

Land For Sale

ACREAGE:

117.95 Acres, m/l

LOCATION:

Delaware County, IA

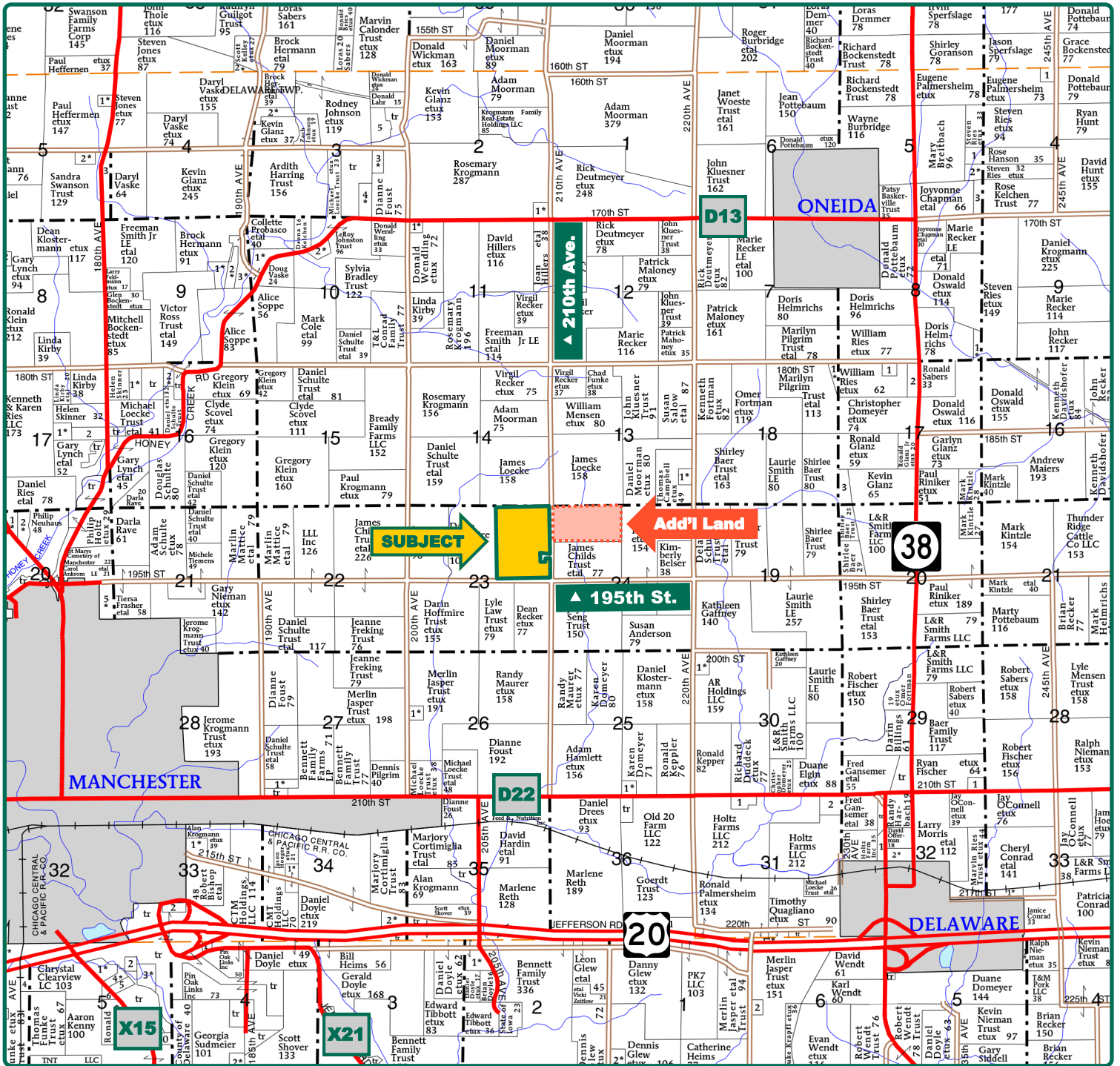


Property Key Features

- Located 2½ Miles East of Manchester, Iowa
- 114.77 FSA/Eff. Crop Acres with an 87.00 CSR2
- High-Quality Delaware County Cropland

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



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

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



FSA/Eff. Crop Acres: 114.77
Corn Base Acres: 114.77*
Soil Productivity: 87.00 CSR2

**Acres are estimated.*

Property Information

117.95 Acres, m/l

Location

From Manchester: 2½ miles east on 195th St. The property is on the north side of the road.

Legal Description

The E¼ of the NE¼, except Lot 1 of Hostert's Subdivision, of Section 23 Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa.

Price & Terms

- \$2,064,125.00
- \$17,500/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: \$4,282.00*

Gross Acres: 117.95

Exempt Road ROW Acres: 3.38

Net Taxable Acres: 114.57

Tax per Net Taxable Acre: \$37.37*

Tax Parcel ID #: 140230001510

**Taxes estimated due to recent survey of property and tax parcel split. Delaware County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm 508, Part of Tract 2003

FSA/Eff. Crop Acres: 114.77

Corn Base Acres: 114.77*

Corn PLC Yield: 170 Bu.

**Acres are estimated pending reconstitution of farm by the Delaware County FSA office.*

Soil Types/Productivity

Primary soils are Kenyon and Clyde-Floyd. CSR2 on the FSA/Eff. crop acres is 87.00. See soil map for detail.

Land Description

Topography is gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a high-quality Delaware County farm with an 87.00 CSR2.

Troy Louwagie, ALC

Licensed Broker in IA & IL

319-721-4068

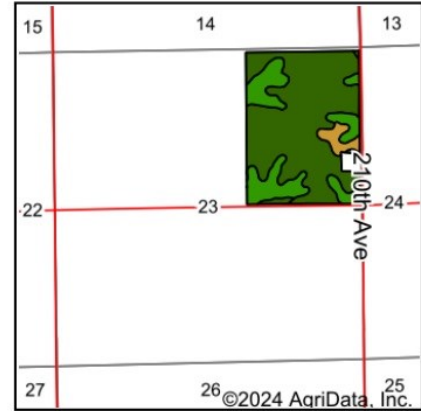
TroyL@Hertz.ag

319-895-8858

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

www.Hertz.ag



State: **Iowa**
 County: **Delaware**
 Location: **23-89N-5W**
 Township: **Delaware**
 Acres: **114.77**
 Date: **5/15/2024**



Maps Provided By:





 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

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	81.56	71.1%			IIe	90	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	27.45	23.9%			IIw	87	
241B	Burkhardt-Saude complex, 2 to 5 percent slopes	4.70	4.1%			IVs	IIe	35
399	Readlyn silt loam, 1 to 3 percent slopes	1.06	0.9%			Iw	91	
Weighted Average						2.07	*-	87

**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.

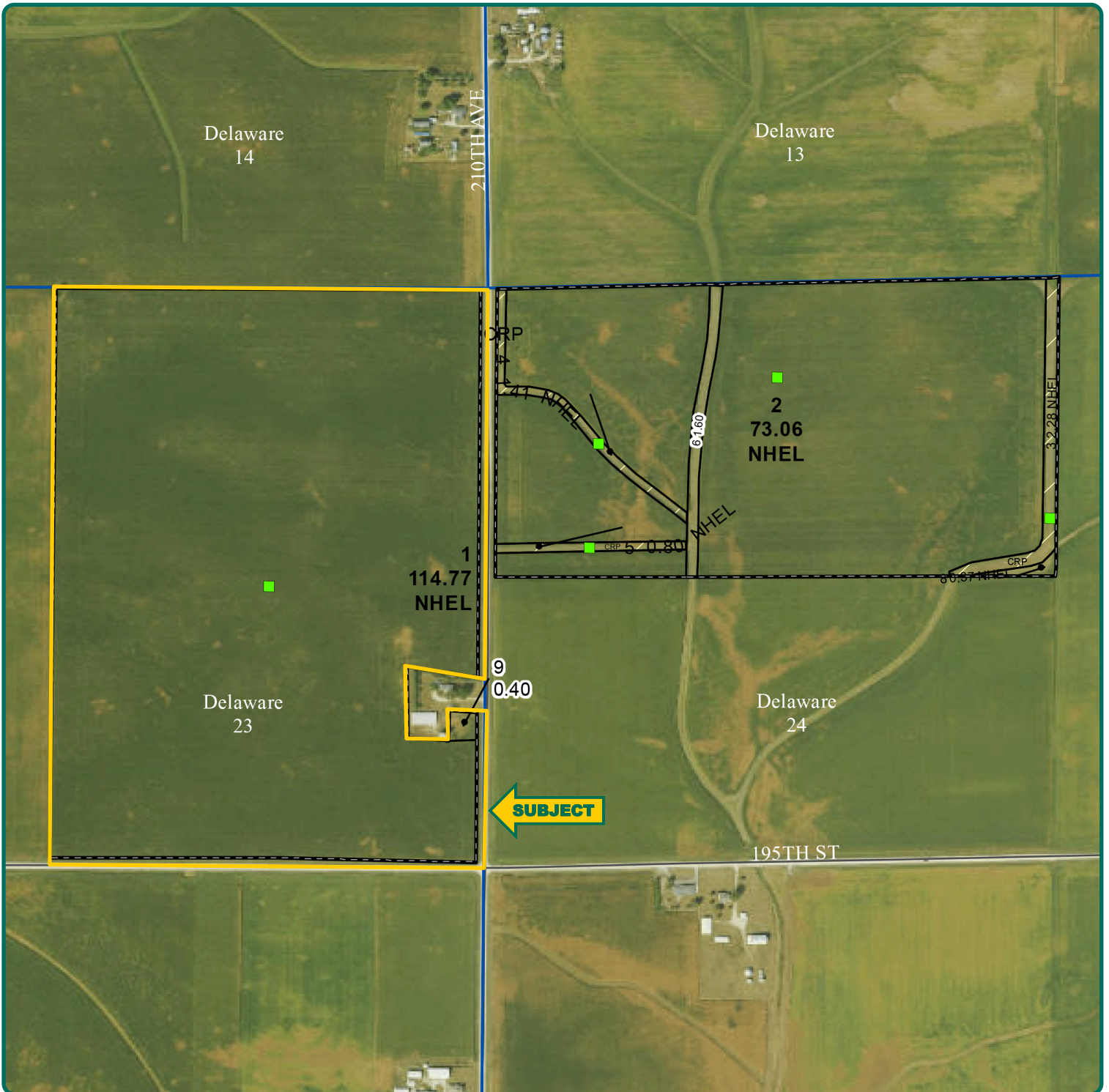
Additional Land for Sale

Seller has an additional tract of land for sale located east 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.

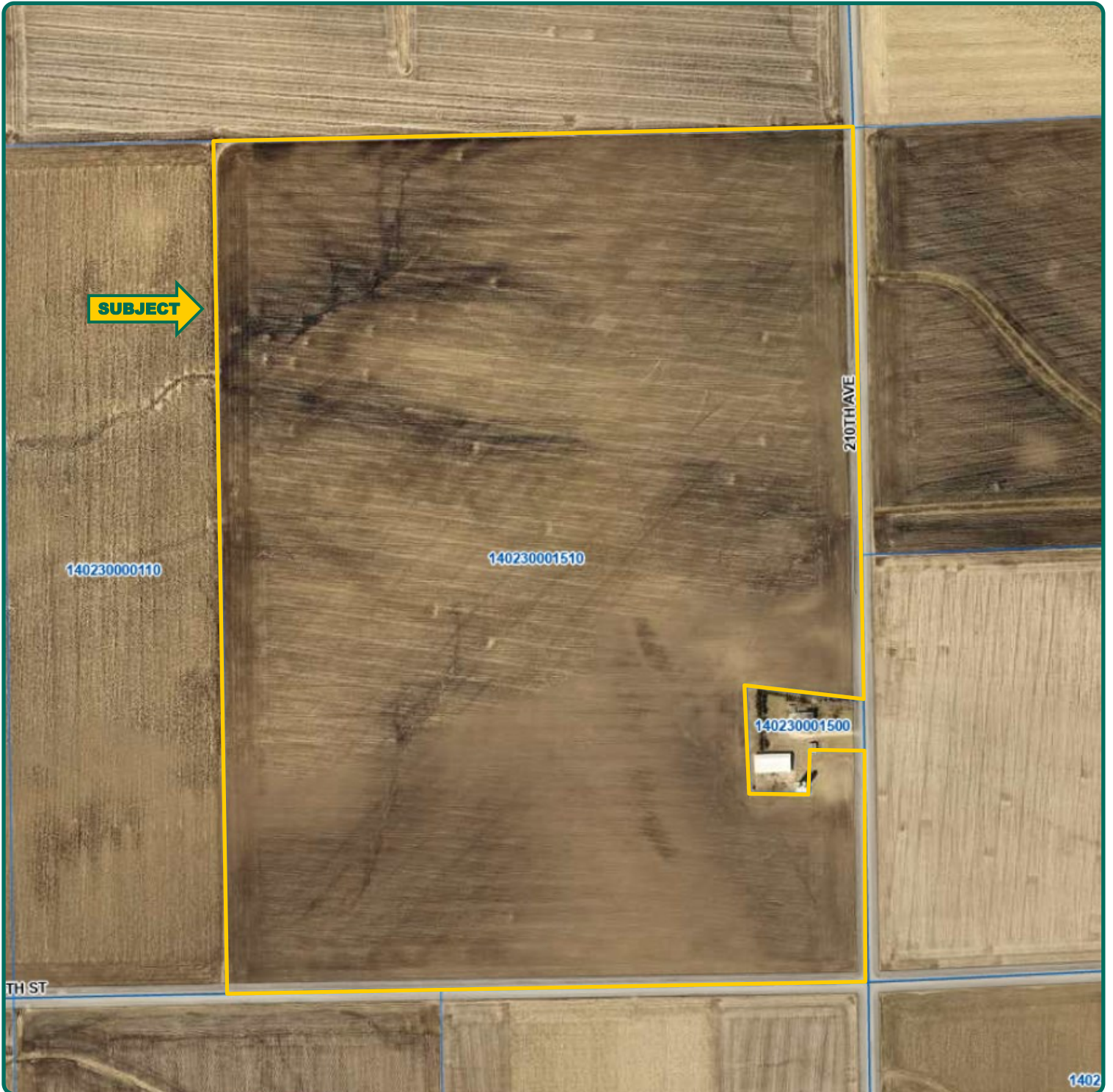
Troy Louwagie, ALC
 Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
 102 Palisades Road & Hwy. 1
 Mount Vernon, IA 52314
www.Hertz.ag



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



Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

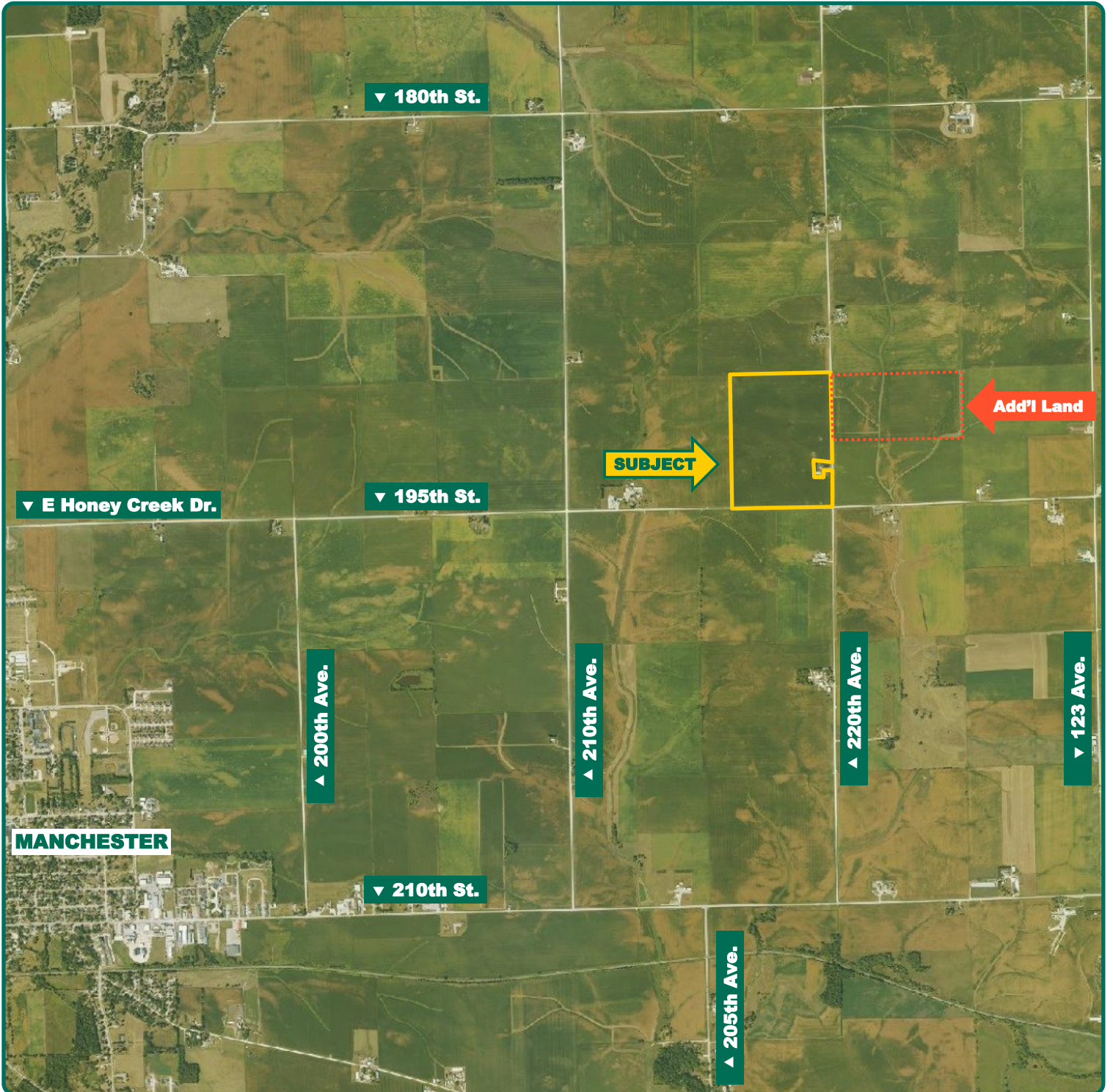
319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



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

Additional Land Aerial Photo



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