

# Land For Sale

**ACREAGE:**

**58.25 Acres, m/l**

**LOCATION:**

**Delaware County, IA**



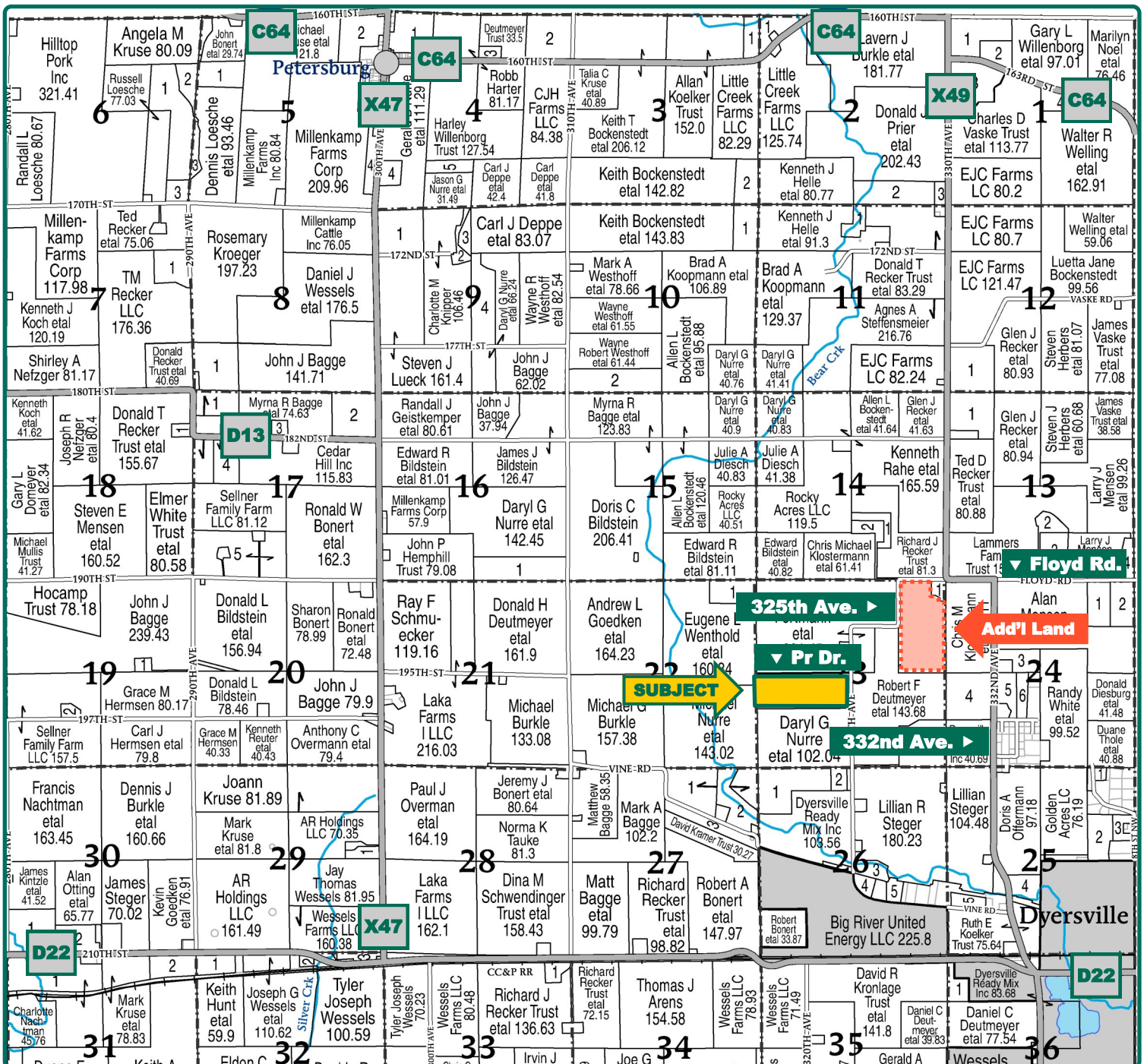
## Property Key Features

- **Quality Farm in a Strong Agricultural Community**
- **65.50 CSR2 on 56.97 FSA/Eff. Crop Acres**
- **Located 3 Miles Northwest of Dyersville, Iowa**

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<b>FSA/Eff. Crop Acres:</b>	<b>56.97</b>
<b>Corn Base Acres:</b>	<b>31.20</b>
<b>Oat Base Acres:</b>	<b>9.40</b>
<b>Soil Productivity:</b>	<b>65.50 CSR2</b>

## Property Information

**58.25 Acres, m/l**

### Location

**From Dyersville at Co. Rd. D22 and 332nd Ave.:** Go north on 332nd Ave. for 2 miles, then west on Floyd Rd. for ¼ mile, and then south on 325th Ave. for ½ mile. Property is located on the west side of the road.

### Legal Description

Part of the NW¼ SW¼ and part of the NE¼ SW¼ of Section 23, Township 89 North, Range 3 West of the 5th P.M., Delaware Co., IA.

### Price & Terms

- \$815,500
- \$14,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$1,598.00  
Net Taxable Acres: 58.25  
Tax per Net Taxable Acre: \$27.43  
Tax Parcel ID #: 180230000800

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Part of Farm Number 108, Tract 1634  
FSA/Eff. Crop Acres: 56.97  
Corn Base Acres: 31.20  
Corn PLC Yield: 165 Bu.  
Oat Base Acres: 9.40  
Oat PLC Yield: 59 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Marshan, Lamont, and Clyde-Floyd. CSR2 on the FSA/Eff. crop acres is 65.50. See soil map for detail.

### Mineral Rights

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

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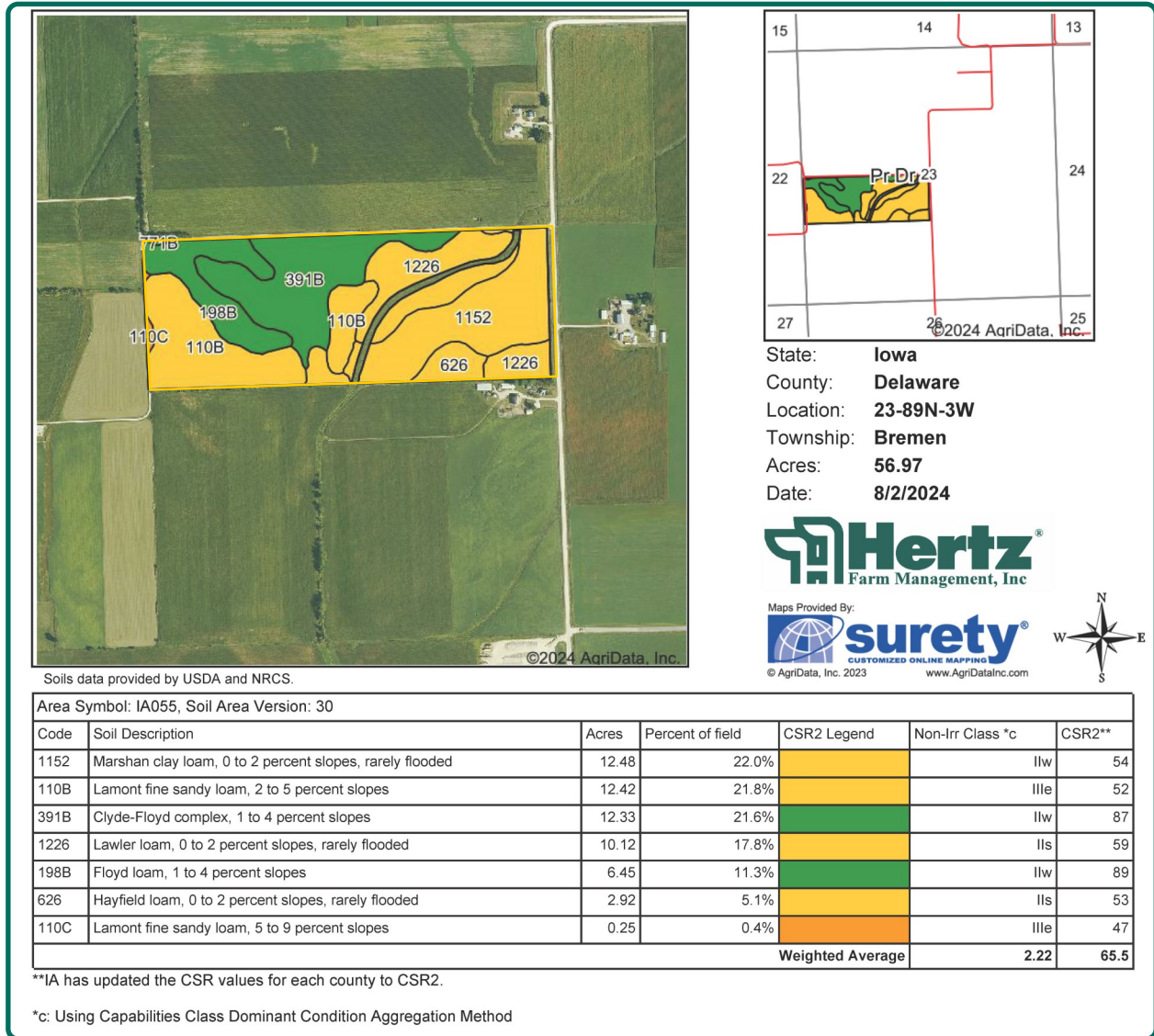
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## Land Description

Nearly level to gently sloping.

## Drainage

Some tile. Contact agent for tile maps.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Additional Land for Sale

Seller has an additional tract of land for sale located northeast 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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Southwest Corner looking Northeast



East looking West

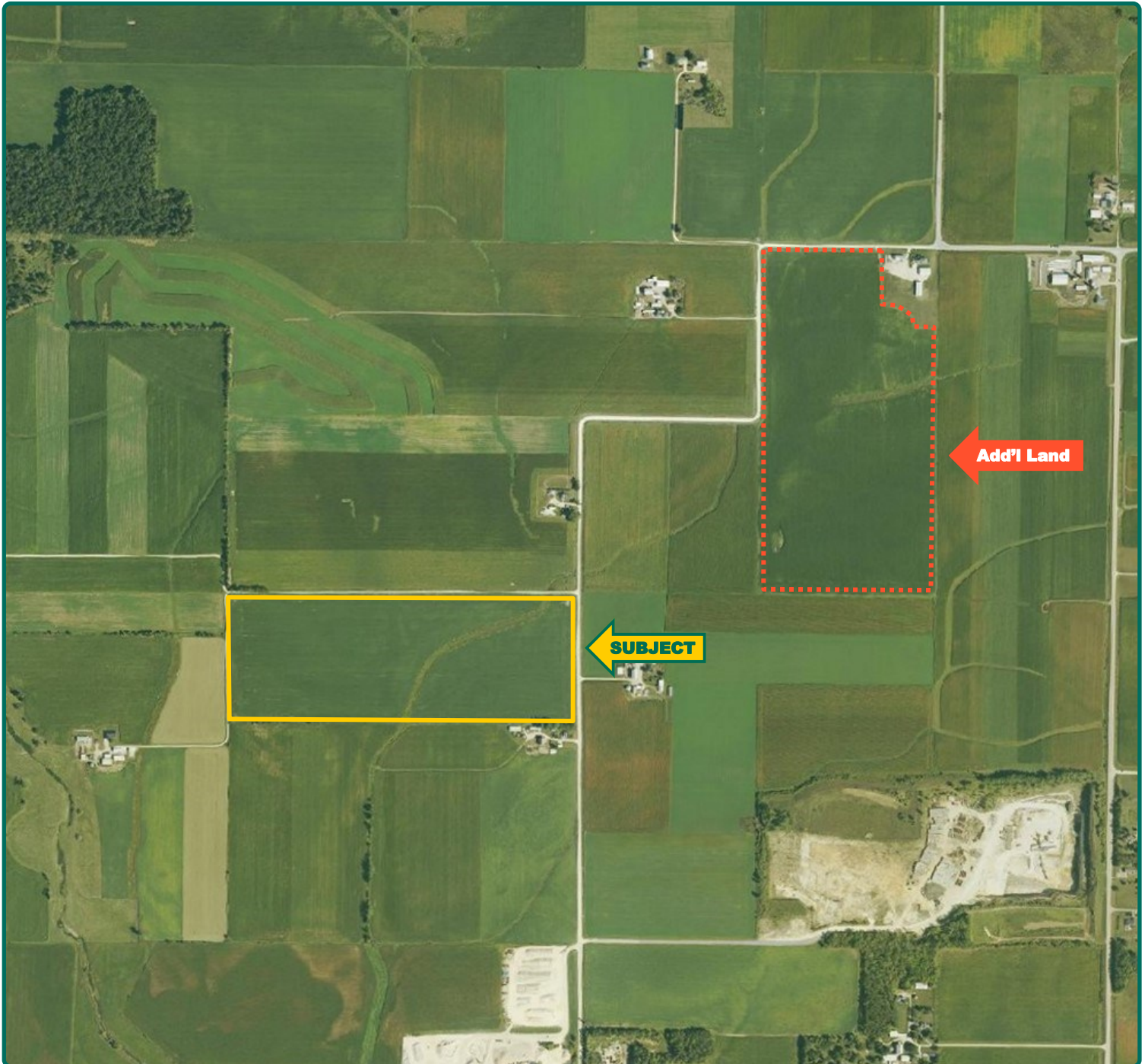


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# Additional Land Aerial Photo



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