

Land For Sale

ACREAGE:

150.00 Acres, m/l

LOCATION:

Delaware County, IA

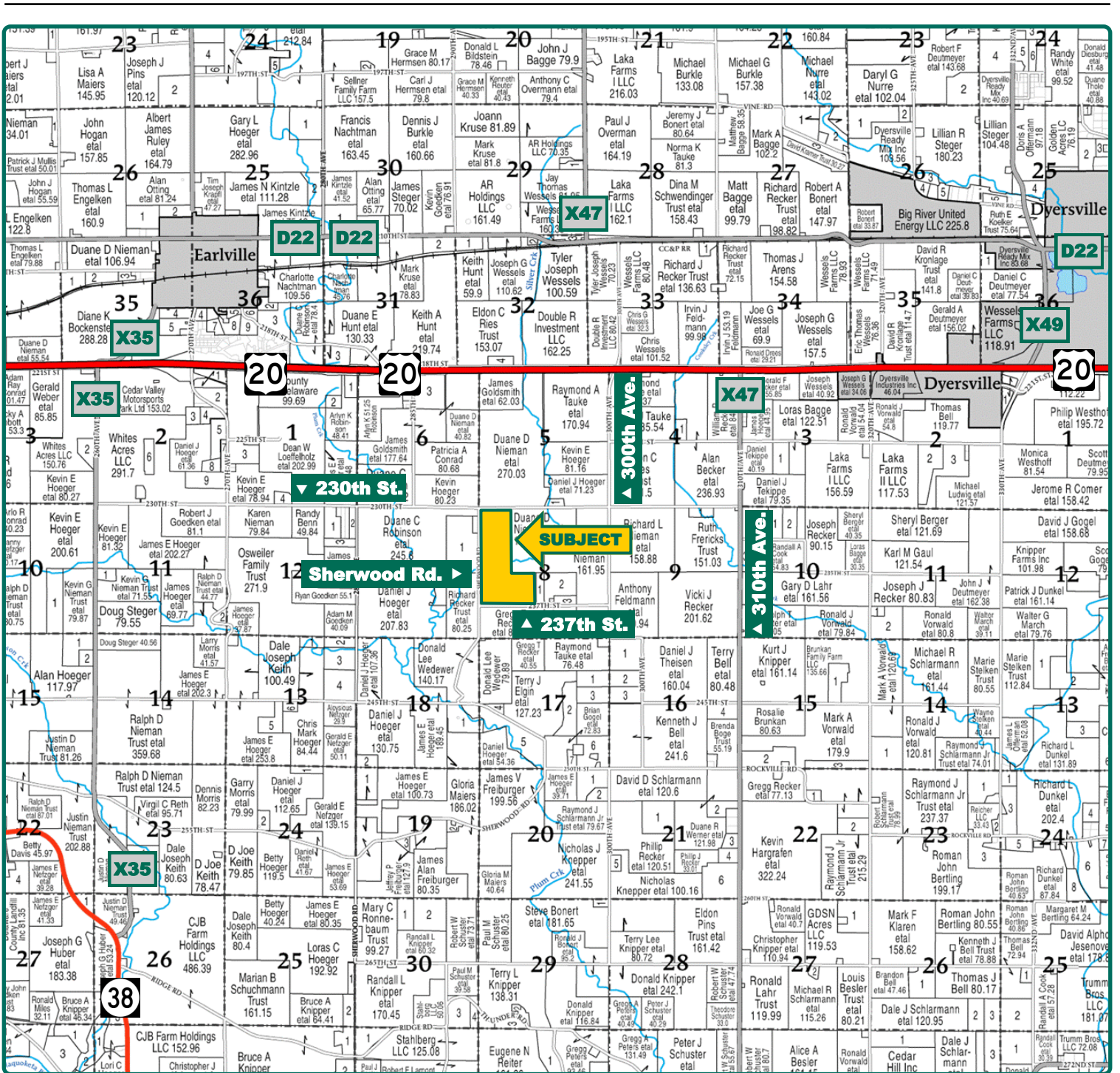


Property Key Features

- **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

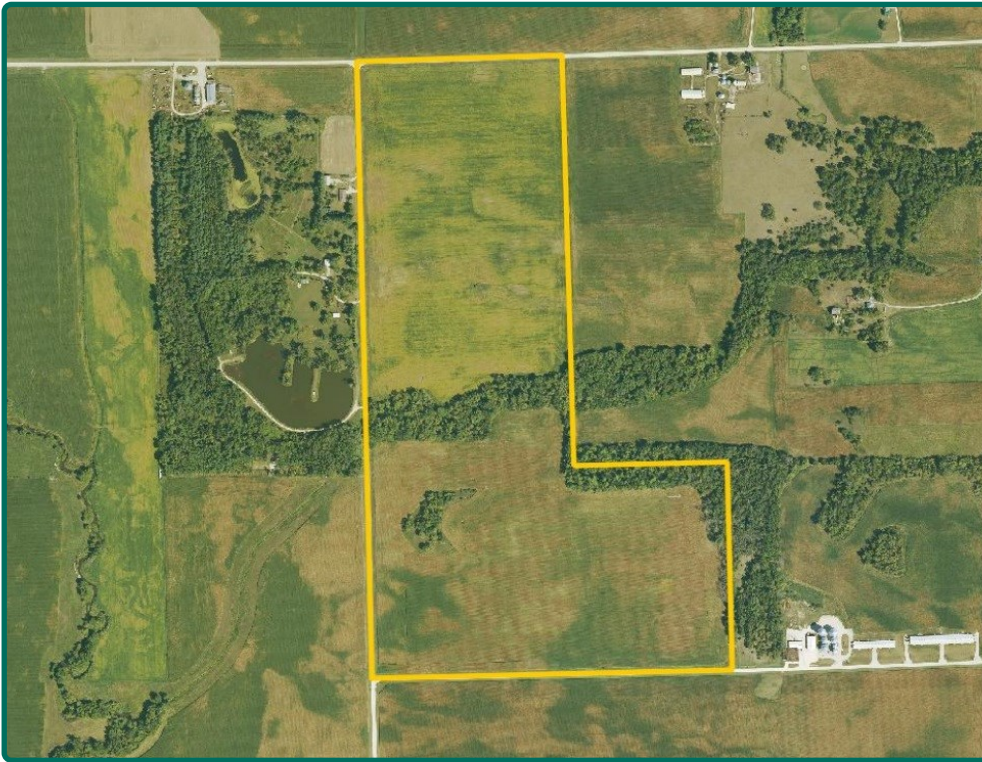
319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

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



FSA/Eff. Crop Acres: 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 ¾ mile west on 230th St. The property is on the south side of the road.

Legal Description

The W½ of the NW¼, the NW¼ of the SW¼, and the W¾ of the NE¼ of the SW¼ 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 #: 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.

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.

Troy Louwagie, ALC

Licensed Broker in IA & IL

319-721-4068

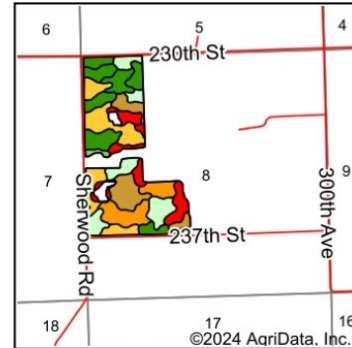
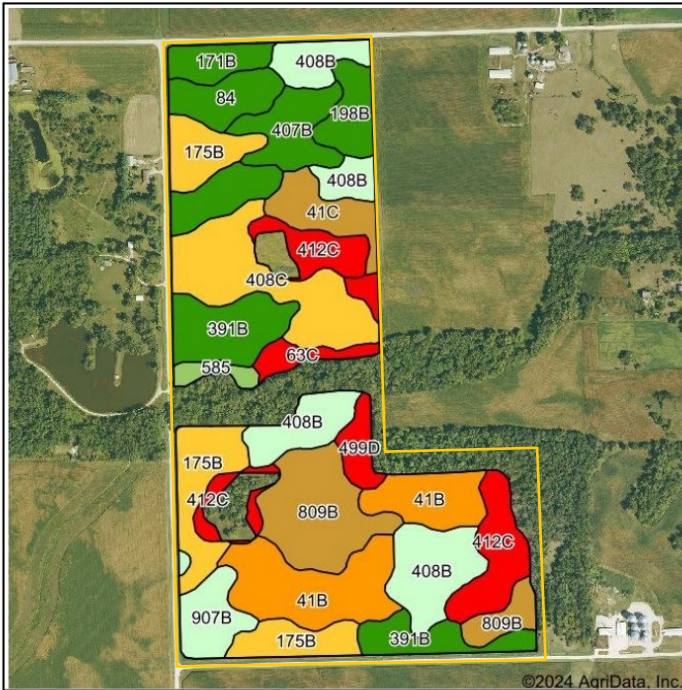
TroyL@Hertz.ag

319-895-8858

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

www.Hertz.ag



State: Iowa
 County: Delaware
 Location: 8-88N-3W
 Township: North Fork
 Acres: 127.11
 Date: 8/5/2024



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgrIDataInc.com



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	Irr Class *c	CSR2**
408B	Olin sandy loam, 2 to 5 percent slopes	16.11	12.8%		Ile		64
41B	Sparta loamy sand, 2 to 5 percent slopes	15.43	12.1%		IVs	Ile	42
391B	Clyde-Floyd complex, 1 to 4 percent slopes	14.39	11.3%		IIw		87
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	13.77	10.8%		IIIe		50
809B	Bertram fine sandy loam, 2 to 5 percent slopes	12.58	9.9%		IVs		39
408C	Olin sandy loam, 5 to 9 percent slopes	12.05	9.5%		Ile		59
412C	Emeline loam, 2 to 9 percent slopes	10.83	8.5%		IVs		7
407B	Schley loam, 1 to 4 percent slopes	5.46	4.3%		IIw		81
41C	Sparta loamy sand, 5 to 9 percent slopes	4.51	3.5%		IVs	Ile	37
907B	Schley loam, sandy substratum, 2 to 5 percent slopes	4.39	3.5%		IIw		64
84	Clyde clay loam, 0 to 3 percent slopes	4.34	3.4%		IIw		88
198B	Floyd loam, 1 to 4 percent slopes	3.68	2.9%		IIw		89
171B	Bassett loam, 2 to 5 percent slopes	3.08	2.4%		Ile		85
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	2.82	2.2%		IVs		14
499D	Nordness silt loam, 5 to 14 percent slopes	2.28	1.8%		VIIs		5
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	1.39	1.1%		IIw		70
Weighted Average					2.91	*-	54.3

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

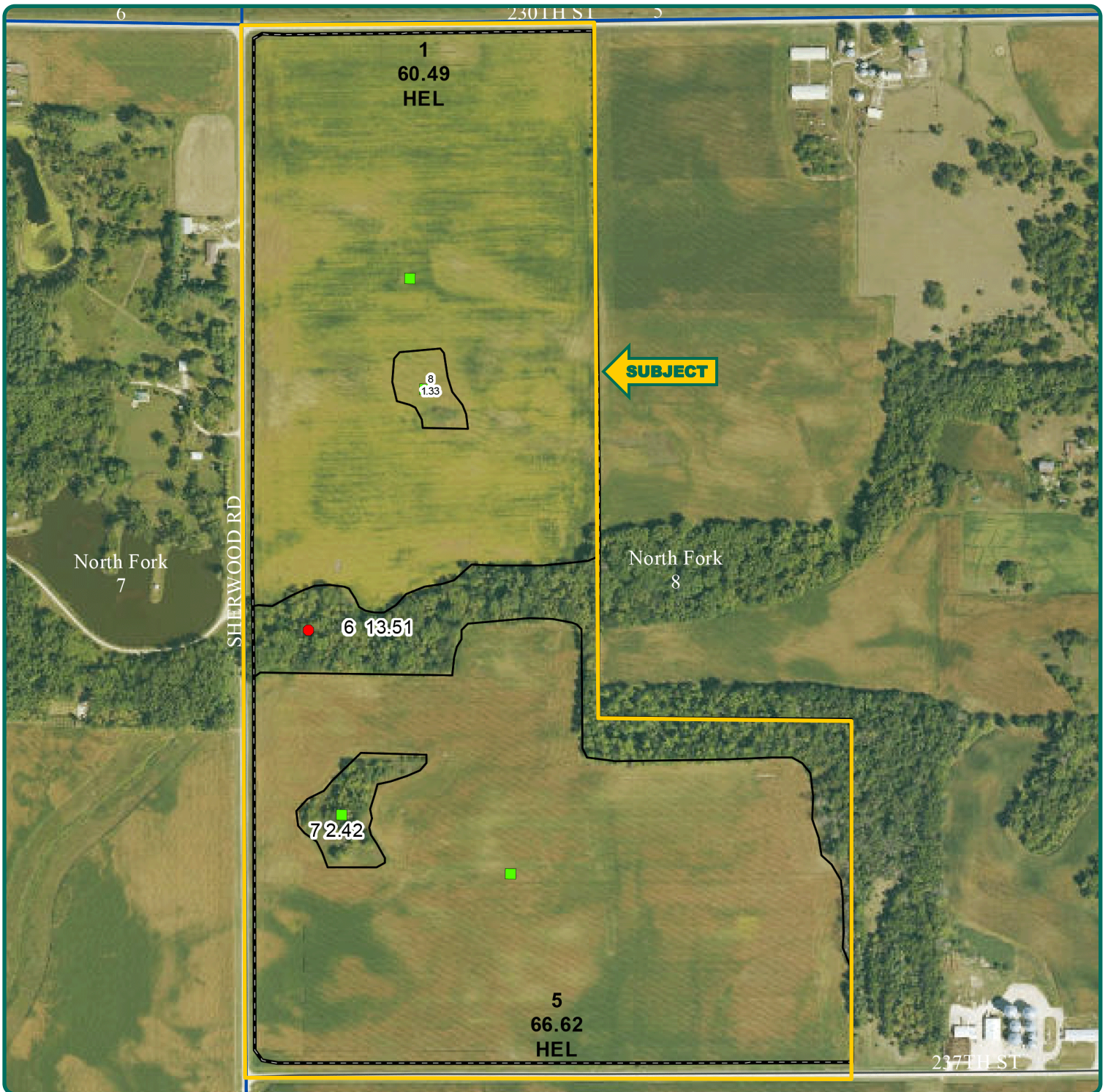
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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.

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



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



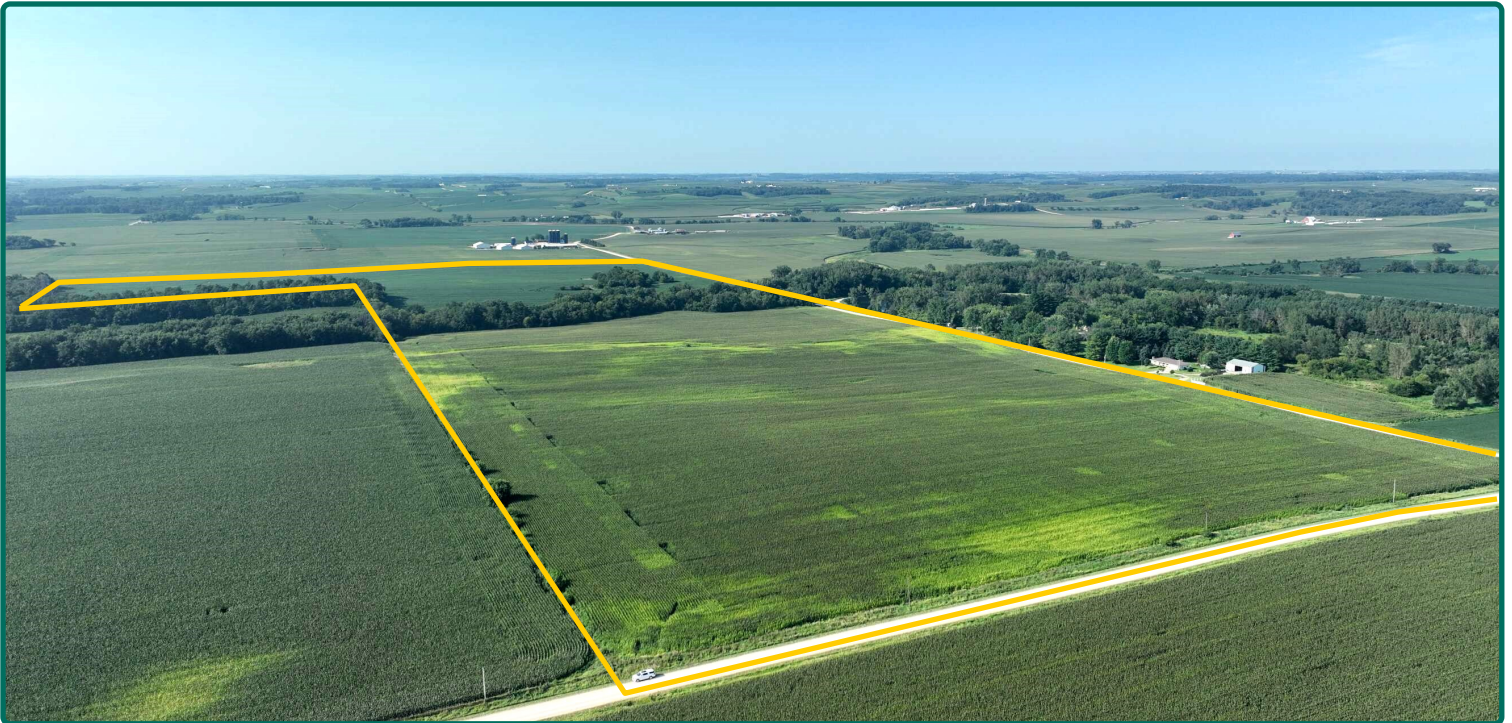
Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



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



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