

## **Land For Sale**

ACREAGE:

120.02 Acres, m/l

**Delaware County, IA** 

**LOCATION:** 



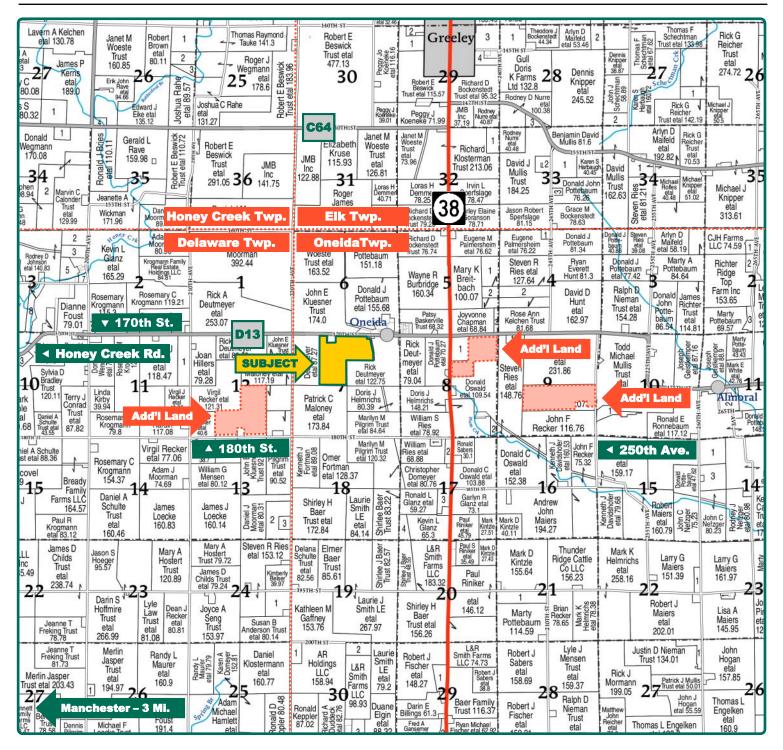
#### **Property** Key Features

- 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



## **Plat Map**

Oneida Township, Delaware County, IA



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



### **Aerial Photo**

120.02 Acres, m/l



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 fr¼; 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 #s: 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**

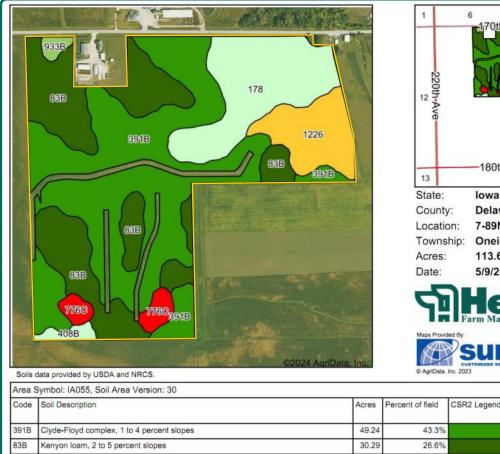
Drainage is natural with some tile. Contact listing agent for maps.

Troy Louwagie, ALC Licensed Broker in IA & IL 319-721-4068 TroyL@Hertz.ag 319-895-8858 102 Palisades Road & Hwy. 1 Mount Vernon, IA 52314 www.Hertz.ag



## Soil Map

113.68 Est. FSA/Eff. Crop Acres



1	170th St D13	5
220th-Ave-		8
12 Ave	<i>;</i> -	
	180th-St	

Delaware 7-89N-4W Oneida 113.68 5/9/2024







Area S	Symbol: IA055, Soil Area Version: 30					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
391B	Clyde-Floyd complex, 1 to 4 percent slopes	49.24	43.3%		llw	87
83B	Kenyon loam, 2 to 5 percent slopes	30.29	26.6%		lle	90
178	Waukee loam, 0 to 2 percent slopes	19.24	16.9%		lls	69
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	9.74	8.6%		lls	59
776C	Lilah sandy loam, 2 to 9 percent slopes	3.00	2.6%		IVs	5
408B	Olin sandy loam, 2 to 5 percent slopes	1.23	1.1%		lle	64
933B	Sawmill silty clay loam, shallow loess, 1 to 4 percent slopes, occasionally flooded	0.95	0.8%		llw	76
	Weighted Avera				2.05	79.9

<sup>\*\*</sup>IA has updated the CSR values for each county to CSR2.

#### **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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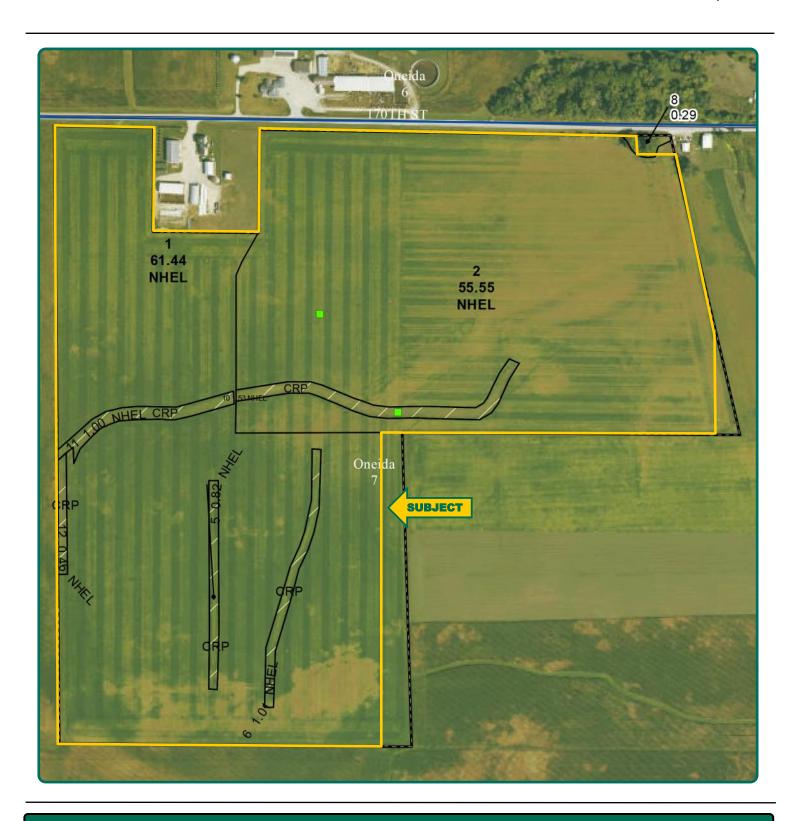
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<sup>\*</sup>c: Using Capabilities Class Dominant Condition Aggregation Method



## **FSA Map**

113.68 Est. FSA/Eff. Crop Acres



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## **Assessor's Map**

120.02 Acres, m/l



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## **Property Photos**



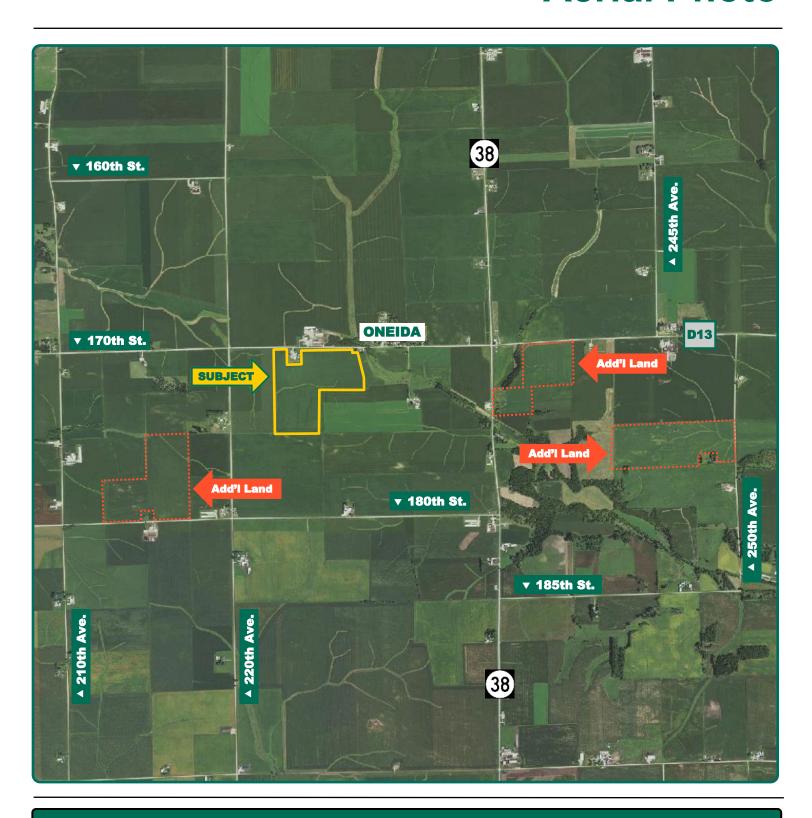


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# Additional Land Aerial Photo



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