

Land For Sale

ACREAGE:

70.72 Acres, m/l

Delaware County, IA

LOCATION:



Property Key Features

- Located 2¹/₂ 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

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** Lawain Biermann, AFM Licensed Salesperson in IA & MN 319-239-1005 LawainB@Hertz.ag

REID: 010-2802-02



Plat Map

Oneida Township, Delaware County, IA

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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**



Aerial Photo

70.72 Acres, m/l



FSA/Eff. Crop Acre	es: 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: $2\frac{1}{2}$ miles south on IA-38 and $\frac{1}{4}$ mile east on 170th St. (Oneida Blacktop). The property is on the south side of the road.

Legal Description

The NE¹/₄ of the NE¹/₄, and the NW¹/₄ of the NE¹/₄ except the West 30 acres thereof, and the North 25 acres of the SW¹/₄ of the NE¹/₄, 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.

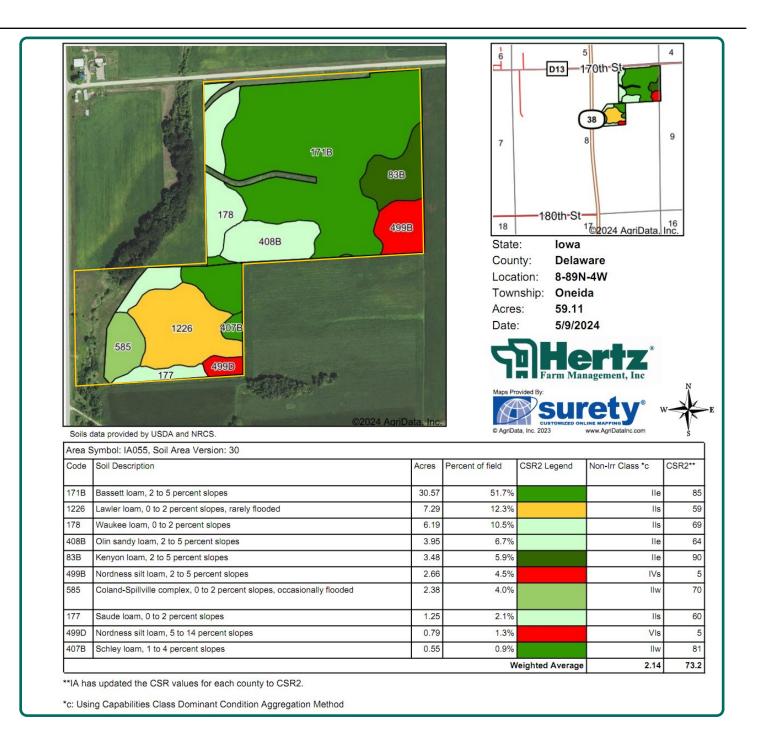
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Soil Map

59.11 FSA/Eff. Crop Acres



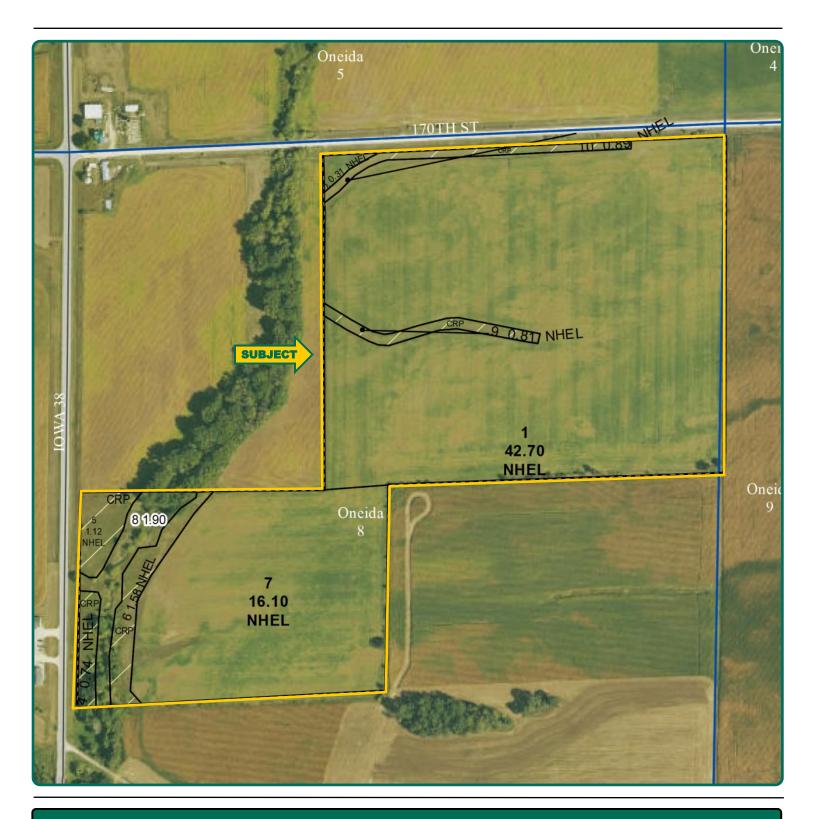
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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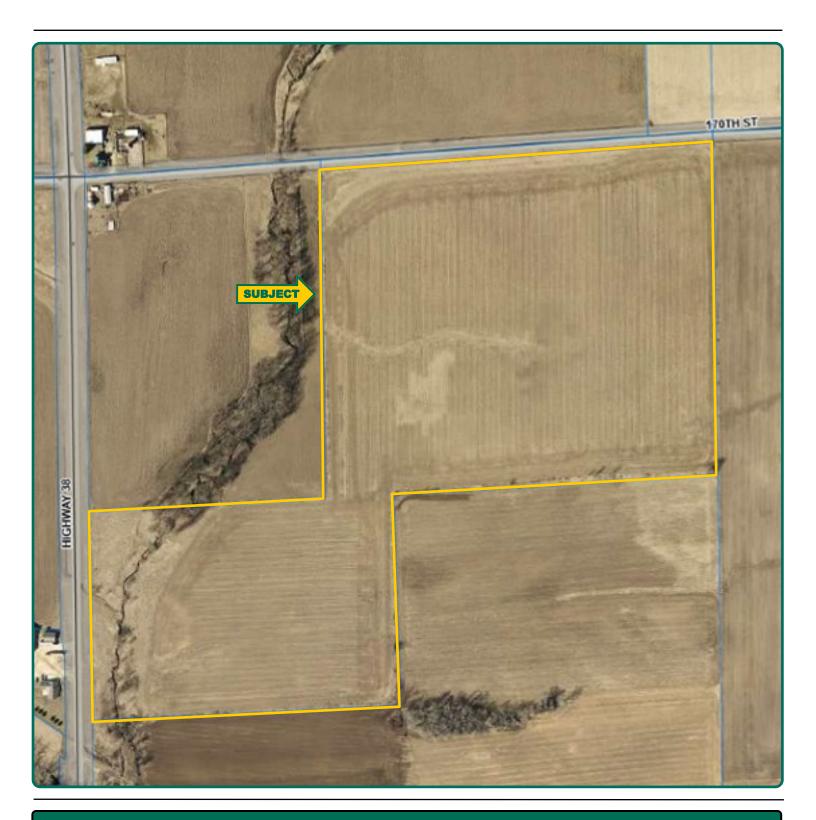


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Property Photos

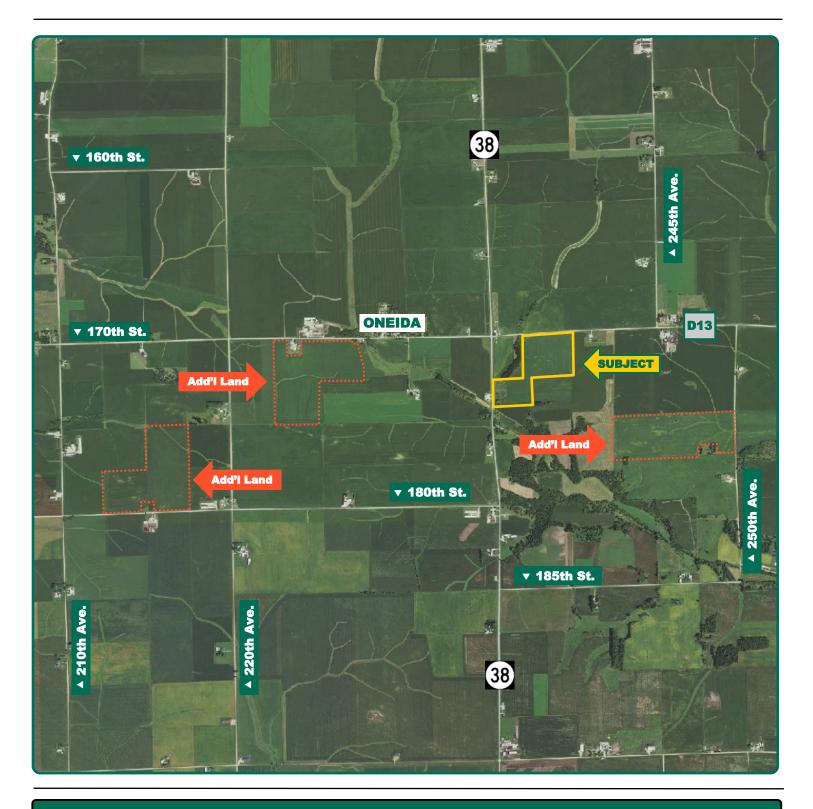




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Additional Land Aerial Photo



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