

**Broker-Zealty Home Advisors**

515-329-4667 2524 Post Street Des Moines IA  
www.zealtnow.com

**Jason Dvorak- Real Estate Agent**

515-238-9685 jasond@zealtnow.com

**Location**

From the intersection of highway 210 and highway 69 go West 1.1 miles property is located on the South Side of the road. Building site is on 535th Ave South of highway 210. Approx. address is 32958-33598 535th Ave, Huxley, Iowa 50124

**Description**

Section 34 Township 82 Range 24 NW NE Property ID 13-34-200-100

**Price**

\$636,000

Approximately \$17,009 per Acre

10% down upon acceptance of offer balance due at closing.

**Possession**

Negotiated by Seller and Buyer

**Real Estate Tax**

September 2024 \$733

March 2025 \$733

Gross Acres 40

Net Taxable Acres 37.39 acres

**Soil Types and CSR2**

CSR2 of 86.3

Primary Soil type Canisteo Clay Loam 42.8%

Secondary Soil type Nicollet Loam 24.7%

**Mineral Rights**

All mineral rights owned by the seller, if any, will be transferred to the buyer.

**Land Description**

Flat non sloping

**Drainage**

Tiled no tile maps available

**Water and Electrical**

Rural water to the road

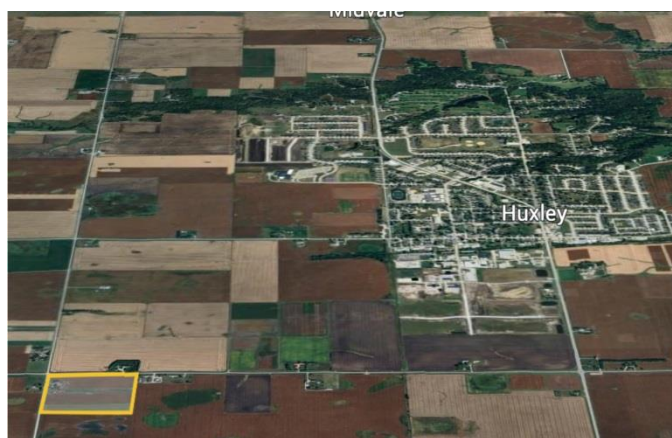
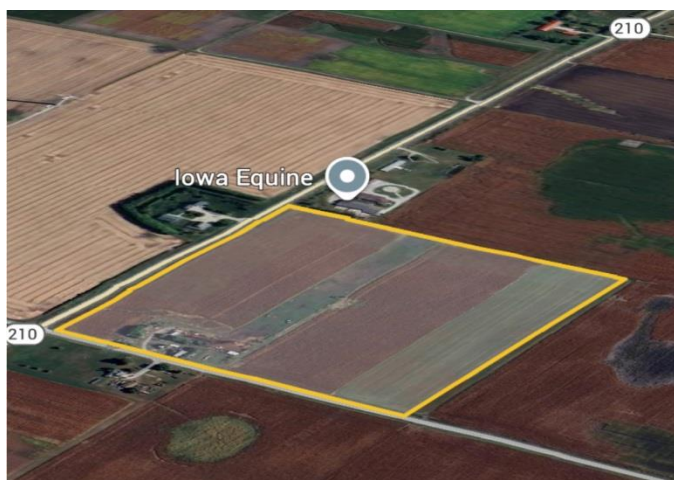
Electrical on the building site

**Buildings**

There are various buildings on the property as well as a grain bin, and in various conditions.

**Notes**

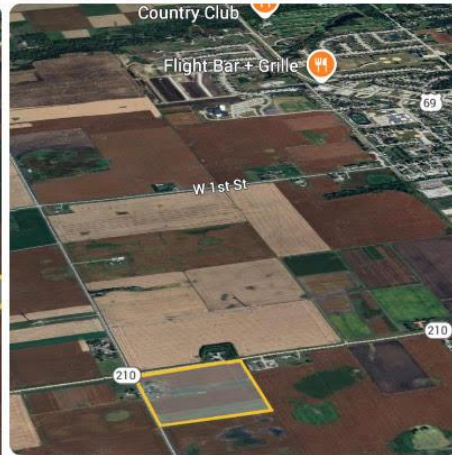
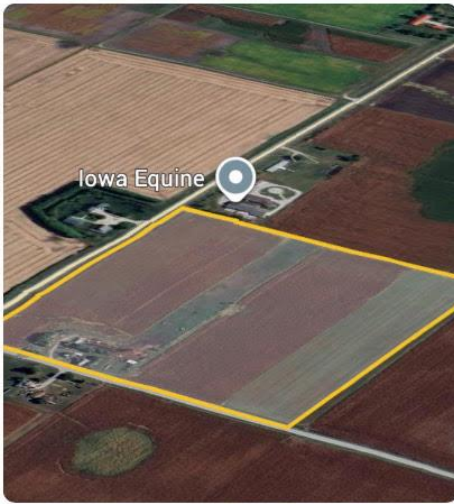
Prime farm ground that can be used for production, development or hobby farm! Located between Slater and Huxley right off of the paved Highway 210



All info gathered for this flyer has been sourced from reliable sources and deemed as correct but cannot be guaranteed by Zealty Home Advisors. Soil Rating as gathered from Surety Mapping and borders are approximate, taxes are based on what is reflected in Story County assessors page.



**Prime Farm Land  
37.39 acres  
86.3 CSR2**



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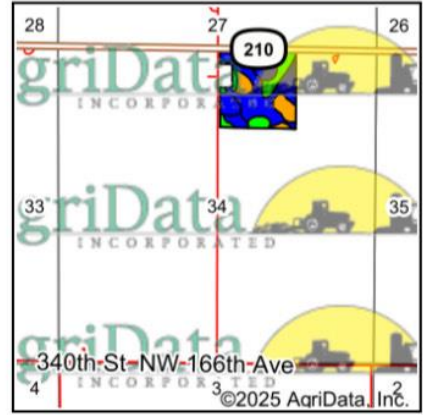
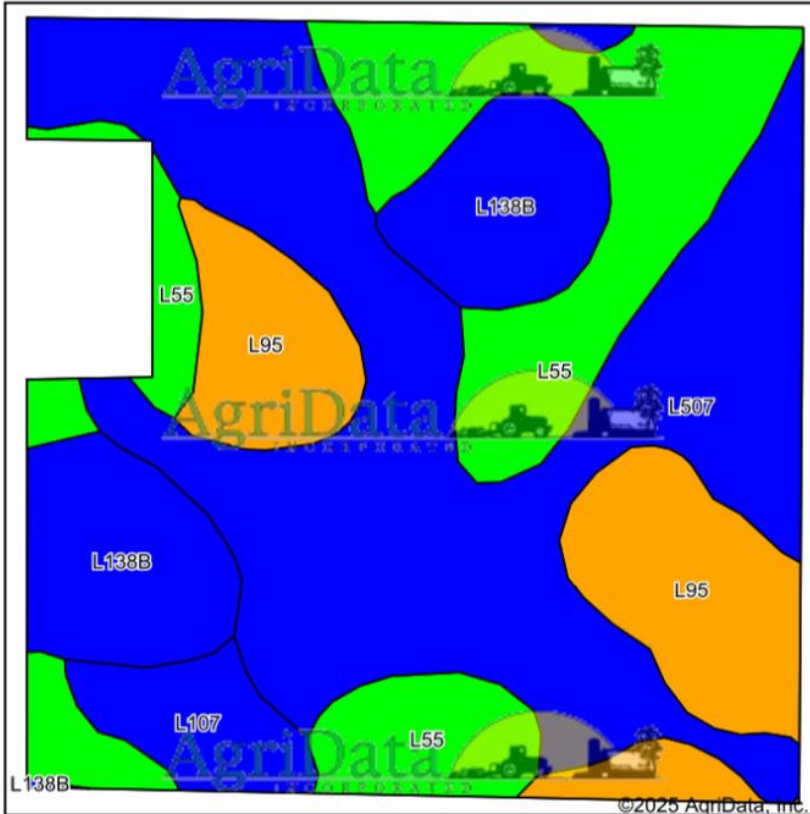
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# Soils Map



State: **Iowa**  
 County: **Story**  
 Location: **34-82N-24W**  
 Township: **Paletine**  
 Acres: **35.92**  
 Date: **1/20/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 36

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	15.38	42.8%		llw	87	81	70	68	81	
L55	Nicollet loam, 1 to 3 percent slopes	8.86	24.7%		le	91	84	77	74	84	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	5.47	15.2%		llw	75	80	68	69	80	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	4.74	13.2%		lle	88	79	75	70	79	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	1.47	4.1%		llw	88	84	77	72	83	
<b>Weighted Average</b>						<b>1.75</b>	<b>86.3</b>	<b>*n 81.4</b>	<b>*n 72.4</b>	<b>*n 70.1</b>	<b>*n 81.4</b>

\*\*IA has updated the CSR values for each county to CSR2.  
 \*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

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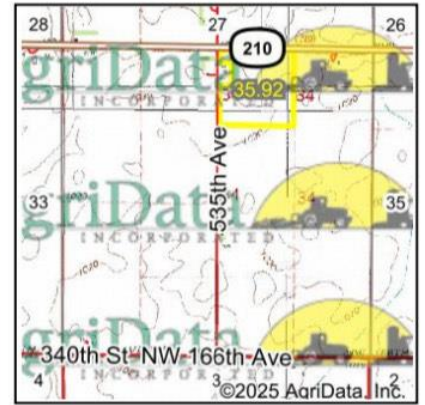
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# Wetlands Map



State: **Iowa**  
 Location: **34-82N-24W**  
 County: **Story**  
 Township: **Palestine**  
 Date: **1/20/2025**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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0ft                      388ft                      775ft

Classification Code	Type	Acres
Total Acres		0.00

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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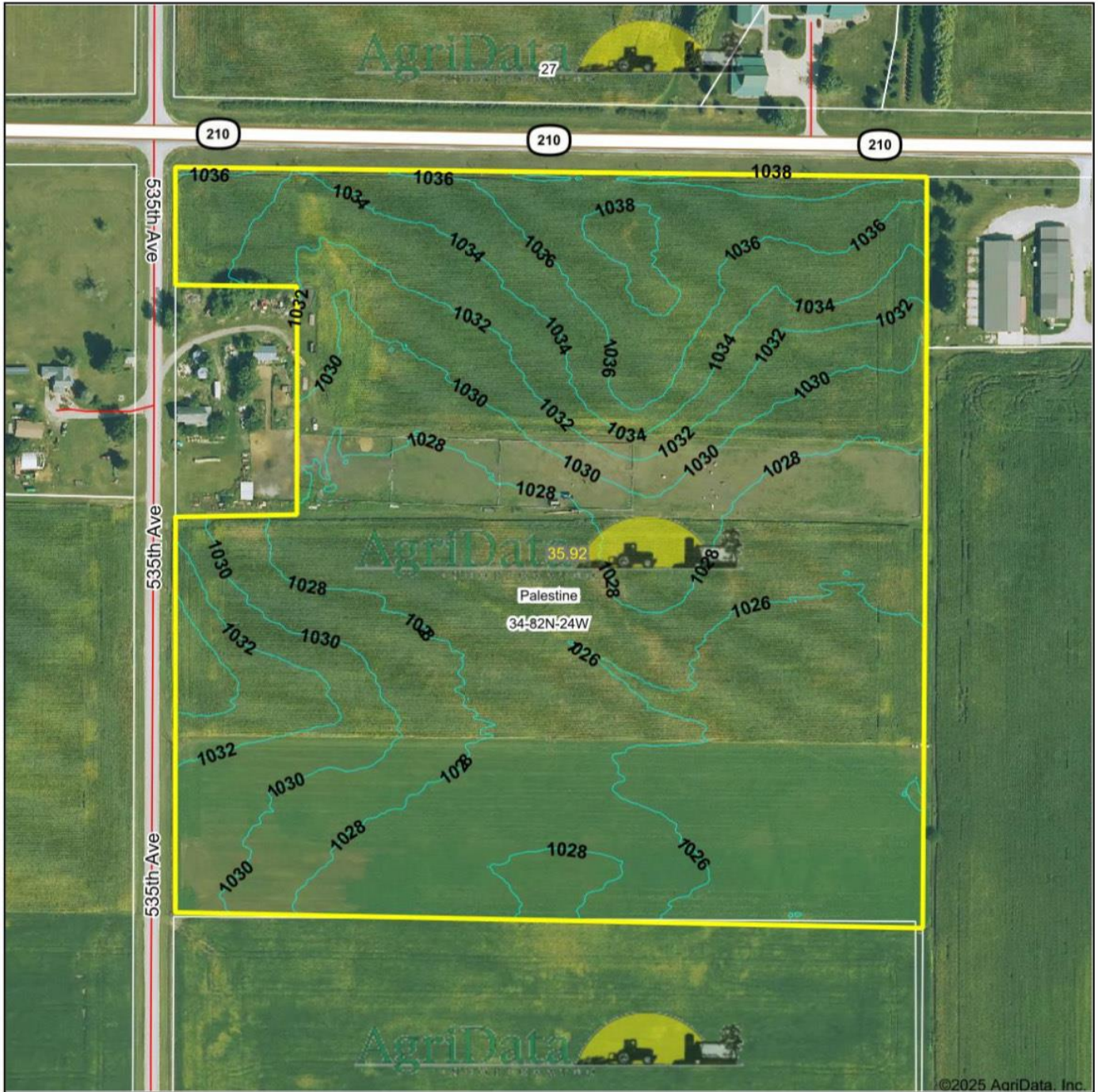
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# Topography Contours



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Source: USGS 1 meter dem

Interval(ft): 2.0

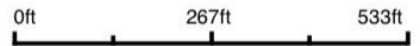
Min: 1,023.6

Max: 1,039.8

Range: 16.2

Average: 1,029.7

Standard Deviation: 3.74 ft



1/20/2025

**34-82N-24W**  
**Story County**  
**Iowa**

Boundary Center: 41° 52' 33.48, -93° 37' 37.92



Field borders provided by Farm Service Agency as of 5/21/2008.

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# 4 Year Crop History

Owner/Operator:

Date:

Address:

Farm Name:

Address:

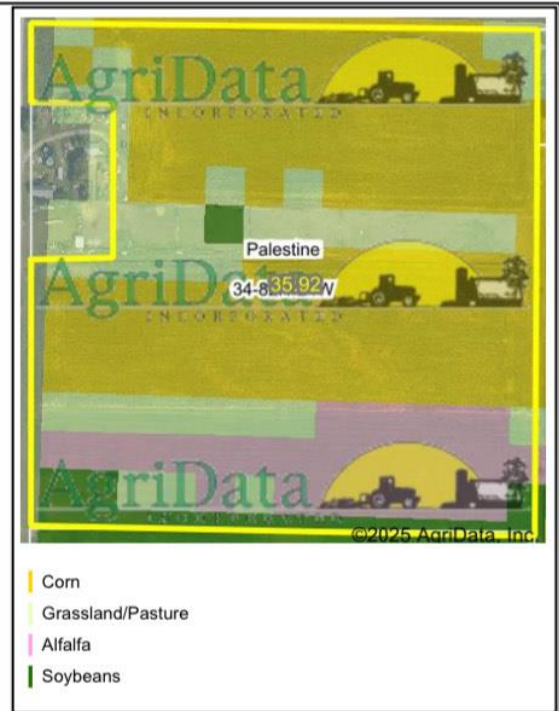
Field ID:

Phone:

Acct. #:

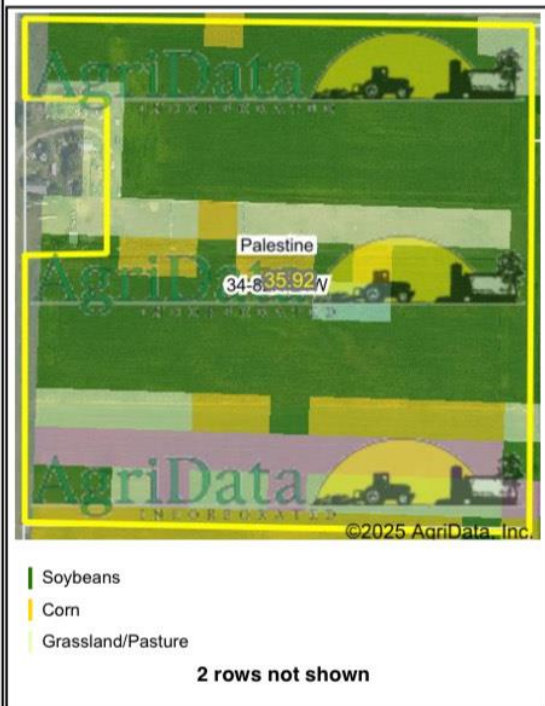
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 41° 52' 33.48, -93° 37' 37.92

State: IA

County: Story

Legal: 34-82N-24W

Twnshp: Palestine



Maps Provided By:



Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

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