

Land For Sale

ACREAGE:

115.30 Acres, m/l

LOCATION:

Delaware County, IA



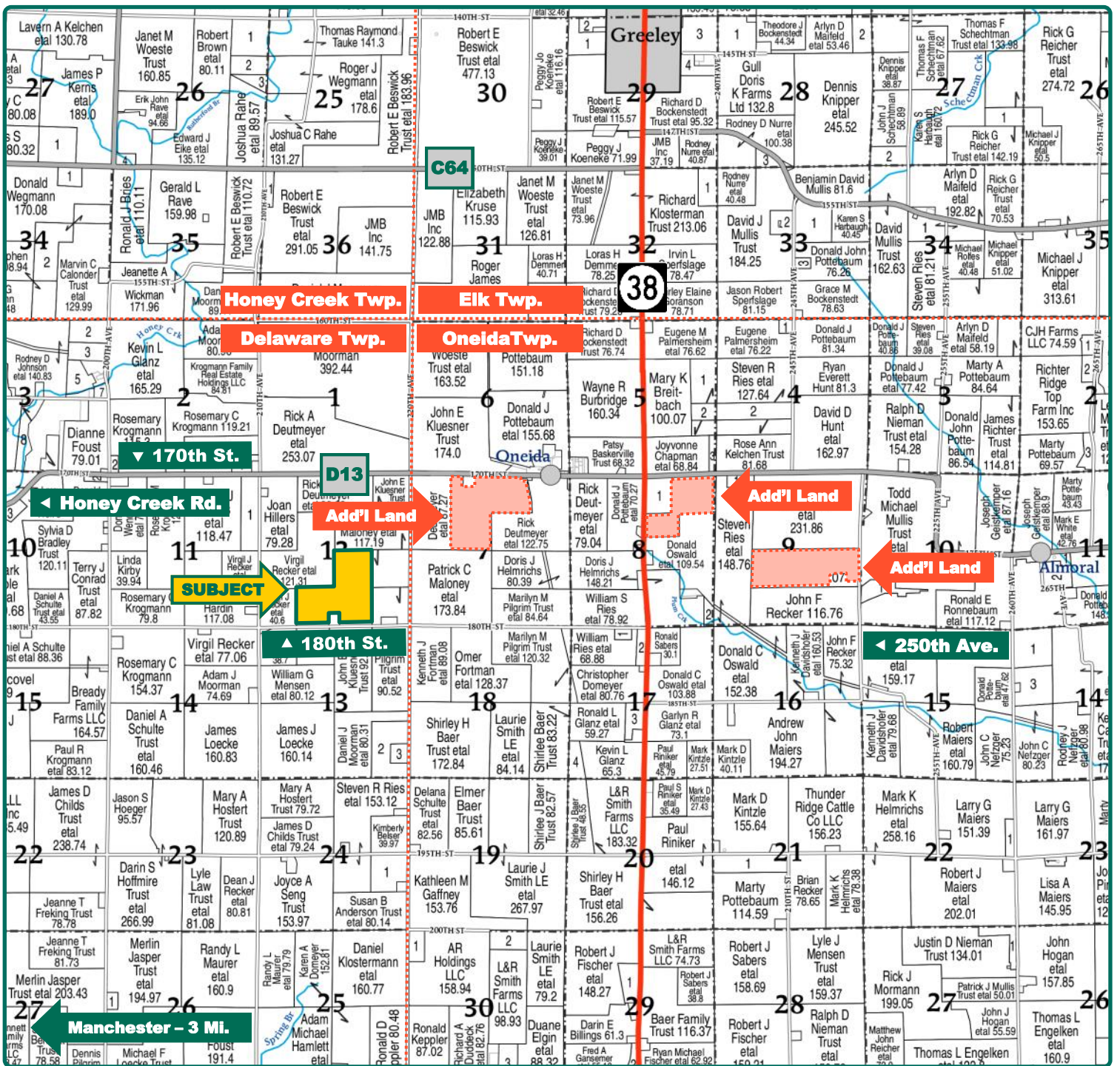
Property Key Features

- Located 5 Miles Northeast of Manchester, Iowa
- 114.37 FSA/Eff. Crop Acres with an 83.70 CSR2
- High-Quality Farmland

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FSA/Eff. Crop Acres:	114.37
Corn Base Acres:	112.57
Bean Base Acres:	1.80
Soil Productivity:	83.70 CSR2

Property Information

115.30 Acres, m/l

Location

From Manchester: 2¼ miles northeast Honey Creek Rd. and 2½ miles east on 180th St. The property is on the north side of the road.

Legal Description

The SE¼ of the SW¼ and the W½ of the SE¼ of Section 12, Township 89 North, Range 5 West of the 5th P.M., except the building site. Updated abstract to govern.

Price & Terms

- 1,931,275.00
- \$16,750/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: \$4,118.00
Net Taxable Acres: 115.30
Tax per Net Taxable Acre: \$35.72
Tax Parcel ID #s: 140120000810 & 150120000900

FSA Data

Farm 5910, Tract 1943
FSA/Eff. Crop Acres: 114.37
Corn Base Acres: 112.57
Corn PLC Yield: 137 Bu.
Bean Base Acres: 1.80
Bean PLC Yield: 42 Bu.

Soil Types/Productivity

Primary soils are Kenyon and Clyde-Floyd. CSR2 on the FSA/Eff. crop acres is 83.70. 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 highly productive Delaware County farm with an 83.70 CSR2.

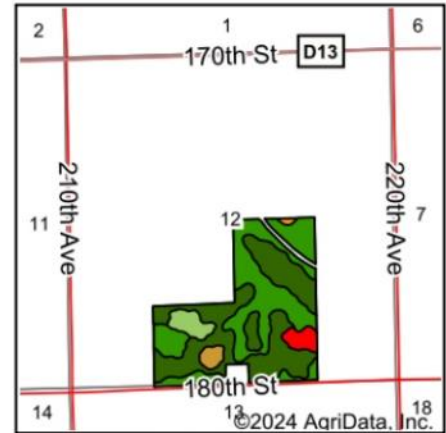
Additional Land for Sale

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

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State: **Iowa**
 County: **Delaware**
 Location: **12-89N-5W**
 Township: **Delaware**
 Acres: **114.37**
 Date: **5/9/2024**



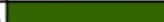




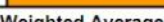
Maps Provided By:

 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	Irr Class *c	CSR2**	
83B	Kenyon loam, 2 to 5 percent slopes	52.73	46.1%			Ile	90	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	49.05	42.9%			IIw	87	
171C2	Bassett loam, 5 to 9 percent slopes, eroded	5.35	4.7%			IIIe	77	
776C	Lilah sandy loam, 2 to 9 percent slopes	3.91	3.4%			IVs	5	
241B	Burkhardt-Saude complex, 2 to 5 percent slopes	2.74	2.4%			IVs Ile	35	
221	Klossner muck, 1 to 4 percent slopes	0.59	0.5%			IIIw	48	
Weighted Average						2.17	*-	83.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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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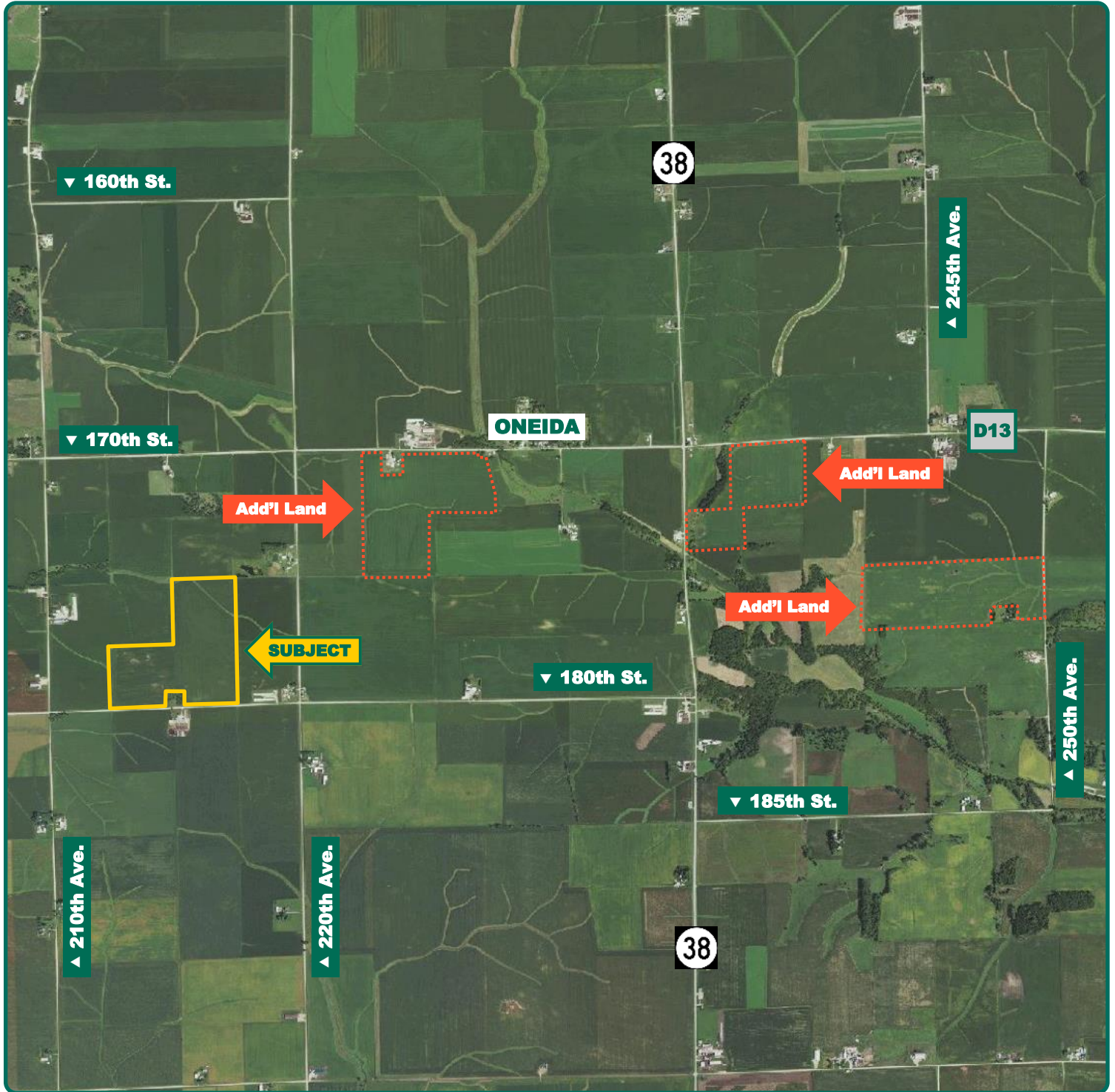


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Additional Land Aerial Photo



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