

Land For Sale

ACREAGE:

109.30 Acres, m/l

LOCATION:

Delaware County, IA



Property Key Features

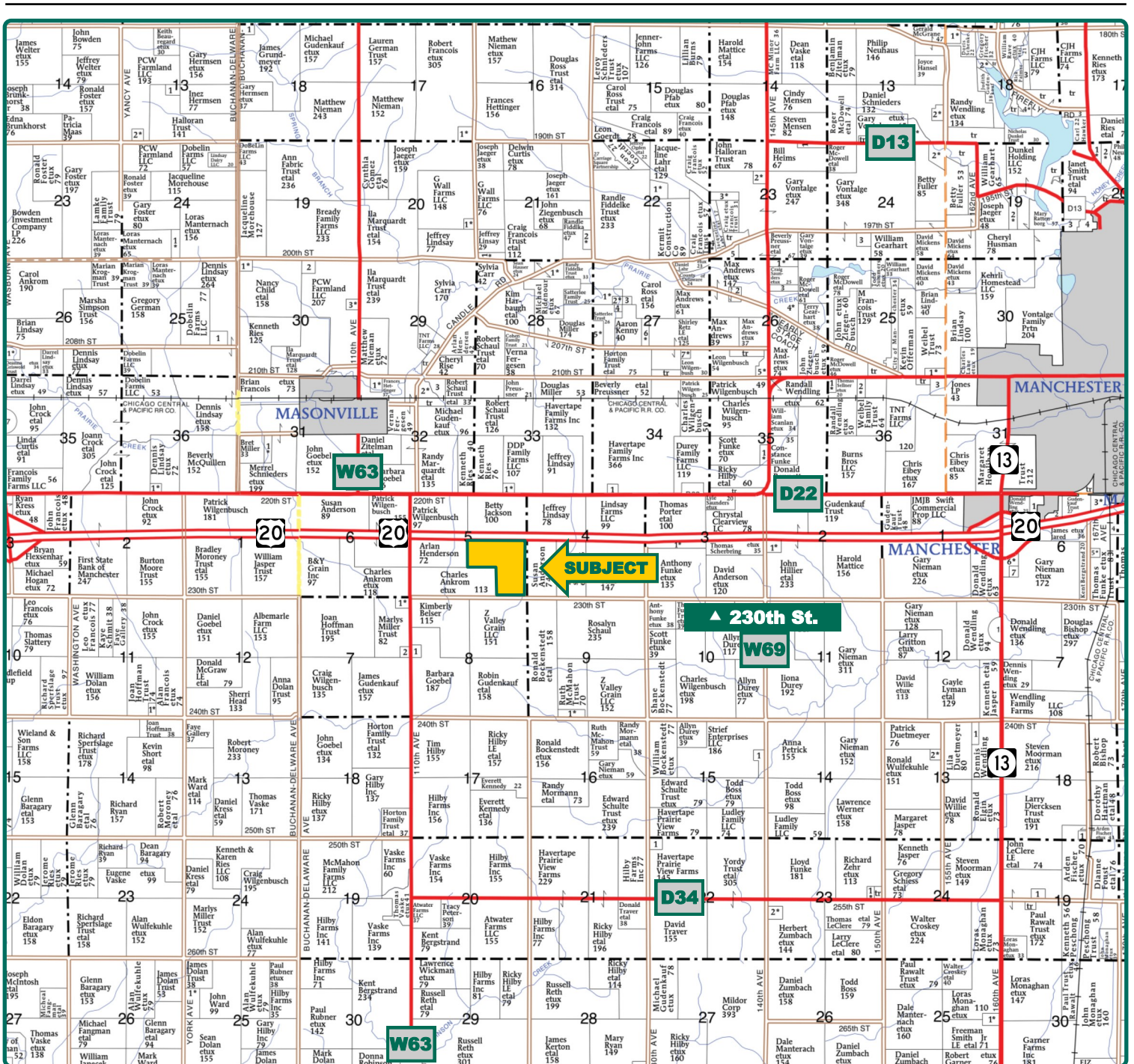
- Located 5 Miles Southwest of Manchester
- 110.46 FSA/Eff. Crop Acres with an 85.40 CSR2
- High-Quality Delaware County Farm

Troy Louwagie, ALC
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REID: 010-2258-01



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FSA/Eff. Crop Acres:	110.46
Cert. Grass Acres:	1.30
Corn Base Acres:	109.99
Soil Productivity:	85.40 CSR2

Property Information

109.30 Acres, m/l

Location

From Manchester—Intersection of Highway 20 and Highway 13: ½ mile south on Highway 13 and 4 miles west on 230th Street. The farm is located on the north side of the road.

From Masonville: ½ mile south on County Road W63, ½ mile east on County Road D22, 1 mile south on County Road W63 and ¾ mile east on 230th Street.

Legal Description

The E½ of the SE¼ of Section 5; and the NW¼ of the SE¼ of Section 5; all located in Township 88 North, Range 6 West of the 5th P.M., lying south of Highway No. 20, all in Delaware County, Iowa.

Price & Terms

- \$1,612,175.00
- \$14,750/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: \$4,094.00
Net Taxable Acres: 109.30
Tax per Net Taxable Acre: \$37.46
Tax Parcel ID #: 270050001300

FSA Data

Farm Number 5679, Tract 6113
FSA/Eff. Crop Acres: 110.46
Cert. Grass Acres: 1.30
Corn Base Acres: 109.99
Corn PLC Yield: 143 Bu.

Soil Types/Productivity

Primary soils are Clyde-Floyd, Kenyon and Cresken. CSR2 on the FSA/Eff. crop acres is 85.40. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Mostly pattern-tiled. See Tile Map for detail.

Water & Well Information

None.

Comments

This is a highly productive Delaware County farm with an 85.40 CSR2.

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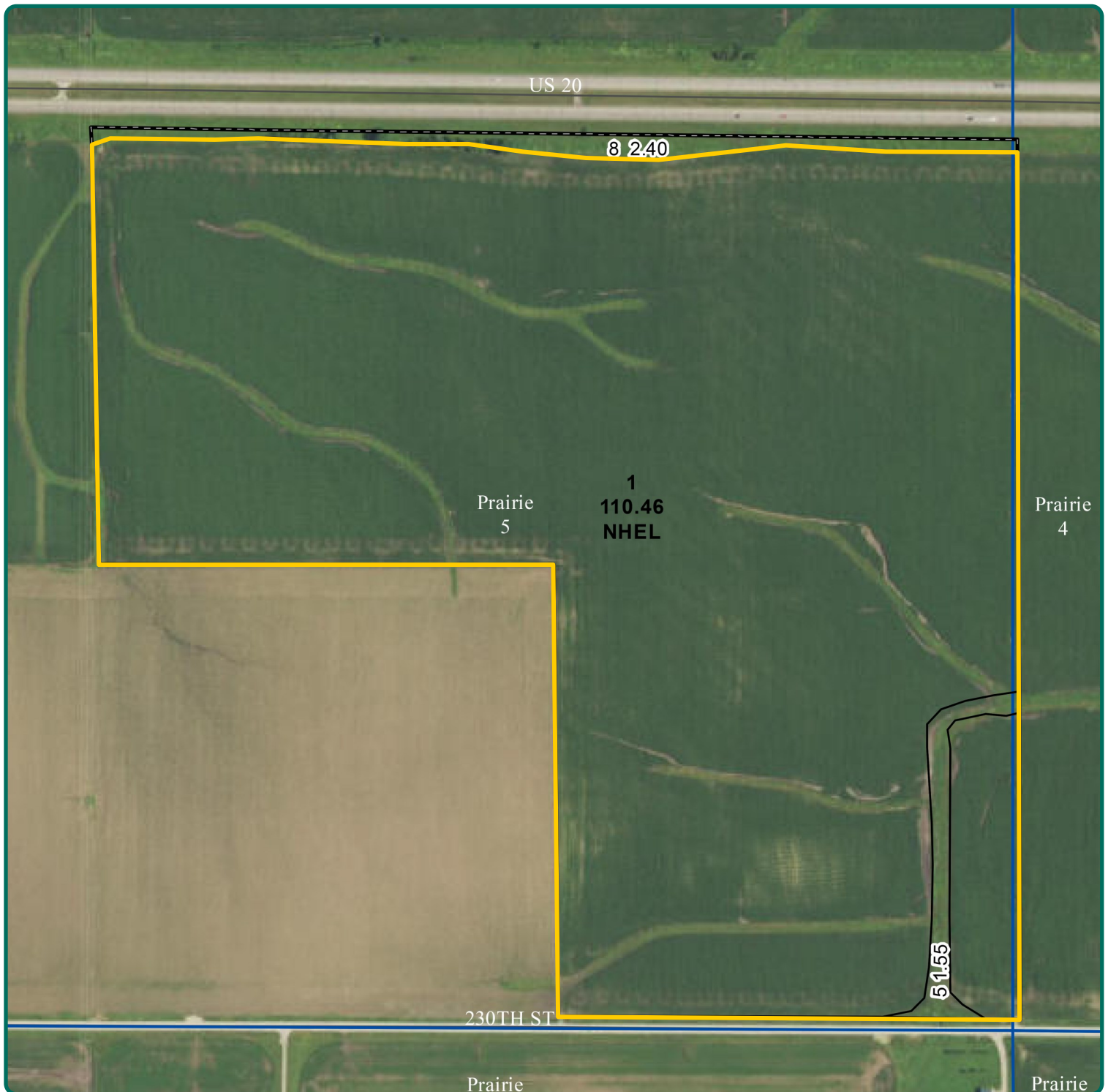
Measured Tillable Acres		110.46	Avg. CSR2		85.40
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
391B	Clyde-Floyd complex, 1 to 4 percent	87	37.4%	IIw	41.35
83B	Kenyon loam, 2 to 5 percent slopes	90	29.4%	Ile	32.49
883B	Cresken clay loam, 2 to 5 percent	86	23.4%	Ile	25.81
399	Readlyn silt loam, 1 to 3 percent slopes	91	3.2%	Iw	3.51
781B	Lourdes loam, 2 to 5 percent slopes	68	2.5%	Ile	2.79
41B	Sparta loamy fine sand, 2 to 5 percent	39	2.2%	IVs	2.43
782B	Donnan loam, 2 to 6 percent slopes	43	1.9%	Ile	2.08

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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Jim Yordy
Batterton Farm
Fall 2007

74,298 ft. 4"
1,867 ft. 5'
1,019 ft. 6"

4 in Tile
5 inch
6 in Tile

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