

# Land For Sale

**ACREAGE:**

**69.16 Acres, m/l**

**LOCATION:**

**Delaware County, IA**



## Property Key Features

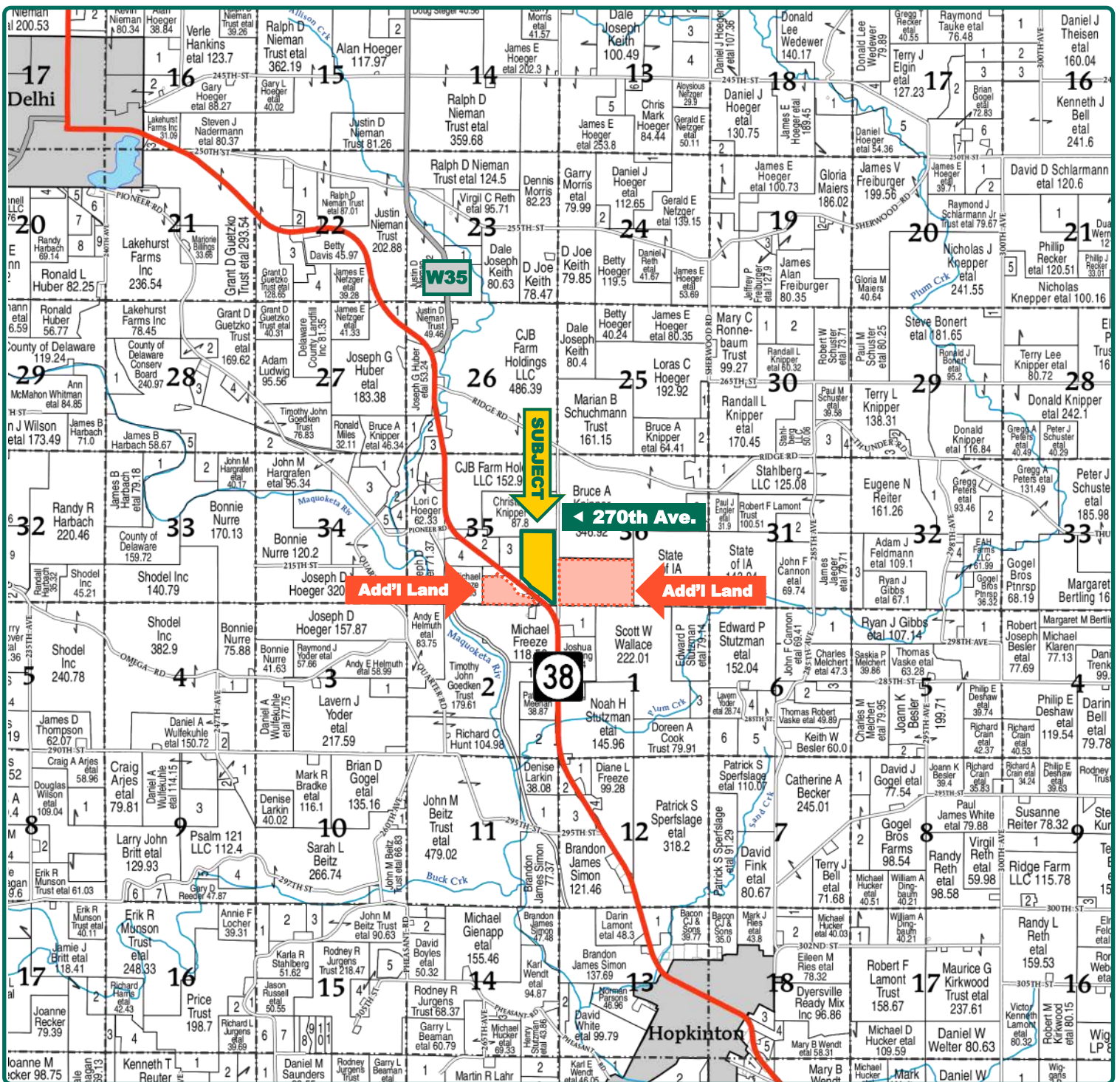
- Located 2½ Miles North of Hopkinton, IA
- 63.49 Est. FSA Eff. Crop Acres with a 31.90 CSR2
- Productive Farm on a Hard-Surfaced Road

**Troy Louwagie, ALC**  
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REID: 010-2835-02

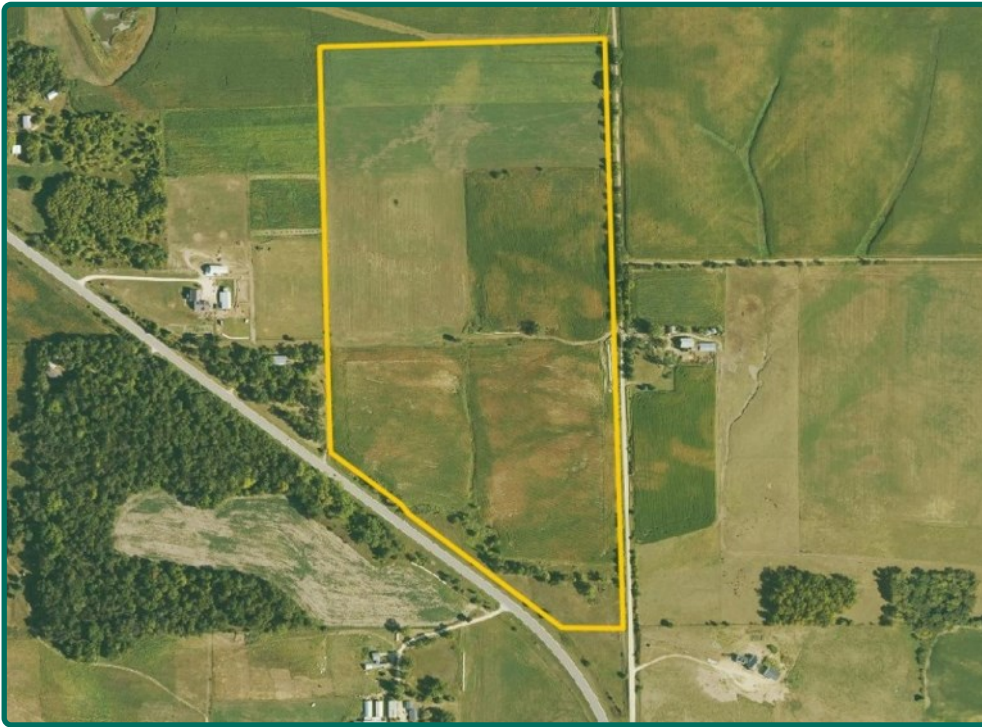


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**FSA/Eff. Crop Acres:** 63.49\*  
**Corn Base Acres:** 43.03\*  
**Bean Base Acres:** 4.86\*  
**Soil Productivity:** 31.90 CSR2

*\*Acres are estimated.*

## Property Information

**69.16 Acres, m/l**

### Location

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

### Legal Description

That part the E½ of the SE¼ lying north of State Highway 38 in Section 35, Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa. Exact legal to be determined by survey and abstract.

### Price & Terms

- \$864,500.00
- \$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: \$730.00  
 Net Taxable Acres: 69.16\*  
 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: 63.49\*  
 Corn Base Acres: 43.03\*  
 Corn PLC Yield: 142 Bu.  
 Bean Base Acres: 4.86\*  
 Bean PLC Yield: 44 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Delaware County FSA office.*

### Soil Types/Productivity

Primary soils are Chelsea, Emeline and Rockton. CSR2 on the estimated FSA/Eff. crop acres is 31.90. See soil map for detail.

### Land Description

The land is gently rolling.

### Drainage

Drainage is natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

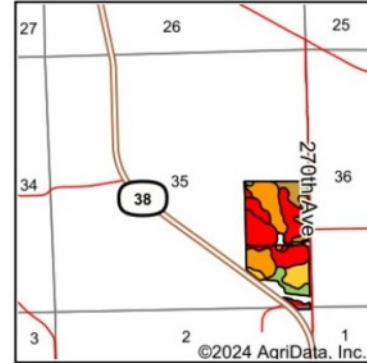
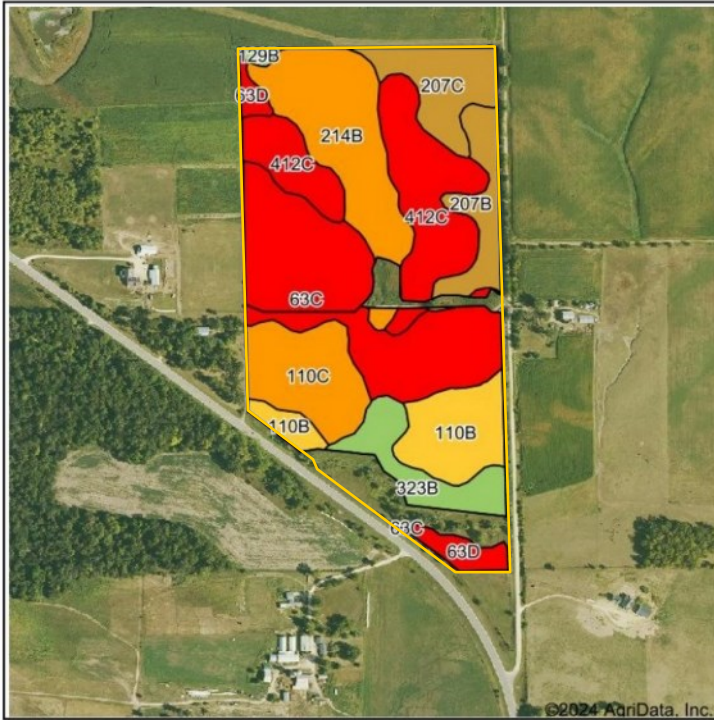
### Comments

This is a nice Delaware County farm located between Hopkinton and Delhi on a hard-surfaced road.

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State: **Iowa**  
 County: **Delaware**  
 Location: **35-88N-4W**  
 Township: **Delhi**  
 Acres: **63.49**  
 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	15.70	24.8%		IVs	14
412C	Emeline loam, 2 to 9 percent slopes	11.20	17.6%		IVs	7
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent	9.81	15.5%		IIe	49
110C	Lamont fine sandy loam, 5 to 9 percent slopes	6.19	9.7%		IIIe	47
110B	Lamont fine sandy loam, 2 to 5 percent slopes	6.17	9.7%		IIIe	52
207C	Whalan loam, 20 to 30 inches to limestone, 5 to 9 percent slope	4.58	7.2%		IIIe	33
323B	Fort Dodge loam, 2 to 5 percent slopes	4.00	6.3%		IIe	79
207B	Whalan loam, 20 to 30 inches to limestone, 2 to 5 percent slope	3.51	5.5%		IIe	38
63D	Chelsea loamy fine sand, 9 to 14 percent slopes	2.00	3.2%		VIs	5
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	0.33	0.5%		IIw	73
<b>Weighted Average</b>					<b>3.24</b>	<b>31.9</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Additional Land for Sale

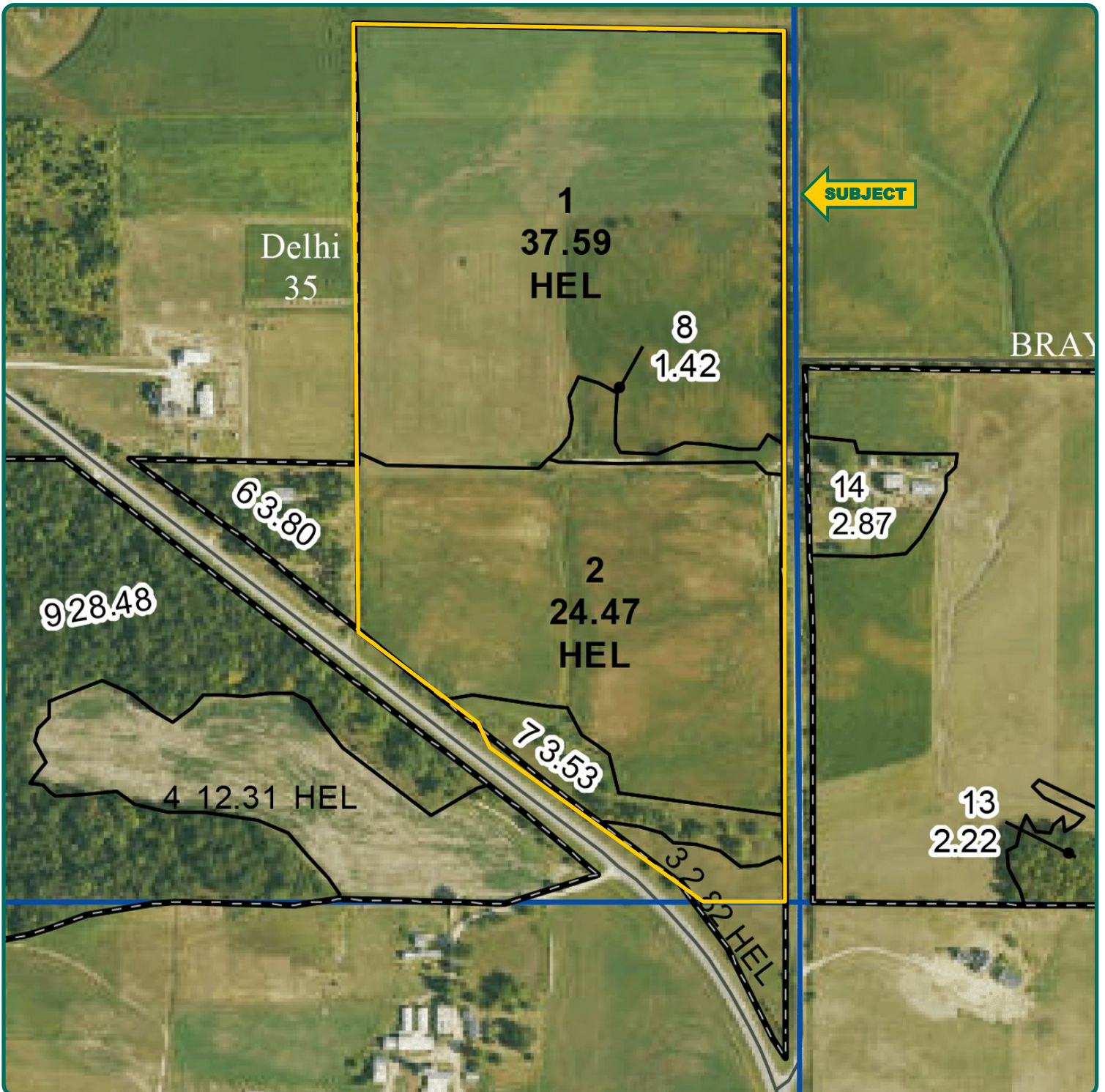
Seller has two additional tracts of land for sale, one located east and the other west of this property. See Additional Land Aerial Photo.

*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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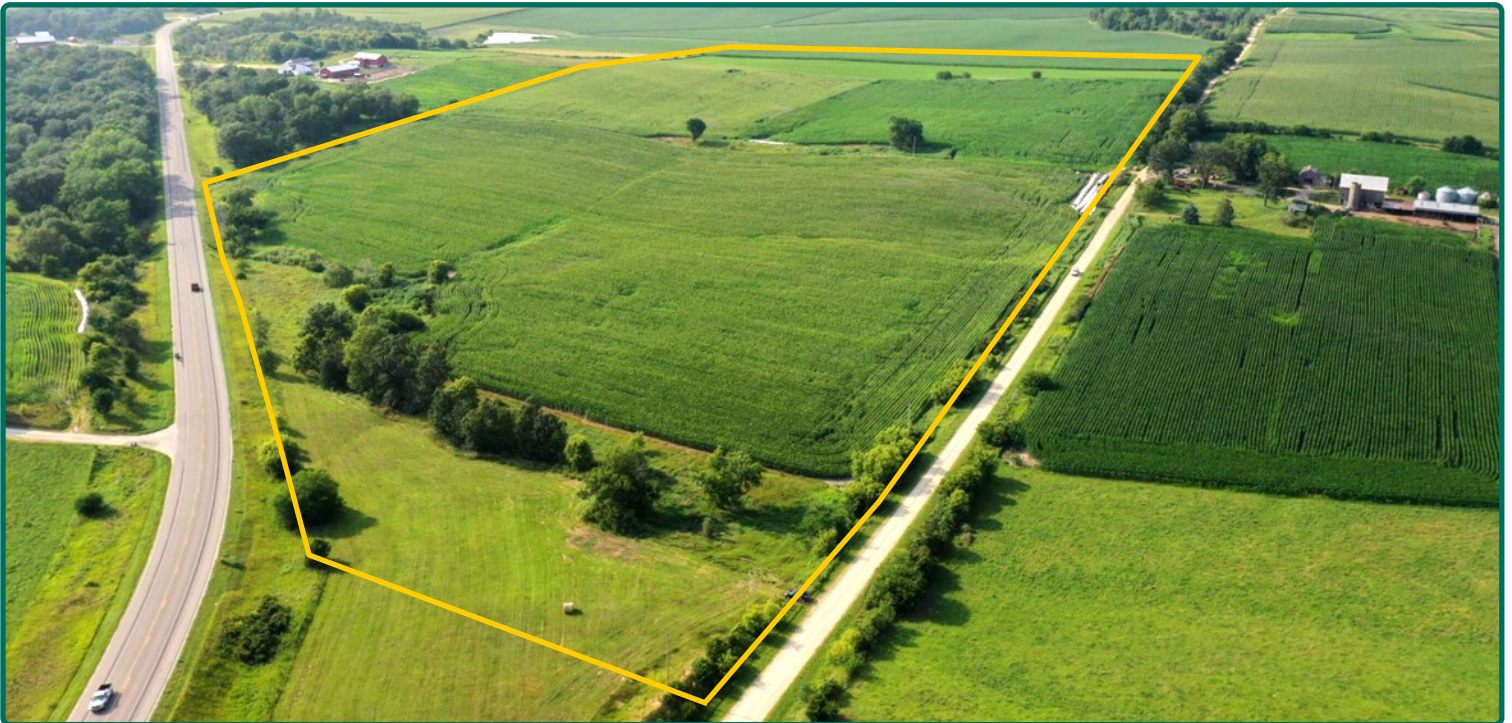
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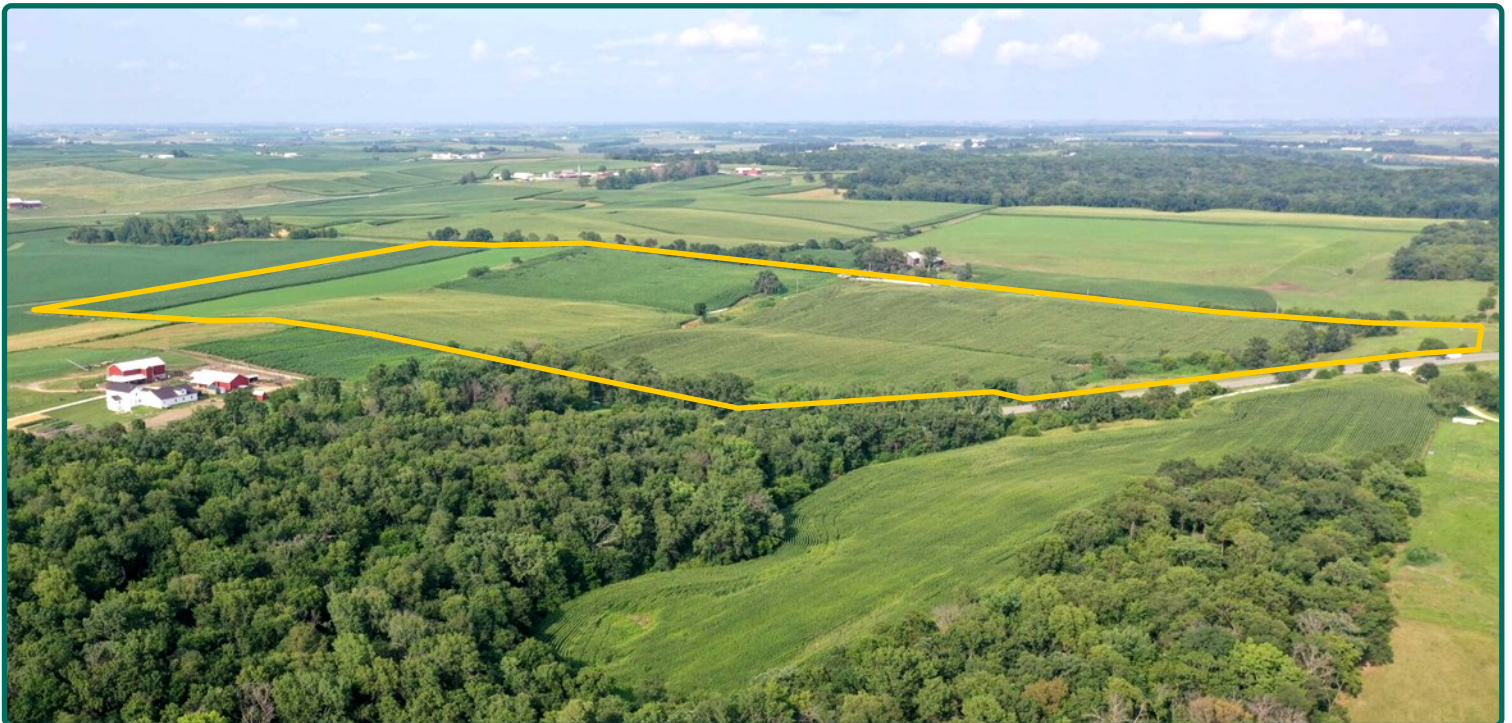
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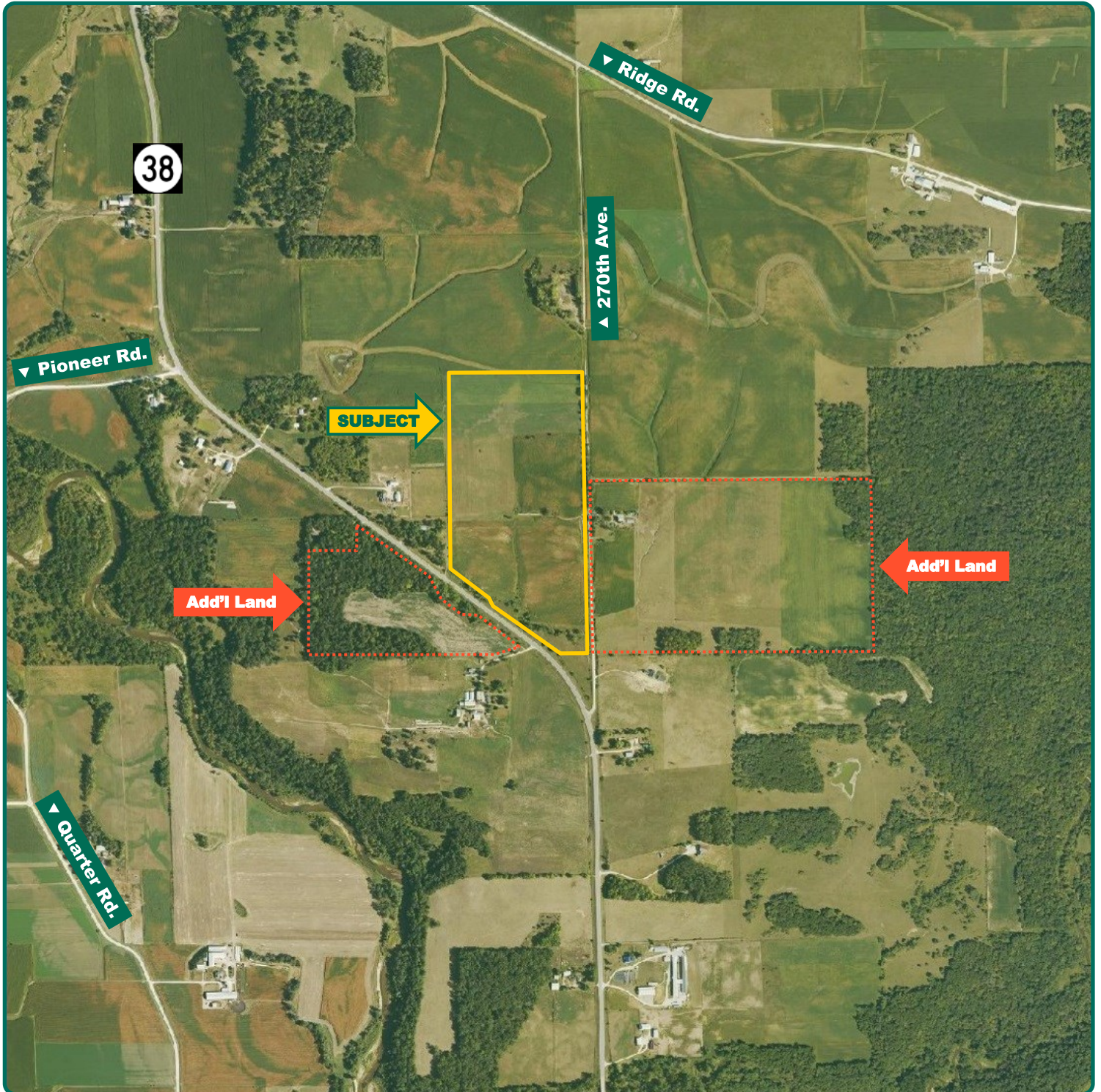


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# Additional Land Aerial Photo



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