

Land For Sale

ACREAGE:

78.02 Acres, m/l

LOCATION:

Delaware County, IA

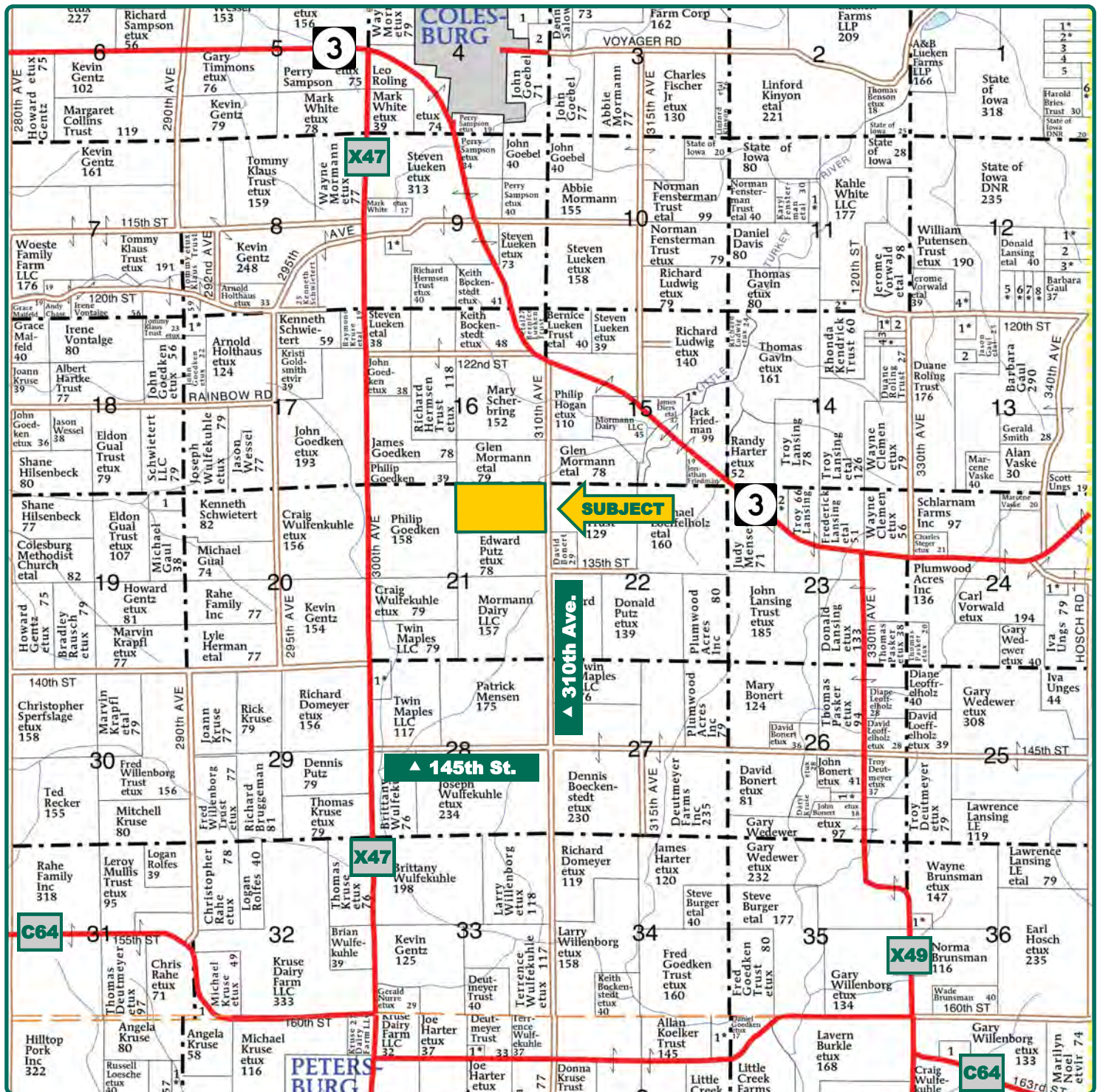


Property *Key Features*

- Located Between Petersburg and Colesburg, Iowa
- 70.62 FSA/Eff. Crop Acres with a 63.52 CSR2
- Includes Nice 5-Bedroom Home and Outbuildings

Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



FSA/Eff. Crop Acres:	70.62
Cert. Grass Acres:	3.70
Corn Base Acres:	49.84*
Bean Base Acres:	3.47*
Oat Base Acres:	3.33*
Soil Productivity:	63.52 CSR2

**Acres are estimated.*

Total Living SF:	2,284
Bedrooms:	5
Bathrooms:	2
Year Built:	1925

ADDRESS:
1317 310th Avenue
New Vienna, IA 52065

Property Information

78.02 Acres, m/l

Location

From Petersburg: 1¼ miles north on County Road X47, 1 mile east on 145th Street and 1¼ miles north on 310th Avenue. The farm is located on the west side of the road.

From Colesburg: 1½ miles southeast on Highway 3 and ¾ mile south on 310th Avenue. The farm is located on the west side of the road.

Legal Description

The N½ of the NE¼ of Section 21, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa.

Price & Terms

- \$936,240.00
- \$12,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Immediate.

Real Estate Tax

Taxes Payable 2020 - 2021: \$4,670.00
Net Taxable Acres: 78.02

FSA Data

Part of Farm Number 2669, Tract 1547
FSA/Eff. Crop Acres: 70.62
Cert. Grass Acres: 3.70
Corn Base Acres: 49.84*
Corn PLC Yield: 103.4 Bu.
Bean Base Acres: 3.47*
Bean PLC Yield: 7.2 Bu.

Oat Base Acres: 3.33*

Oat PLC Yield: 59 Bu.

**Acres are estimated pending reconstitution of farm by the Delaware County FSA office.*

Soil Types/Productivity

Primary soils are Newvienna, Colo-Ely and Downs. CSR2 on the FSA/Eff. crop acres is 63.52. See soil map for detail.

Land Description

Gently rolling to rolling.

Drainage

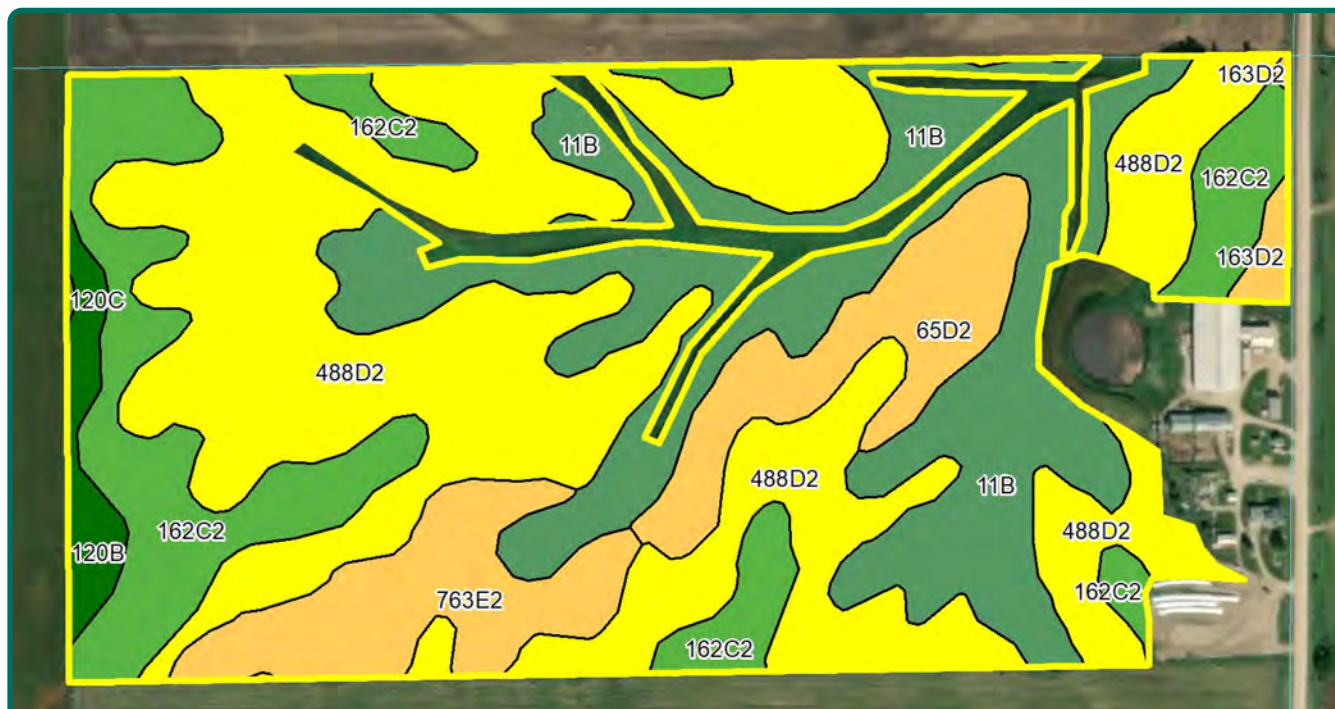
Natural and some tile.

House

The property includes a five-bedroom farmhouse that was built in 1925 consisting of 2,284 finished square feet.

Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
488D2	Newvienna silt loam, 9 to 14 percent slopes, moderately eroded	31.35	44.39	3	51	
11B	Colo-Ely complex, 0 to 5 percent slopes	16.29	23.07	2	86	
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	11.15	15.79	3	80	
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	5.12	7.26	4	46	
65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	4.71	6.67	4	41	
120B	Tama silt loam, driftless, 2 to 6 percent slopes	1.46	2.07	2	95	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	0.49	0.69	3	46	
120C	Tama silt loam, driftless, 5 to 9 percent slopes	0.04	0.06	3	90	
162B	Downs silt loam, 2 to 6 percent slopes	0.00	0.00	2	90	

Measured Tillable Acres: 70.62

Average CSR2: 63.52

There are two bathrooms on the main level. The main level and basement were extensively remodeled in 2008. The home includes some nice natural woodwork. There is a two-stall attached garage that was built in 2008.

Tenant House

The tenant house was originally built in 1971 and was moved to the current foundation in 2005. It includes three bedrooms and one bathroom. There are 1,440 finished square feet.

Water & Well Information

The well is located south of the house.

Septic Systems

The status of the septic system for the farmhouse is unknown. A new septic system was installed for the tenant house in 2005.

Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Outbuildings/Improvements

The farm is extensively improved as an operating dairy farm. It includes a 94' x 193' freestall barn and a double eight herringbone parlor. There are also various outbuildings that would work well for storage or livestock.

Reserved Items

The Sellers reserve all personal property and bulk tank. The LP tanks by the barn

and tenant house are rented from Co-Op Oil Company.

Comments

This is a rare opportunity to purchase an active dairy farm in the Petersburg/ Colesburg area. This operation is turn-key ready. It includes productive Delaware County farmland and nice house and buildings.

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.

Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals