

McCloud Family Farm



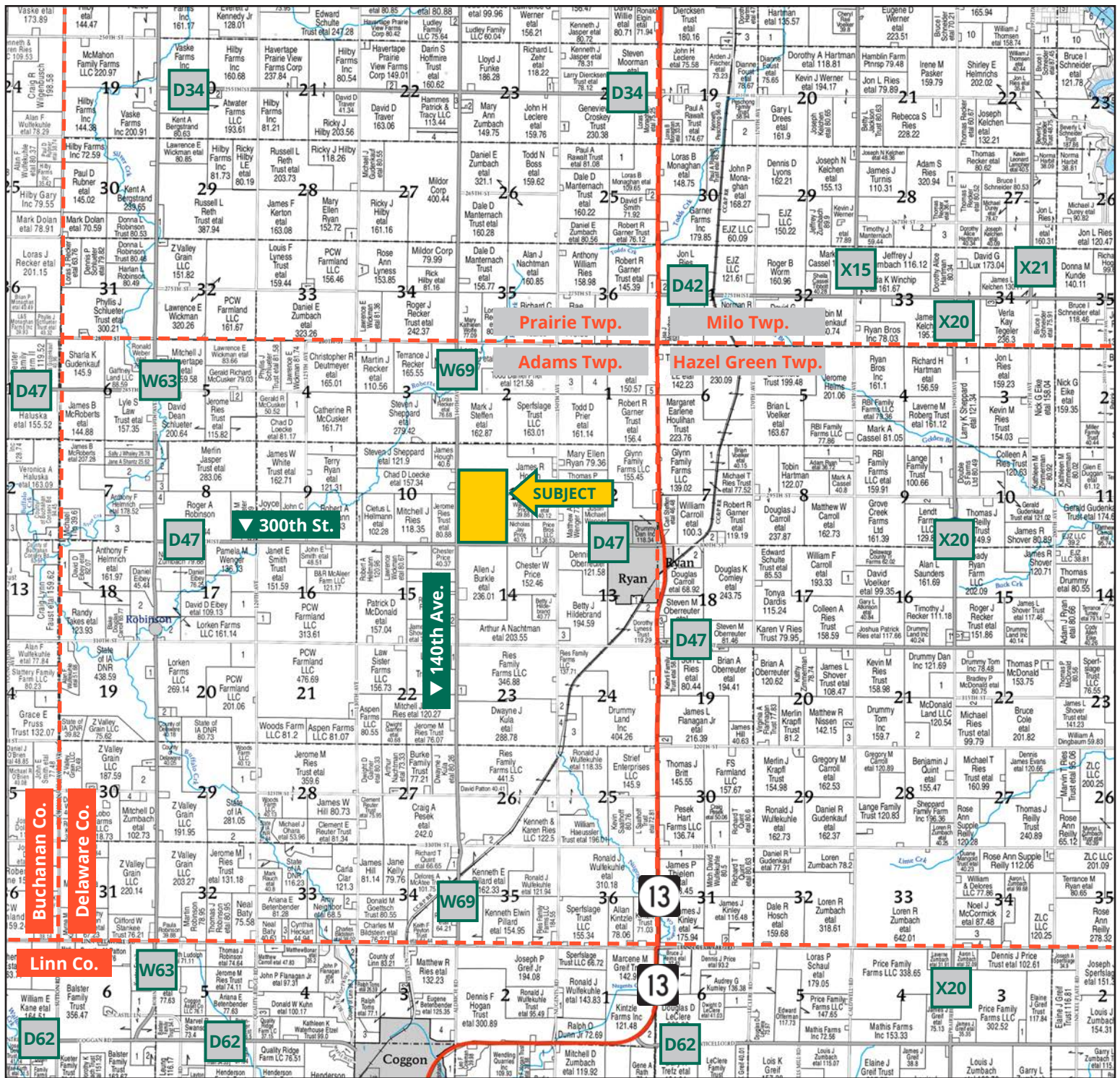
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240.00 Acres, m/I
Delaware County, IA



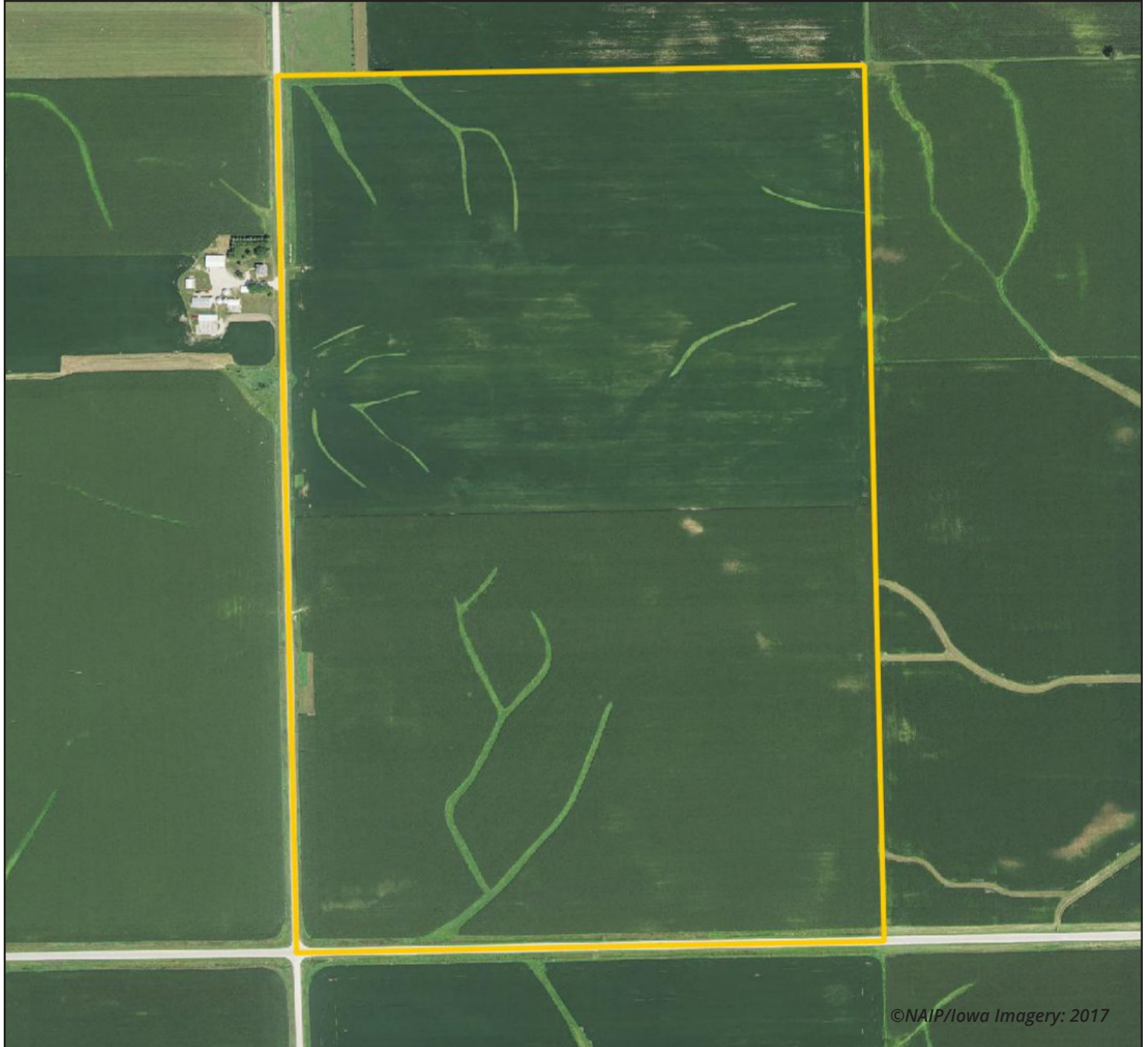
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FSA/Eff. Crop Acres: 233.04 | Soil Productivity: 79.80 CSR2

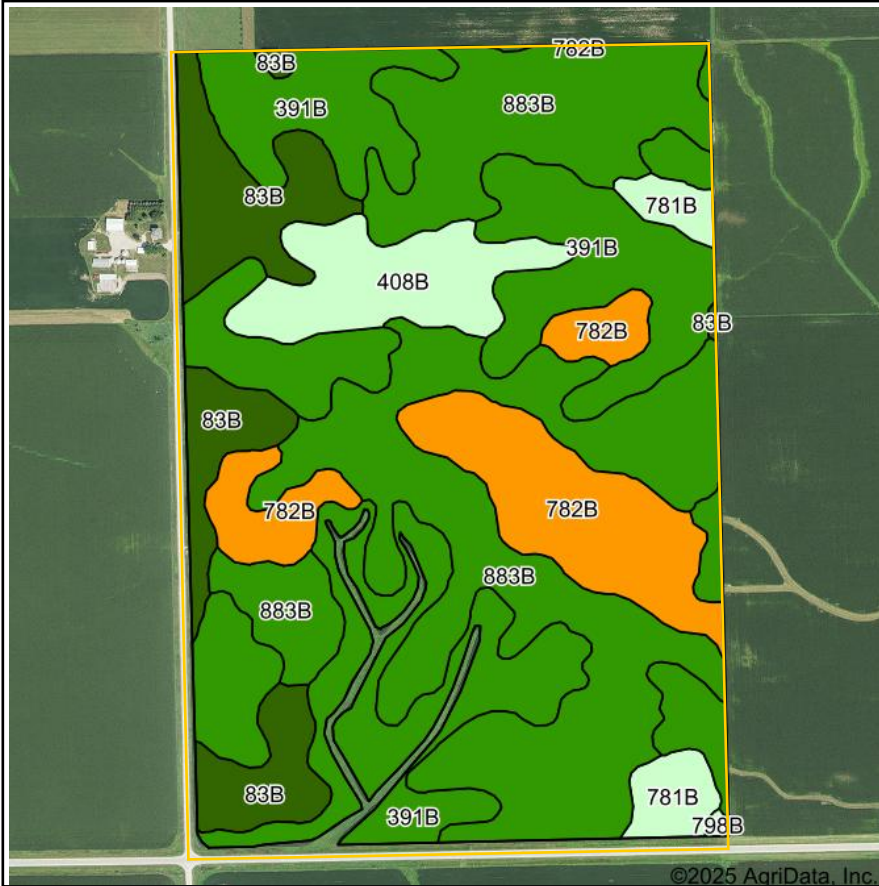


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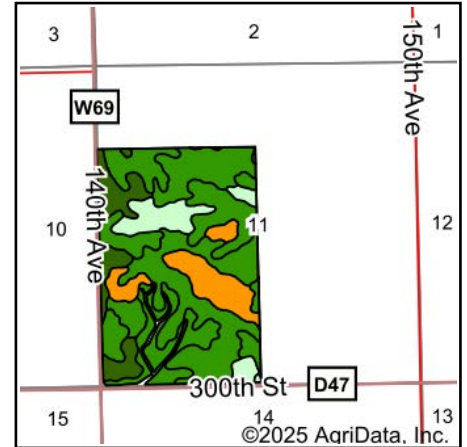
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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Delaware**
 Location: **11-87N-6W**
 Township: **Adams**
 Acres: **233.04**
 Date: **6/2/2025**



Maps Provided By:



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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**
883B	Cresken clay loam, 2 to 5 percent slopes	83.96	36.1%		Ile	86
391B	Clyde-Floyd complex, 1 to 4 percent slopes	75.91	32.6%		Ilw	87
782B	Donnan loam, 2 to 6 percent slopes	27.38	11.7%		Ile	43
83B	Kenyon loam, 2 to 5 percent slopes	24.93	10.7%		Ile	90
408B	Olin sandy loam, 2 to 5 percent slopes	14.45	6.2%		Ile	64
781B	Lourdes loam, 2 to 5 percent slopes	6.14	2.6%		Ile	68
798B	Protivin loam, 1 to 4 percent slopes	0.27	0.1%		Ile	61
Weighted Average					2.00	79.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Ryan: 1 mile west on 300th St. The property is on the north side of the road.

Simple Legal

S½ NW¼ and the SW¼ of Section 11, Township 87 North, Range 6 West, Delaware County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$3,840,000
- \$16,000/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable. Subject to lease.

Real Estate Tax

Taxes Payable 2024-2025: \$9,236.00
Gross Acres: 240.00
Net Taxable Acres: 232.73
Tax per Net Taxable Acre: \$39.69

Lease Status

This farm is leased for the 2025 crop year.

FSA Data

Farm Number 62, Tract 152
FSA/Eff. Crop Acres: 233.04
Corn Base Acres: 174.49
Corn PLC Yield: 169 Bu.
Bean Base Acres: 58.51
Bean PLC Yield: 51 Bu.

Soil Types/Productivity

Primary soils are Cresken and Clyde-Floyd. CSR2 on the FSA/Eff. crop acres is 79.80. 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 farm is gently rolling.

Drainage

There is some tile on this farm. Contact a listing agent for details.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Well-located, investment-quality farmland along a hard-surface road.



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



Northwest Corner Looking Southeast

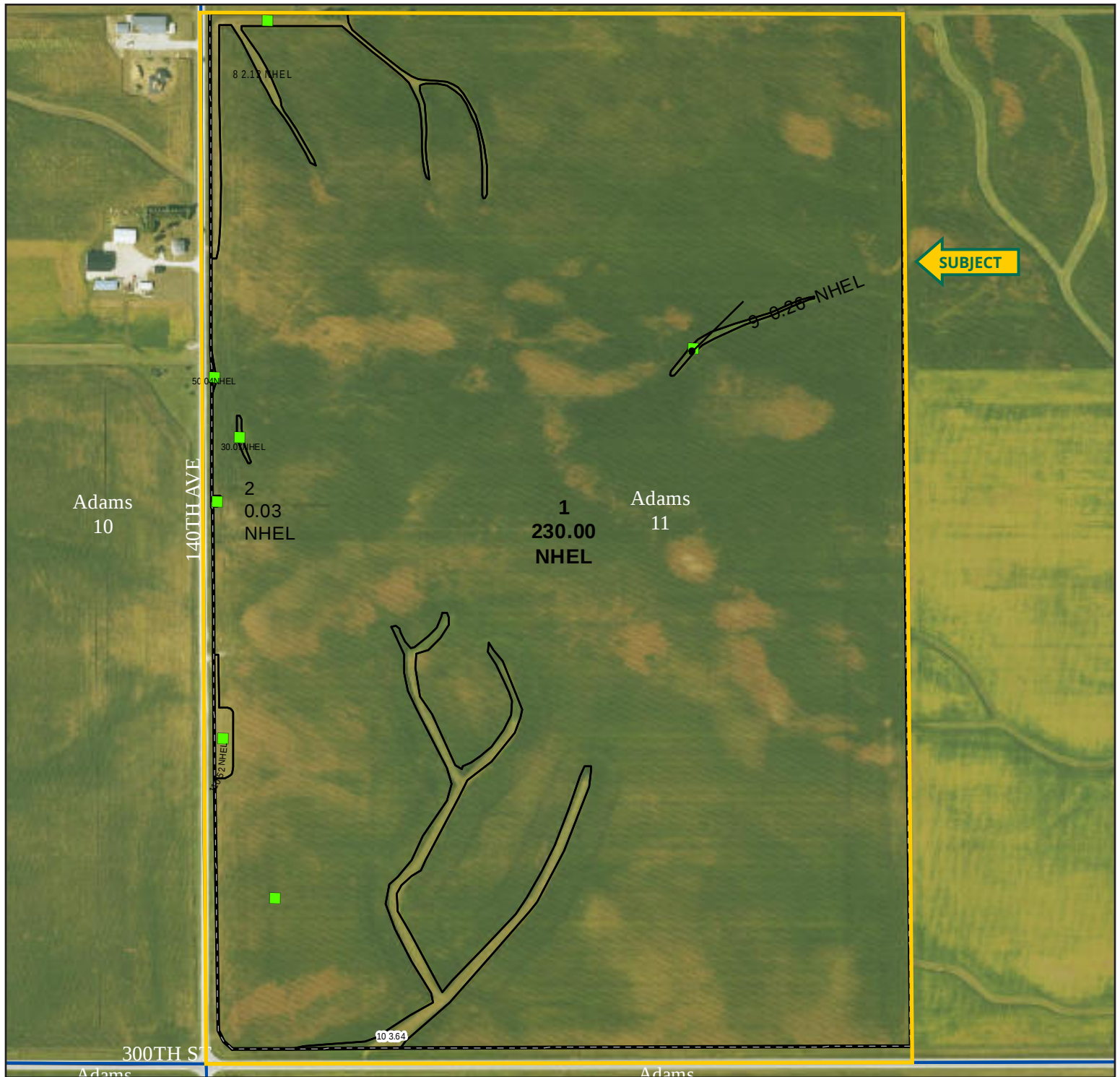


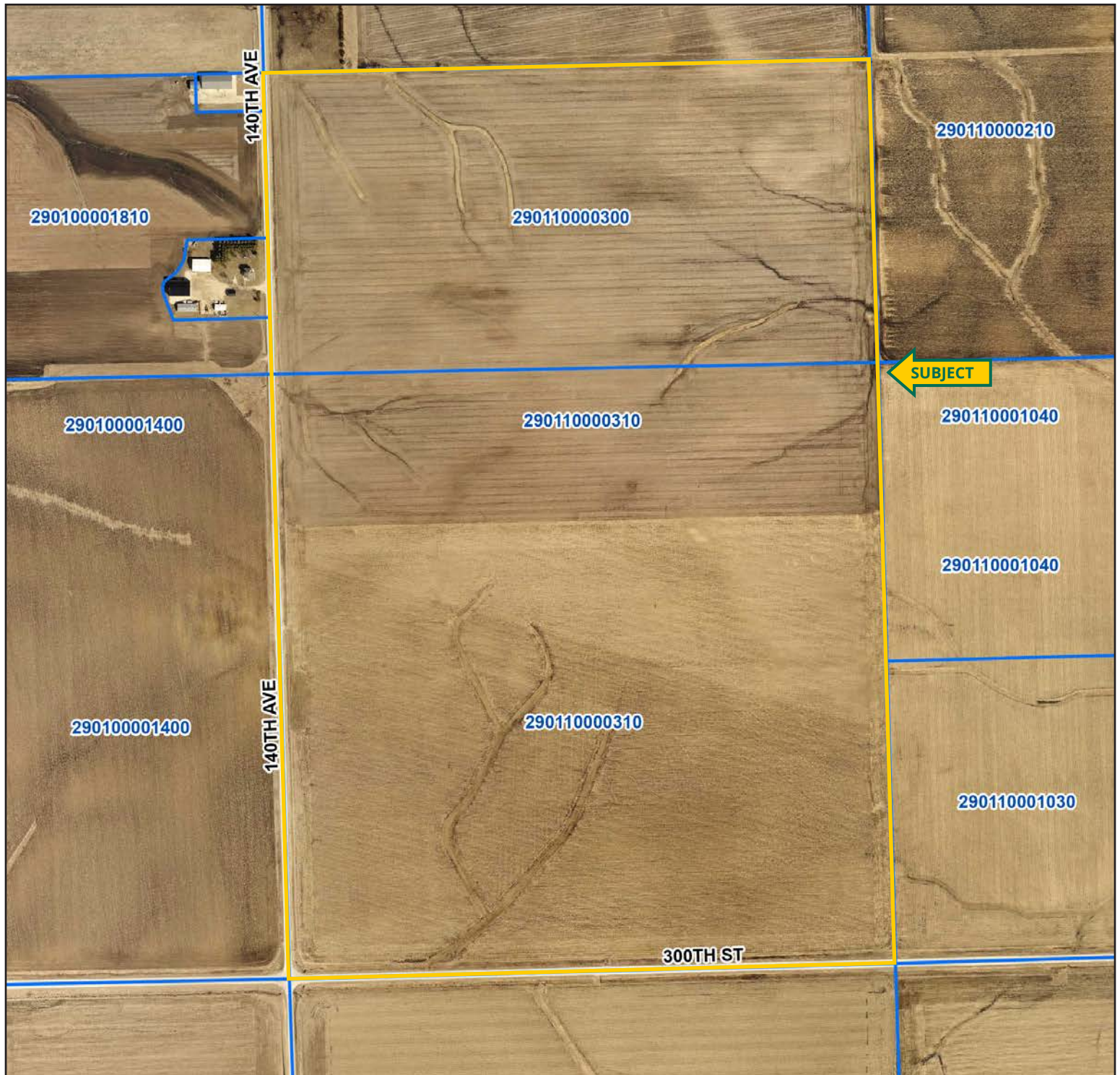
South Side Looking North



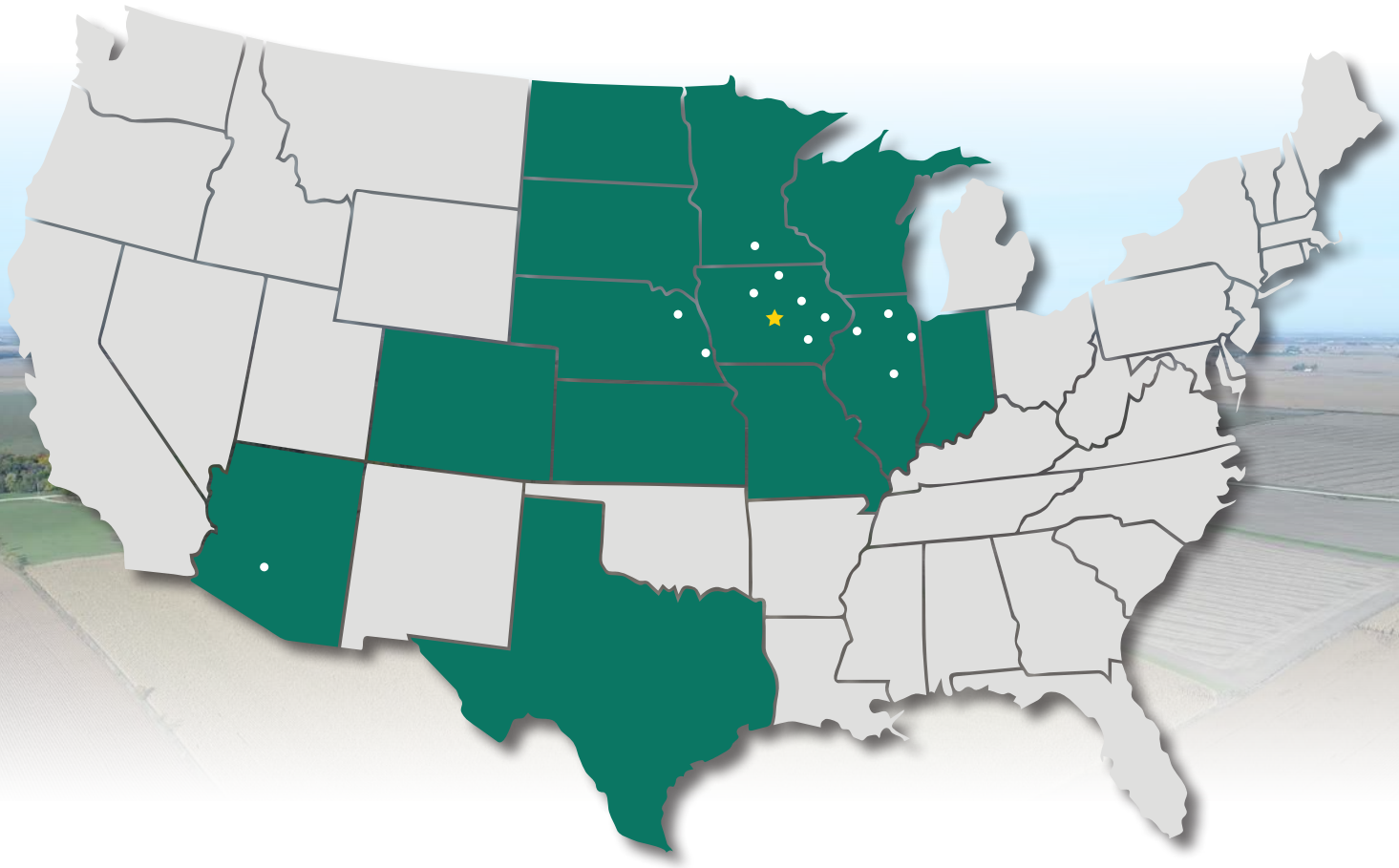
Southeast Corner Looking Northwest







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