

Land For Sale

ACREAGE:

74.22 Acres, m/l

LOCATION:

Delaware County, IA



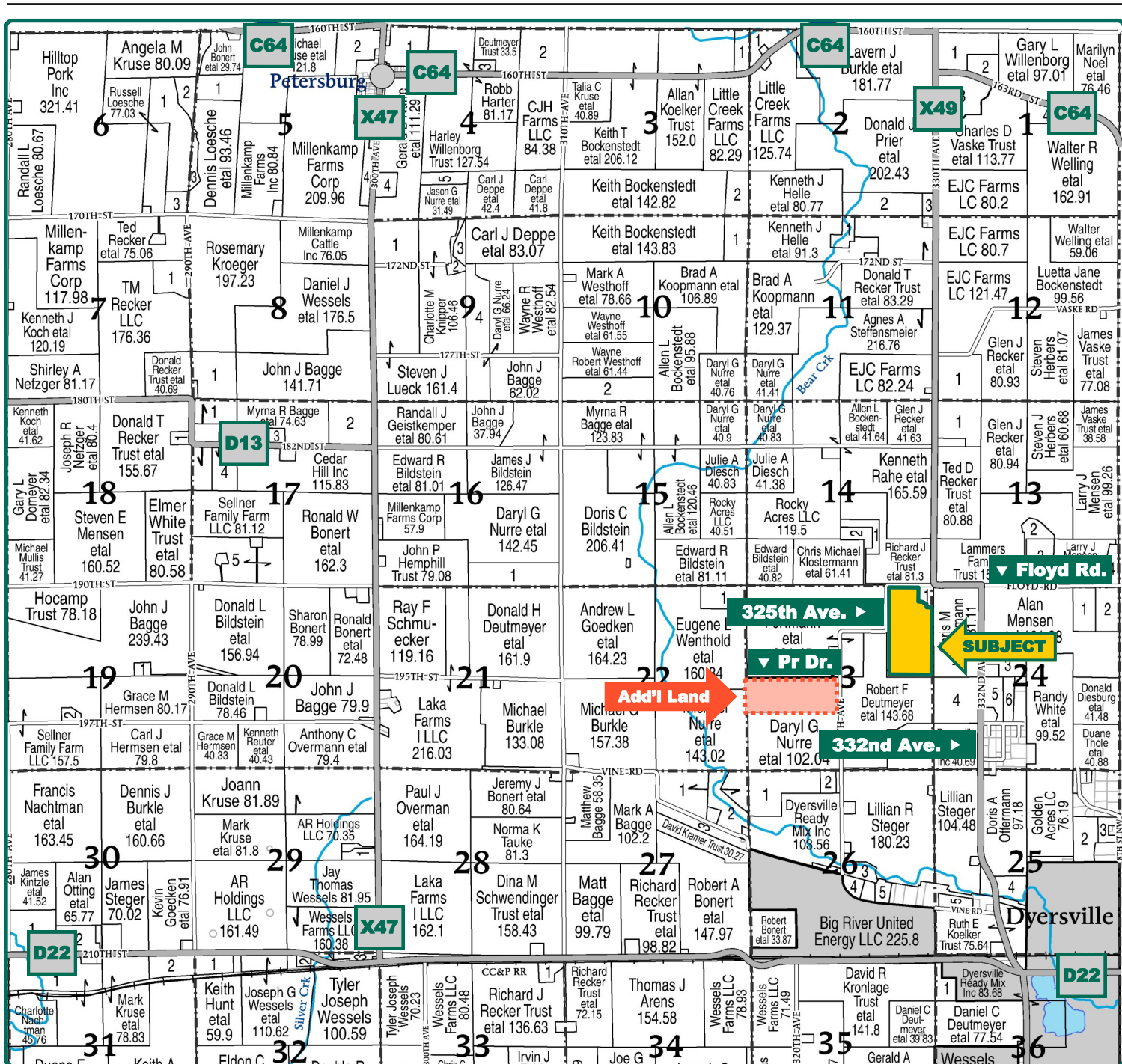
Property Key Features

- High-Quality Farm in a Strong Agricultural Community
- 82.20 CSR2 on an Estimated 75.00 FSA/Eff. Crop Acres
- Located 3 Miles Northwest of Dyersville, Iowa

Jake Miller, AFM
Licensed Salesperson in IA
515-450-0011
JakeM@Hertz.ag

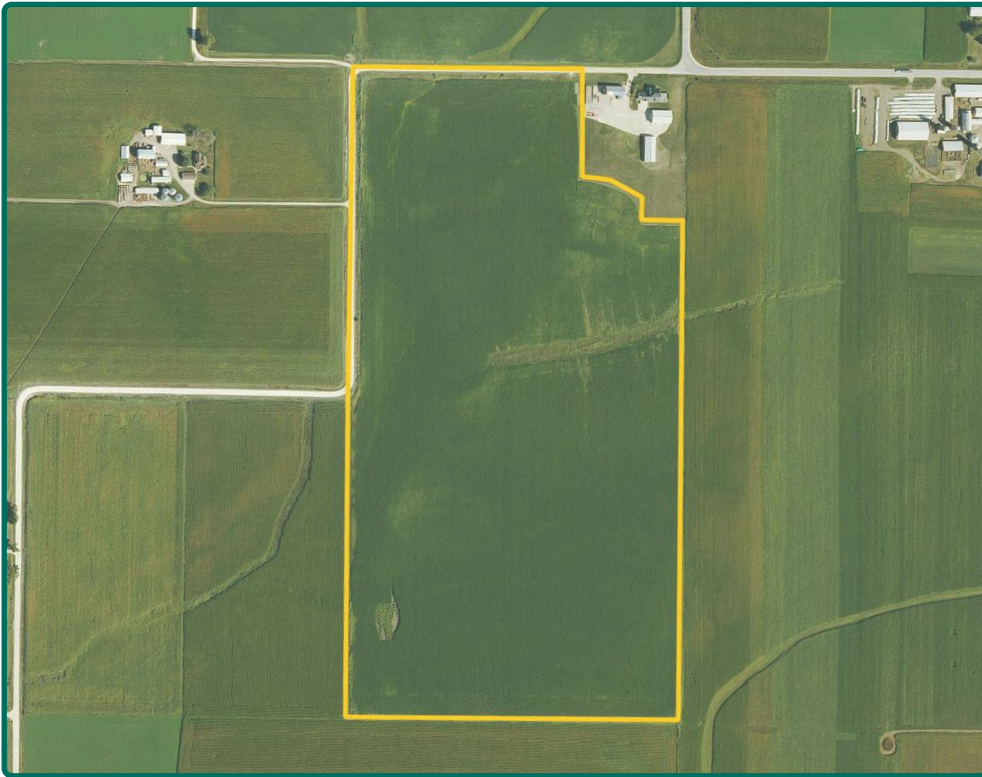
319-234-1949
6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319-540-2957
ElliottS@Hertz.ag



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<p>Jake Miller, AFM Licensed Salesperson in IA 515-450-0011 JakeM@Hertz.ag</p>	<p>319-234-1949 6314 Chancellor Dr. / P.O. Box 1105 Cedar Falls, IA 50613 www.Hertz.ag</p>	<p>Elliott Siefert Licensed Salesperson in IA 319-540-2957 ElliottS@Hertz.ag</p>
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FSA/Eff. Crop Acres: 75.00*
Corn Base Acres: 59.90*
Oat Base Acres: 4.41*
Soil Productivity: 82.20 CSR2

**Acres are estimated.*

Property Information

74.22 Acres, m/l

Location

From Dyersville at Co. Rd. D22 and 332nd Ave.: Go north on 332nd Ave. for 2 miles and then west on Floyd Rd. for ¼ mile. Property is located on the south side of the road.

Legal Description

E½ NE¼, excluding the building site, all in Section 23, Township 89 North, Range 3 West of the 5th P.M., Delaware Co., IA.

Price & Terms

- \$1,373,070
- \$18,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2023 - 2024: \$2,570.00
 Net Taxable Acres: 74.22
 Tax per Net Taxable Acre: \$34.63
 Tax Parcel ID #: 180230002210

Lease Status

Open lease for the 2025 crop year.

FSA Data

Part of Farm Number 108, Tract 1633
 FSA/Eff. Crop Acres: 75.00*
 Corn Base Acres: 59.90*
 Corn PLC Yield: 165 Bu.
 Oat Base Acres: 4.41*
 Oat PLC Yield: 59 Bu.

**Acres are estimated pending reconstitution of farm by the Delaware*

County FSA Office.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clyde-Floyd, Sawmill, and Waubeek. CSR2 on the estimated FSA/Eff. crop acres is 82.20. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Nearly level to gently sloping.

Drainage

Some tile. Contact agent for tile maps.

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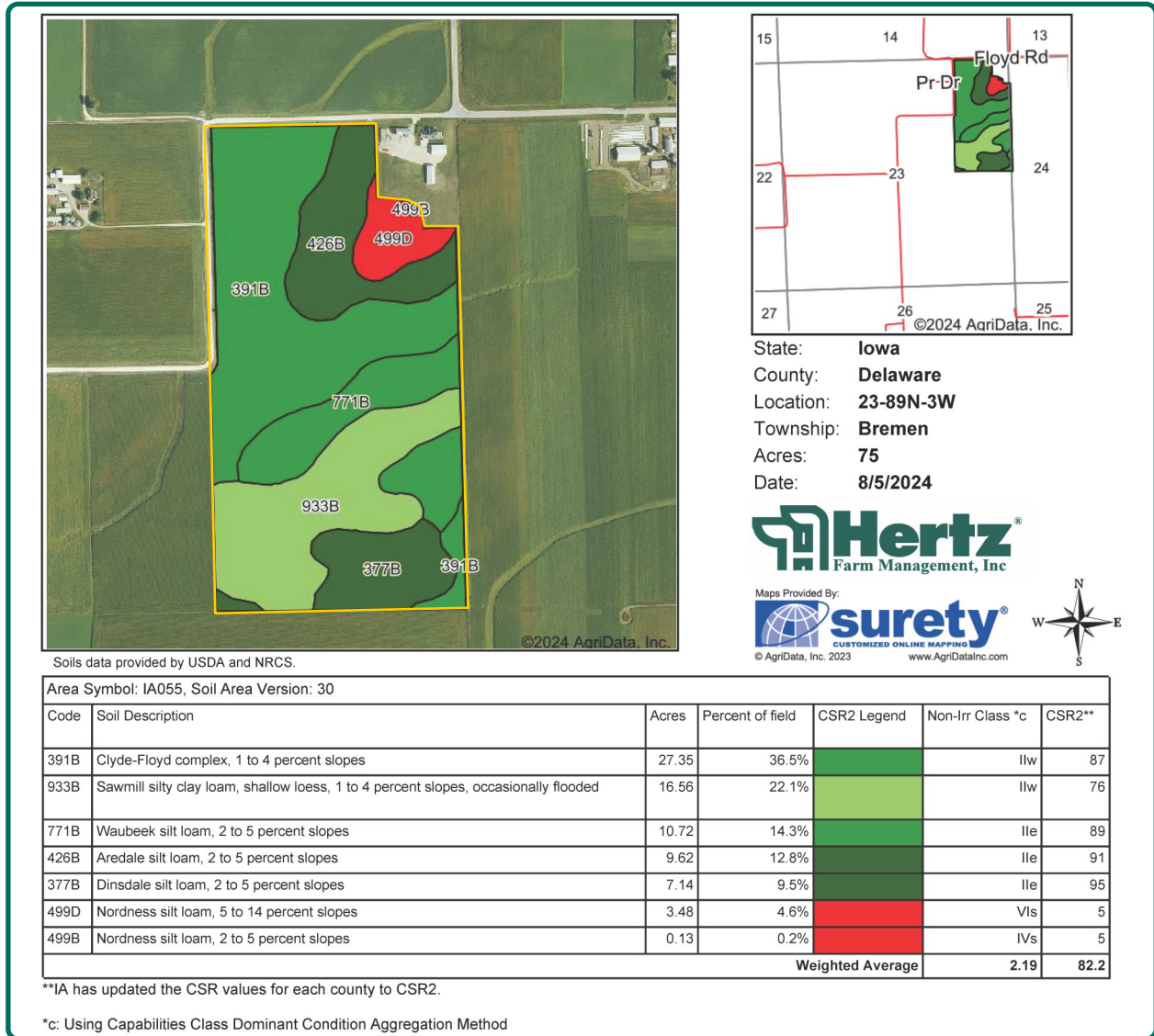
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Buildings/Improvements

None.

Water & Well Information

None.

Additional Land for Sale

Seller has an additional tract of land for sale located southwest 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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North looking South



Southwest Corner looking Northeast



West looking Southeast



West looking Northeast

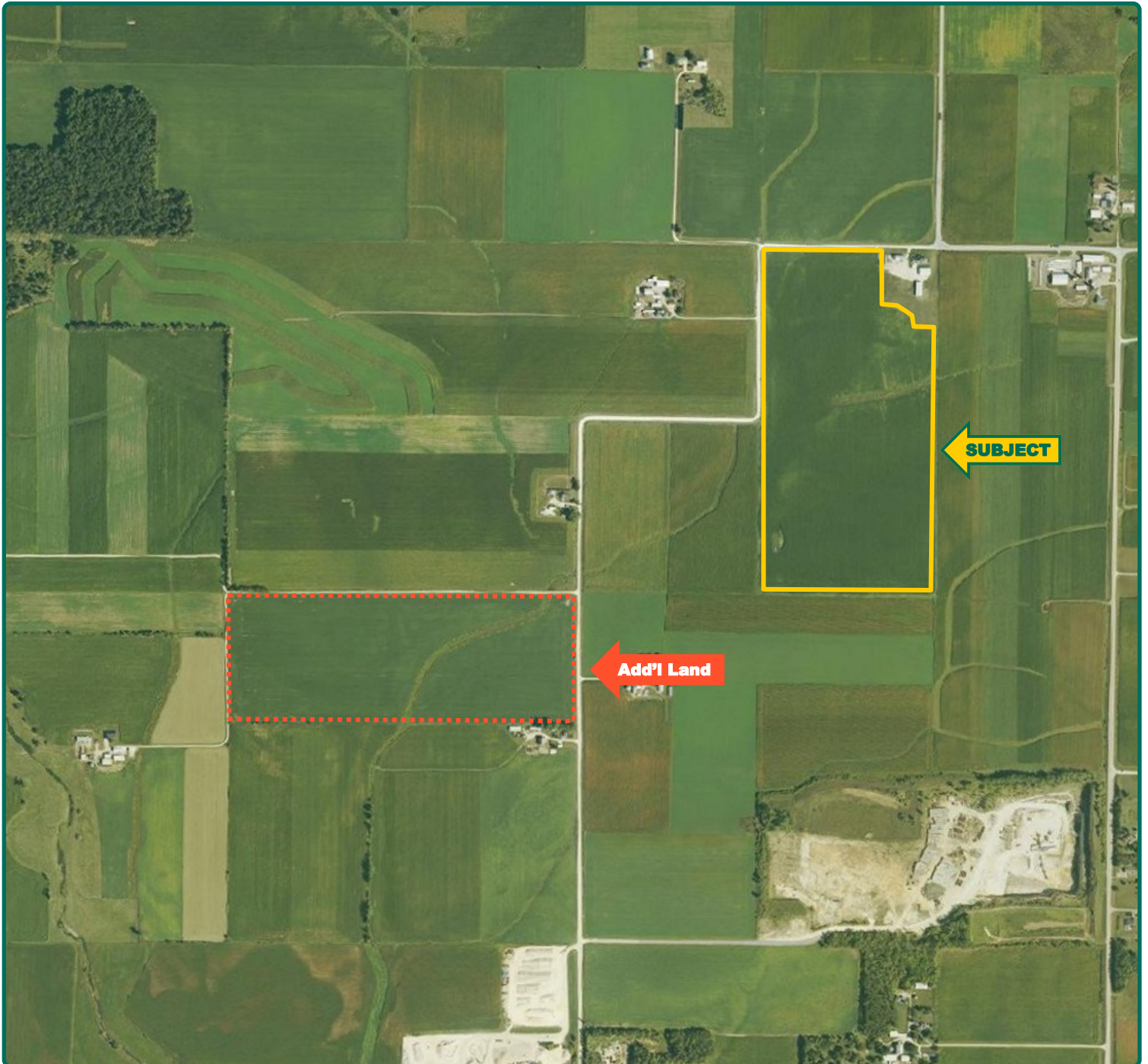


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Additional Land Aerial Photo



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