

# Land For Sale

#### ACREAGE:

153.57 Acres, m/l

### Delaware County, IA

**LOCATION:** 



#### **Property** Key Features

- Virginia Drummy Estate Farm
- Located 3 Miles North of Ryan, Iowa
- 83.00 CSR2 Pattern Tiled

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REID: 010-2033-01



# Plat Map

#### Prairie Township, Delaware County, IA

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Randy Mormann etal 73 Trust ctux 239	Edward Todd Schulte Boss Trust 79 79 Havertape Ludley Prairie Family View LLC Farms 79 74	Todd Boss ctux 98 Ludley Family LLC59	Margaret Jasper 78	Larry Diercksen Trust etux 191	Arden	Eugene Werner etux 227
Havertape Prairie View Farms 229	1 Havertape Prairie View Farms 145 <b>D34</b>	Llovd Funke 181 22 113 113	Kenneth Jasper 76 Gregory Schiess ctal 73	Operation of the second	Dorothy Hartman etal 119 Elizabeth Werner 116	Hamblin Farm Partnership 80 Vivian Cramer 80 24
Hilby Farms Inc 77 Hilby Hilby etal 196	David Traver 155	2* Herbert Zumbach ctux 144 255th ST Thomas etal > LeClere 79 < Larry 5 LeClere 6 etal 80 ~		Paul 95 Honory 10 Paul Rawait Trust Trust Trust 172 Paul 95 Honory 172 Paul	255th ST Drees A Gary Ho Ures Kash Ho Ures St Linu SA Linu SA	ti Ries 225
Russell Russell Reth etux 199 28	Michael Gudenkauf Ctux enkauf Aug Migna Mi	Daniel Norman Zumbach Boss etux 159 138 26	Paul Rawalt Crockey etux 79 40 Loras 5 Dale Manter- nach 110 transmitter 1*	Loras Monaghan etux 147 00 00 00 00 00 00 00 00 00 00 00 00 00	Dennis Lyons 158 29	J&J Turnis Adam Farm Ries IIC 322
James Mary Kerton Ryan ctal 149 158 1*	Hilby Hilby Graat ctal 00 160	Madonna Manterach 154 265th ST Daniel Zumbach ctux 153	etux 160 Freeman Smith Jr etal 71 Daniel Robert etux Zumbach Garner 76 Trust	Garner Farms Inc 181 LLC 59	2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Mari- termath 57
Louis Lyness Trust etux 157 1	Donald Lyness etw 151 Mildor Corp 79 79 Rick Hilby etal 79	Dalc Cane et <b>SUBJECT</b> an	Robert Garner Trust chux 142 1*	Karen Thomsen 137 1	Roger 116 Worm 155 Shella 155 Boot: 320 B42	leffrey Ziumbach 115 Terri Dietrich Trust etal 150
275th ST 33 Daniel Zumbach etux 313	L Koger Roger Kurker Recker etal 235 2800b ST	Loras Recker $\vec{v}_{0}$ tal $\vec{v}_{0}$ $\vec{v}_{1}$ $\vec{v}_{2}$ $\vec{v}_{1}$ $\vec{v}_{2}$ $\vec{v}_{1}$ $\vec{v}_{2}$	A 275th St. Anthony Lyness 114 *********************************	Norman Monaghan Monaghan Michael Wolfs Ant Ant Ant Ant Ant Ant Ant Ant Ant Ant	David Lux etux 150 Robin Gudenkaur 154	Ryan Bros Inc 77
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Gerald McCus- ker 49 Lot McCusker David Loecke etux 80	Eugene Baxter 279	Mark Steffen thus 158 158 158 158 158 158	etux 92 Euince Prier 108 Robert Garner Trüšt etux 155	289 Jan	Brian Voelker etux 158 RBI Family Farms RBI Family Farms LLC 39	RBA Family Farms 79 LLC 79 Mark Cassel 75 79
James White Trust etal 158 Catherine McCusker 40 Terry Ryan etix 117	David Loecke etux 159	Thomas Reilly Jr James Hough 189	Mary Ryan 79 Glynn Dorrance McDonald etal 79 12	Janet Glynn 137 Ver Stran Ver Stran	Tobin Hartman 118 Mark Cassel	RBI Family Lange Farms Family LLC Trust 154 99
Trust 154	Heltmann Cletur Star 10 10 10 10 10 10 10 10 10 10 10 10 10	A McCloud Family Trust Ltd 233 152	William Wenger etal 148	William Carroll 98 Hit 120 Carroll 1300th ST	Douglas Carroll etux 230	Grove Lendt Greek Lendt Farms Ltd 156 127
300th ST John D47 Janet etux Smith etux tal B&R 118 CAleer Farm LLC	Robert Chester Hell Arite 337 Hell Arite 337 Hell Arite 337 Hildebrand 40	Allen Price Burkle 154 etux 233	Dennis Oberreuter 116 RYAN	2 Douglas Carroll etux 69	Tonva 47	V Farms 61 Saunders 156 BUCK <sup>100</sup> Loren Voelker 96 Loren
PCW	Patrick 120	Berry Hilde- brand	Betty 1* Hildebrand 2	69 18 Steven Oberreuter etux	Dardis 112 Mangold Family	Gary Atkin- son etux 107

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# **Aerial Photo**

153.57 Acres, m/l



FSA/Eff. Crop Acres	s: 152.20
Corn Base Acres:	107.90
Bean Base Acres:	37.90
Oat Base Acres:	5.90
Soil Productivity: 8	3.00 CSR2

#### Property Information 153.57 Acres, m/l

#### Location

**From Ryan:**  $2\frac{1}{2}$  miles north on Highway 13 and  $\frac{1}{2}$  mile west on 275th Street. The farm is located on the north side of the road.

#### **Legal Description**

The NW<sup>1</sup>/<sub>4</sub>, except the house and buildings, of Section 36, Township 88 North, Range 6 West of the 5th P.M., Delaware County, Iowa.

#### **Price & Terms**

- \$1,766,055
- \$11,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

**Possession** Negotiable. Subject to 2020 lease.

#### **Real Estate Tax**

Taxes Payable 2020 - 2021: \$5,118.00 Net Taxable Acres: 153.57 Tax per Net Taxable Acre: \$33.33

#### **FSA Data**

Farm Number 5313, Tract 193 FSA/Eff. Crop Acres: 152.20 Corn Base Acres: 107.90 Corn PLC Yield: 166 Bu. Bean Base Acres: 37.90 Bean PLC Yield: 58 Bu. Oat Base Acres: 5.90 Oat PLC Yield: 67 Bu.

#### **Soil Types/Productivity**

Primary soils are Clyde-Floyd, Kenyon and Dickinson. CSR2 on the FSA/Eff. crop acres is 83.00. See soil map for detail.

#### **Land Description**

Level to gently rolling.

#### Drainage

This farm is pattern tiled. Contact the listing agent for tile maps.

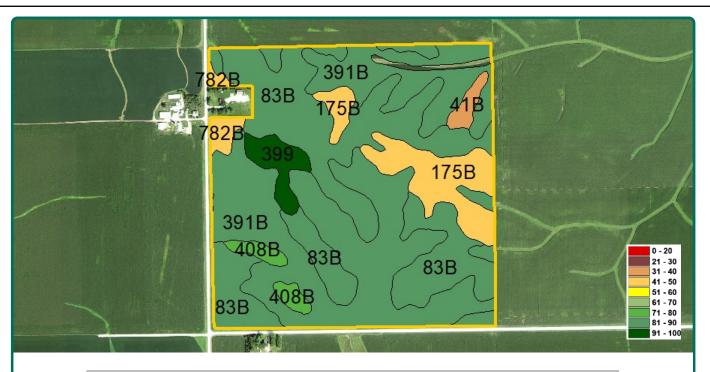
#### Comments

This is a high-quality Delaware County farm located 3 miles north of Ryan, Iowa. This is a pattern tiled, highly productive farm.

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### Soil Map 152.20 FSA/Eff. Crop Acres



			Percent	Non_Irr	
Soil Label Soil Name		CSR2	of Field	Class	Acres
391B	Clyde-Floyd complex, 1 to 4 percent	87	44.6%	llw	67.83
83B	Kenyon loam, 2 to 5 percent slopes	90	37.6%	lle	57.30
175B	Dickinson fine sandy loam, 2 to 5	50	9.9%	llle	15.00
399	Readlyn silt loam, 1 to 3 percent	91	3.1%	lw	4.77
408B	Olin fine sandy loam, 2 to 5 percent	72	2.0%	lle	3.05
782B	Donnan loam, 2 to 6 percent slopes	43	1.6%	lle	2.39
41B	Sparta loamy fine sand, 2 to 5	39	1.2%	IVs	1.88

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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## Property Photos





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