

Land For Sale

ACREAGE:

264.03 Acres, m/l

LOCATION:

Delaware County, IA

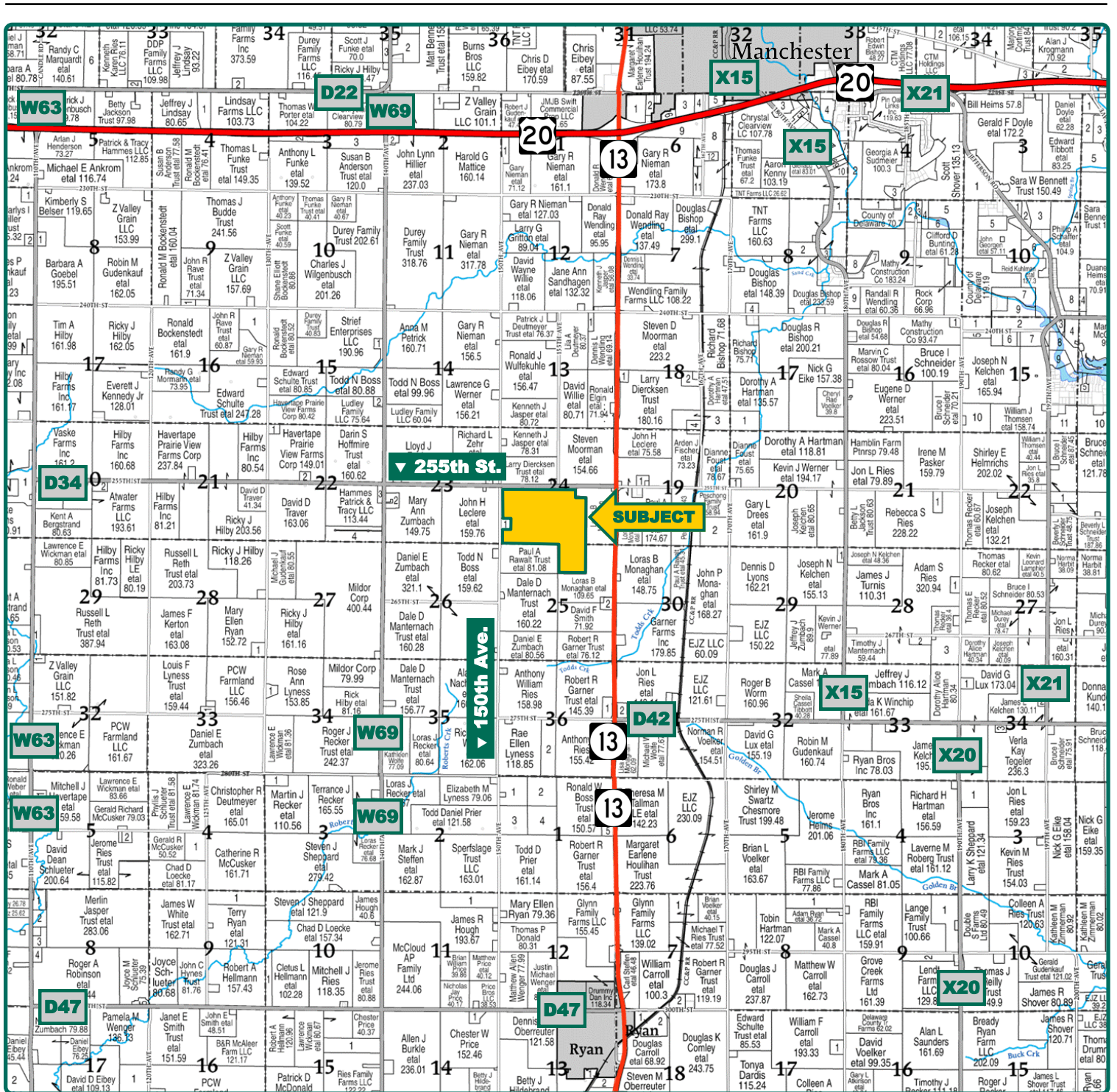


Property Key Features

- Located 3 Miles South of Manchester, Iowa
- 255.79 FSA/Eff. Crop Acres with an 85.10 CSR2
- Good-Quality Cropland & CRP on a Hard-Surfaced Road

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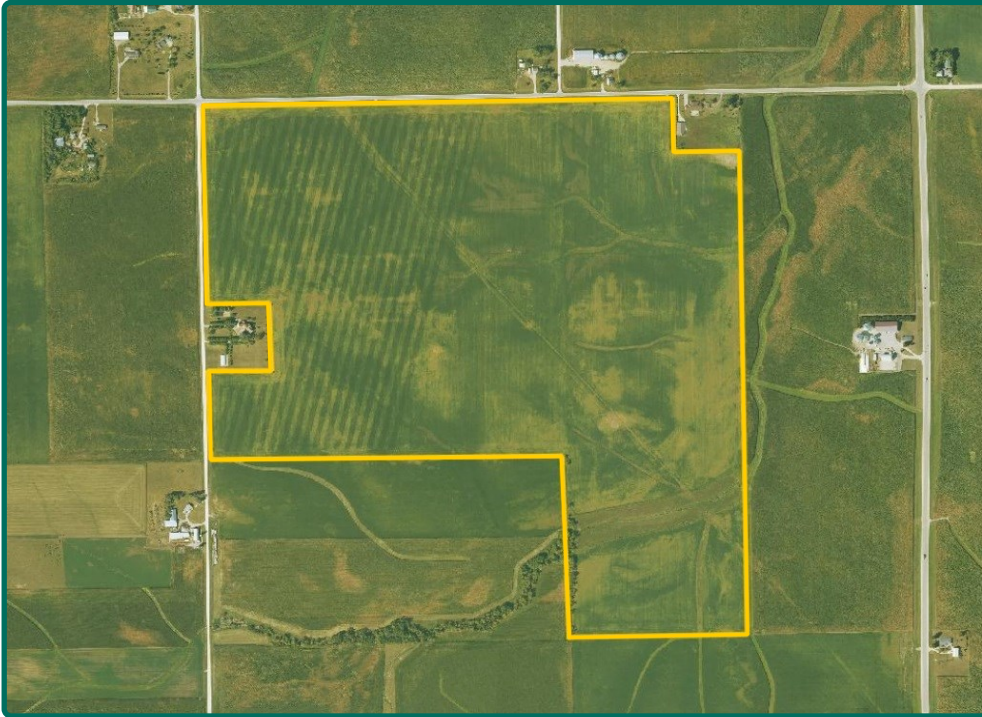
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FSA/Eff. Crop Acres:	255.79
CRP Acres:	7.62
Corn Base Acres:	253.05
Soil Productivity:	85.10 CSR2

Property Information

264.03 Acres, m/l

Location

From Manchester—Intersection of US-20 & IA-13: 3 miles south on IA-13 and ½ mile west on 255th St. The property is on the south side of the road.

Legal Description

The SW¼ of Section 24, the W½ SE¼ of Section 24 and the NW¼ NE¼ of Section 25, excepting the South 500' of the North 2000' of the West 500' of the SW¼ of Section 24 and further excepting the East 478' of the North 450' of the NW¼ SE¼ of Section 24, all in Township 88 North, Range 6 West of the 5th P.M., Delaware County, Iowa. Updated abstract to govern.

Price & Terms

- \$4,475,308.50
- \$16,950/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: \$10,210.00
 Net Taxable Acres: 264.03
 Tax per Net Taxable Acre: \$38.67
 Tax Parcel ID #: 260240000900,
 260240001000 & 260250001800

FSA Data

Farm 1299, Tract 240
 FSA/Eff. Crop Acres: 149.25
 Corn Base Acres: 149.25
 Corn PLC Yield: 168 Bu.

Farm 4026, Tract 3792

FSA/Eff. Crop Acres: 106.54
 CRP Acres: 7.62
 Corn Base Acres: 103.80
 Corn PLC Yield: 168 Bu.

CRP Contracts

There are two CRP contracts on this property:

- There are 6.58 acres enrolled in a CP-21 contract that pays \$344.85/acre - or \$2,269.00 annually - and expires September 30, 2024.
- There are 1.04 acres enrolled in a CP-8A contract that pays \$232.00/acre - or \$241.00 annually - and expires September 30, 2030.

Soil Types/Productivity

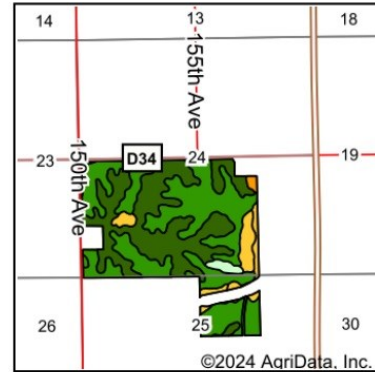
Primary soils are Clyde-Floyd and Kenyon. CSR2 on the FSA/Eff. crop acres is 85.10. See soil map for detail.

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




Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Delaware**
 Location: **24-88N-6W**
 Township: **Prairie**
 Acres: **255.79**
 Date: **7/12/2024**



Area 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	128.79	50.3%		Ilw	87
83B	Kenyon loam, 2 to 5 percent slopes	101.07	39.5%		Ile	90
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	8.51	3.3%		Ils	59
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	6.77	2.6%		Ilw	54
408B	Olin sandy loam, 2 to 5 percent slopes	3.75	1.5%		Ile	64
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	3.01	1.2%		Ille	50
284	Flagler fine sandy loam, 0 to 2 percent slopes	1.67	0.7%		Ils	56
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	1.58	0.6%		Ille	45
883B	Cresken clay loam, 2 to 5 percent slopes	0.64	0.3%		Ile	86
Weighted Average					2.02	85.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Land Description

This farm is gently rolling.

Drainage

Drainage is natural with some tile.

Buildings/Improvements

None.

Water & Well Information

None.

Petroleum Pipeline

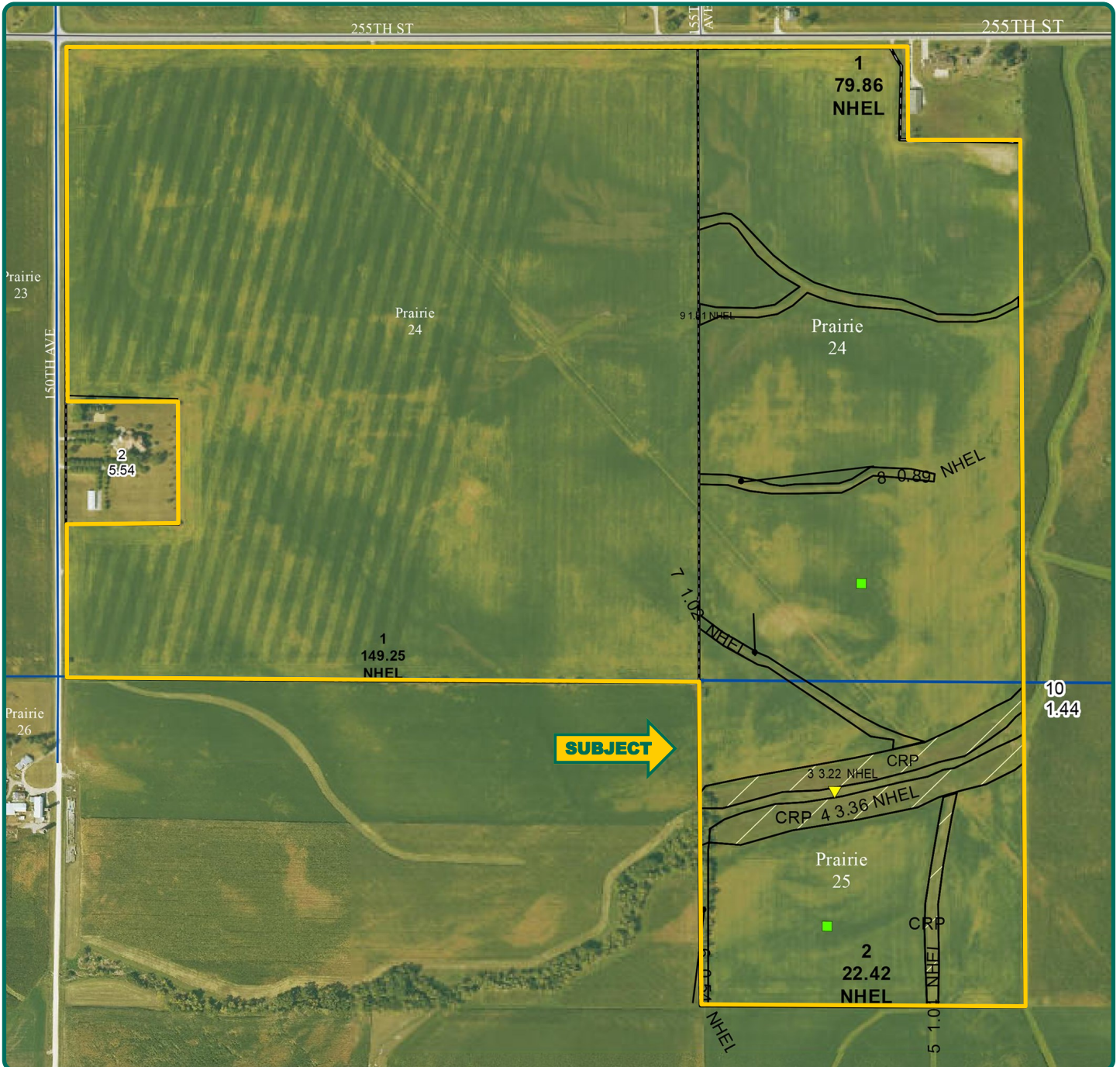
A petroleum pipeline runs through this farm. Contact the listing agent for more information.

Comments

This highly productive Delaware County farm is located just south of Manchester on a hard-surfaced road and has an 85.10 CSR2.

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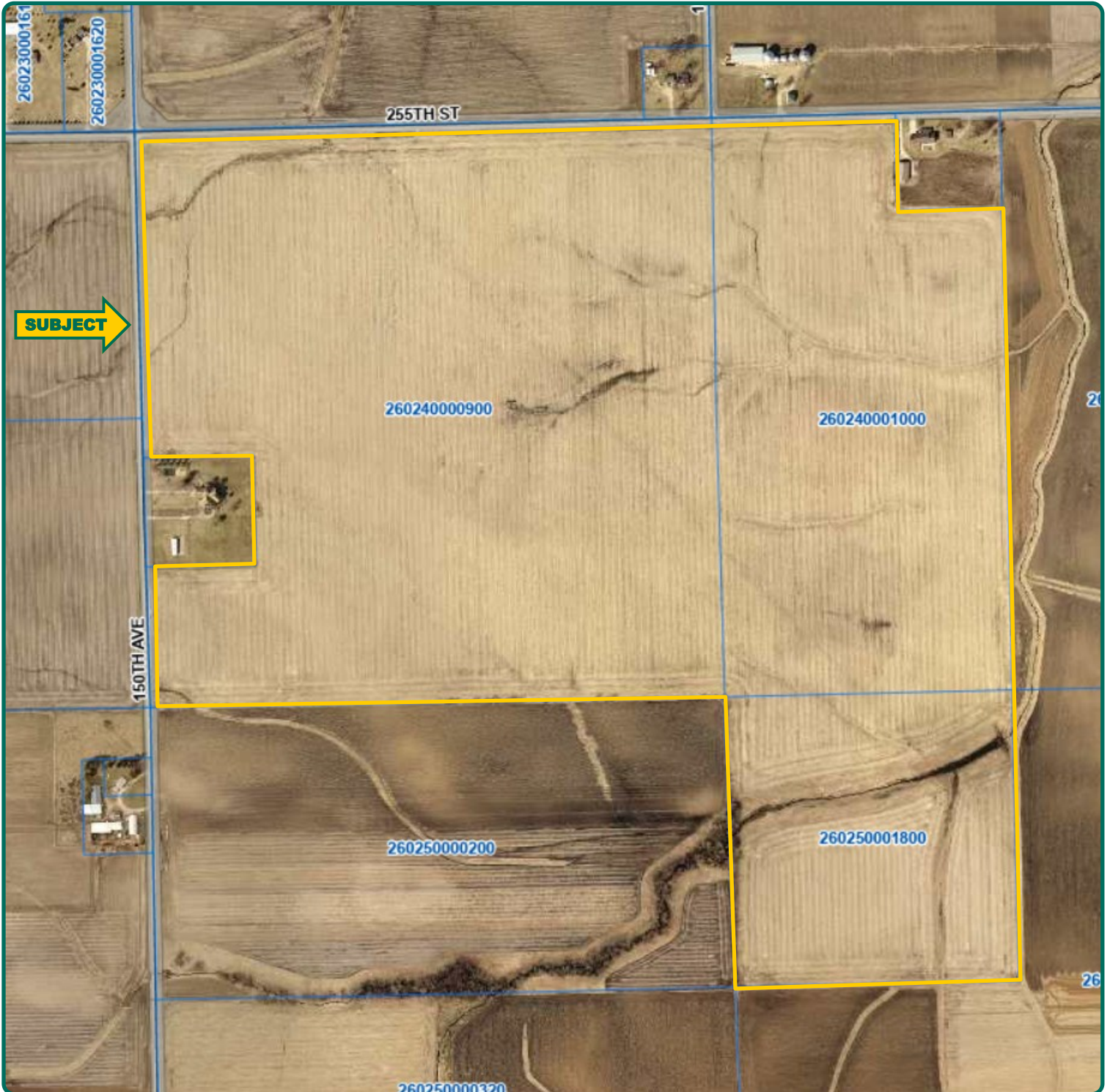
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. 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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