

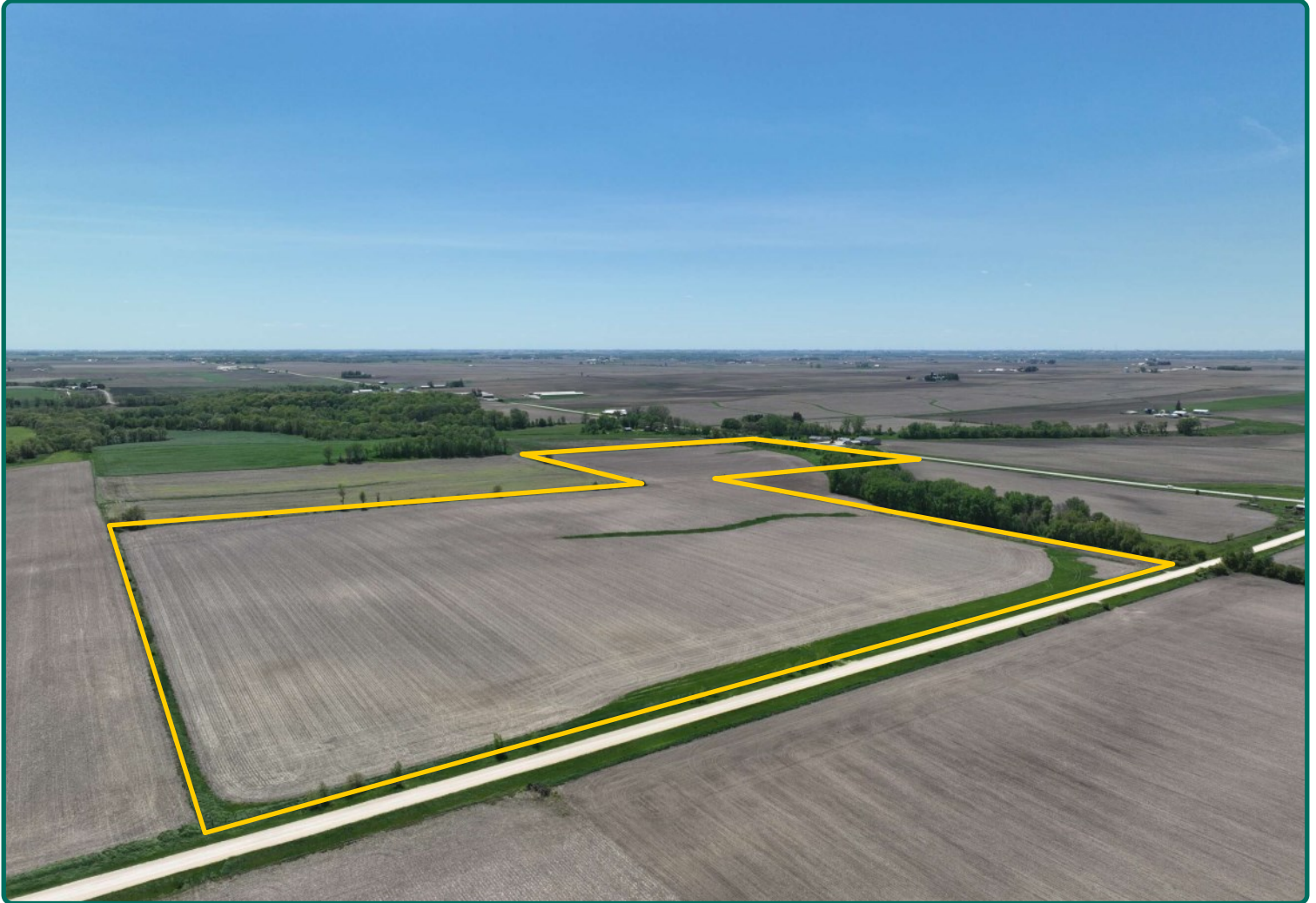
Land For Sale

ACREAGE:

70.72 Acres, m/l

LOCATION:

Delaware County, IA



Property Key Features

- Located 2½ Miles South of Greeley, Iowa
- 59.11 FSA/Eff. Crop Acres with a 73.20 CSR2
- Good-Quality Cropland & CRP Along a Hard-Surfaced Road

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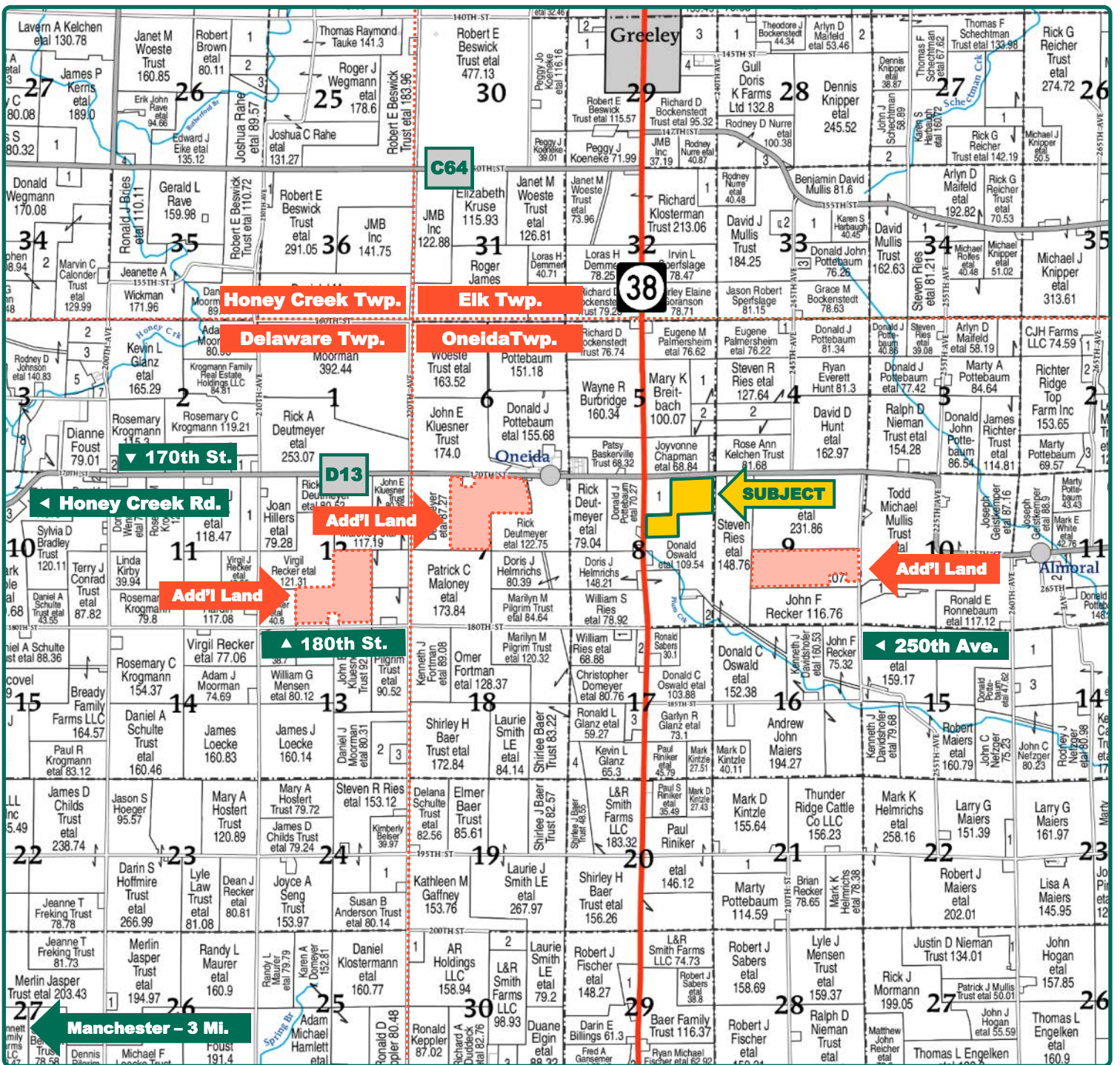
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FSA/Eff. Crop Acres:	59.11
CRP Acres:	5.14
Corn Base Acres:	58.49
Soil Productivity:	73.20 CSR2

Property Information

70.72 Acres, m/l

Location

From Greeley: 2½ miles south on IA-38 and ¼ mile east on 170th St. (Oneida Blacktop). The property is on the south side of the road.

Legal Description

The NE¼ of the NE¼, and the NW¼ of the NE¼ except the West 30 acres thereof, and the North 25 acres of the SW¼ of the NE¼, all in Section 8, Township 89 North, Range 4 West of the 5th P.M., containing 70.72 acres, more or less, in Delaware County, Iowa.

Price & Terms

- \$1,025,440.00
- \$14,500/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: \$2,092.00
Net Taxable Acres: 70.72
Tax per Net Taxable Acre: \$29.58
Tax Parcel ID #: 160080002000

FSA Data

Farm 5910, Tract 1945
FSA/Eff. Crop Acres: 59.11
CRP Acres: 5.14
Corn Base Acres: 58.49
Corn PLC Yield: 137 Bu.

CRP Contracts

There are two CRP contracts on this property:

- There are 3.44 acres enrolled in a CP-21 contract that pays \$300.00/acre - or \$1,032.00 annually - and expires September 30, 2032.
- There are 1.70 acres enrolled in a CP-8A contract that pays \$300.00/acre - or \$510.00 annually - and expires September 30, 2031.

Soil Types/Productivity

Primary soils are Bassett, Lawler and Waukee. CSR2 on the FSA/Eff. crop acres is 73.20. 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.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a nice 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.

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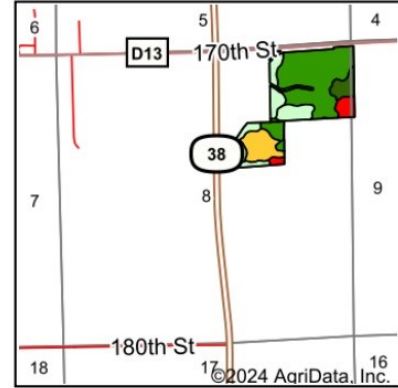
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State: Iowa
 County: Delaware
 Location: 8-89N-4W
 Township: Oneida
 Acres: 59.11
 Date: 5/9/2024













Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA055, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
171B	Bassett loam, 2 to 5 percent slopes	30.57	51.7%		Ile	85
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	7.29	12.3%		Ils	59
178	Waukee loam, 0 to 2 percent slopes	6.19	10.5%		Ils	69
408B	Olin sandy loam, 2 to 5 percent slopes	3.95	6.7%		Ile	64
83B	Kenyon loam, 2 to 5 percent slopes	3.48	5.9%		Ile	90
499B	Nordness silt loam, 2 to 5 percent slopes	2.66	4.5%		IVs	5
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	2.38	4.0%		Ilw	70
177	Saude loam, 0 to 2 percent slopes	1.25	2.1%		Ils	60
499D	Nordness silt loam, 5 to 14 percent slopes	0.79	1.3%		VIs	5
407B	Schley loam, 1 to 4 percent slopes	0.55	0.9%		Ilw	81
Weighted Average					2.14	73.2

**IA has updated the CSR values for each county to CSR2.

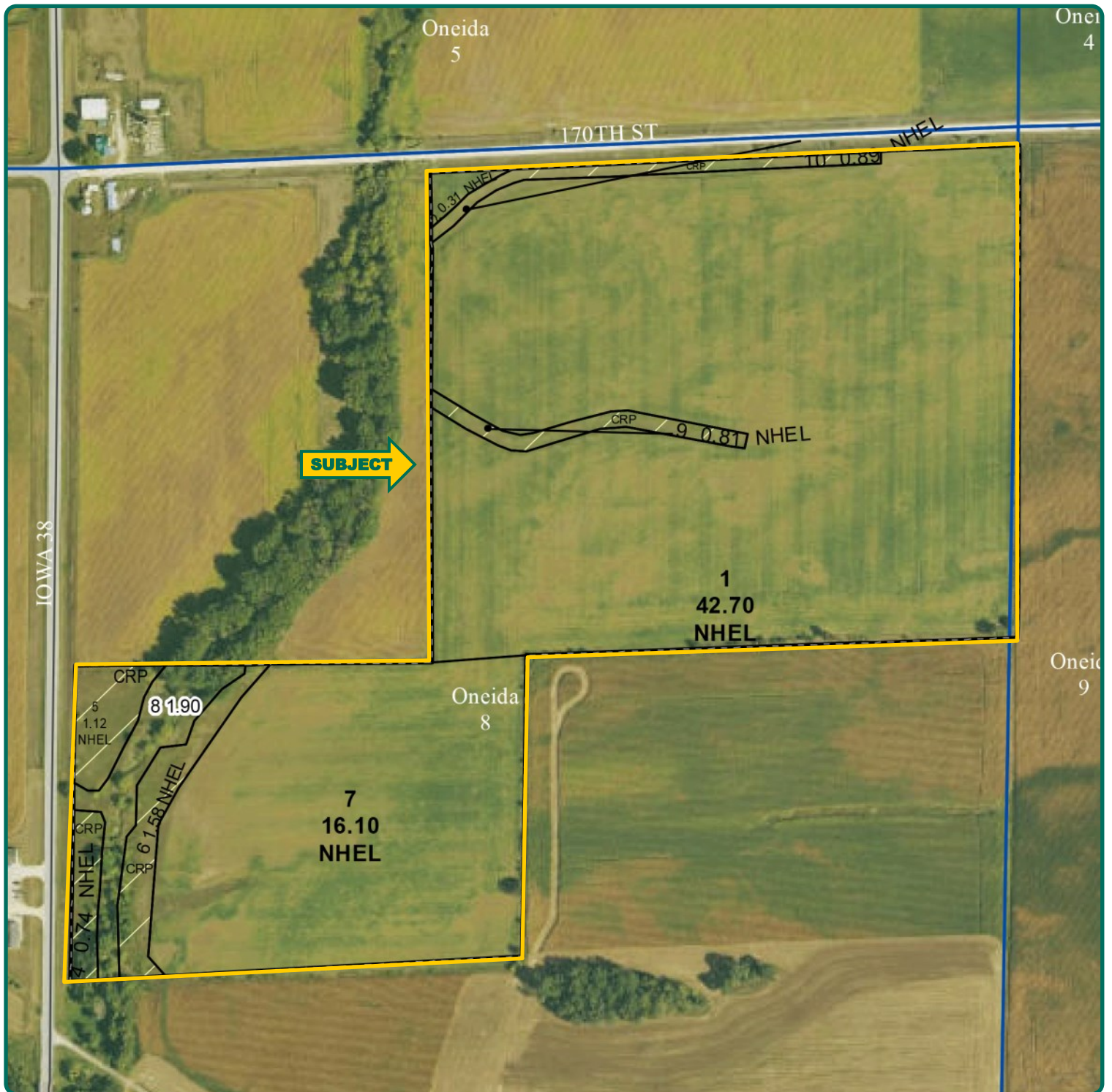
*c: Using Capabilities Class Dominant Condition Aggregation Method

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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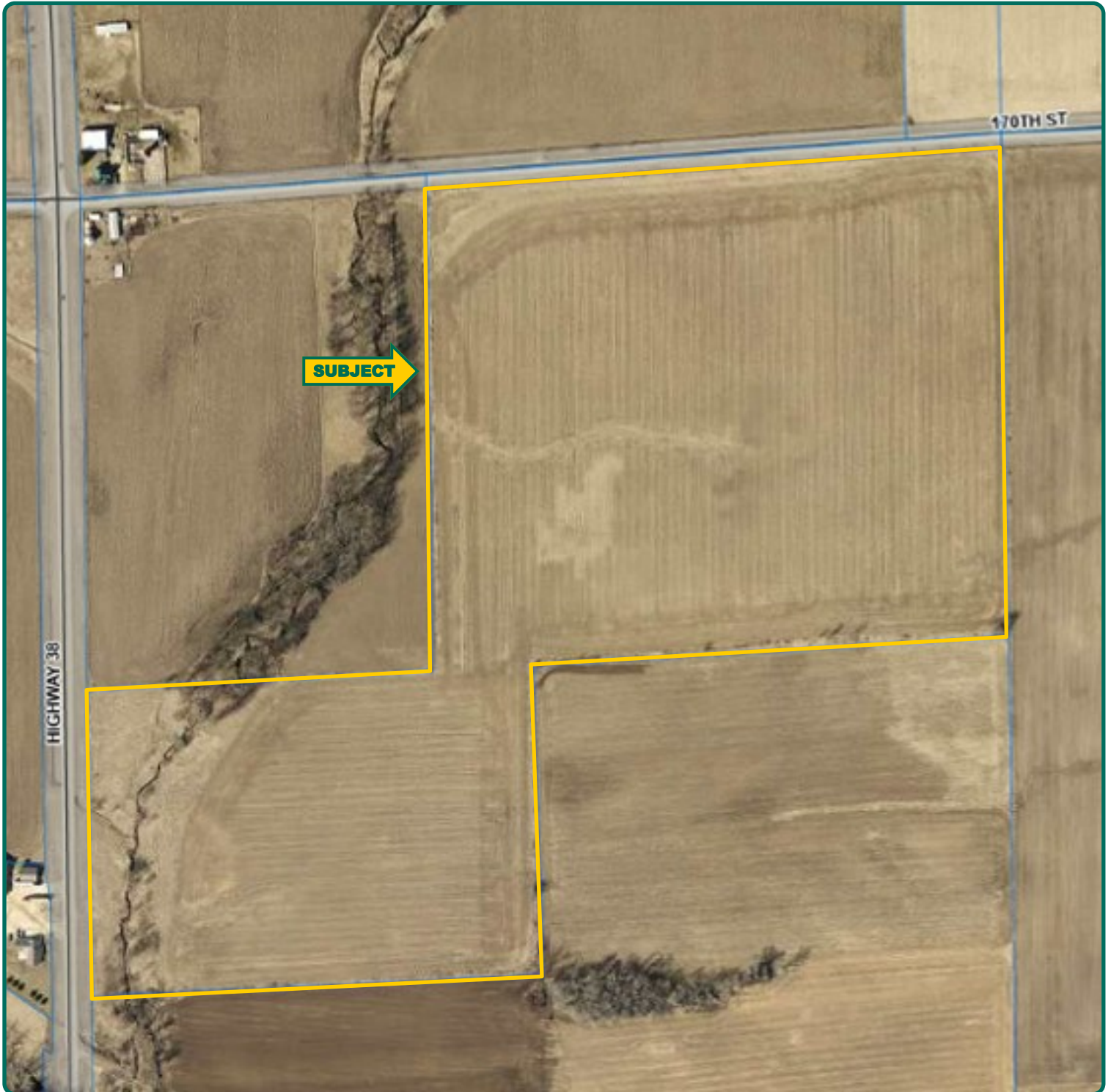
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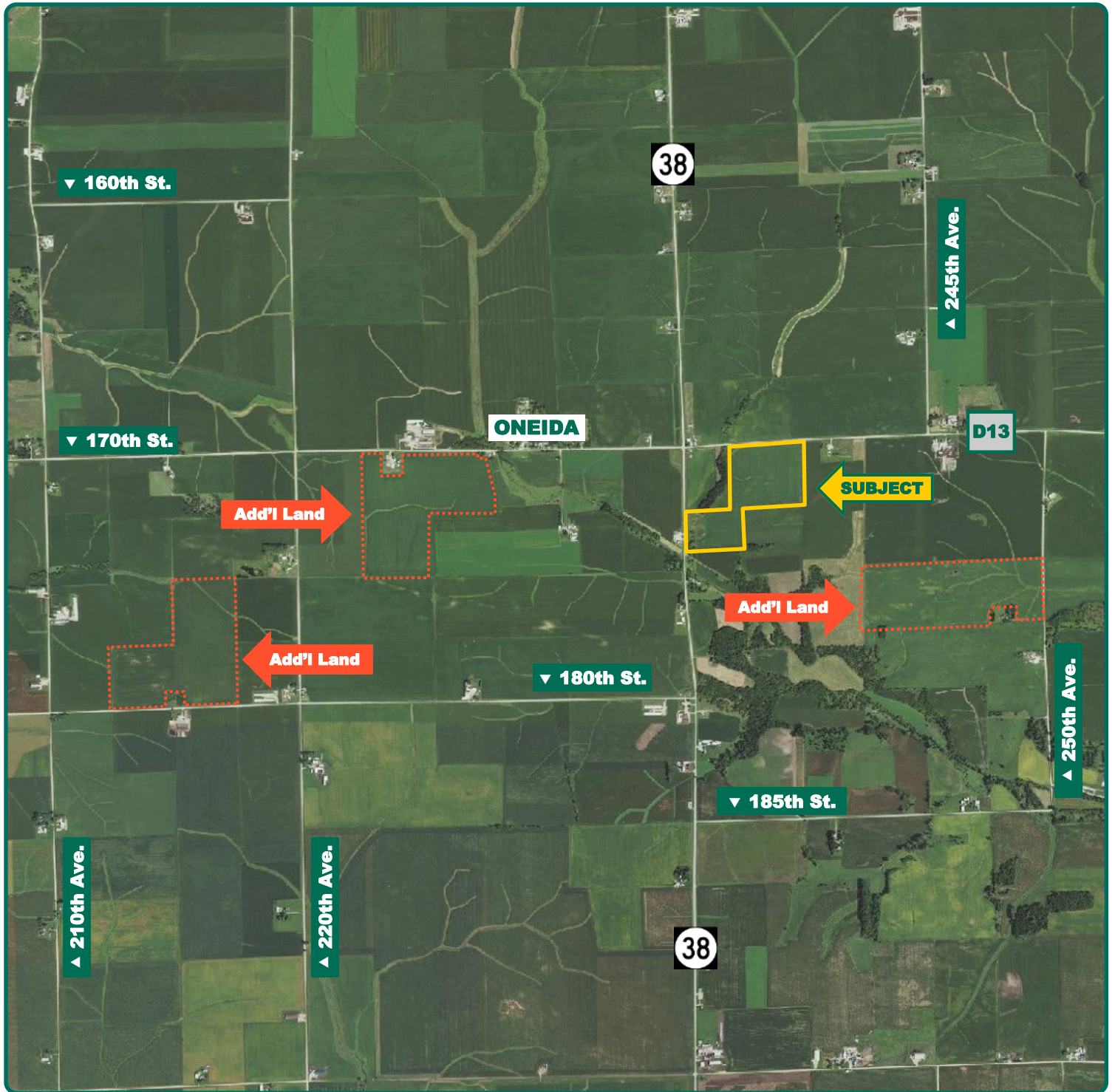


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Additional Land Aerial Photo



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