

## Bennett Family Farms, LLC

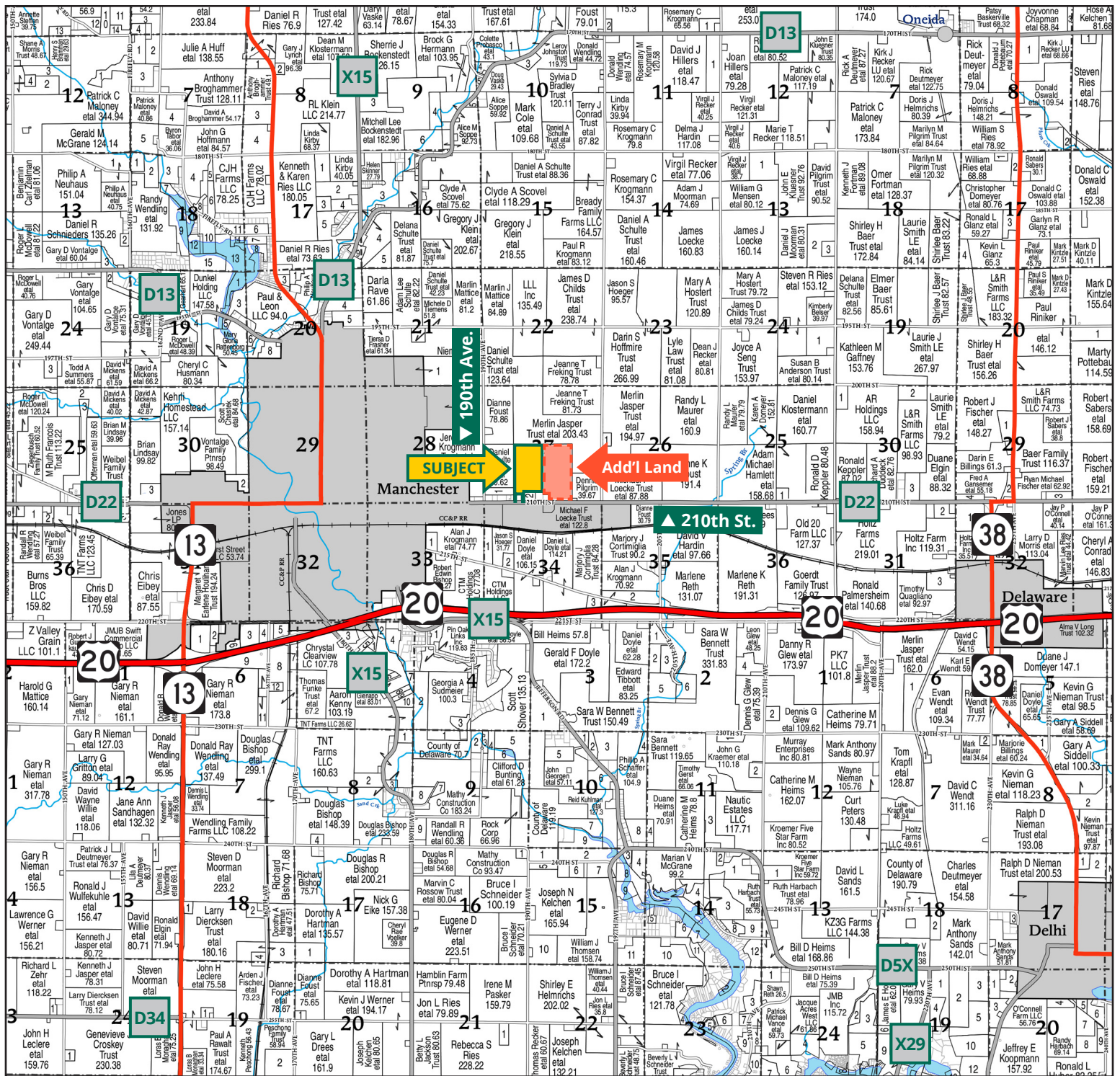


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**319.895.8858** | 102 Palisades Rd.  
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**68.52 Acres, m/I**  
**Delaware County, IA**





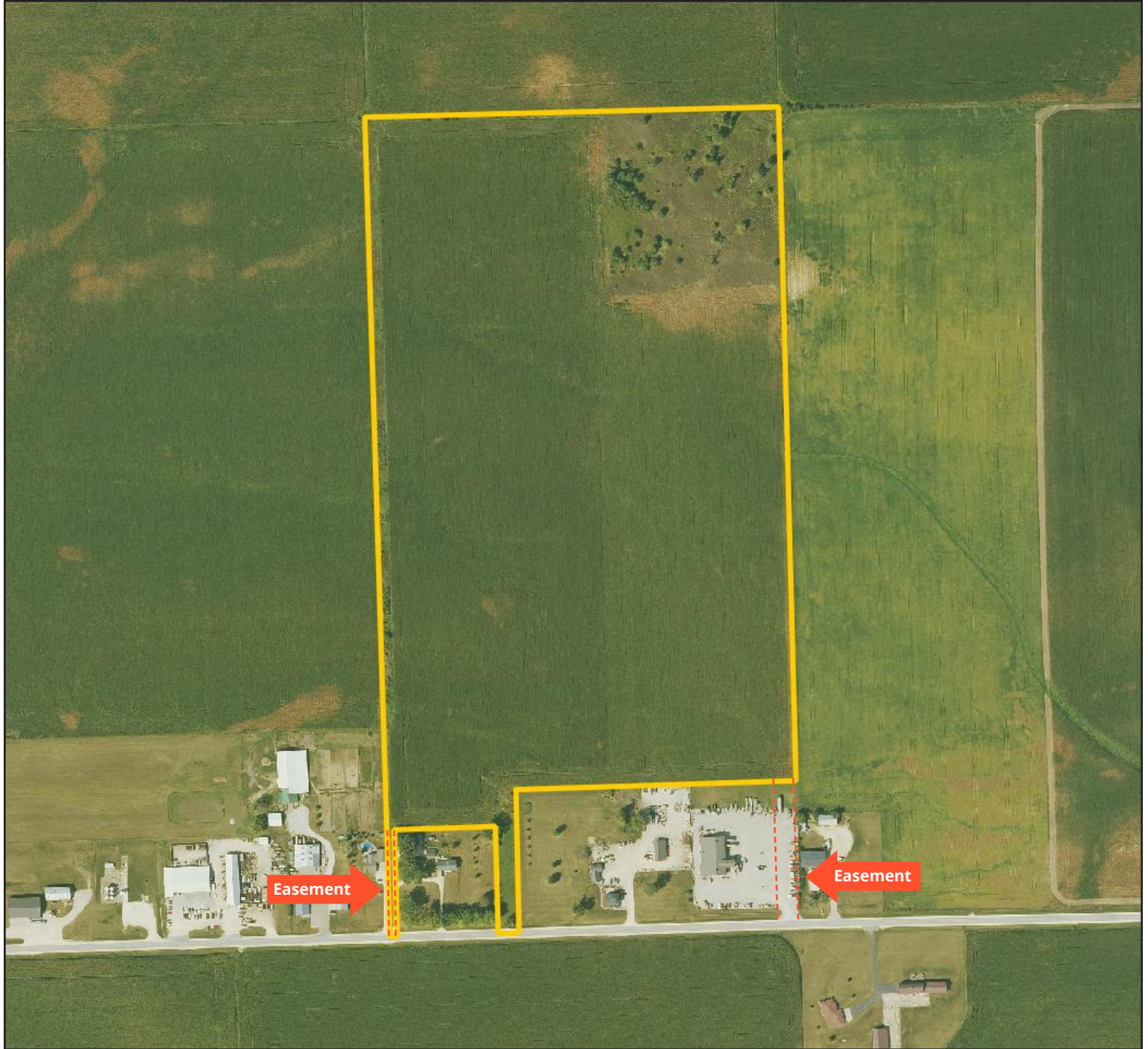
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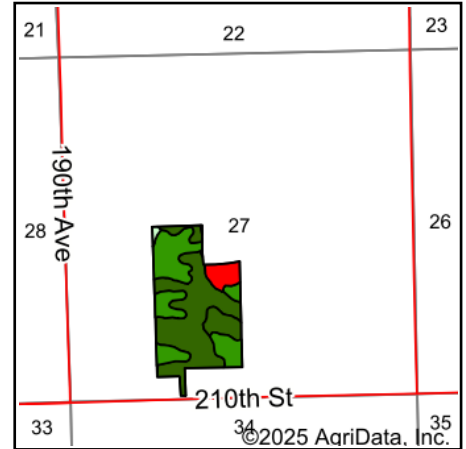


Current Acres in Production: 60.29 | Soil Productivity: 82.90 CSR2





Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Delaware**  
 Location: **27-89N-5W**  
 Township: **Delaware**  
 Acres: **60.29**  
 Date: **3/26/2025**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA055, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	30.10	49.9%		Ile	90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	21.17	35.1%		IIw	87
399	Readlyn silt loam, 1 to 3 percent slopes	4.39	7.3%		Iw	91
776C	Lilah sandy loam, 2 to 9 percent slopes	4.17	6.9%		IVs	5
408B	Olin sandy loam, 2 to 5 percent slopes	0.46	0.8%		Ile	64
Weighted Average					2.07	82.9

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Location

**From Manchester:** At the intersection of 190th Ave. and 210th St., a ¼ mile east on 210th St. The property is on the north side of the road.

## Simple Legal

Lot 2, part of the E½ of the SW¼ of Section 27, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa. Final abstract/title documents to govern legal description.

## Price & Terms

- \$1,062,060.00
- \$15,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing

## Possession

Negotiable. Subject to 2025 lease.

## Real Estate Tax

Taxes Payable 2024-2025: \$2,580.00  
Gross Acres: 68.52  
Net Taxable Acres: 68.45  
Tax per Net Taxable Acre: \$37.69

## Lease Status

This farm is leased for the 2025 crop year.

## FSA Data

Farm Number 4569, Tract 2021  
FSA/Eff. Crop Acres: 67.99  
Current Acres in Production: 60.29  
Corn Base Acres: 66.50  
Corn PLC Yield: 154 Bu.  
Bean Base Acres: 1.20  
Bean PLC Yield: 51 Bu.  
*\*Delaware County FSA is reporting 67.99 FSA/Eff. crop acres, however, only 60.29 acres are currently in production. There is the potential for more cropland acres. A wetlands determination by the Delaware County NRCS will be required. Contact agent for details.*

## Soil Types/Productivity

Primary soils are Kenyon, Clyde-Floyd and Readlyn. CSR2 on the acres currently in production is 82.90. 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 topography is gently rolling.

## Drainage

Drainage is natural with some tile. Tile maps are not available.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Easements

A 20-foot-wide strip is located in the southwest corner of the farm. The neighbor to the east of this strip has an ingress/egress easement allowing access to their property via this strip.

The Seller has a 66-foot-wide ingress/egress easement providing access to the southeast portion of the farm through the adjoining property to the south.

## Comments

This productive Delaware County Farm is located in a strong area, just east of Manchester.

## Additional Land for Sale

Seller has an additional tract of land for sale located east 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.



North Side Looking South



Northeast Corner Looking Southwest





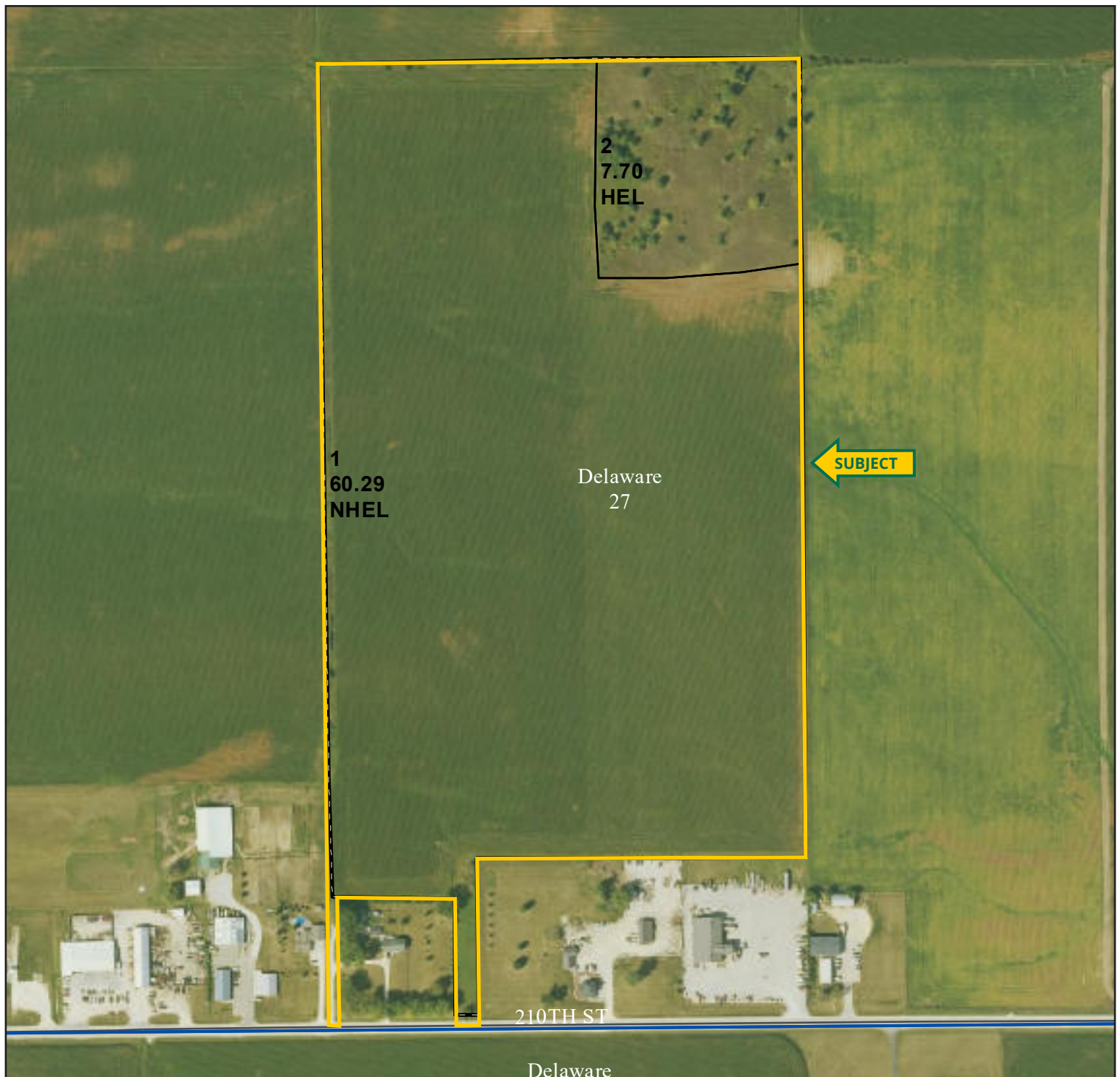
Southwest Corner Looking Northeast



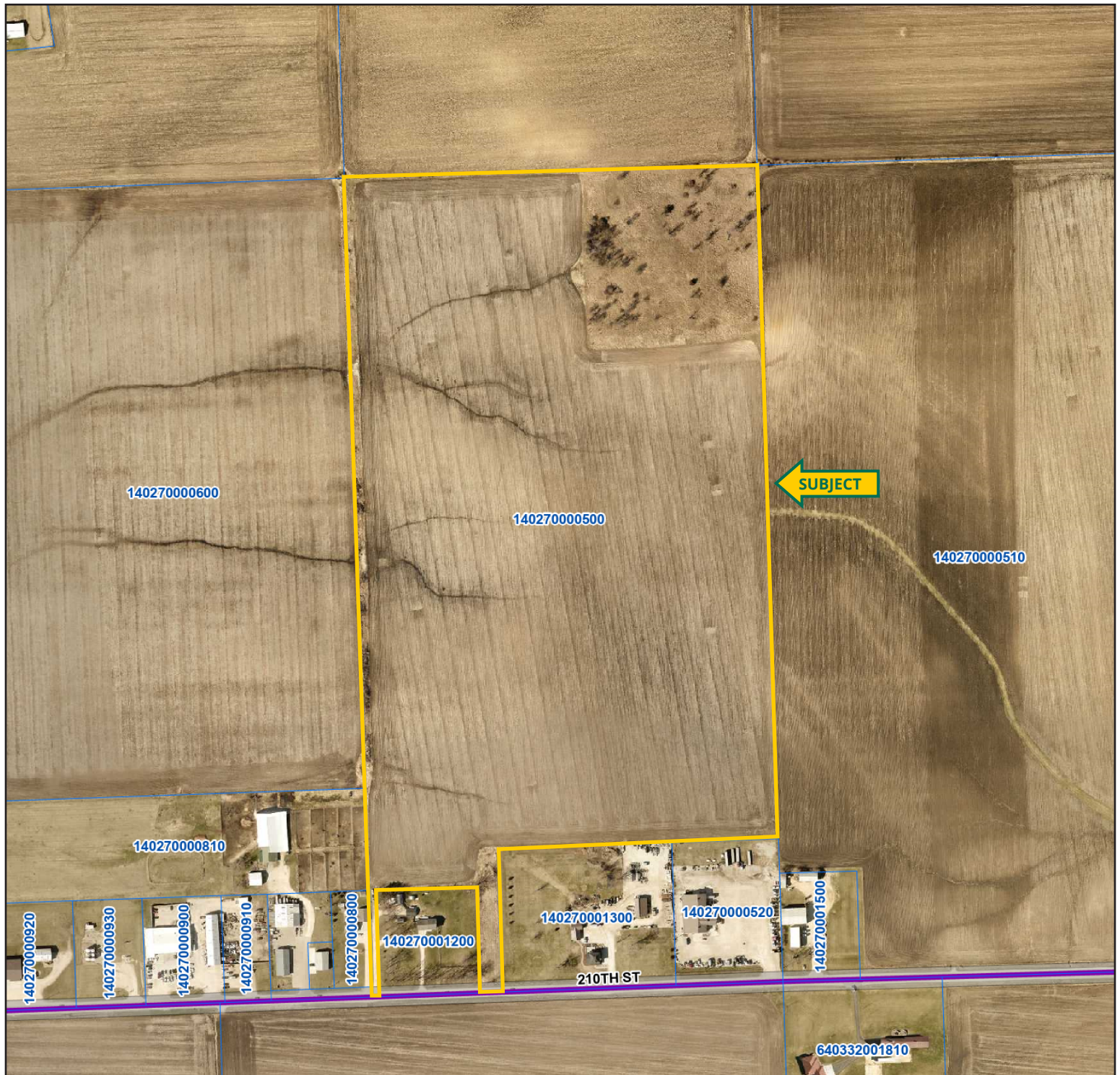
Southeast Corner Looking Northwest



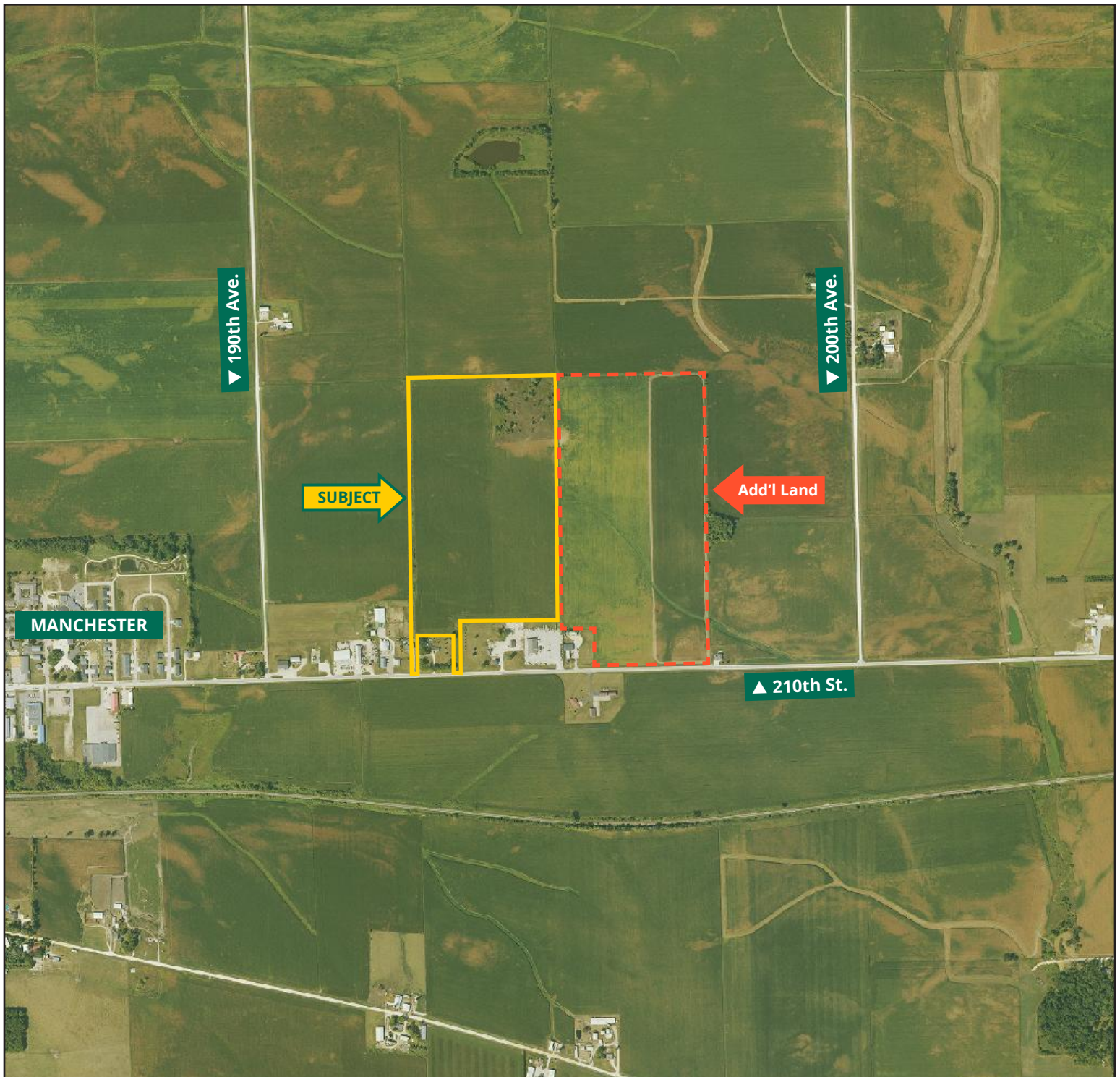






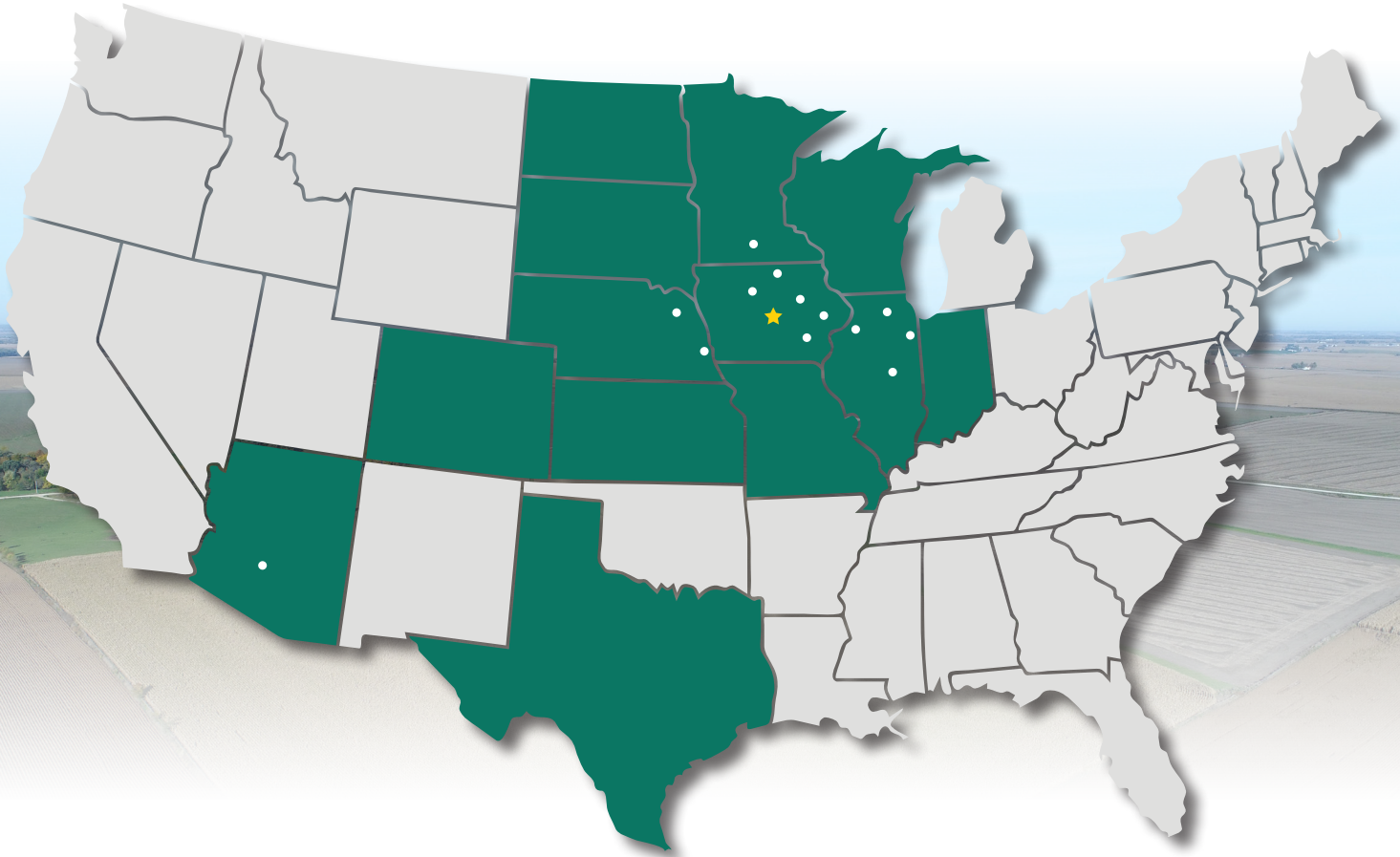








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