

Land For Sale

ACREAGE:

153.70 Acres, m/l

LOCATION:

Delaware County, IA

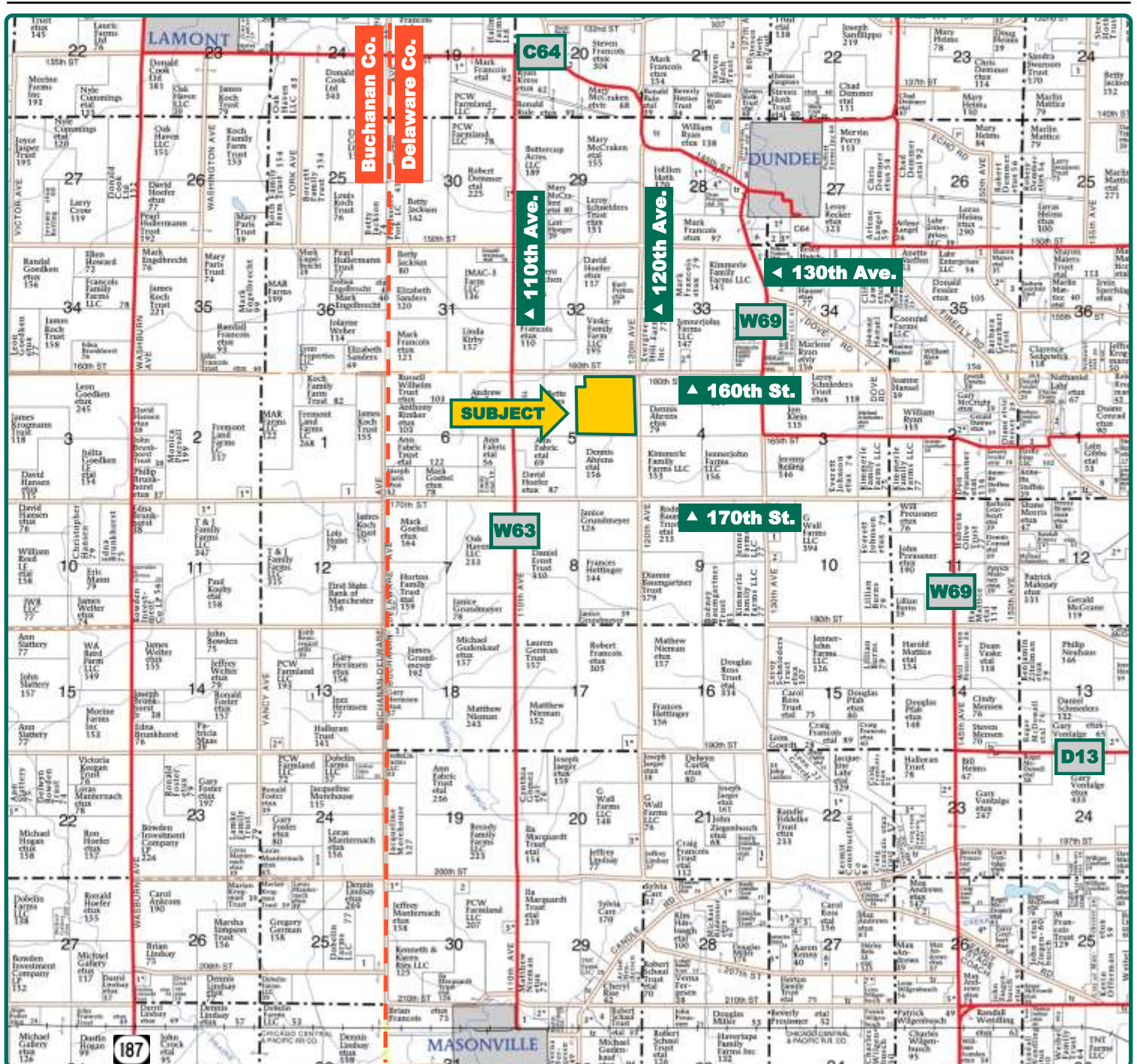


Property Key Features

- Located 5 Miles North of Masonville, Iowa
- 143.44 FSA/Eff. Crop Acres with a 59.00 CSR2
- Includes an Attractive Building Site

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FSA/Eff. Crop Acres:	143.44
Cert. Grass Acres:	22.51
Corn Base Acres:	93.12
Bean Base Acres:	20.80
Soil Productivity:	59.00 CSR2

Property Information

153.70 Acres, m/l

Location

From Masonville: 5 miles north on 110th Ave. and ½ mile east on 160th St. The property is on the south side of the road.

From Dundee: 1½ miles south on 130th Ave. and 1 mile west on 160th St.

Legal Description

The NE¼, except the West 287.21 feet of the North 455 feet thereof, Section 5, Township 89 North, Range 6 West of the 5th P.M., Delaware County, Iowa.

Address

1168 160th St.
Dundee, IA 52038

Price & Terms

- \$1,537,000.00
- \$10,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2022-2023: \$3,804.00
Gross Acres: 153.70
Wildlife Habitat Acres: 2.00
Net Taxable Acres: 151.70
Tax Parcel ID #: 000110050001800

FSA Data

Farm Number 301, Tract 1703
FSA/Eff. Crop Acres: 143.44
Cert. Grass Acres: 22.51
Corn Base Acres: 93.12
Corn PLC Yield: 127 Bu.
Bean Base Acres: 20.80
Bean PLC Yield: 40 Bu.

Former CRP

FSA/Eff. Crop Acres include 120.93 acres that were contracted as CRP through September 30, 2022.

Soil Types/Productivity

Primary soils are Clyde-Floyd, Dickinson and Burkhardt-Saude. CSR2 on the FSA/Eff. crop acres is 59.00. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

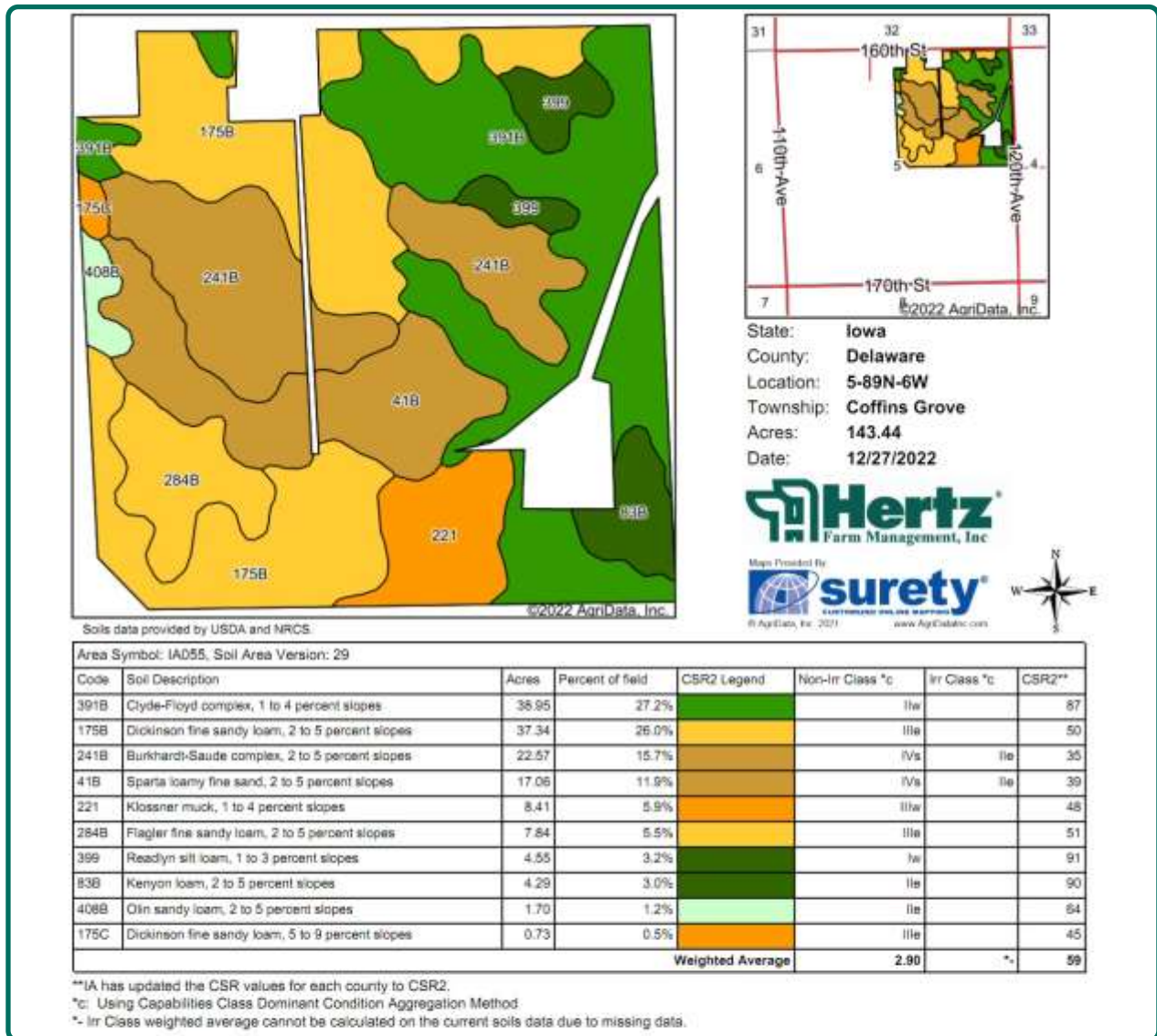
Natural.

Buildings/Improvements

There is an old house which is in disrepair and not suitable for use as a dwelling. Several older outbuildings and grain storage bins stand on the acreage.

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Water & Well Information

There is an old well located in the northwest portion of this farm.

Septic System

The Delaware County Health Department will require the septic tank to be pumped, crushed and filled with sand prior to closing or plans made for the house site to be demolished within one year of closing.

Reserved Items

Sellers reserve personal property located in the outbuildings.

Comments

This is a nice Delaware County farm located in a strong area.

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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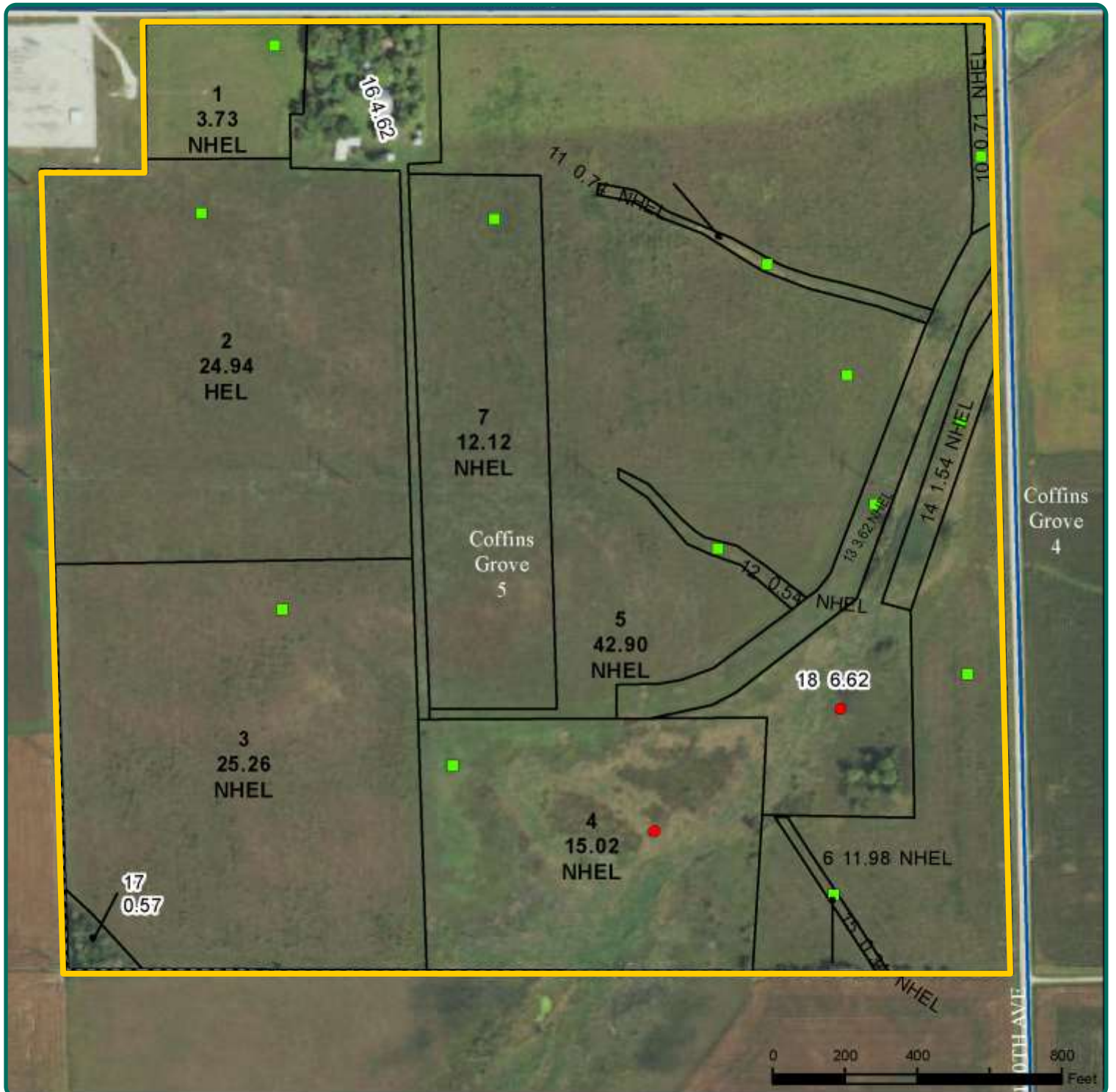
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