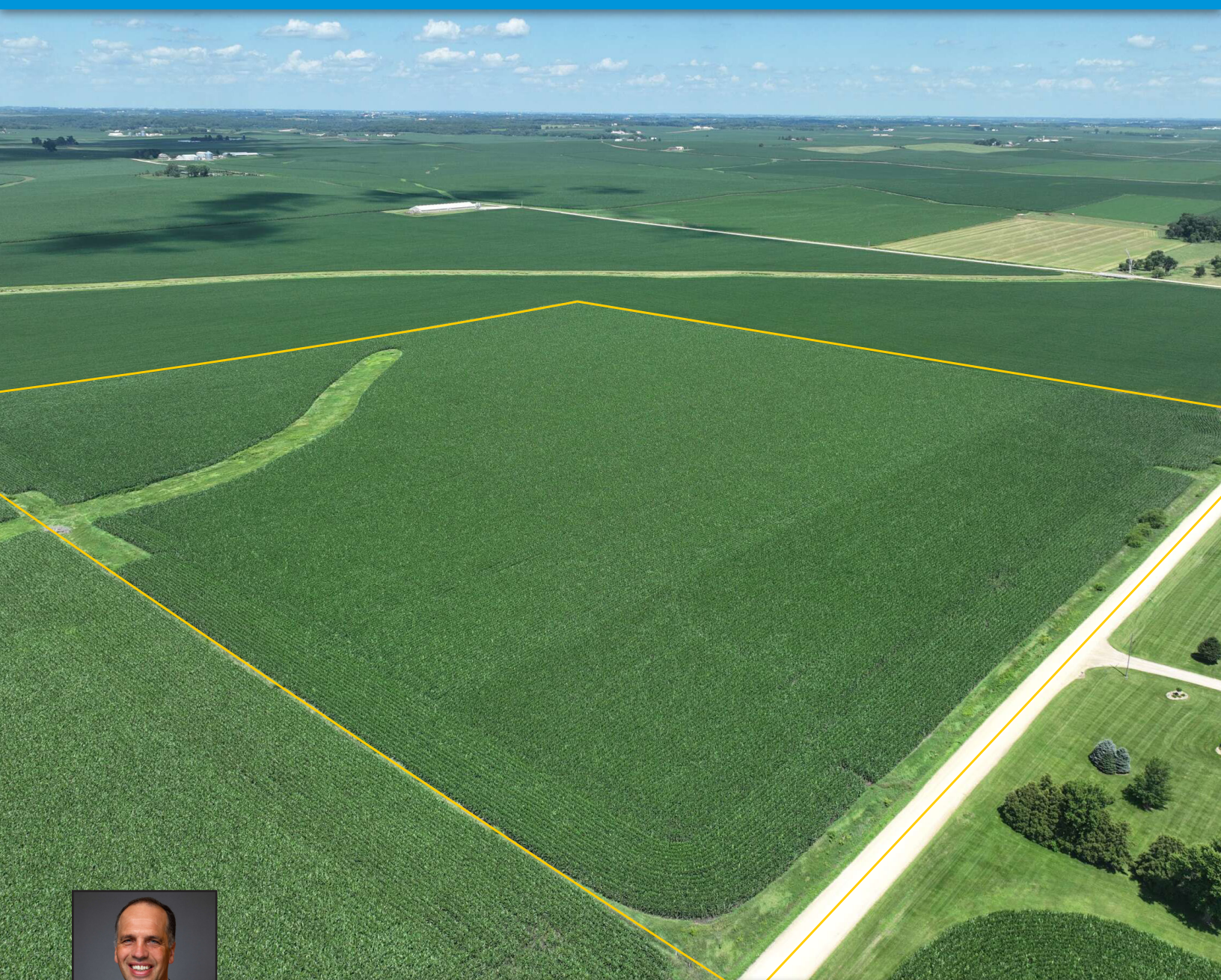


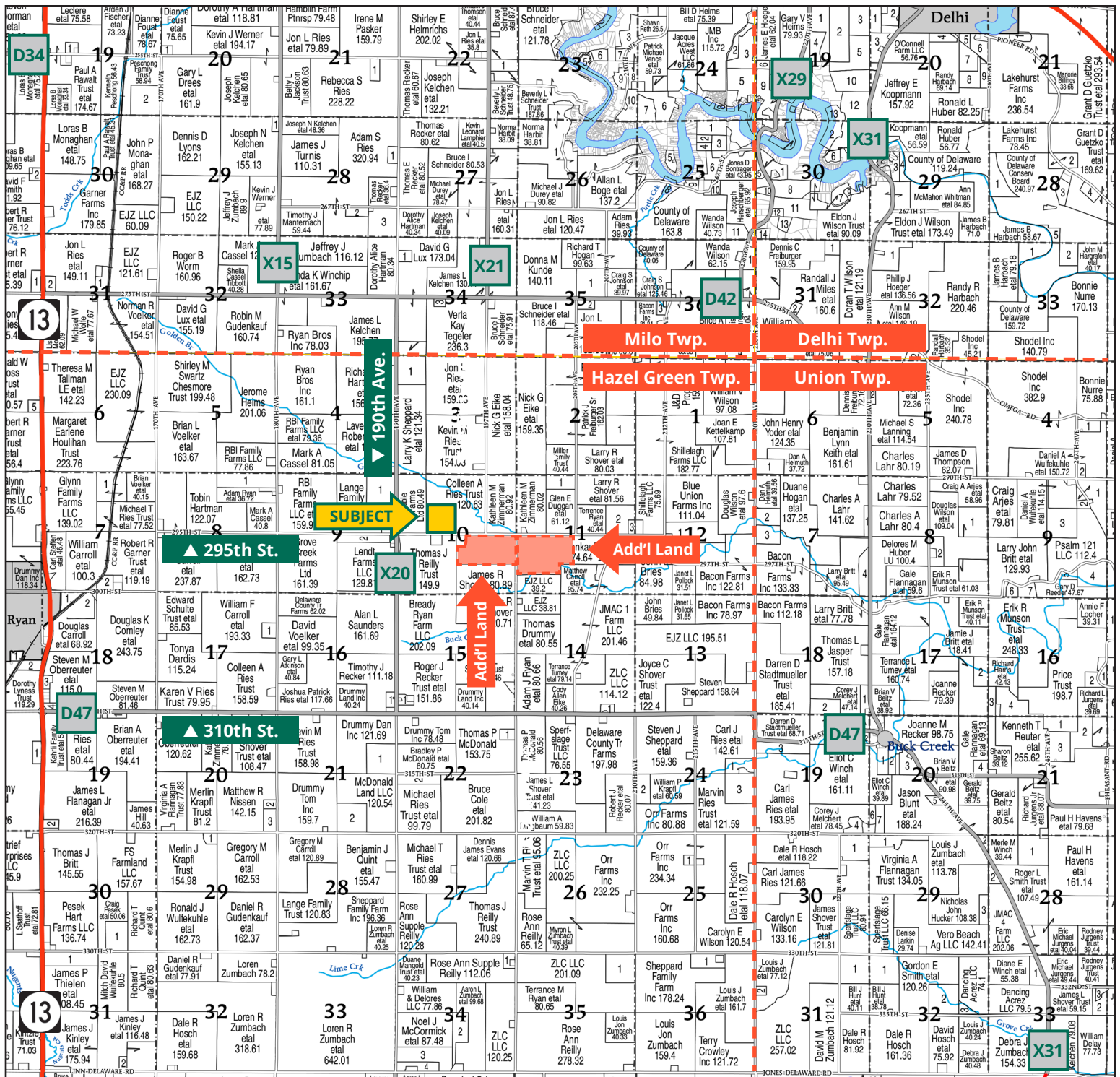
Gerald & Ann Gudenkauf Family Farm



TROY LOUWAGIE, ALC
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TroyL@Hertz.ag

319.895.8858 | 102 Palisades Road
Mount Vernon, IA 52314-0050 | www.Hertz.ag

40.00 Acres, m/l
Delaware County, IA



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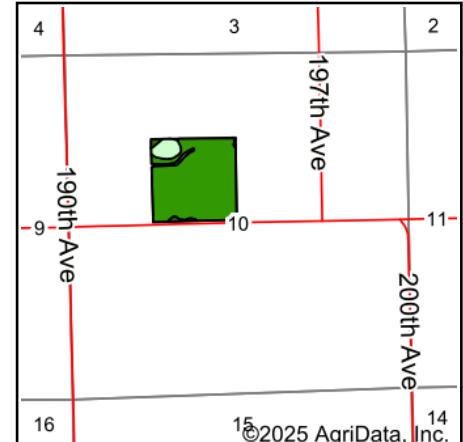
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FSA/Eff. Crop Acres: 38.41 | Soil Productivity: 85.50 CSR2





Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Delaware**
 Location: **10-87N-5W**
 Township: **Hazel Green**
 Acres: **38.41**
 Date: **7/2/2025**



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**
391B	Clyde-Floyd complex, 1 to 4 percent slopes	34.75	90.5%		IIw	87
408B	Olin sandy loam, 2 to 5 percent slopes	2.59	6.7%		Ile	64
83B	Kenyon loam, 2 to 5 percent slopes	0.63	1.6%		Ile	90
399	Readlyn silt loam, 1 to 3 percent slopes	0.37	1.0%		Iw	91
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.07	0.2%		Ils	59
Weighted Average					1.99	85.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Ryan—at the intersection of IA-13 and 310th St.: 3 miles east on 310th St., 1½ miles north on 190th Ave., and ¼ mile east on 295th St. The property is on the north side of the road.

Simple Legal

The SE¼ of the NW¼ of Section 10, Township 87 North, Range 5 West of the 5th P.M., Delaware County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$674,000.00
- \$16,850/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: \$1,386.00
Gross Acres: 40.00
Net Taxable Acres: 39.00
Tax per Net Taxable Acre: \$35.54

Lease Status

A lease in place for the 2025 crop year.

FSA Data

Farm Number 2741, Part of Tract 3797
FSA/Eff. Crop Acres: 38.41
Corn Base Acres: 26.96*
Corn PLC Yield: 134 Bu.
Bean Base Acres: 7.93*
Bean PLC Yield: 42 Bu.

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

Soil Types/Productivity

Primary soil is Clyde-Floyd. CSR2 on the FSA/Eff. crop acres is 85.50. 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 level to gently rolling.

Drainage

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

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a high-quality Delaware County farm with an 85.50 CSR2.

Additional Land for Sale

Seller has two additional tracts of land for sale located southeast of this property. See Additional Land Aerial Photo.



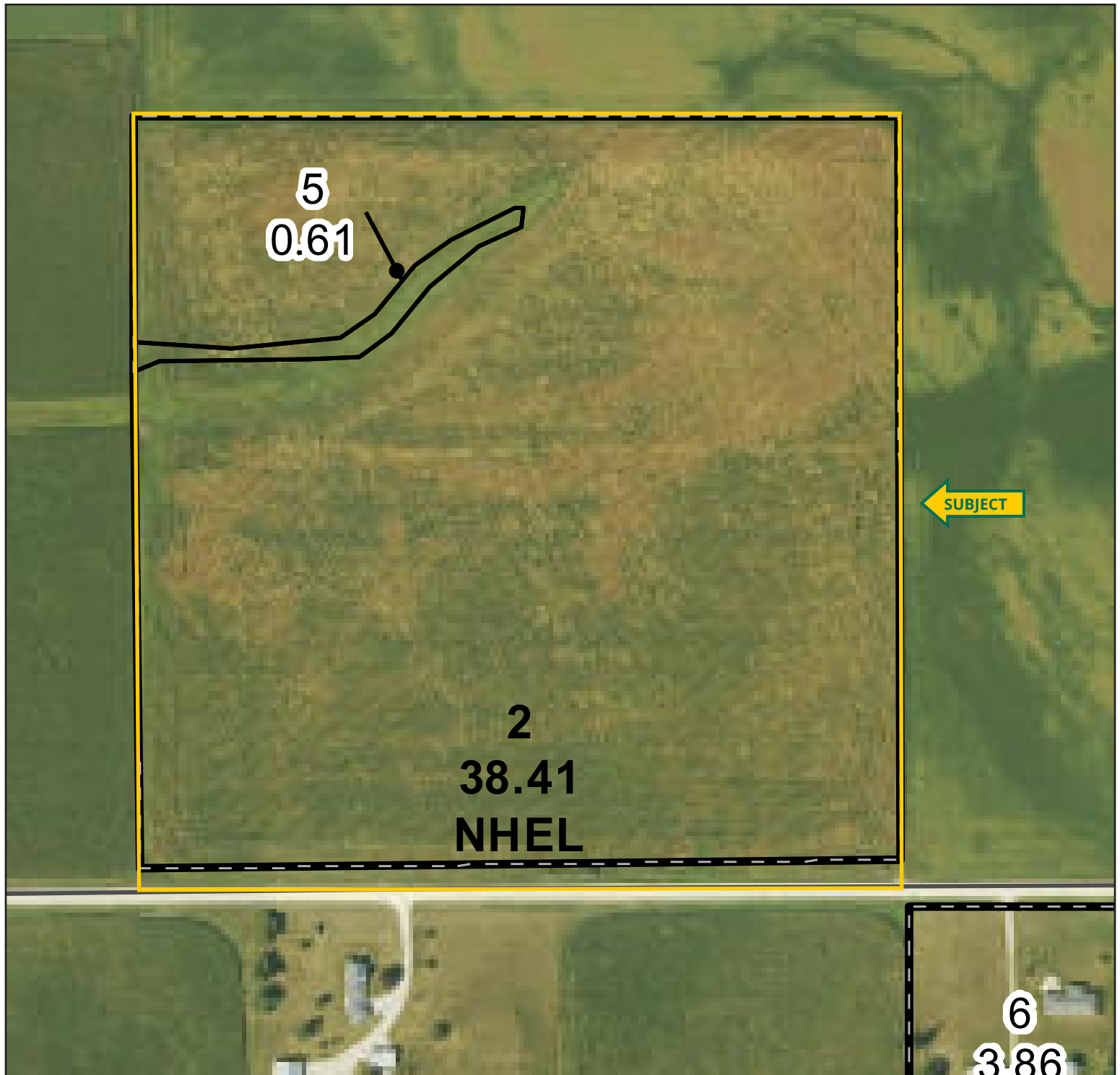
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

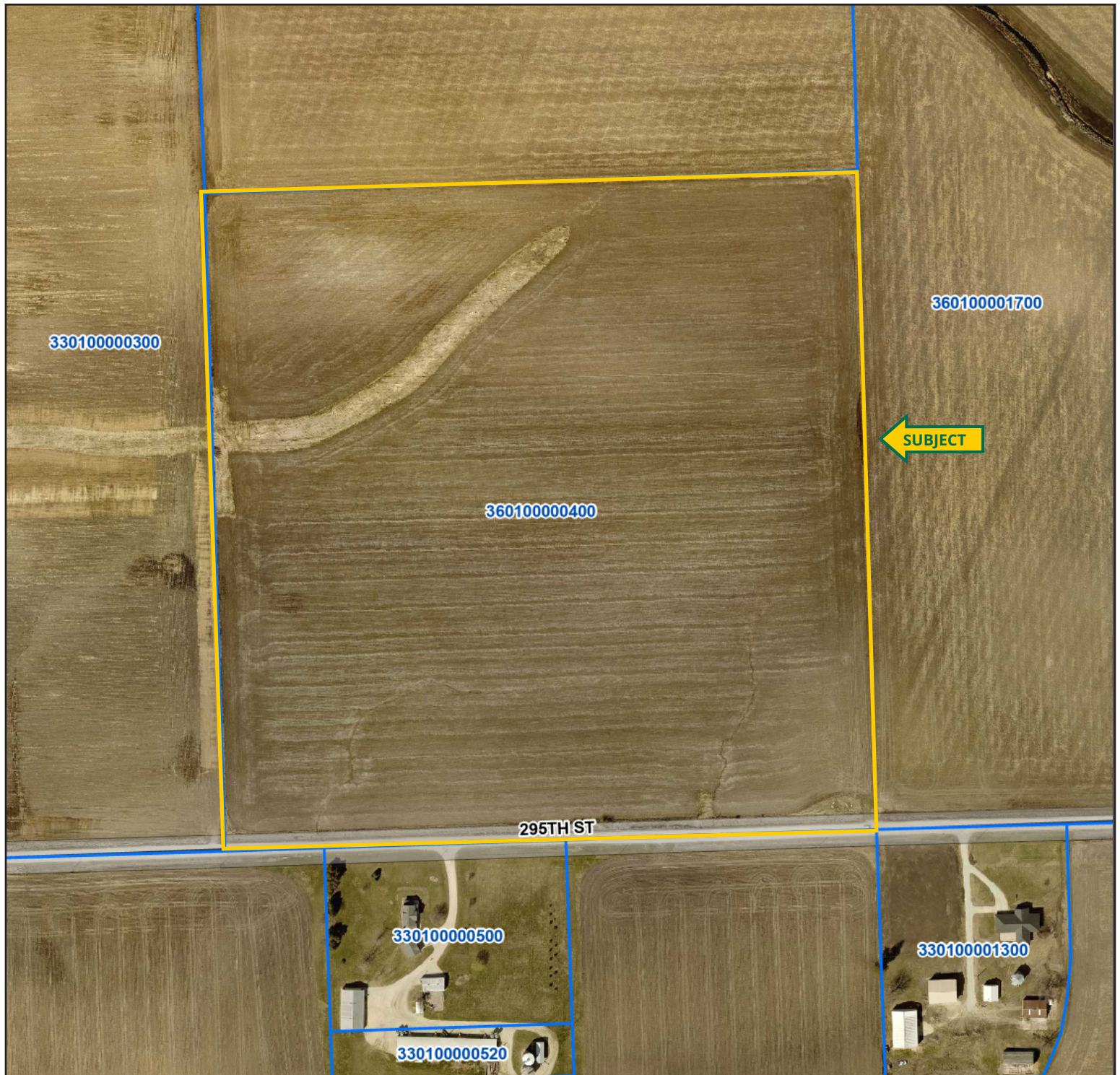
Southeast Corner Looking Northwest



Northwest Corner Looking Southeast

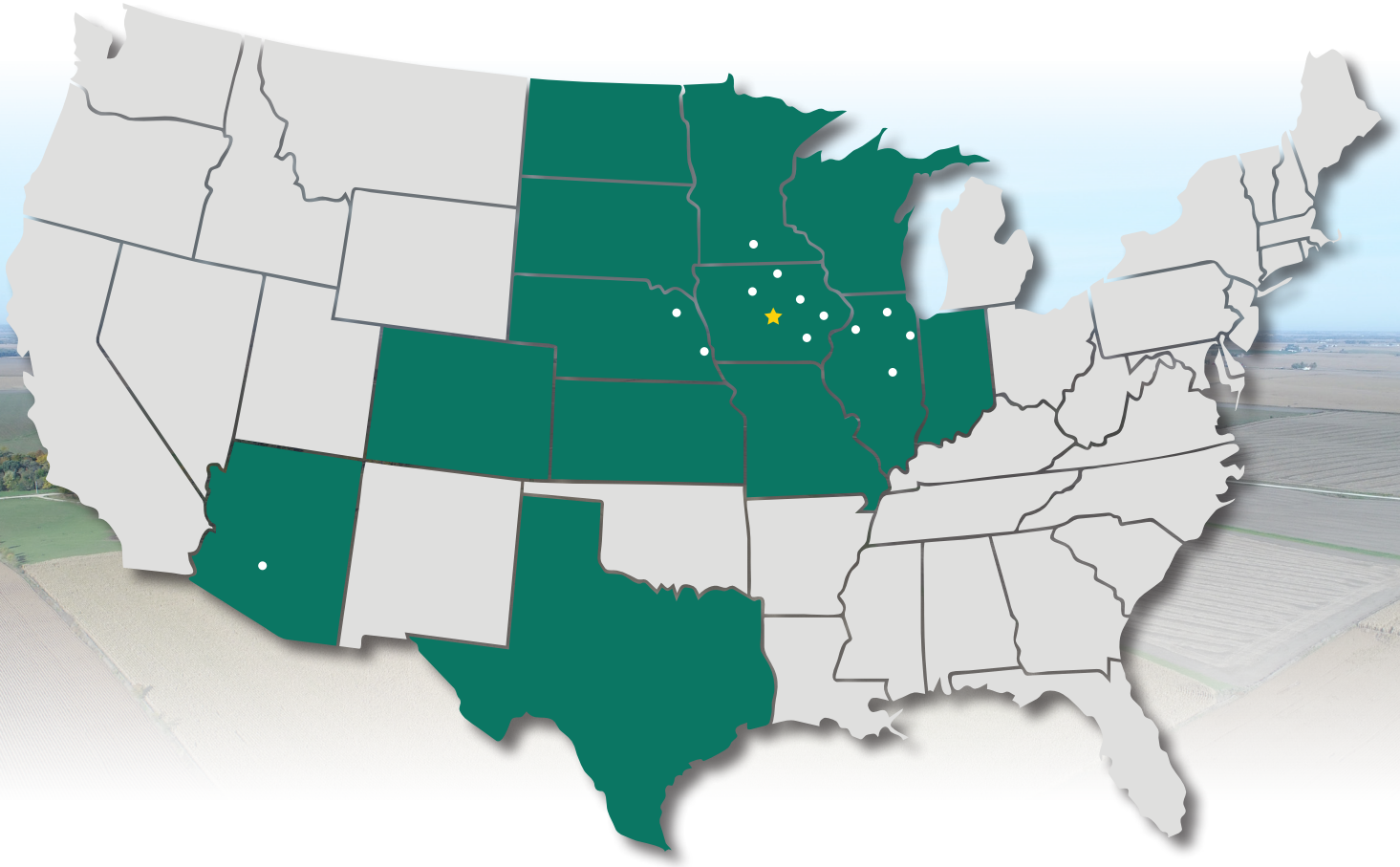








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