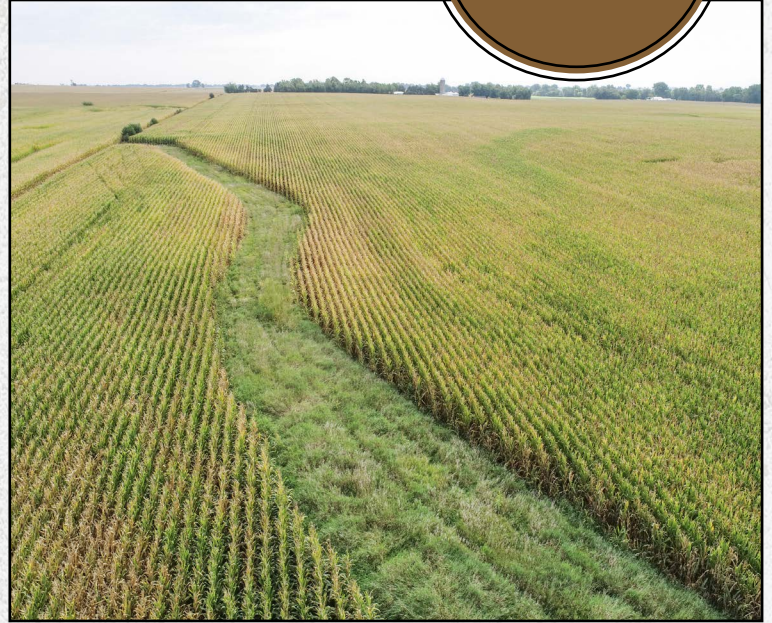




# LAND FOR SALE

*Story County*

**40**  
ACRES +/-



## FARM DESCRIPTION

**PRICE: \$670,000**

Located 1 mile east of Maxwell, Iowa and just 15 +/- miles northeast of Ankeny / Des Moines metro in Southeast Story County sits this outstanding 40+/- acre pristine farmland that offers 38.62 +/- FSA cropland acres. The FSA cropland acres carry a 88.1 CSR2 value. The farm offers ¼ mile of hard surface road frontage 15 miles from Des Moines Metro. If you're in the market for high quality tillable land with present rural building site opportunity and future development potential you'll want to give this property a look, contact Land Broker Cody Skinner or Nick Skinner today to set up a private showing!



CODY SKINNER | LAND BROKER  
Cody@IowaLandCompany.com  
515-443-6343

*Urbandale Office*  
2540 106th St. Suite 201  
Urbandale, IA 50322

NICK SKINNER | LAND AGENT  
Nick@IowaLandCompany.com  
515-650-0974



# AERIAL PHOTO

Story County

**40**  
ACRES +/-



## FARM SPECIFICATIONS:

### Asking Price:

\$670,000 or \$16,750/Acre

### Location:

Take HWY 210 East 1 mile. The farm is located on the north side of road. For sale sign is located on the property. Viewing the property is by appointment only, do not enter the property without permission from the listing agent.

### Legal Description:

40 +/- acres located in Story County, Iowa; Indian Creek Township, Section 23. Exact legal will come from the abstract.

### Tax Information:

\$1,492 estimated annually



# SOIL MAP

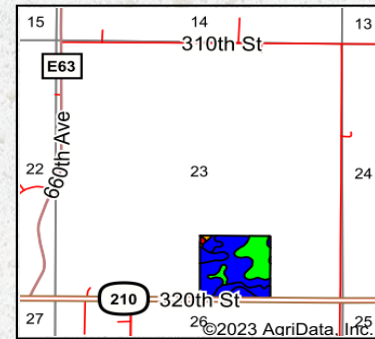
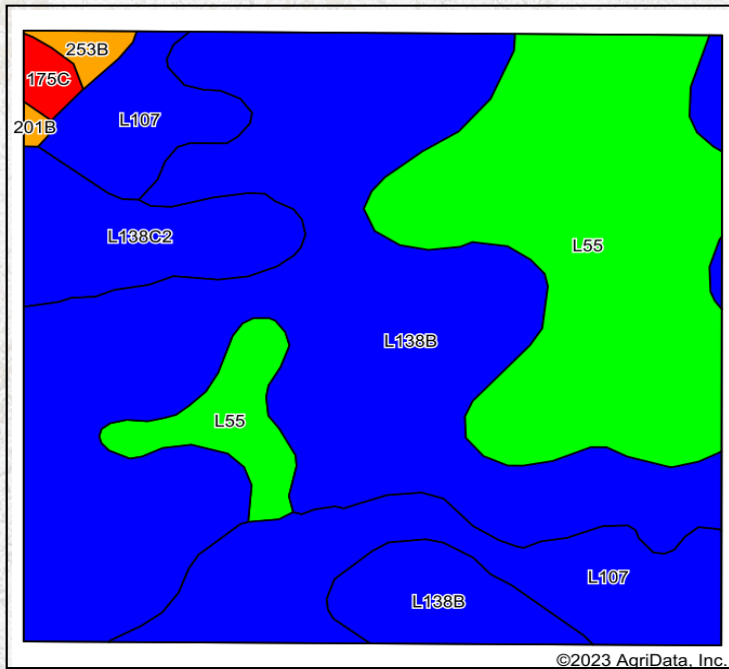
Story County

**40**  
ACRES +/-

## Details

- 40 +/- Gross Acres
- 38.62 +/- FSA cropland acres
- 88.1 CSR2 across FSA cropland acres
- Buildable site in Southeast Story County, Iowa near Polk County, Iowa
- Open 2024 agricultural possession
- Multiple building sites located off hard surface road
- Located 1 mile east of Maxwell, Iowa
- Located 15 miles northeast of Ankeny, Iowa / Des Moines metro

## Soils Map



State: **Iowa**  
 County: **Story**  
 Location: **23-82N-22W**  
 Township: **Indian Creek**  
 Acres: **38.45**  
 Date: **9/18/2023**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	18.99	49.4%		lle	80.0	23.2	88		79
L55	Nicollet loam, 1 to 3 percent slopes	10.49	27.3%		le	0.0	0.0	91		84
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	5.95	15.5%		llw	0.0	0.0	88		83
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.36	6.1%		llle	0.0	0.0	83		65
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	0.30	0.8%		llle	80.0	23.2	48	42	33
253B	Farrar fine sandy loam, 2 to 5 percent slopes	0.28	0.7%		lle	201.6	58.5	76	64	67
201B	Coland-Terril complex, 1 to 5 percent slopes	0.08	0.2%		llw	208.0	60.3	76	40	89
<b>Weighted Average</b>						<b>1.80</b>	<b>42</b>	<b>12.2</b>	<b>88.1</b>	<b>*n 79.7</b>



# PROPERTY PHOTOS

*Story County*

**40**  
ACRES +/-








# ABOUT US

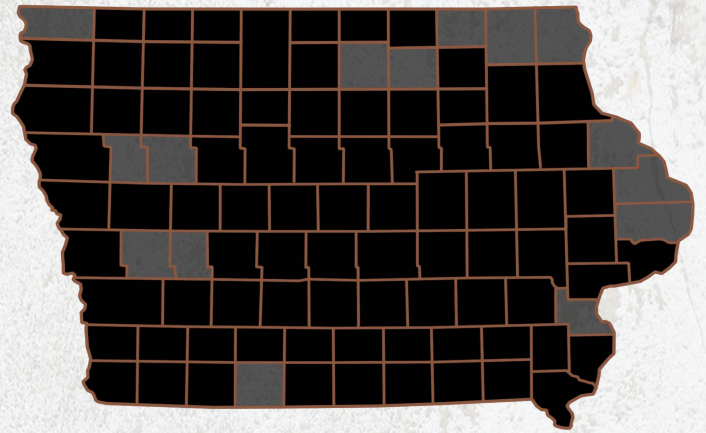
*We are Iowa Land Company*

**A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA**

## WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



**"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"**

*-Iowa Land Company*

Cody and Nick are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Luke and Matt Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



**CODY SKINNER | LAND BROKER**  
Cody@IowaLandCompany.com  
515-443-6343

**NICK SKINNER | LAND AGENT**  
Nick@IowaLandCompany.com  
515-650-0974