

# Land For Sale

**ACREAGE:**

**120.02 Acres, m/l**

**LOCATION:**

**Delaware County, IA**



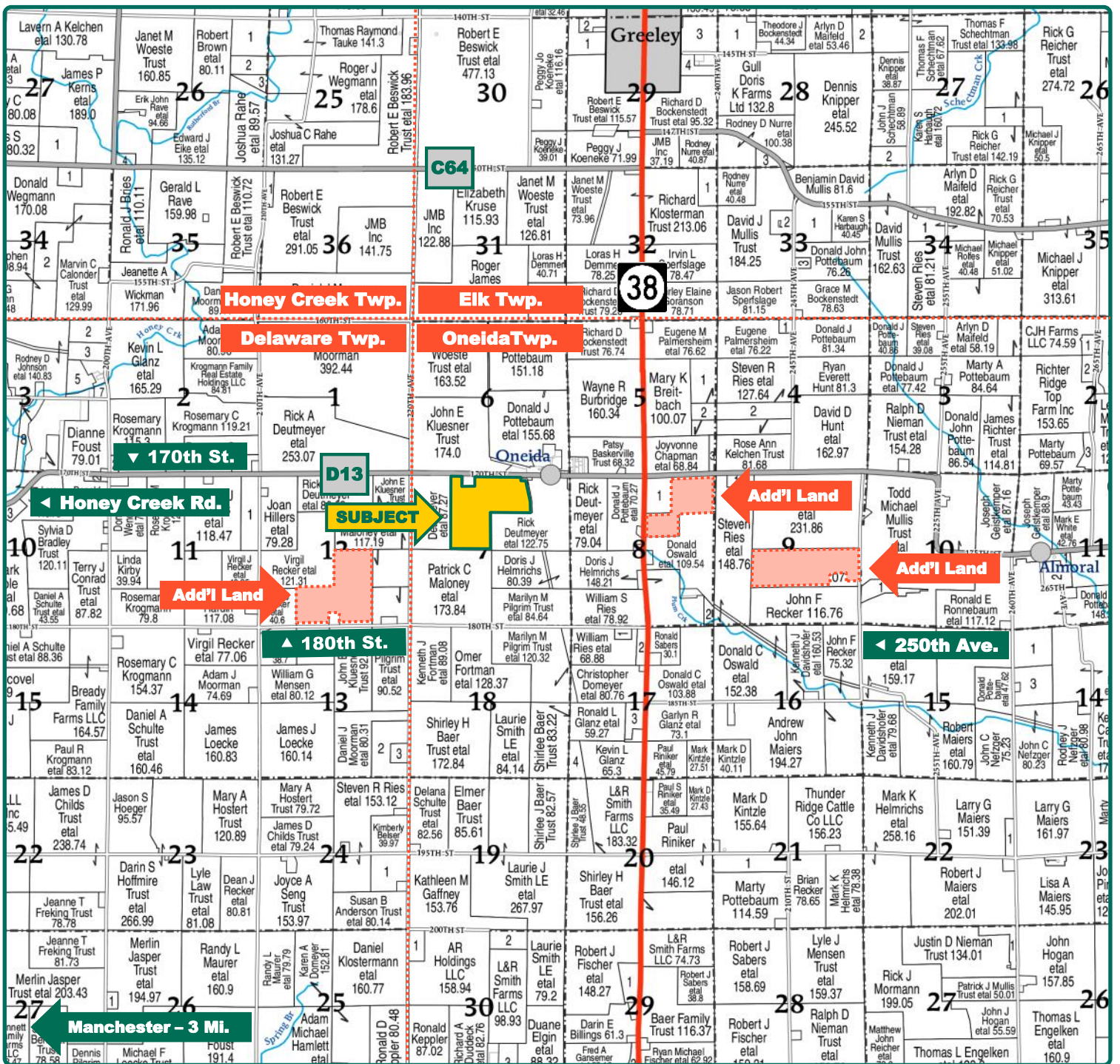
## Property Key Features

- Located 6 Miles Northeast of Manchester, Iowa
- 113.68 Est. FSA/Eff. Crop Acres with a 79.90 CSR2
- Good-Quality Cropland & CRP Along a Hard-Surfaced Road

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**FSA/Eff. Crop Acres: 113.68\***  
**CRP Acres: 4.82**  
**Corn Base Acres: 112.60\***  
**Soil Productivity: 79.90 CSR2**

*\*Acres are estimated.*

## Property Information

### 120.02 Acres, m/l

### Location

**From Manchester:** 4 miles northeast Honey Creek Rd. and 2½ miles east on 170th St. (Oneida Blacktop). The property is on the south side of the road.

### Legal Description

That part of the N½ of the NE¼; E½ of the NW ¼; and that part of the NW¼ of the NE¼ lying South and West of the Railroad ROW, excepting the building site, all in Section 7, Township 89 North, Range 4 West of the 5th P.M., Delaware County, Iowa. Updated abstract to govern.

### Price & Terms

- \$1,980,330.00
- \$16,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable. Subject to 2024 lease.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$3,770.00  
 Deeded Acres: 120.02  
 Exempt Road ROW Acres: 4.50  
 Net Taxable Acres: 115.52  
 Tax per Net Taxable Acre: \$32.64  
 Tax Parcel ID #: 160070000130, 160070000120 & 160070000110

### FSA Data

Farm 5910, Tract 6306  
 FSA/Eff. Crop Acres: 113.68\*  
 CRP Acres: 4.82  
 Corn Base Acres: 112.60\*  
 Corn PLC Yield: 137 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Delaware County FSA office.*

### CRP Contracts

There are two CRP contracts on this property:

- There are 2.53 acres enrolled in a CP-8A contract that pays \$300.00/acre - or \$759.00 annually - and expires September 30, 2031.
- There are 2.29 acres enrolled in a CP-8A contract that pays \$300.00/acre - or \$687.00 annually - and expires September 30, 2032.

### Soil Types/Productivity

Primary soils are Clyde-Floyd, Kenyon and Waukee. CSR2 on the estimated FSA/Eff. crop acres is 79.90. See soil map for detail.

### Land Description

Topography is level to gently rolling.

### Drainage

Drainage is natural with some tile. Contact listing agent for maps.

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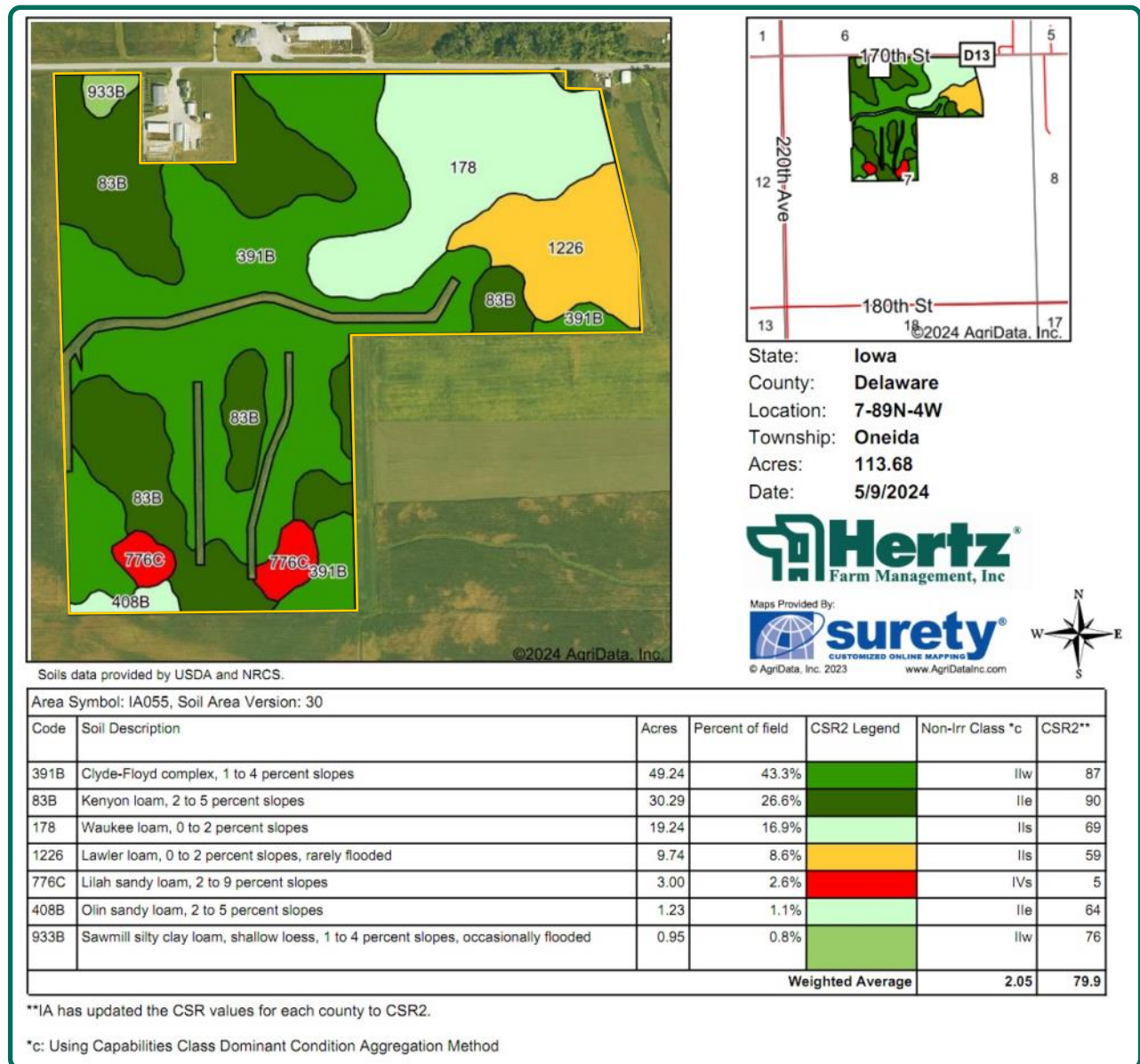
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### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

This is a productive Delaware County Farm, located along a hard-surfaced road.

### Additional Land for Sale

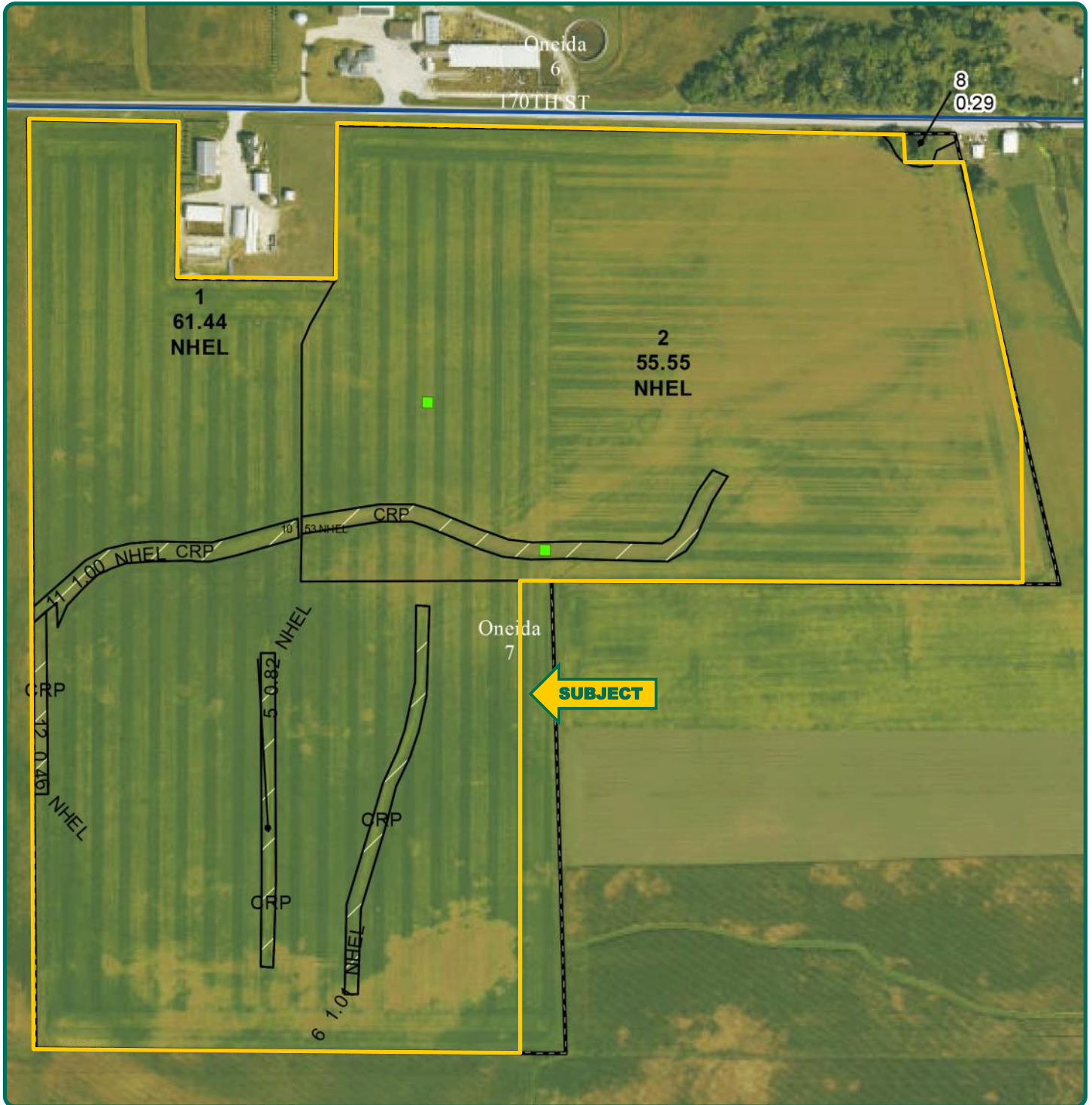
Seller has three additional tracts of land for sale located east and west of this property. See Additional Land Aerial Photo.

*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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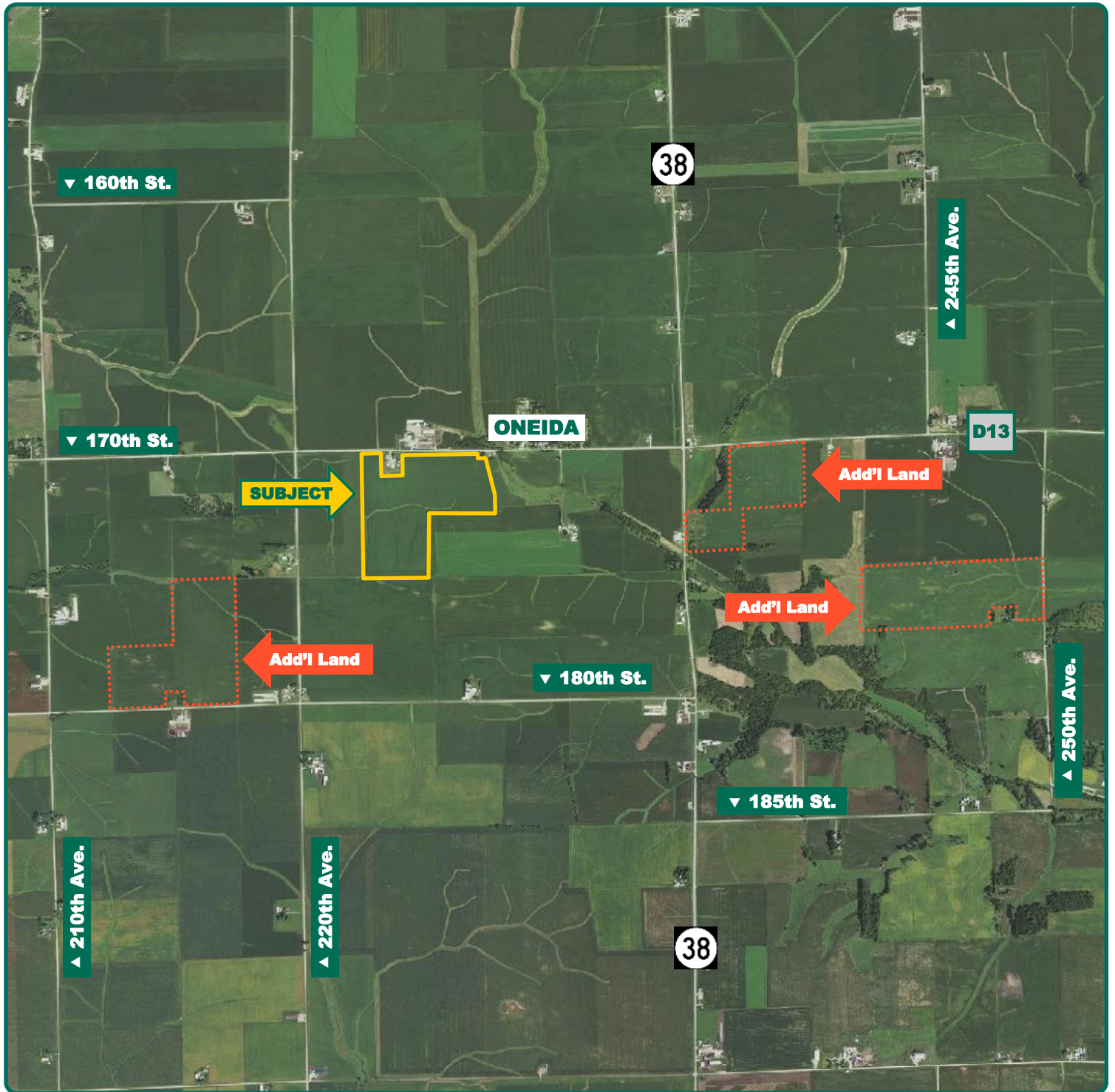


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# Additional Land Aerial Photo



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