

# Land For Sale

**ACREAGE:**

**98.00 Acres, m/l**

**LOCATION:**

**Delaware County, IA**



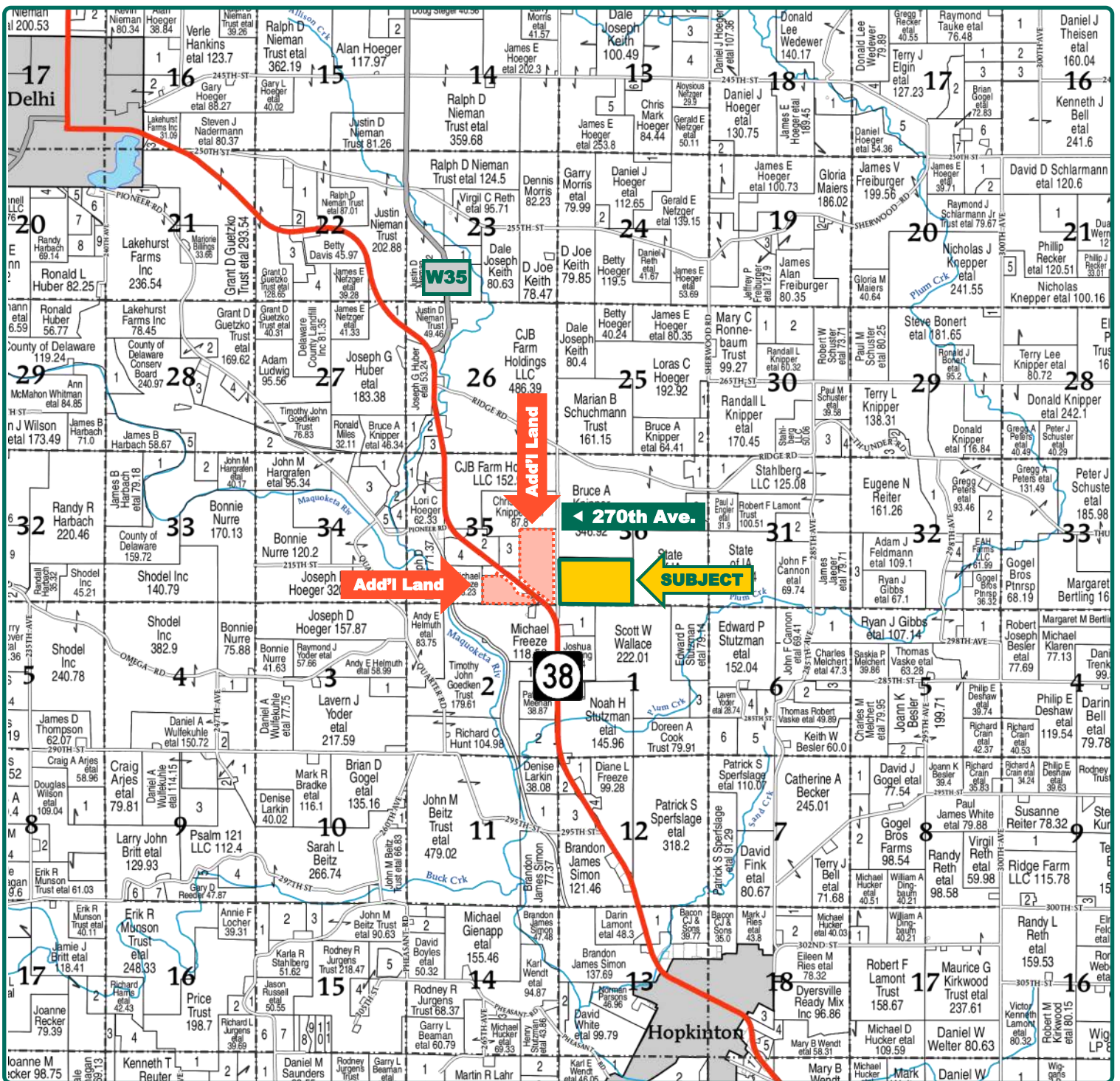
## Property Key Features

- Located 2½ Miles North of Hopkinton, IA
- 83.64 FSA Eff. Crop Acres with a 30.50 CSR2
- Includes Livestock Buildings & Grain Bins

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<b>FSA/Eff. Crop Acres:</b>	<b>83.64</b>
<b>Corn Base Acres:</b>	<b>56.69*</b>
<b>Bean Base Acres:</b>	<b>6.40*</b>
<b>Soil Productivity:</b>	<b>30.50 CSR2</b>

*\*Acres are estimated.*

## Property Information

**98.00 Acres, m/l**

### Location

From Hopkinton: 2½ miles north on IA-38 continue ¼ mile north on 270th Ave. The property is on the east side of the road.

### Address

2776 270th Avenue  
Hopkinton, IA 52237

### Legal Description

The S½ of the SW¼, and the South 18 acres of the N½ of the SW¼ of Section 36, Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa.

### Price & Terms

- \$1,225,000.00
- \$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: \$1,226.00  
Gross Acres: 98.00  
Exempt Road ROW Acres: 1.00  
Net Taxable Acres: 97.00  
Tax Per Net Taxable Acre: \$12.64  
Tax Parcel ID #: 220360000900

### FSA Data

Farm 4061, Part of Tract 2187  
FSA/Eff. Crop Acres: 83.64  
Corn Base Acres: 56.69\*  
Corn PLC Yield: 142 Bu.  
Bean Base Acres: 6.40\*  
Bean PLC Yield: 44 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Delaware County FSA office.*

### Soil Types/Productivity

Primary soils are Whalan, Chelsea and Nordness. CSR2 on the FSA/Eff. crop acres is 30.50. See soil map for detail.

### Land Description

The land is gently rolling.

### Drainage

Drainage is natural.

### Buildings/Improvements

Improvements include a couple older livestock buildings and grain bins.

### Water & Well Information

There is a well located in the pump house.

### Reserved Items

The tenant reserves all pipe gates, motor on middle bin, three Ritchie waterers, bulk bin, hay bales sitting on farm/barn and all personal items. These items will be removed by March 1, 2025.

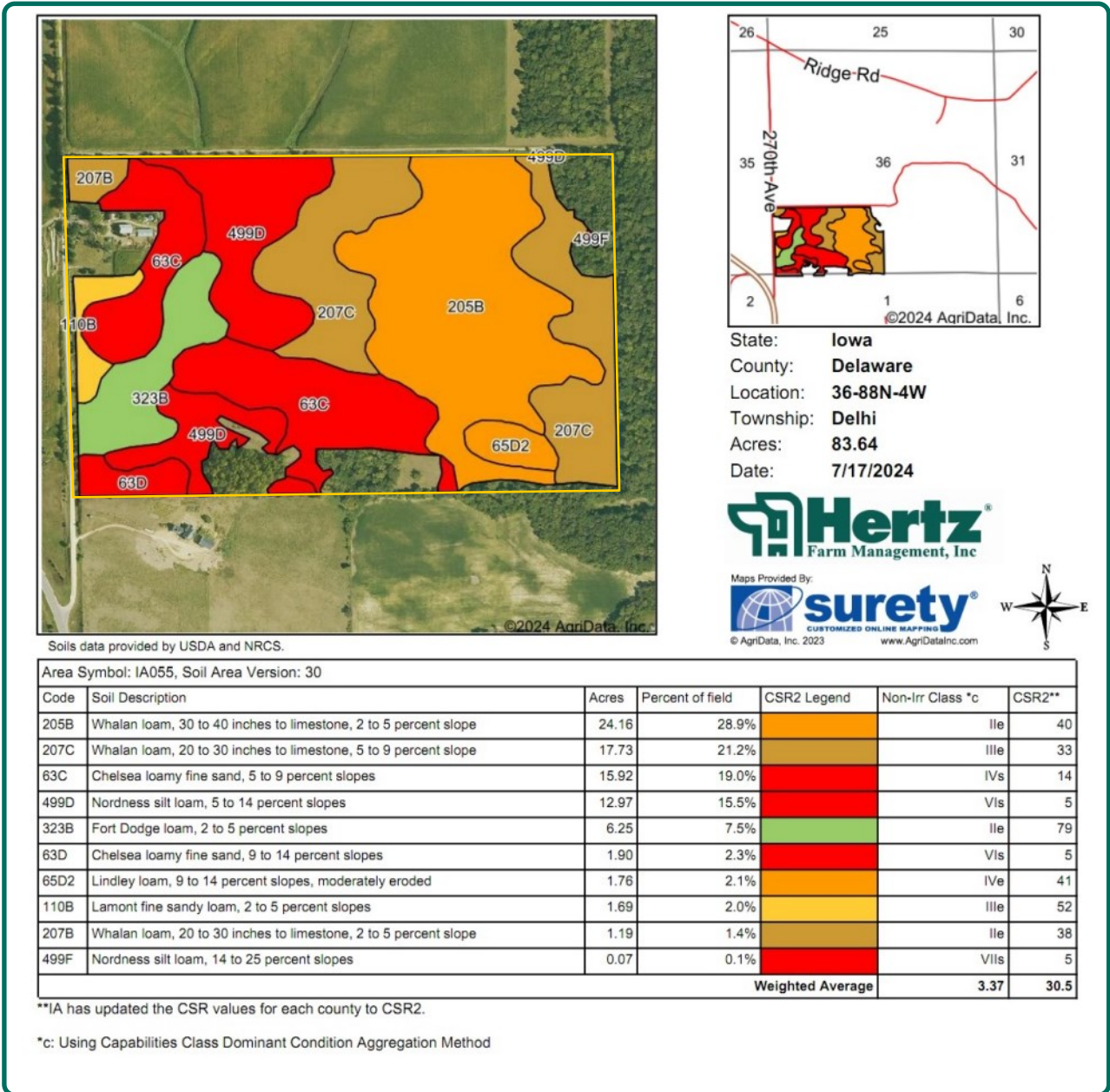
### Comments

This is an attractive Delaware County farm with livestock buildings and grain bins.

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### Additional Land for Sale

Seller has two additional tracts of land for sale located 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*

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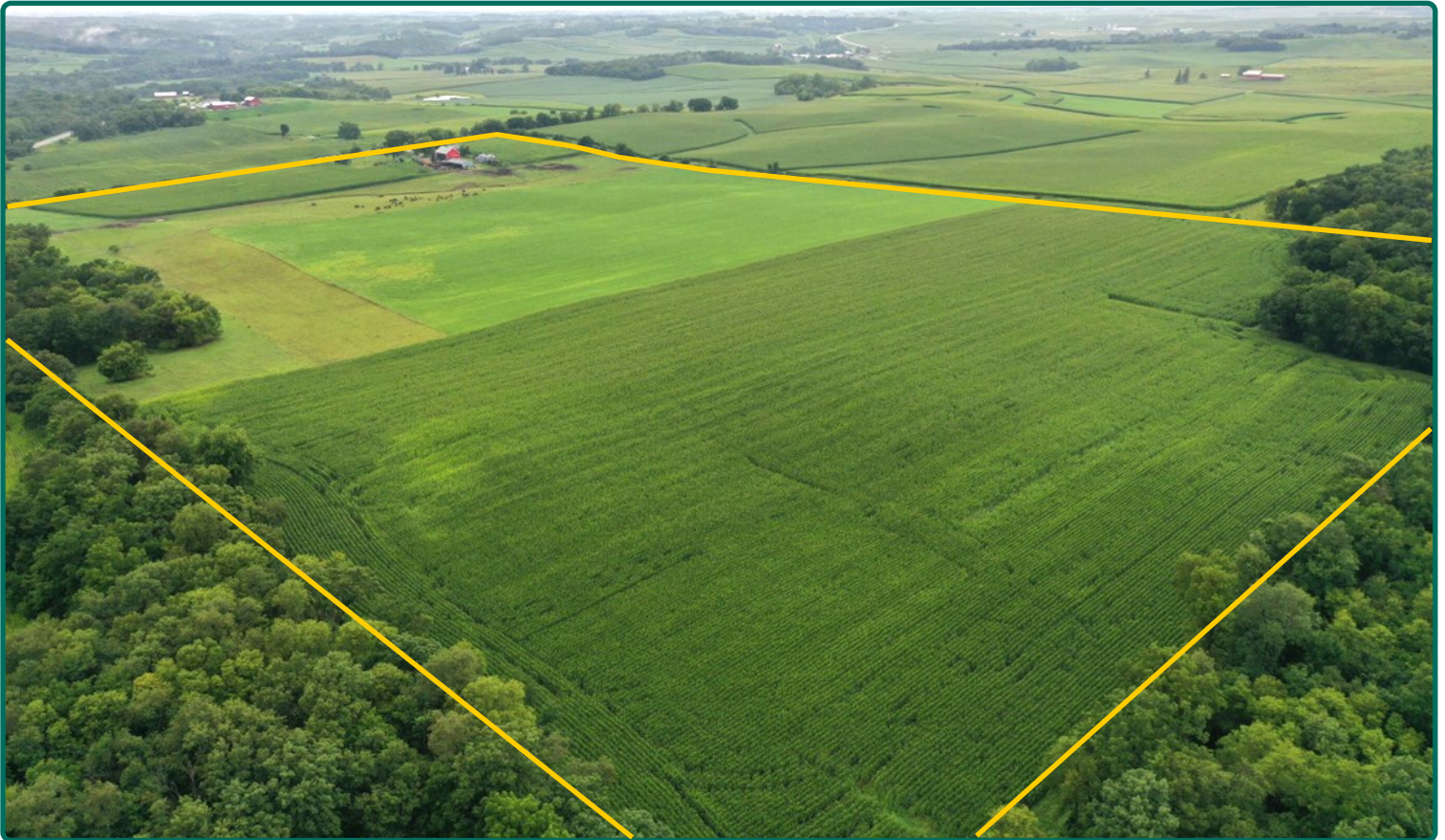
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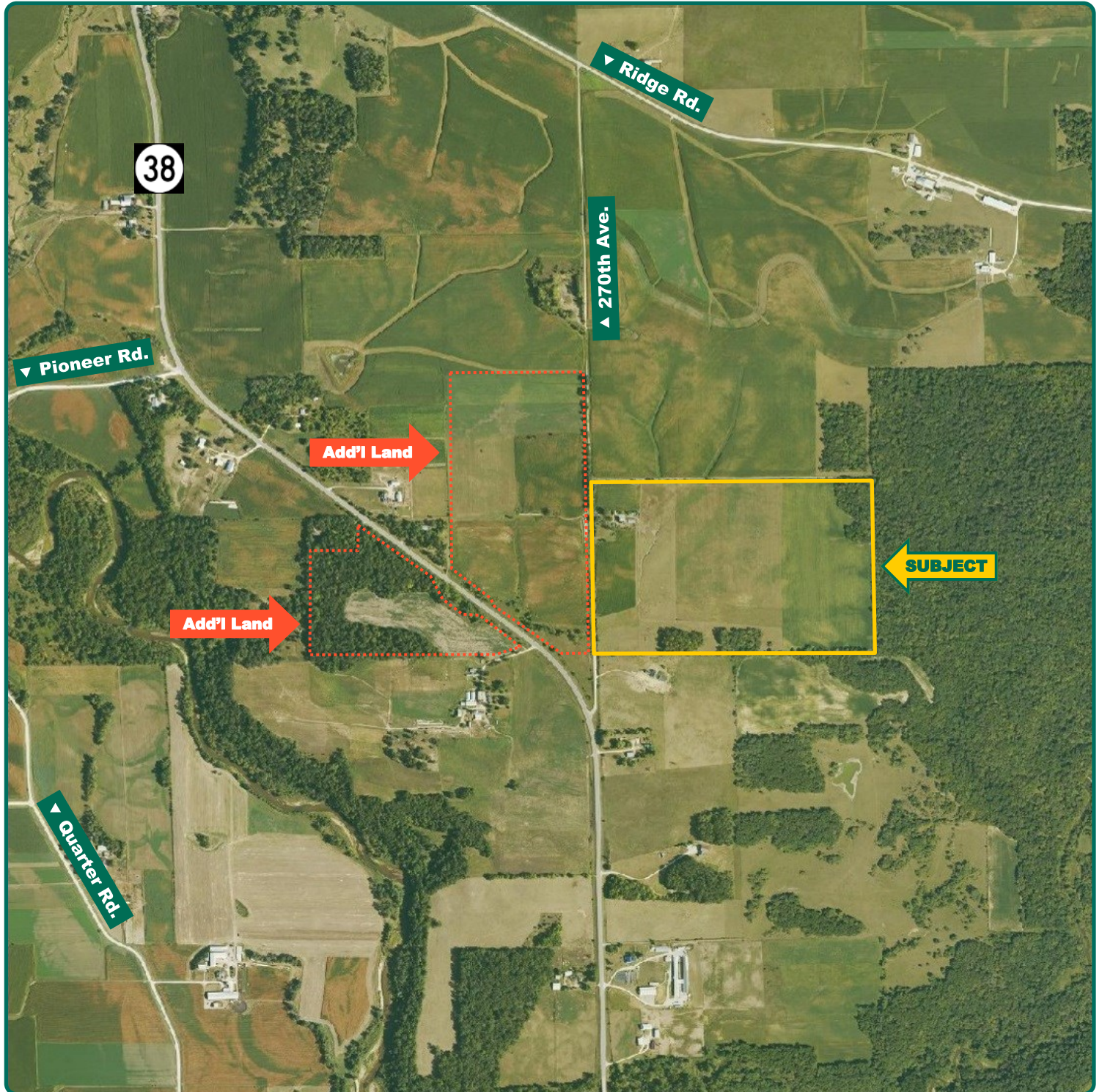


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# Additional Land Aerial Photo



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