

Land For Sale

ACREAGE:

LOCATION:

150.00 Acres, m/l

Delaware County, IA



Property Key Features

- Located 5 Miles Southwest of Dyersville, Iowa
- 127.11 FSA Eff./Crop Acres with a 54.30 CSR2
- Productive Farmland with Timber and Creek

Troy Louwagie, ALC Licensed Broker in IA & IL 319-721-4068 TroyL@Hertz.ag



Plat Map

North Fork Township, Delaware County, IA

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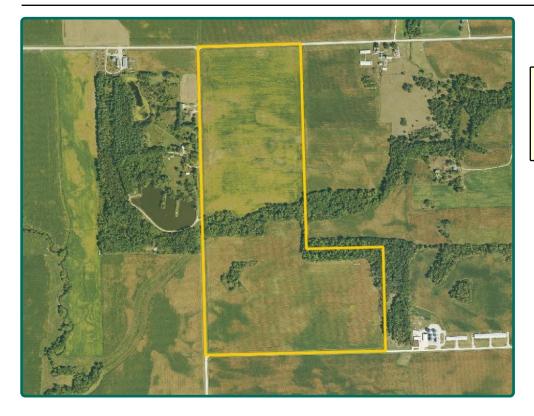
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Troy Louwagie, ALC Licensed Broker in IA & IL 319-721-4068 TroyL@Hertz.ag



Aerial Photo

150.00 Acres, m/l



FSA/Eff. Crop Acre	s: 127.11
Corn Base Acres:	127.00
Soil Productivity:	54.30 CSR2

Property Information 150.00 Acres, m/l

Location

From Dyersville: At the intersection of X49 and US-20, head 3 miles west on US-20, 1 mile south on 300th Ave. and ³/₄ mile west on 230th St. The property is on the south side of the road.

Legal Description

The W¹/₂ of the NW¹/₄, the NW¹/₄ of the SW¹/₄, and the W³/₄ of the NE¹/₄ of the SW¹/₄ all in Section 8, Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa.

Price & Terms

- \$1,837,500.00
- \$12,250/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: \$3,046.00 Gross Acres: 150.00 Exempt Road ROW Acres: 6.00 Net Taxable Acres: 144.00 Tax per Net Taxable Acre: \$21.15 Tax Parcel ID #s: 200080000300 & 200080000310

FSA Data

Farm 2087, Tract 2311 FSA/Eff. Crop Acres: 127.11 Corn Base Acres: 127.00 Corn PLC Yield: 148 Bu.

Soil Types/Productivity

Primary soils are Olin, Sparta and Clyde-Floyd. CSR2 on the FSA/Eff. crop acres is 54.30. See soil map for detail.

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**

Land Description

The land is gently rolling.

Drainage

There is tile on this farm. Contact listing agent for tile maps.

Buildings/Improvements None.

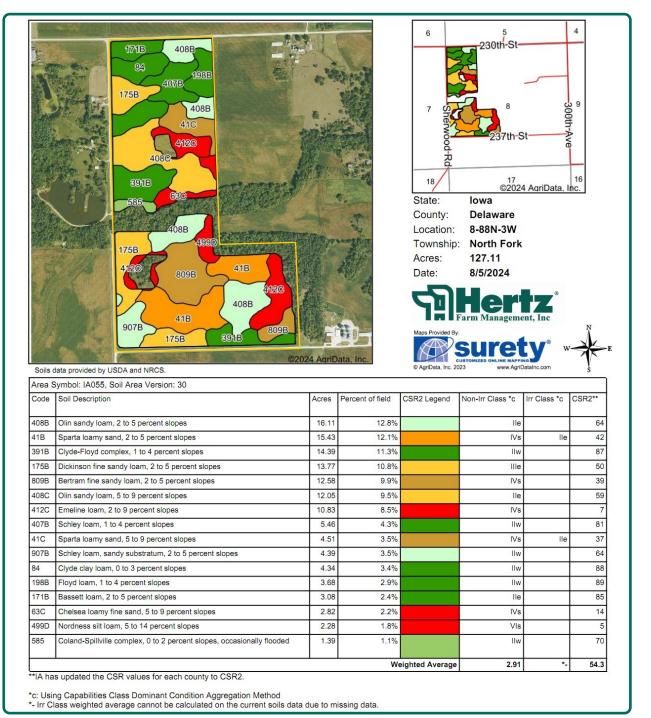
Water & Well Information None.

Comments

This is a nice Delaware County farm located in a strong area.



Soil Map 127.11 FSA/Eff. Crop Acres



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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Property Photos





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