

Land For Sale

ACREAGE:

56.82 Acres, m/l

LOCATION:

Delaware County, IA

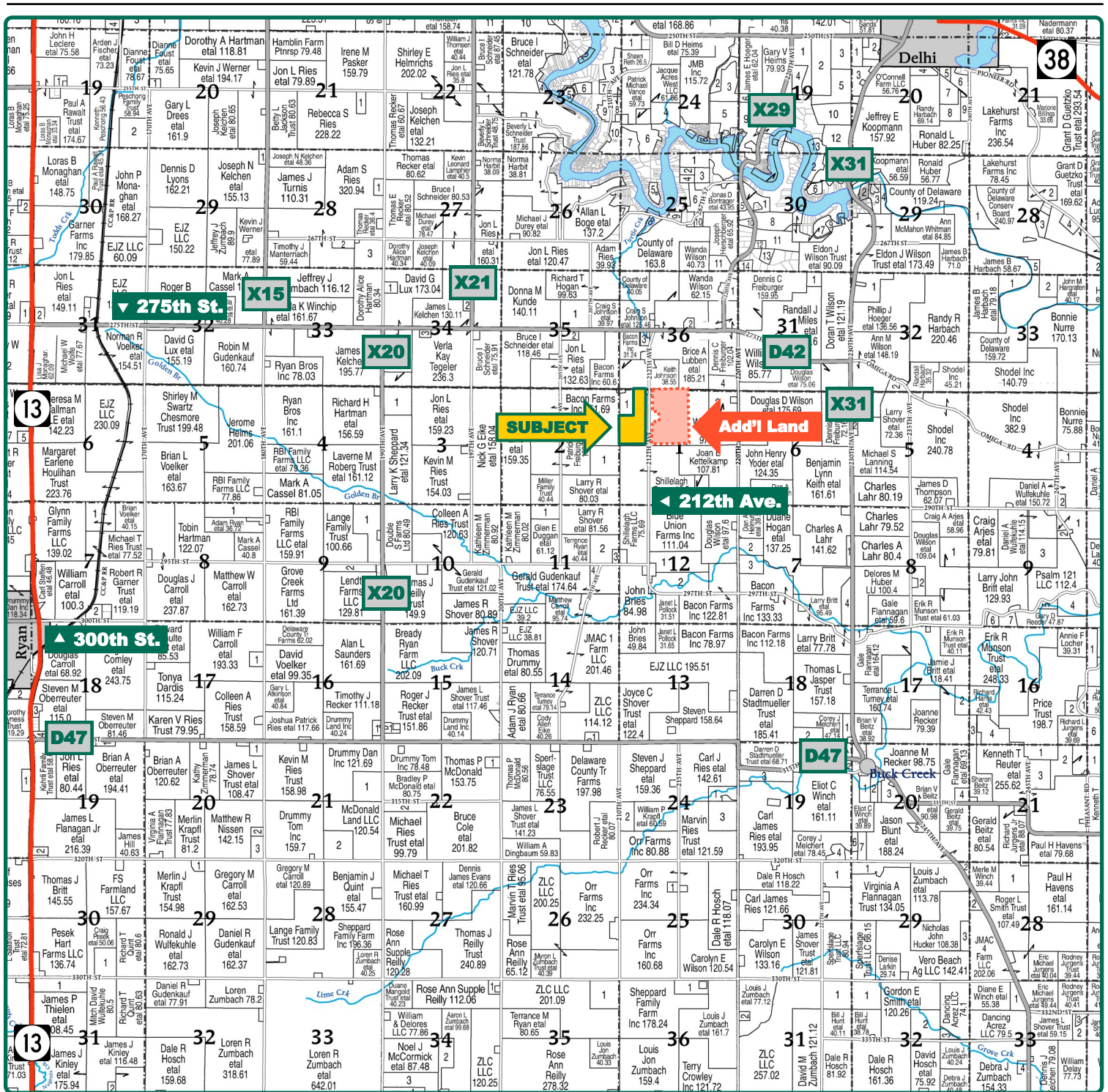


Property *Key Features*

- Farm is Located Between Ryan & Delhi, Iowa
- 54.53 FSA/Eff. Crop Acres with an 85.90 CSR2
- High-Quality Delaware County Farm

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

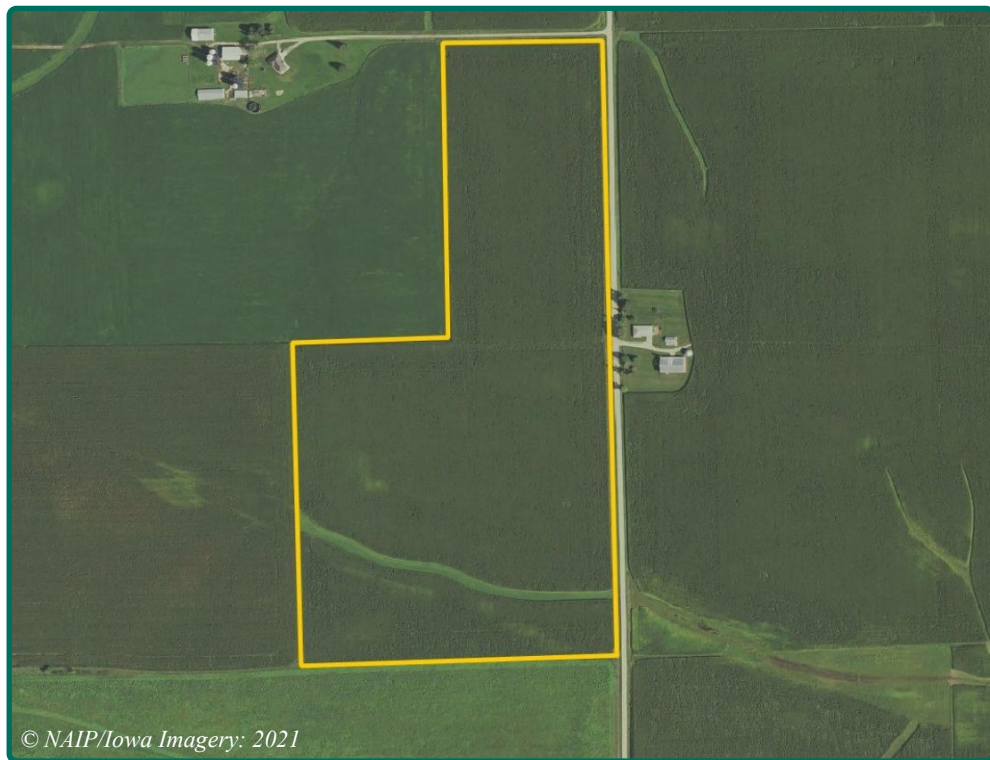
319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



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: 54.53

Corn Base Acres: 40.84*

Bean Base Acres: 13.62*

Soil Productivity: 85.90 CSR2

**Acres are estimated.*

Property Information

56.82 Acres, m/l

Location

From Ryan—Intersection of IA-13 and 300th St.: 2½ miles north on IA-13, 5¼ miles east on 275th St. and ½ mile south on 212th Ave. The property is on the west side of the road.

Legal Description

That part of the E½ NW¼ NW¼ and the SW¼ NW¼ of Section 1, Township 87 North, Range 5 West of the 5th P.M., Delaware County, Iowa. Final abstract to govern legal description.

Price & Terms

- \$951,735.00
- \$16,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Available to farm for the 2025 season.

Real Estate Tax

Taxes Payable 2024 - 2025: \$2,080.00*

Net Taxable Acres: 56.82

Tax per Net Taxable Acre: \$36.60*

Tax Parcel ID #: Part of 365010000500

**Taxes estimated due to tax parcel split.*

Delaware County Treasurer/Assessor will determine final tax figures.

FSA Data

Farm 3701, Part of Tract 676

FSA/Eff. Crop Acres: 54.53

Corn Base Acres: 40.84*

Corn PLC Yield: 184 Bu.

Bean Base Acres: 13.62*

Bean PLC Yield: 59 Bu.

**Acres are estimated pending reconstitution of farm by the Delaware County FSA office.*

Soil Types/Productivity

Primary soils are Kenyon, Clyde-Floyd and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 85.90. 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

The terrain is gently rolling.

Drainage

This farm is well-tiled and has excellent natural drainage. Contact listing agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

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: **1-87N-5W**
Township: **Hazel Green**
Acres: **54.53**
Date: **9/16/2024**



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	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	25.76	47.3%		IIe	90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	12.44	22.8%		IIw	87
11B	Colo-Ely complex, 0 to 5 percent slopes	6.04	11.1%		IIw	86
P162C	Downs silt loam, paha, 5 to 9 percent slopes	5.63	10.3%		IIIe	85
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	3.44	6.3%		IIIe	50
377B	Dinsdale silt loam, 2 to 5 percent slopes	1.22	2.2%		IIe	95
Weighted Average					2.17	85.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Comments

This is a highly productive Delaware County farm with an 85.90 CSR2.

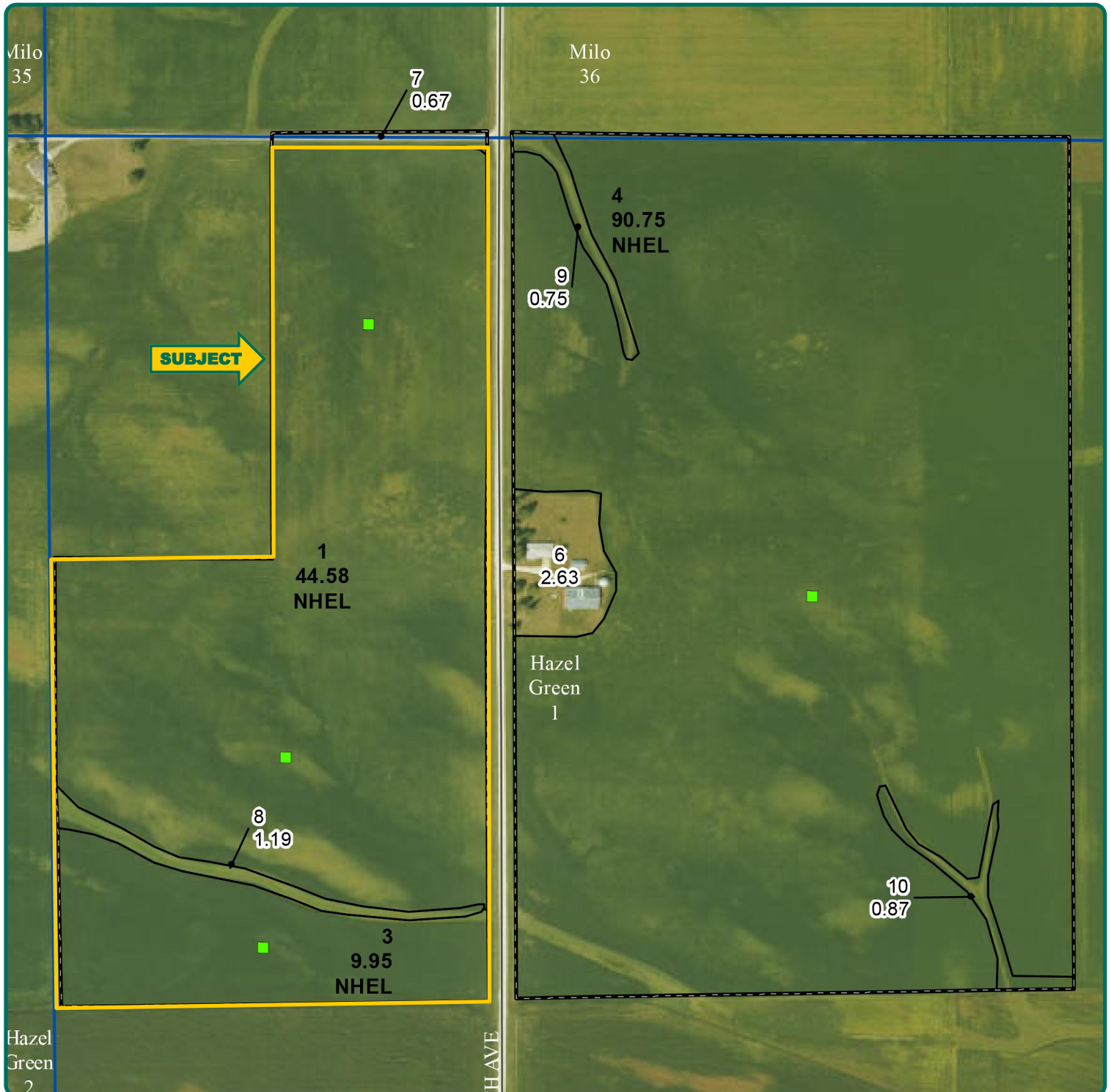
Additional Land for Sale

Seller has an additional tract of land for sale, located east of this property (see Additional Land Aerial Photo). Seller will list the house and building site for sale in the near future. Contact agent for details.

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

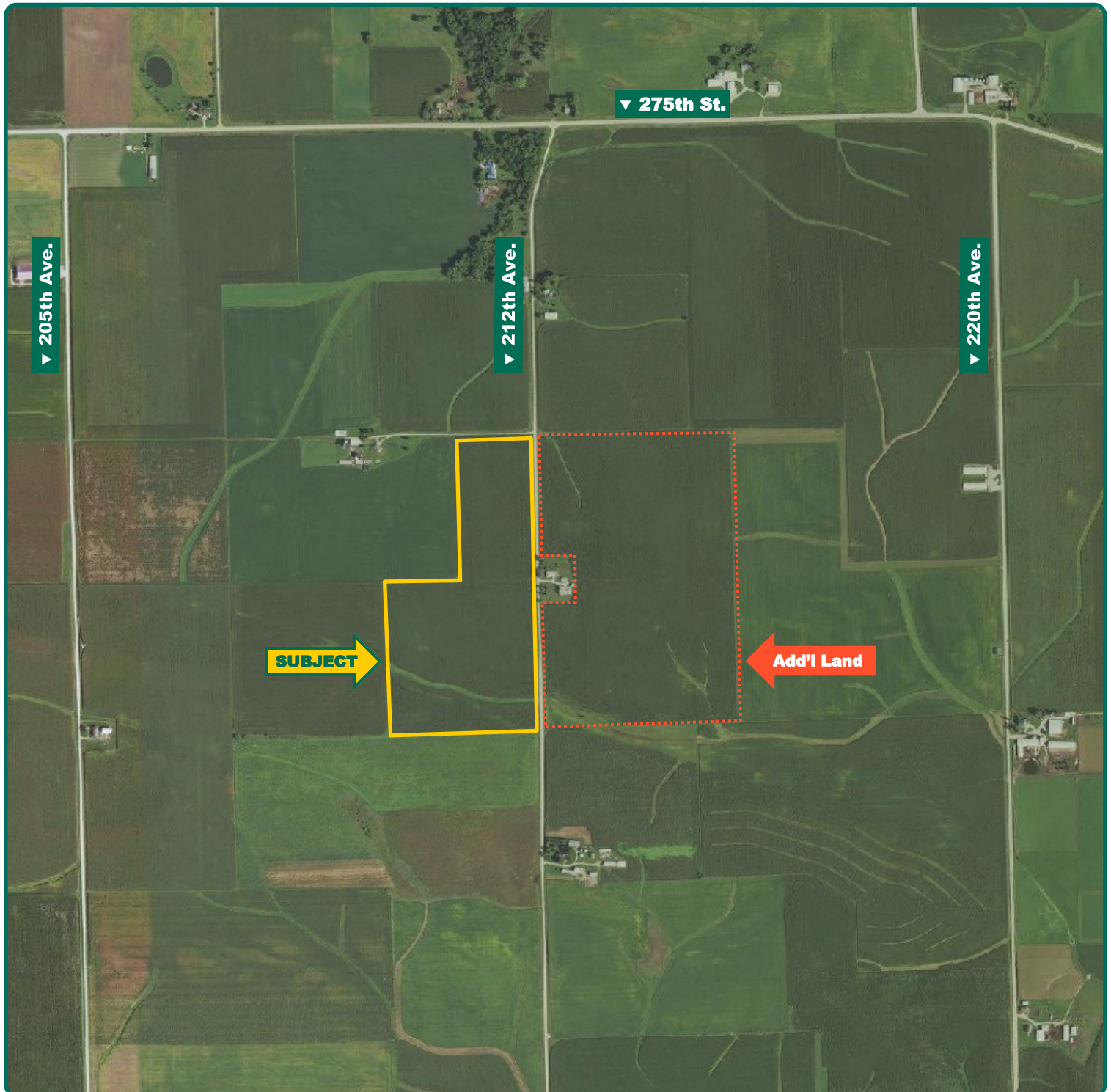
319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



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

Additional Land Aerial Photo



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

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals