SALE

80

ACRES M/L

120th Street, Zearing, Iowa 50278

LAND

Offering 80 acres of high quality farmland located just north of Zearing in Story County, Iowa. The 75.2 cropland acres carry a CSR2 of 87.2. There are 71.1 acres currently in row crops and 4.1 acres in 2 CRP contracts as follows: 1.9 acres at \$350.40 per acre until 2029 and 2.2 acres at \$188.75 per acre until 2022, for an annual payment of \$1,043.26. The farm is open for 2022 crop year. This property is listed subject to the buyer completing a 1031 exchange.

FARM DETAILS

FSA CropLand: 75.2 acres

Effective DCP Cropland: 71.1

Corn: 47.2 base acres with a PLC yield of 150

Soybeans: 23.9 base acres with a PLC yield of 46

Total CRP: 4.1 acres paying approximately \$1,043.26 annually.

1.9 acres at \$350.40 per acre ending in 2029.

2.2 acres at \$188.75 per acre ending in 2022.

DIRECTIONS

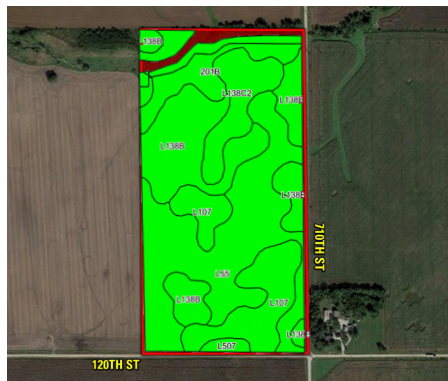
From Nevada, IA take Highway 30 east for approximately 7 miles to Highway 65. Go north on Highway 65 for approximately 12 miles and turn east onto 120th St. The farm is 3/4 of a mile down 120th St. on the north side of the road.

CONTACT

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Listing #15620



Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2
L55	Nicollet loam	26.35	35.0%		91
L138B	Clarion loam	20.99	27.9%		88
L107	Wester clay loam	11.68	15.5%		88
201B	Coland-Terril complex	8.55	11.4%		76
L138C2	Clarion loam	6.76	9.0%		83
L507	Canisteo clay loam	0.87	1.2%		87
				Average	87.2

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Price \$940,000

