

Land For Sale

ACREAGE:

32.97 Acres, m/l

LOCATION:

Delaware County, IA



Property Key Features

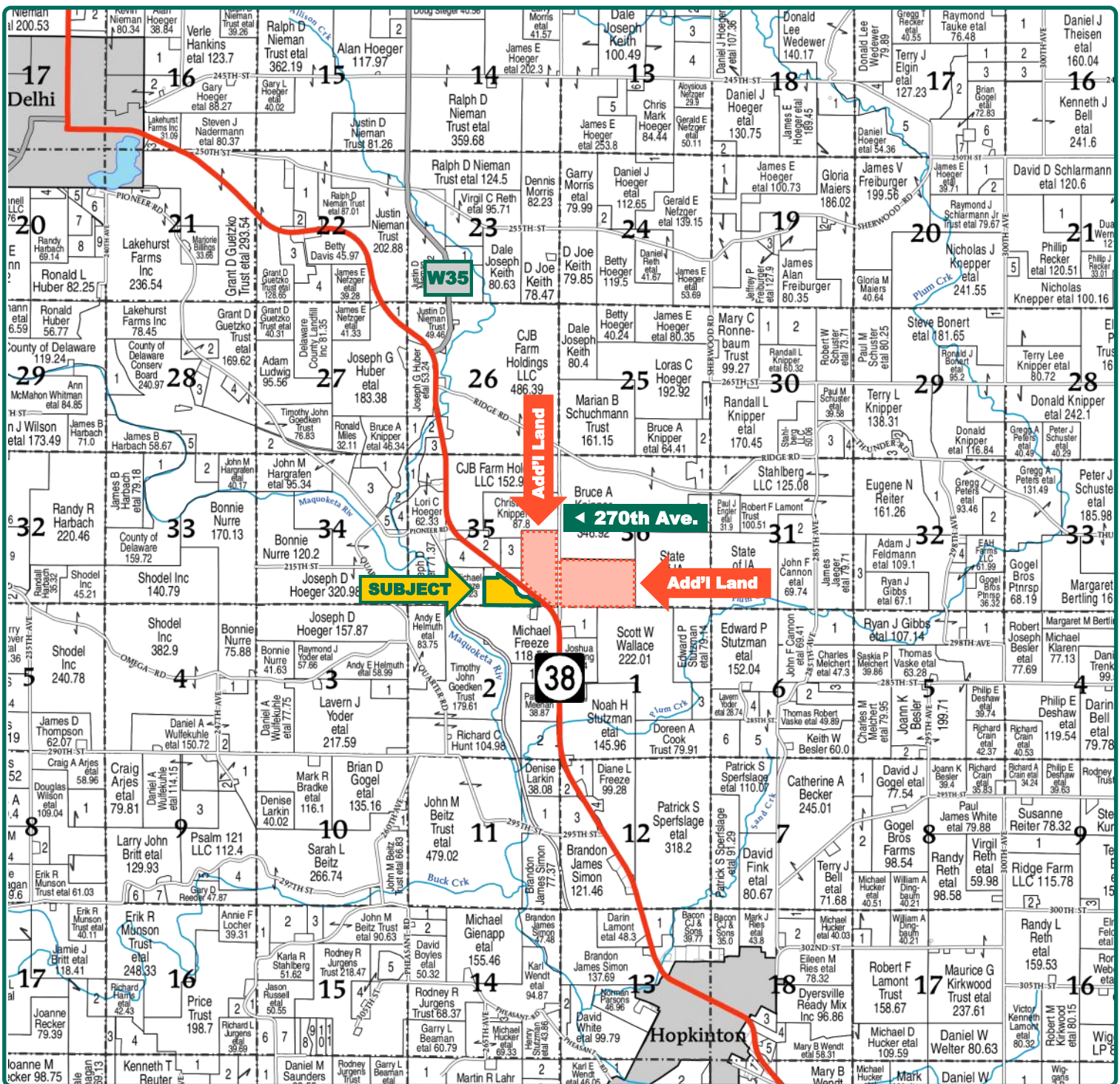
- Located 2½ Miles North of Hopkinton, IA
- 11.94 Est. FSA/Eff. Crop Acres
- Attractive Building Site on Hard-Surfaced Road

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

Kyle Bell, AFM
Licensed Salesperson in IA
563-451-4956
KyleB@Hertz.ag

REID: 010-2835-01



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FSA/Eff. Crop Acres:	11.94*
Corn Base Acres:	8.09*
Bean Base Acres:	0.91*
Soil Productivity:	13.60 CSR2

**Acres are estimated.*

Property Information

32.97 Acres, m/l

Location

From Hopkinton: 2½ miles north on IA-38. The property is on the south side of the road. Just west of the 270th Ave. intersection.

Legal Description

That part of the S½ of the SE¼ of Section 35, Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa, lying south of State Highway 38, excepting Parcel H and Parcel I. Exact legal to be taken from survey and abstract.

Price & Terms

- \$412,125.00
- \$12,500/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: \$348.00*
 Net Taxable Acres: 32.97*
 Tax per Net Taxable Acre: \$10.56*
 Tax Parcel ID #: Part of 220350001200
**Taxes estimated pending survey of property. Delaware County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Farm 4061, Part of Tract 2187
 FSA/Eff. Crop Acres: 11.94*
 Corn Base Acres: 8.09*
 Corn PLC Yield: 142 Bu.
 Bean Base Acres: 0.91*
 Bean PLC Yield: 44 Bu.
**Acres are estimated pending reconstitution of farm by the Delaware County FSA office.*

Soil Types/Productivity

Primary soil is Chelsea. CSR2 on the estimated FSA/Eff. crop acres is 13.60. See soil map for detail.

Land Description

The land is gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

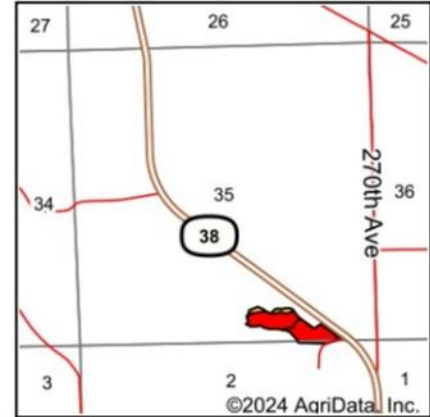
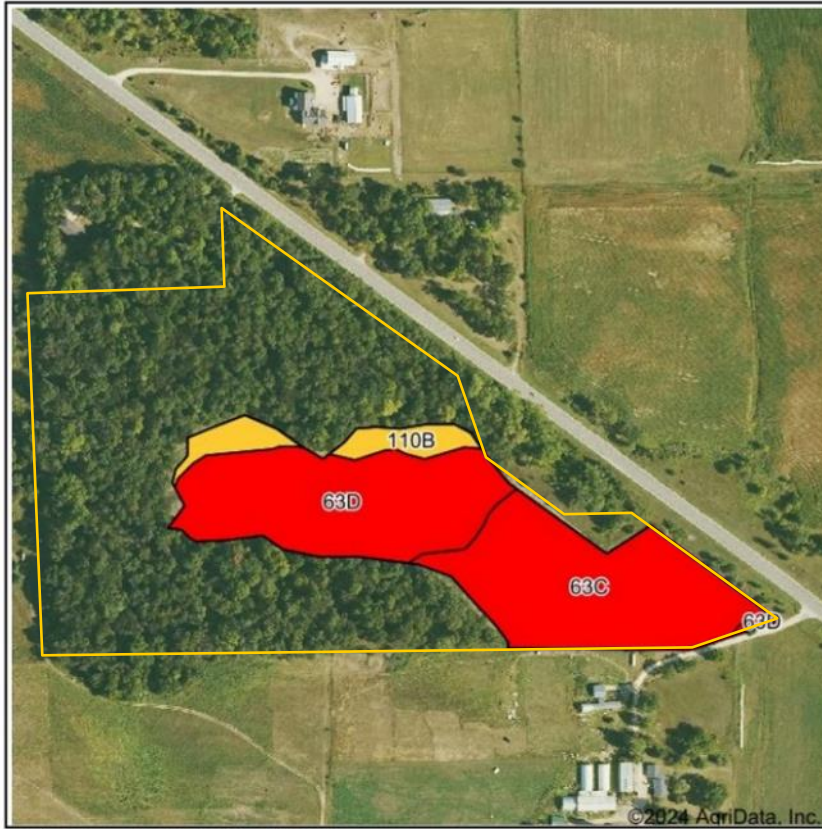
Comments

This is an attractive farm located on a hard-surfaced road with a mixture of timber and cropland.

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State: Iowa
County: Delaware
Location: 35-88N-4W
Township: Delhi
Acres: 11.94
Date: 7/16/2024



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**
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	5.44	45.6%		IVs	14
63D	Chelsea loamy fine sand, 9 to 14 percent slopes	5.35	44.8%		VIIs	5
110B	Lamont fine sandy loam, 2 to 5 percent slopes	1.15	9.6%		IIIe	52
Weighted Average					4.80	13.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Additional Land for Sale

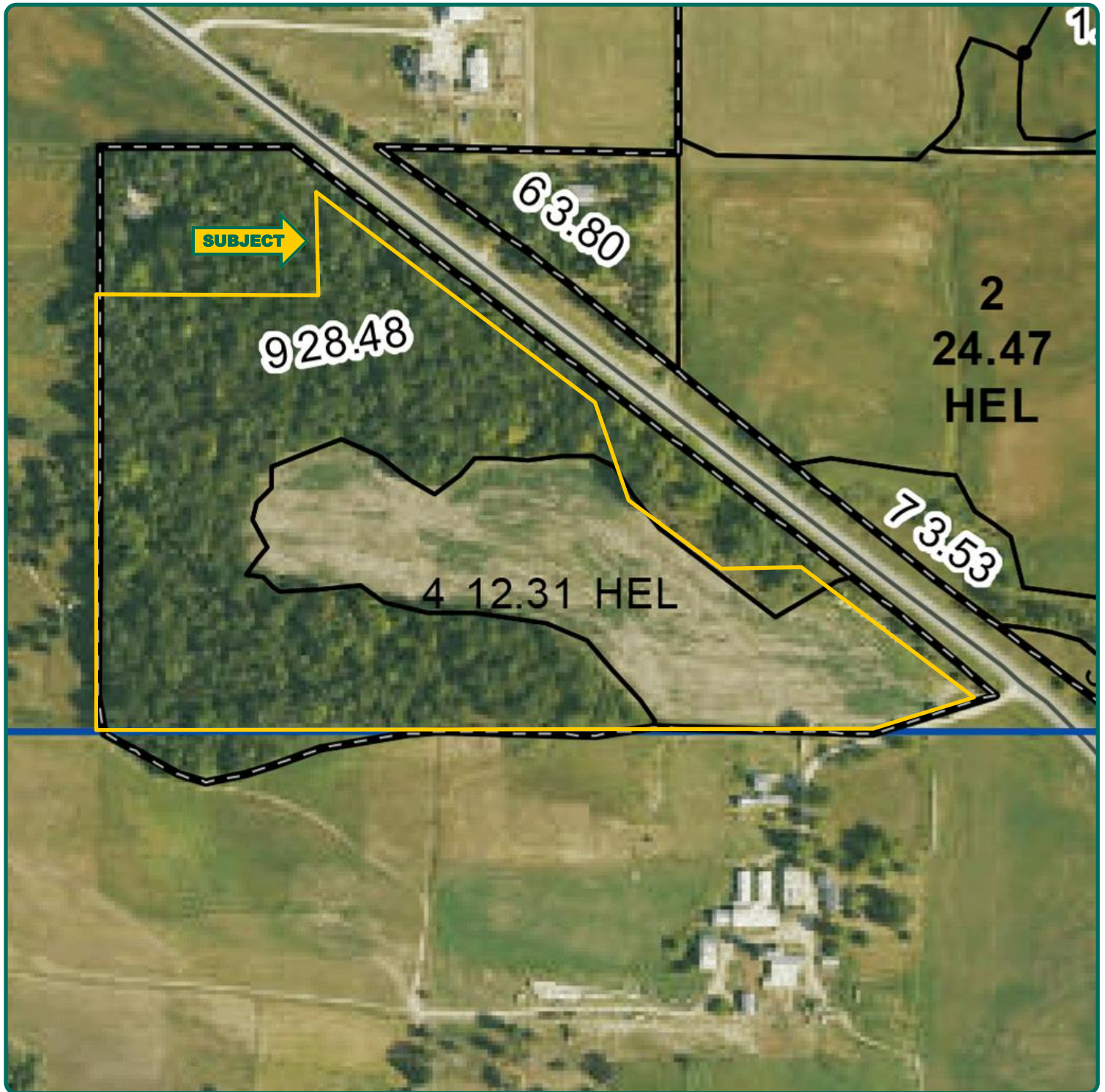
Seller has two additional tracts of land for sale located east of this property. See Additional Land Aerial Photo.

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.

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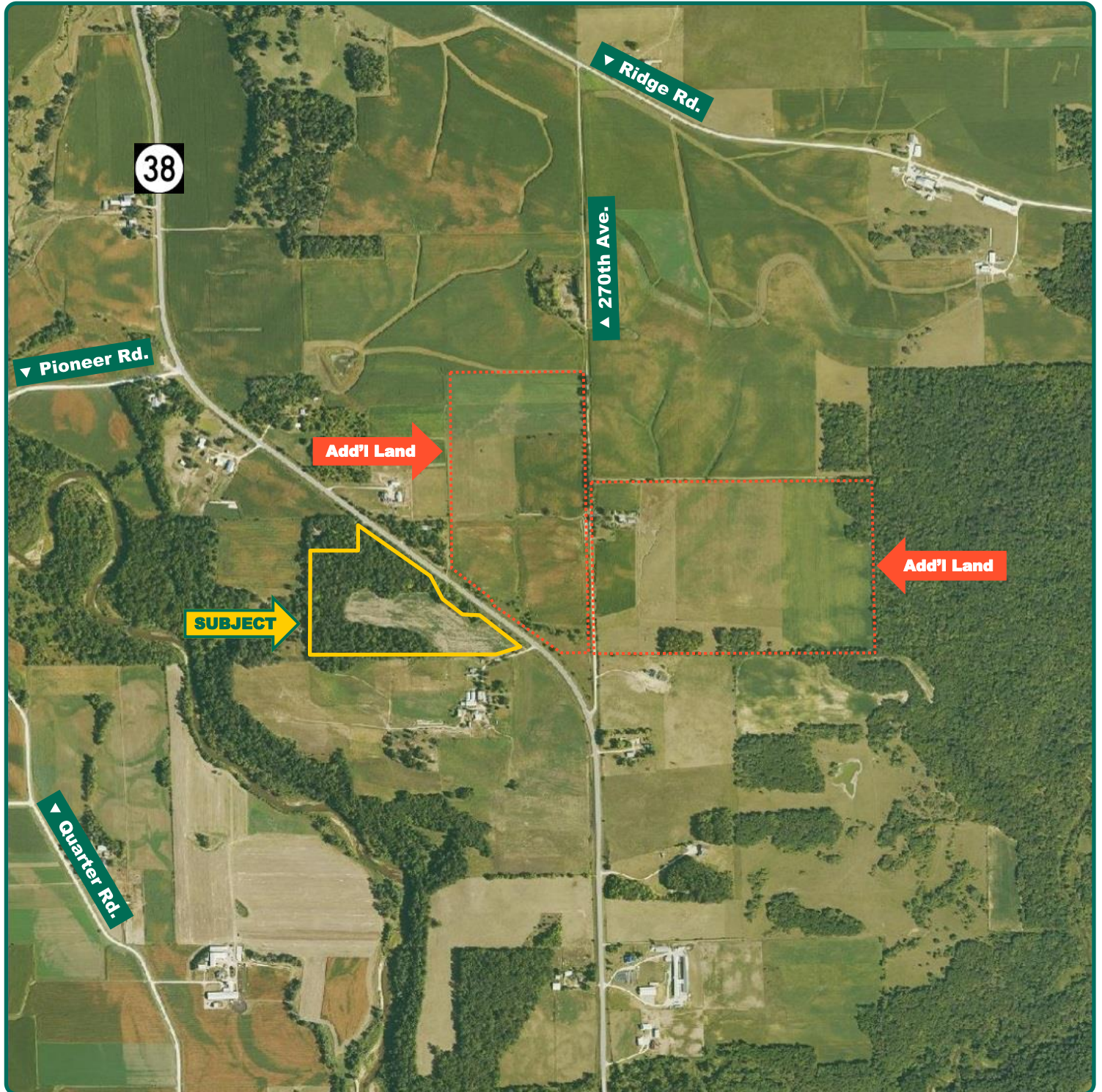


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Additional Land Aerial Photo



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