

Land For Sale

ACREAGE:

153.57 Acres, m/l

LOCATION:

Delaware County, IA

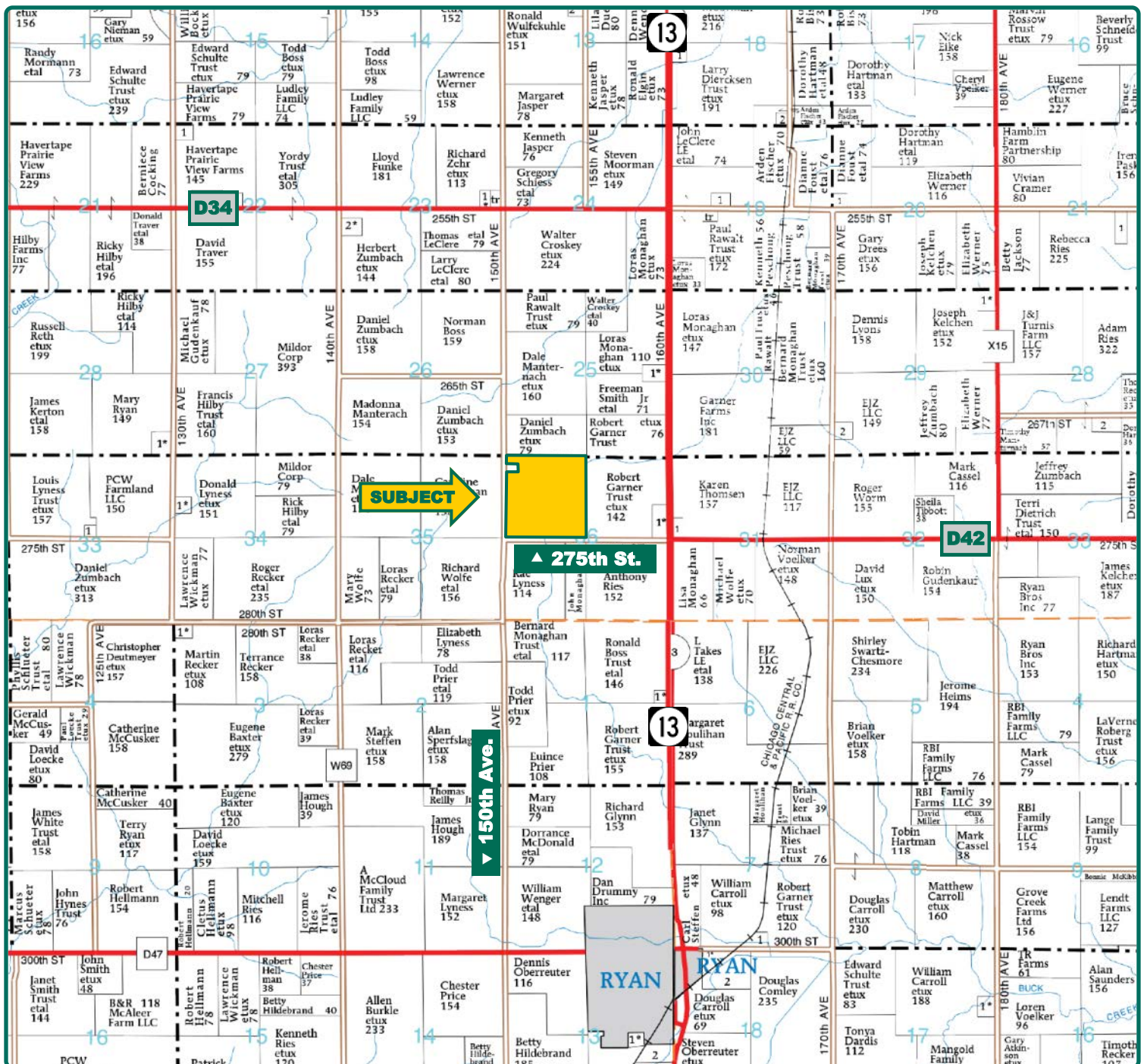


Property *Key Features*

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

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FSA/Eff. Crop Acres:	152.20
Corn Base Acres:	107.90
Bean Base Acres:	37.90
Oat Base Acres:	5.90
Soil Productivity:	83.00 CSR2

Property Information

153.57 Acres, m/l

Location

From Ryan: 2½ miles north on Highway 13 and ½ mile west on 275th Street. The farm is located on the north side of the road.

Legal Description

The NW¼, 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

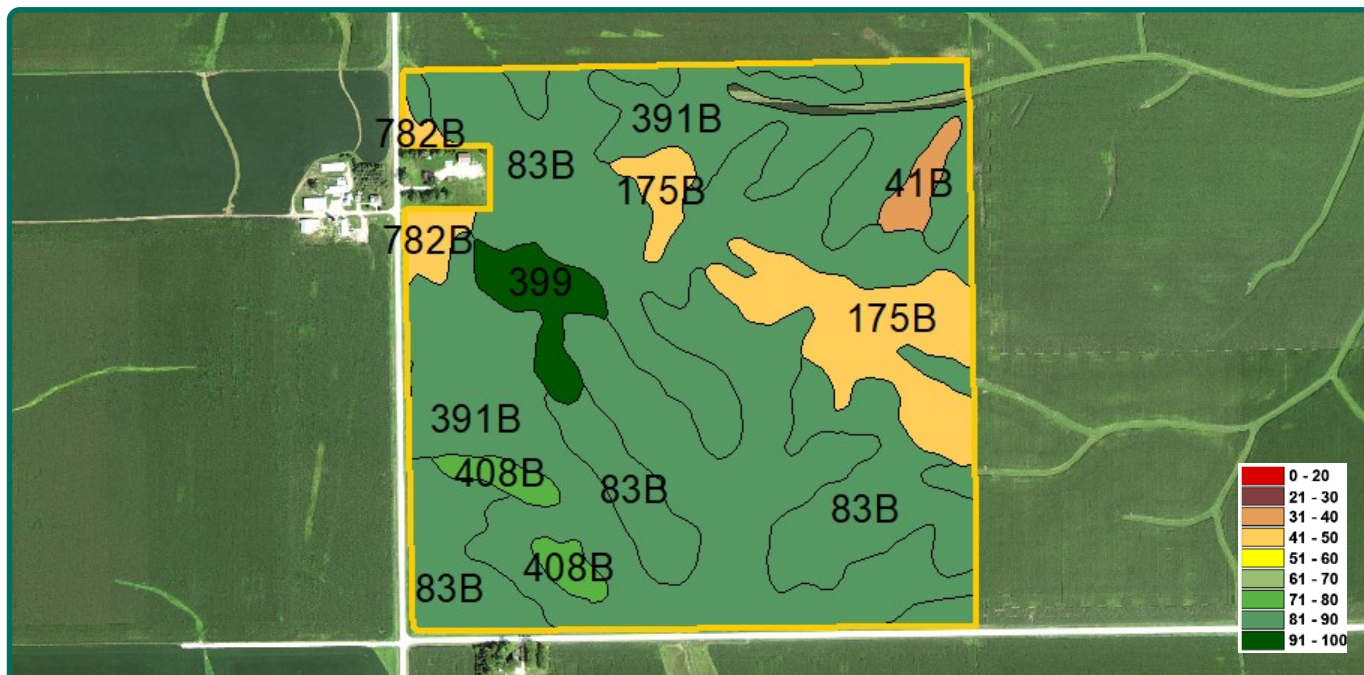
Level to gently rolling.

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.



Measured Tillable Acres		152.20	Avg. CSR2		83.00
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
391B	Clyde-Floyd complex, 1 to 4 percent	87	44.6%	IIw	67.83
83B	Kenyon loam, 2 to 5 percent slopes	90	37.6%	Ile	57.30
175B	Dickinson fine sandy loam, 2 to 5	50	9.9%	IIIe	15.00
399	Readlyn silt loam, 1 to 3 percent	91	3.1%	Iw	4.77
408B	Olin fine sandy loam, 2 to 5 percent	72	2.0%	Ile	3.05
782B	Donnan loam, 2 to 6 percent slopes	43	1.6%	Ile	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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