

LISTING
#14146

OPTION 1: 68 ACRES M/L

LISTING
#14147

OPTION 2: 40 ACRES M/L

LISTING
#14148

OPTION 3: 28 ACRES M/L

STORY COUNTY

FARMLAND AND BUILDING SITE FOR SALE

STORY COUNTY

FARMLAND AND BUILDING SITE FOR SALE

LISTING #14146: 68 ACRES M/L

Offering 68 acres m/l in Story County, Iowa, located only 20 minutes from the Des Moines Metro and Ames, Iowa. This tract provides a great opportunity for multiple potential building sites near Interstate 35 (Exit 102) and IA Hwy 210 pavement. Rural water is provided by the Iowa Regional Utilities Association where a two inch main is available on the east side of 578th Avenue. Electric is provided by Alliant Energy off IA Hwy 210 and Consumers Energy from the south on 578th Avenue. The farm includes 63.60 FSA tillable acres carrying a CSR2 of 79.2 as well as approximately 4.4 acres of timber with a small creek bed. The land includes 6.5 acres currently enrolled in CRP (Conservation Reserve Program) with an annual payment of \$940. Property is located in Section 32 of Union Township, Story County, Iowa.

FARM DETAILS

FSA Cropland Acres: 63.6

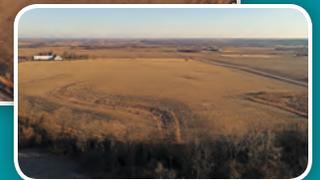
Corn: 31.30 Base Acres with a PLC Yield of 154

Soybeans: 25.80 Base Acres with a PLC Yield of 43

Total CRP Acres: 6.5

CP10 and CP2: 3.5 acres m/l paying \$149.94 per acre or approximately \$525 annually expiring in 2020

CP10 and CP2: 3.0 acres m/l paying \$138.23 per acre or approximately \$415 annually expiring in 2018



TILLABLE SOILS CSR2

Code	Soil Description	Acres	Percent of Field	Legend	CSR2	NCCPI Overall
L138B	Clarion loam	15.84	24.9%		88	77
L55	Nicollet loam	13.85	21.8%		91	82
L138C2	Clarion loam	12.07	19.0%		83	61
L638D2	Omsrud-Storden complex	10.81	17.0%		53	62
L107	Webster clay loam	6.95	10.9%		88	80
L62D2	Storden loam	3.20	5.0%		41	60
201B	Coland-Terril complex	0.88	1.4%		76	91
	Weighted Average	63.6			79.2	72.2

DON'T MISS THIS PRIME OPPORTUNITY WITH EASY ACCESS TO INTERSTATE 35 AND A SHORT COMMUTE TO THE DES MOINES METRO.

LISTING #14147: 40 ACRES M/L

Offering 40 acres m/l in Story County, Iowa, located only 20 minutes from the Des Moines Metro and Ames, Iowa. This tract provides a great opportunity for a potential building site near Interstate 35 (Exit 102) and IA Hwy 210 pavement. Rural water is provided by the Iowa Regional Utilities Association where a two inch main is available on the east side of 578th Avenue. Electric is provided by Consumers Energy that comes from the south on 578th Avenue. The farm includes 35.6 FSA tillable acres carrying a CSR2 of 72.1 as well as approximately 4.4 acres of timber with a small creek bed. Soil types include Clarion, Nicollet, and Omsrud-Storden Loams. The land includes 6.5 acres currently enrolled in CRP (Conservation Reserve Program) with an annual payment of \$940. Property is located in Section 32 of Union Township, Story County, Iowa.

FARM DETAILS

FSA Cropland Acres: 35.6

*The parcel's Farm Program Information is currently combined with the north 28 acres under Farm #1106 and Tract #1050. Base Acres will be adjusted according to the Story County FSA Office after the farmland has been reconstituted.

Total CRP Acres: 6.5

CP10 and CP2: 3.5 acres m/l paying \$149.94 per acre or approximately \$525 annually expiring in 2020

CP10 and CP2: 3.0 acres m/l paying \$138.23 per acre or approximately \$415 annually expiring in 2018



OPTION
2

LISTING #14148: 28 ACRES M/L

Offering 28 acres m/l in Story County, Iowa, located only 20 minutes from the Des Moines Metro and Ames, Iowa. This tract provides a great opportunity for a potential building site near Interstate 35 (Exit 102) and IA Hwy 210 pavement. In accordance with the Story County Land Development regulations, the minimum lot size in the A-1 District for a single-family dwelling is 35 acres. However, this parcel was created by a Plat of Survey recorded on January 9th, 1968 and therefore is considered a legally established lot of record permitting for a single-family dwelling to be issued for this parcel in its current configuration (See attached Property Research Report). Rural water is provided by the Iowa Regional Utilities Association where a two inch main is available on the east side of 578th Avenue. Electric is provided by both Alliant Energy and Consumers Energy in that designated area. The farm includes 28 FSA tillable acres carrying a CSR2 of 88.3. Primary soils types include Clarion, Nicollet, and Webster Loams. Property is located in Section 32 of Union Township, Story County, Iowa.

FARM DETAILS

FSA Cropland Acres: 28

*The parcel's Farm Program Information is currently combined with the south 40 acres under Farm #1106 and Tract #1050. Base Acres will be adjusted according to the Story County FSA Office after the farmland has been reconstituted.



OPTION
3

12119 Stratford Dr, Ste B
Clive, IA 50325
PeoplesCompany.com



STORY COUNTY

FARMLAND AND BUILDING SITE FOR SALE

OPTION 1
68 ACRES

OPTION 2
40 ACRES

OPTION 3
28 ACRES



DIRECTIONS TO THE PROPERTY

From Interstate 35 (Exit 102): Travel east on IA Hwy 210 for one mile until 578th Avenue. Turn right (south) on 578th Avenue for 1/4 mile and the property will be located on the right (west) side of the road. Look for sign.