STORM LAKE, IOWA

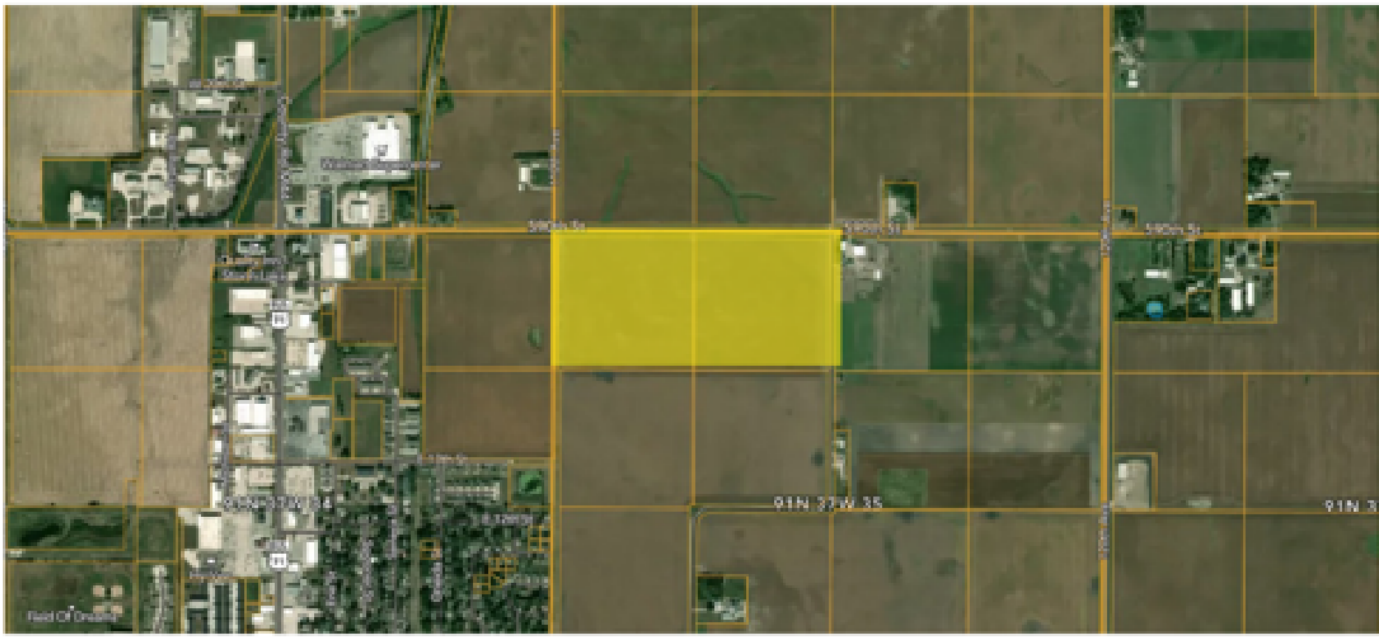
80 ACRES

FOR SALE

DEVELOPMENT POTENTIAL

590th St & 115th Ave (Geisinger Rd)

Buena Vista County | Washington Township



Busy paved road | Direct access to Hwy 71 & Lake Ave.

Near John Deere, Walmart, restaurants & grain markets

80 acres, more or less | CSR2 87.6 | Tiled in 2021

BY OWNER - CONTACT SELLER

712-792-2611

StormLakeLandSale@gmail.com

Property details and maps on the following pages

PROPERTY DETAILS

Buena Vista County, Iowa | Private sale by owner

LOCATION

From Storm Lake, head north on Lake Ave for 1.3 miles. Turn right on 590th St. In 1 mile, the property is on the southwest corner of the intersection.

ACREAGE

Gross acres: 80, more or less
Net taxable acres: 75.39

REAL ESTATE TAXES

2026-2027 taxes: $3,658
Tax per net taxable acre: $48.52

POSSESSION & LEASE STATUS

Possession as negotiated.
No lease; owner-operated.

FSA & NRCS DATA

Farm 8258 / Tract 1094
FSA/effective crop acres: 74.2
NHEL: Non-Highly Erodible Land

SOILS & PRODUCTIVITY

Primary soils: Webster clay loam, Clarion loam, and Nicollet clay loam.
Average CSR2 on gross acres: 87.6.

LAND & IMPROVEMENTS

Nearly level. No buildings or improvements.

DRAINAGE

Pattern tiled in 2021. See tile map.

CORN & SOYBEAN MARKETS

Close to corn and soybean markets.
Platinum Crush: 5.7 miles
Tyson Feed Mill: 2.5 miles
AgState - Alta: 6.8 miles

DEVELOPMENT POTENTIAL

Near John Deere, Walmart, and restaurants. Located on a busy paved road with direct access to Hwy 71 and Lake Ave. Buyers should verify zoning, utilities, access, and suitability for proposed development.

PRICE & TERMS

Contact seller for price and terms.

LEGAL DESCRIPTION

The North Half of the Northwest Quarter of Section Thirty-Five (35), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the 5th P.M., Buena Vista County, Iowa. Final abstract/title documents to govern legal description.

RECENT YIELD HISTORY

Productive farmland | CSR2 87.6 | Pattern tiled in 2021





2026 field photographs provided by seller.

YEAR	CROP	YIELD (BU/ACRE)
2024	Corn	**253.0**
2025	Soybeans	**74.4**
2026	Corn	**240.6**

Seller-reported yields. Corn and soybean results are shown separately. Historical yields do not guarantee future results.

LOCATION & DEVELOPMENT

Nearby shopping, dining, employment, education, and residential development

BUSY PAVED ROAD | HWY 71 & LAKE AVE. ACCESS

Located at 590th St & 115th Ave (Geisinger Rd), near industrial and retail establishments. An established residential neighborhood lies to the south of the property.

NEARBY AMENITIES

Quality Inn	0.6 mile
Walmart	0.6 mile
John Deere	0.64 mile
Lakeshore Cafe	0.8 mile
Hy-Vee	1.3 miles
Geisinger & Evergreen Roads residential development	1.3 miles
McDonald’s	1.7 miles
Buena Vista University	2+ miles
King’s Pointe	3.4 miles

Approximate distances provided by seller.

CORN & SOYBEAN MARKETS

Platinum Crush: 5.7 miles | Tyson Feed Mill: 2.5 miles
AgState - Alta: 6.8 miles

UTILITY INFORMATION

Seller reports a manhole at the northwest corner. Sewer type, line location, and service availability are awaiting city confirmation. Buyers should verify zoning, utilities, access, and suitability for proposed development.

FSA MAP

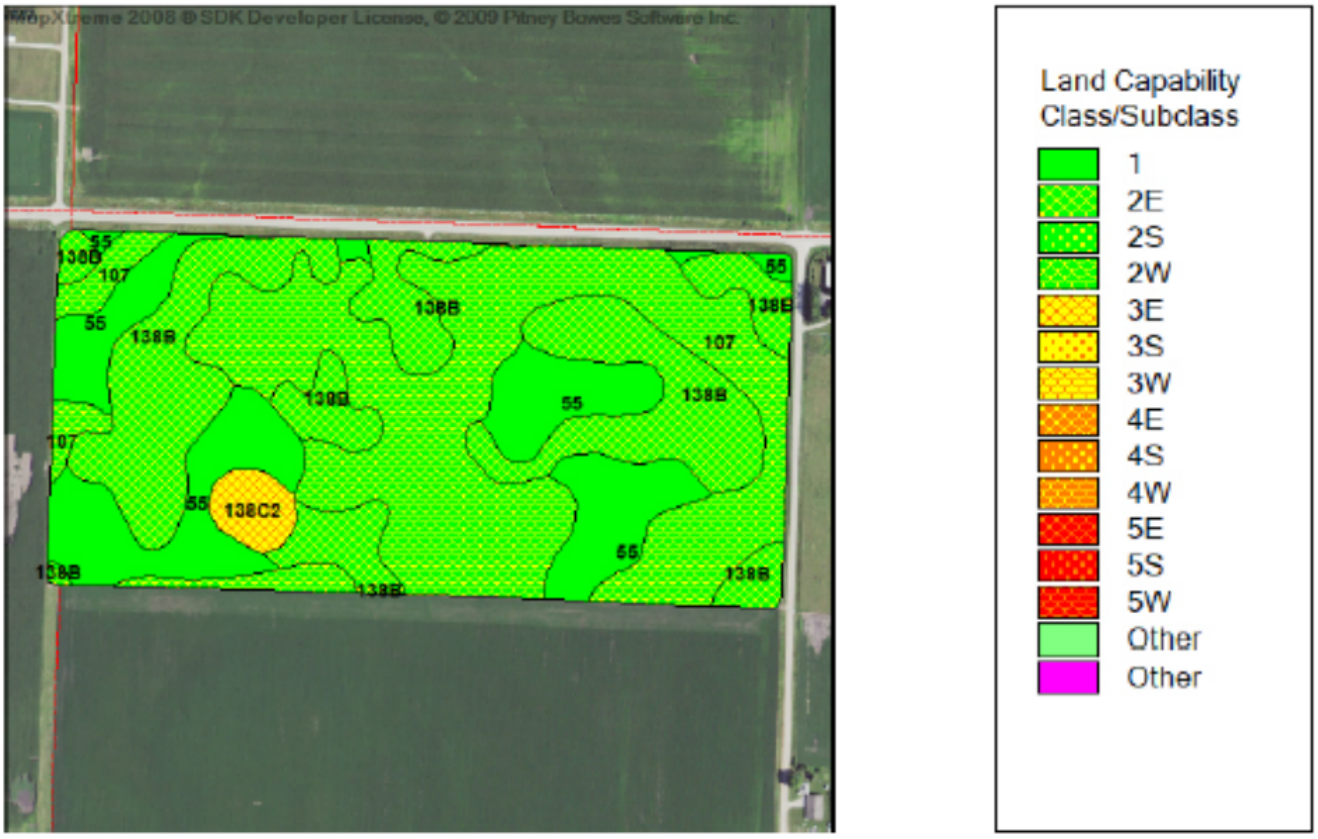
Farm 8258 / Tract 1094 | Source map from supplied brochure



SOIL MAP

Average CSR2: 87.6 | Source map from supplied brochure

Soil Types



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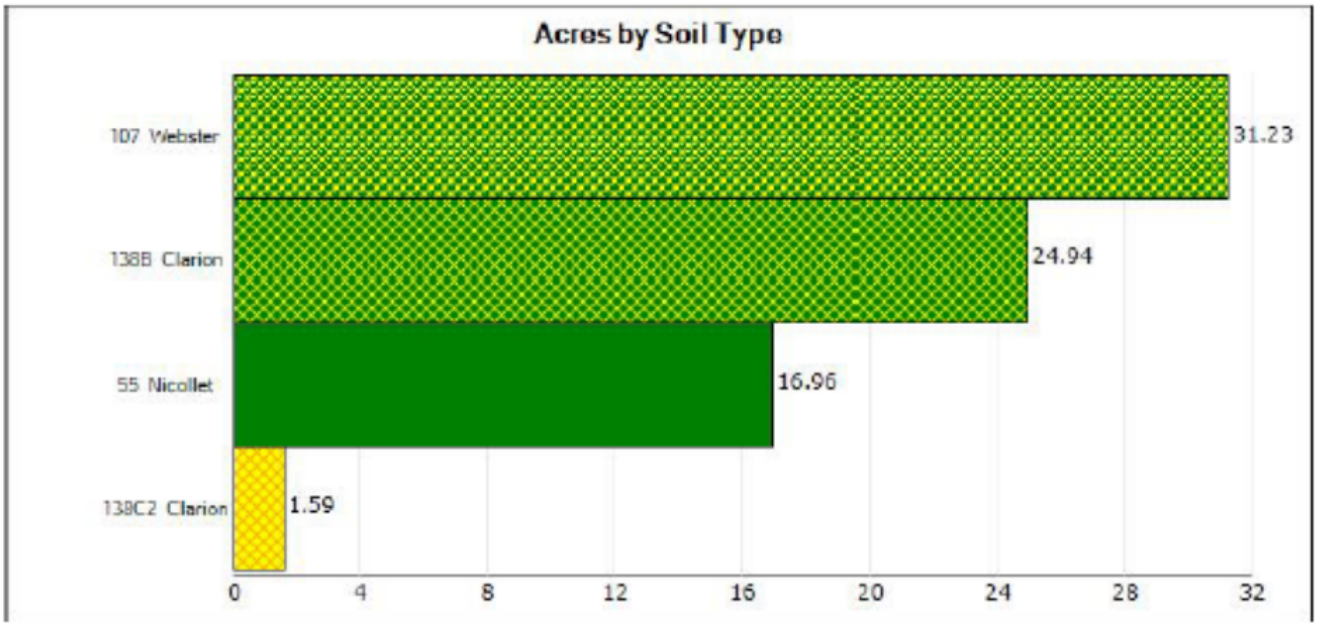
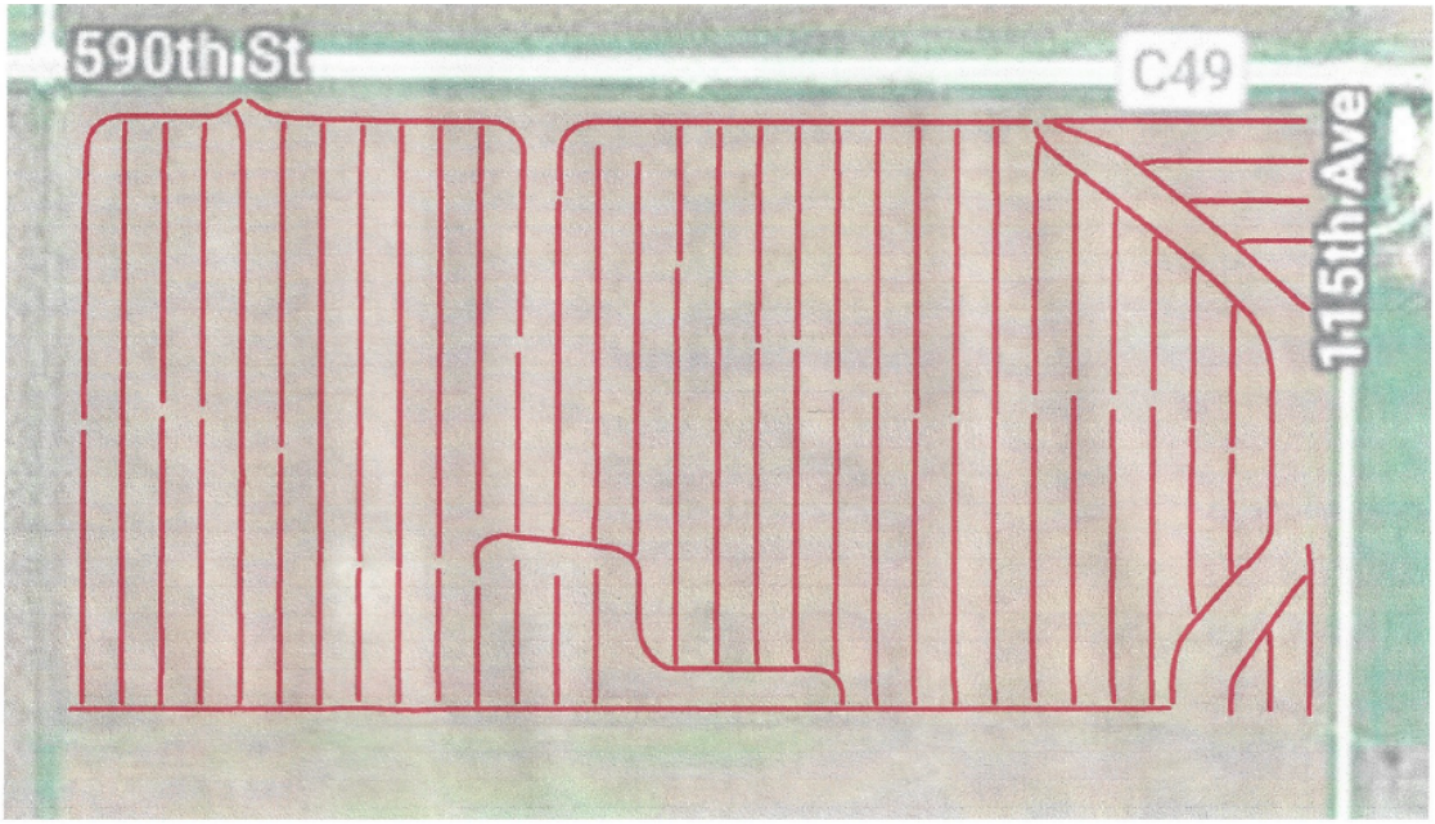


TILE MAP

Pattern tiled in 2021 | Source map from supplied brochure



PATTERN-TILED FARM WITH HIGH-QUALITY SOIL

Pattern tiled in 2021. The map above shows the tile layout provided by the seller. Contact the seller for additional drainage information.

IMPORTANT INFORMATION

All information is believed to be accurate but is not guaranteed. Acreage, boundaries, soil ratings, yields, taxes, tile, access, lease status, and other property details should be independently verified by prospective buyers. This brochure is for marketing purposes only and is not an offer to sell or a binding contract. Any sale is subject to a mutually executed written purchase agreement and applicable law. Seller should have all disclosures and sale documents reviewed by qualified Iowa real estate and legal professionals.