

# Land For Sale

**ACREAGE:**

**48.42 Acres, m/l**

**LOCATION:**

**Delaware County, IA**



## Property *Key Features*

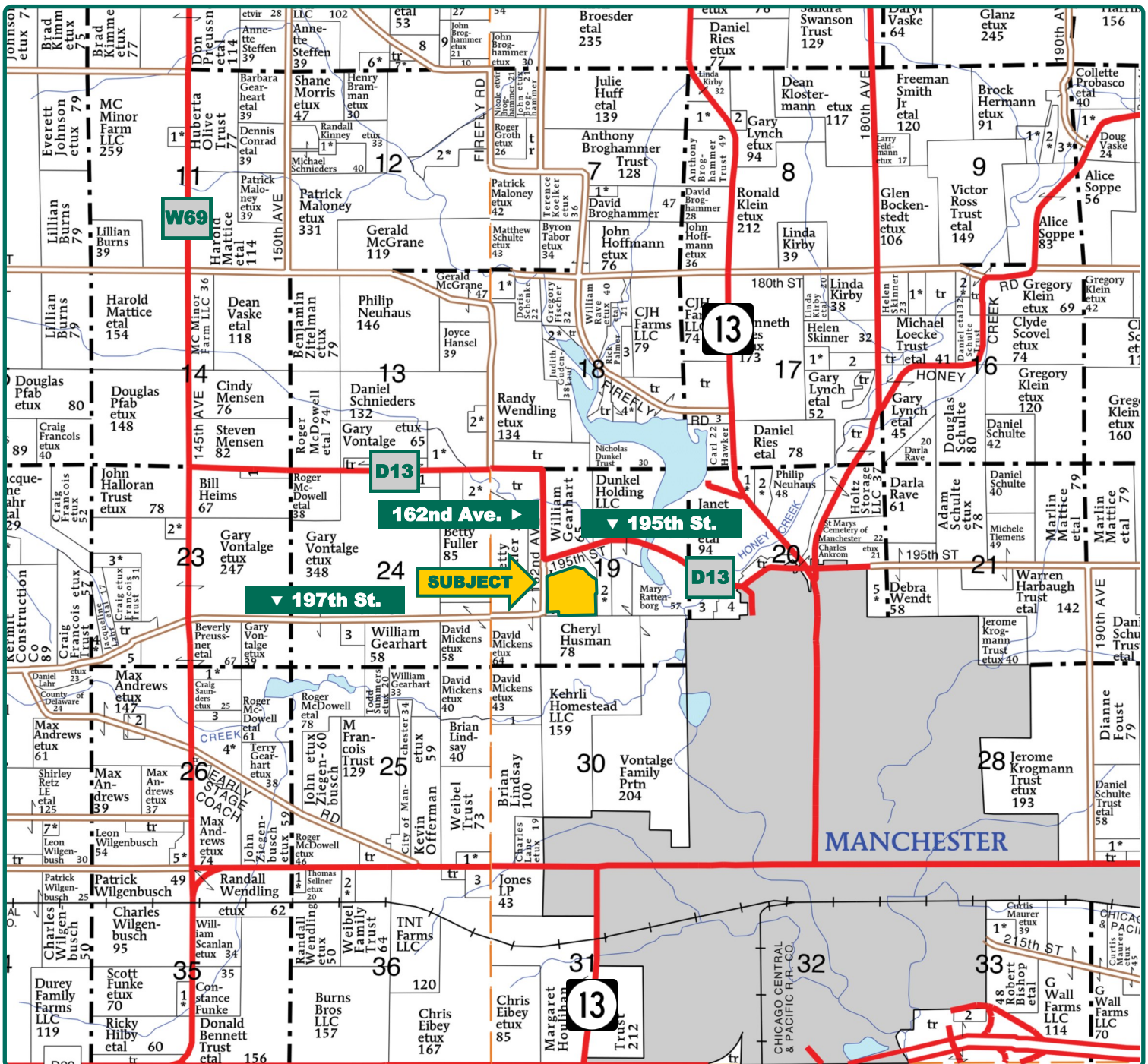
- Located 1 Mile West of Manchester, Iowa
- 47.08 FSA/Eff. Crop Acres with a 53.60 CSR2
- Good Income-Producing Farm with Potential for Development

**Troy Louwagie, ALC**  
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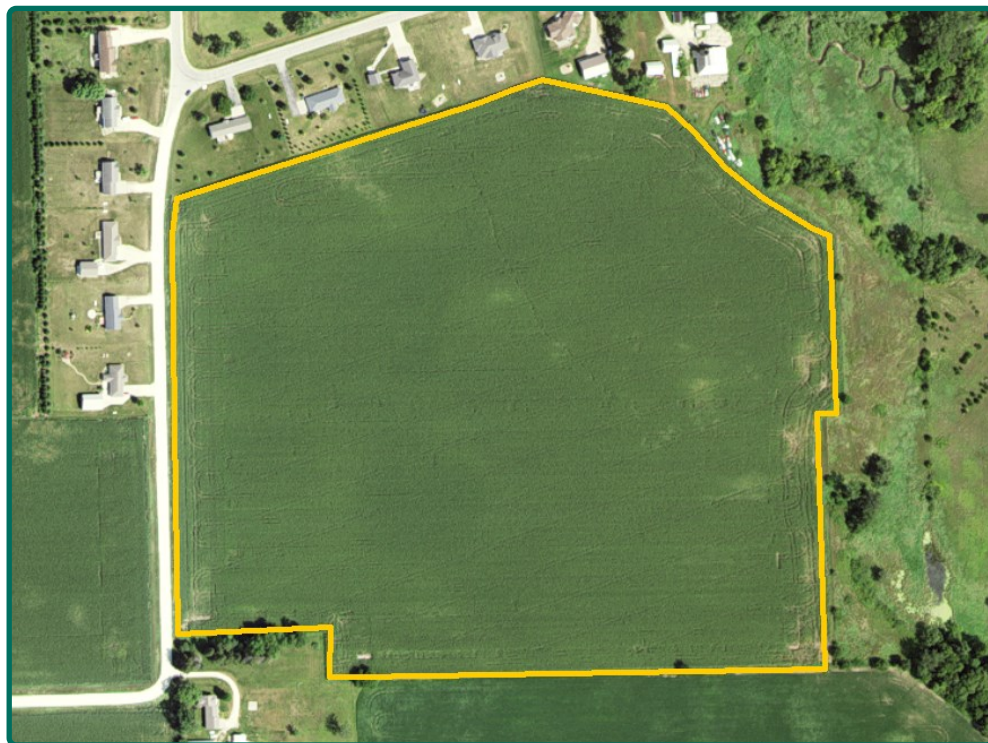


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<b>FSA/Eff. Crop Acres:</b>	<b>47.08</b>
<b>Corn Base Acres:</b>	<b>35.08</b>
<b>Bean Base Acres:</b>	<b>11.69</b>
<b>Soil Productivity:</b>	<b>53.60 CSR2</b>

## Property Information

**48.42 Acres, m/l**

### Location

**From Manchester:** 1 mile west on County Road D13/195th Street and 400' south on 162nd Avenue. The property is located on the east side of the road.

### Legal Description

Lot 7 of Ridgeway Acres Second Subdivision A Subdivision of Part of Section 19, Township 89 North, Range 5 West of the 5<sup>th</sup> P.M., Delaware County, Iowa, according to plat record in Book 2011, Page 1122.

### Price & Terms

- \$508,410.00
- \$10,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable. Subject to the 2021 lease.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$726.00  
Gross Acres: 48.43  
Net Taxable Acres: 48.42  
Tax per Net Taxable Acre: \$14.99  
Tax Parcel ID #:14019000560

### FSA Data

Farm Number 5409, Tract 1777  
FSA/Eff. Crop Acres: 47.08  
Corn Base Acres: 35.08  
Corn PLC Yield: 172 Bu.  
Bean Base Acres: 11.69  
Bean PLC Yield: 50 Bu.

### Soil Types/Productivity

Primary soils are Lawler and Saude. CSR2 on the FSA/Eff. crop acres is 53.60. See soil map for detail.

### Land Description

Level to gently rolling.

### Drainage

Natural and some tile. No maps available.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

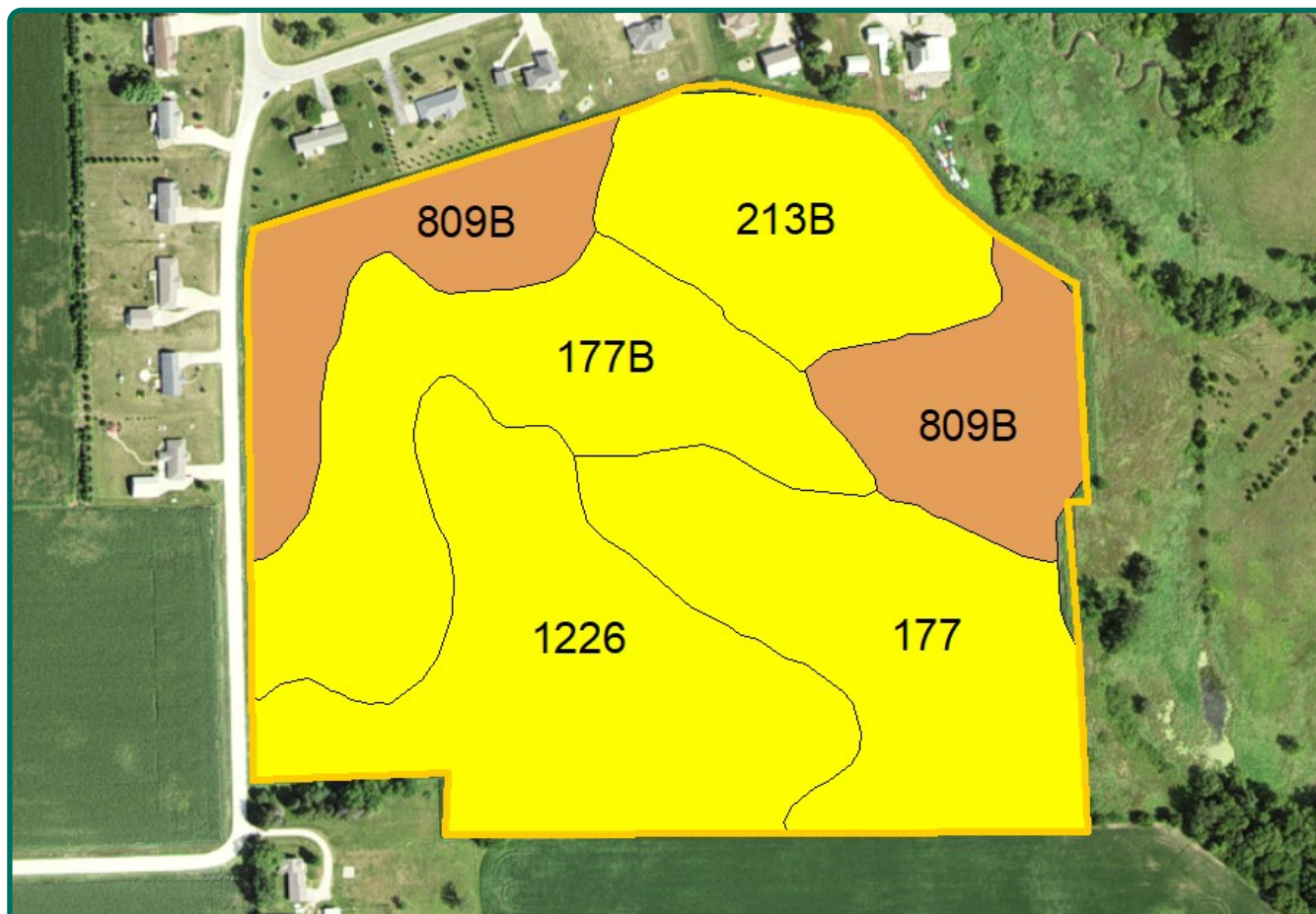
This is a nice-laying, productive Delaware County farm. This farm is located in a fast-developing area.

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Measured Tillable Acres		47.08	Avg. CSR2		53.60
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
1226	Lawler loam, 0 to 2 percent slopes, rarely	59	24.4%	IIs	11.48
177B	Saude loam, 2 to 5 percent slopes	55	21.5%	IIs	10.13
177	Saude loam, 0 to 2 percent slopes	60	20.4%	IIs	9.60
809B	Bertram fine sandy loam, 2 to 5 percent	39	19.8%	IVs	9.33
213B	Rockton loam, 30 to 40 inches to	53	13.9%	Ile	6.55

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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