

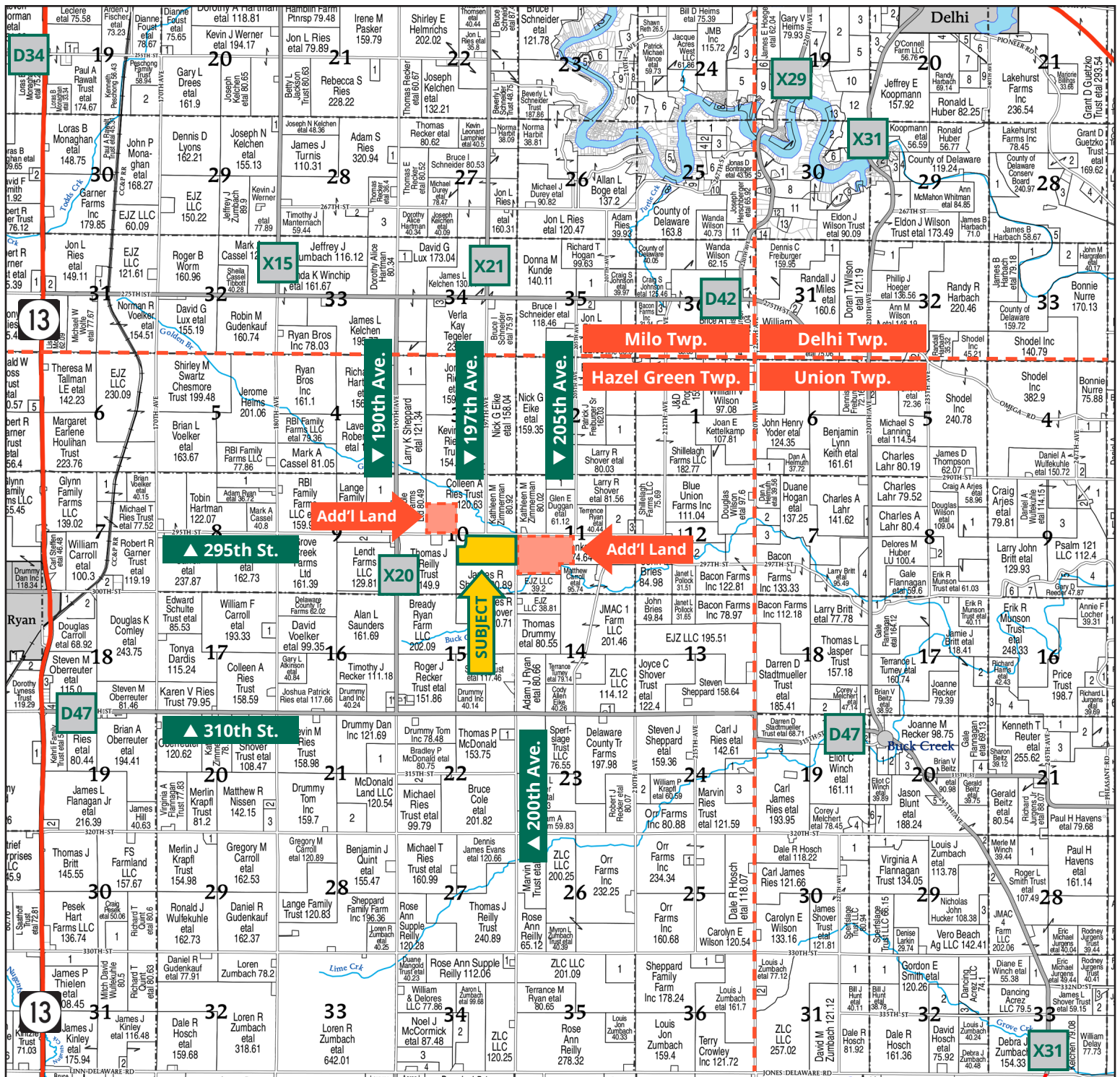
Gerald & Ann Gudenkauf Family Farm



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

75.61 Acres, m/l
Delaware County, IA

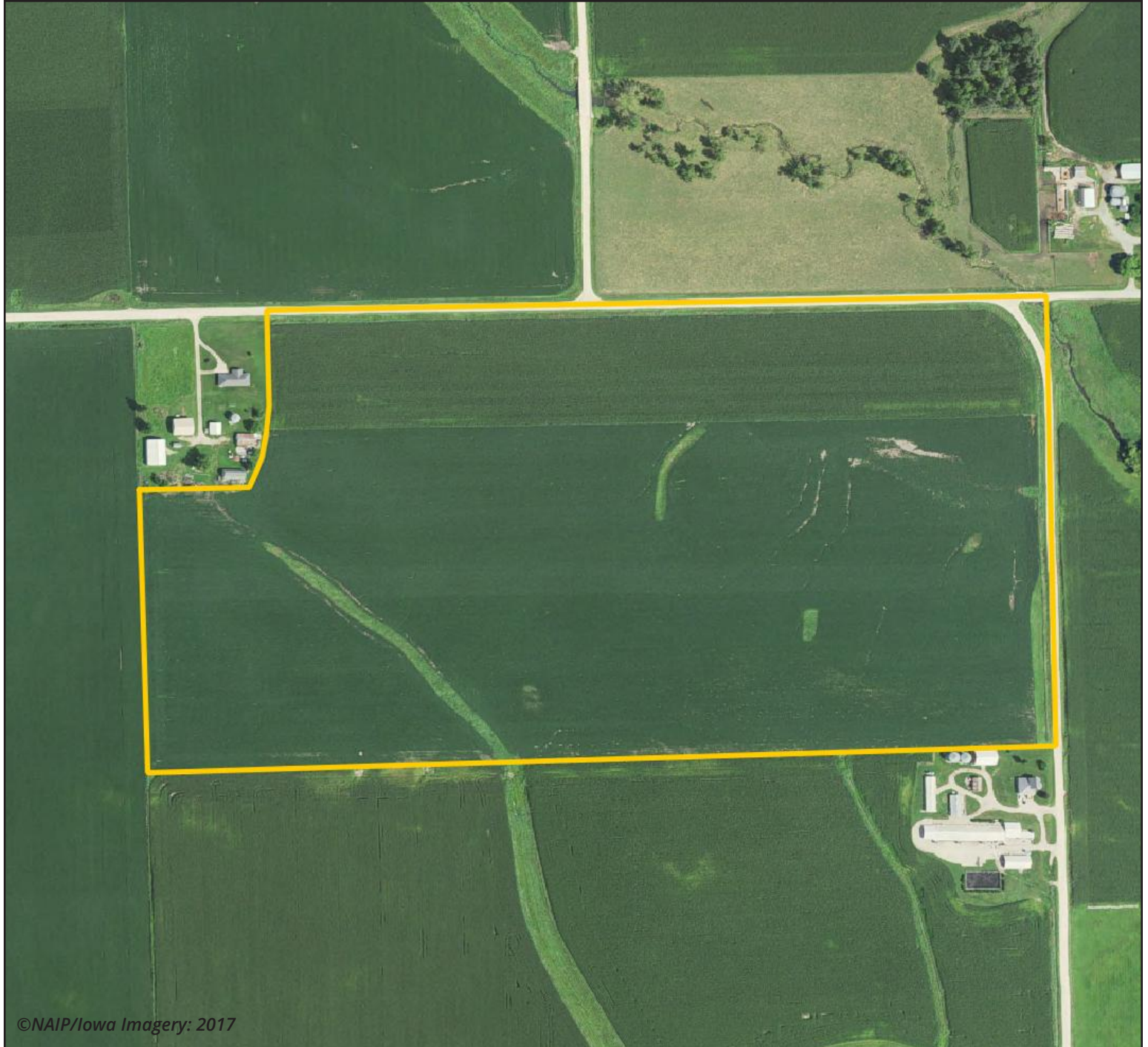


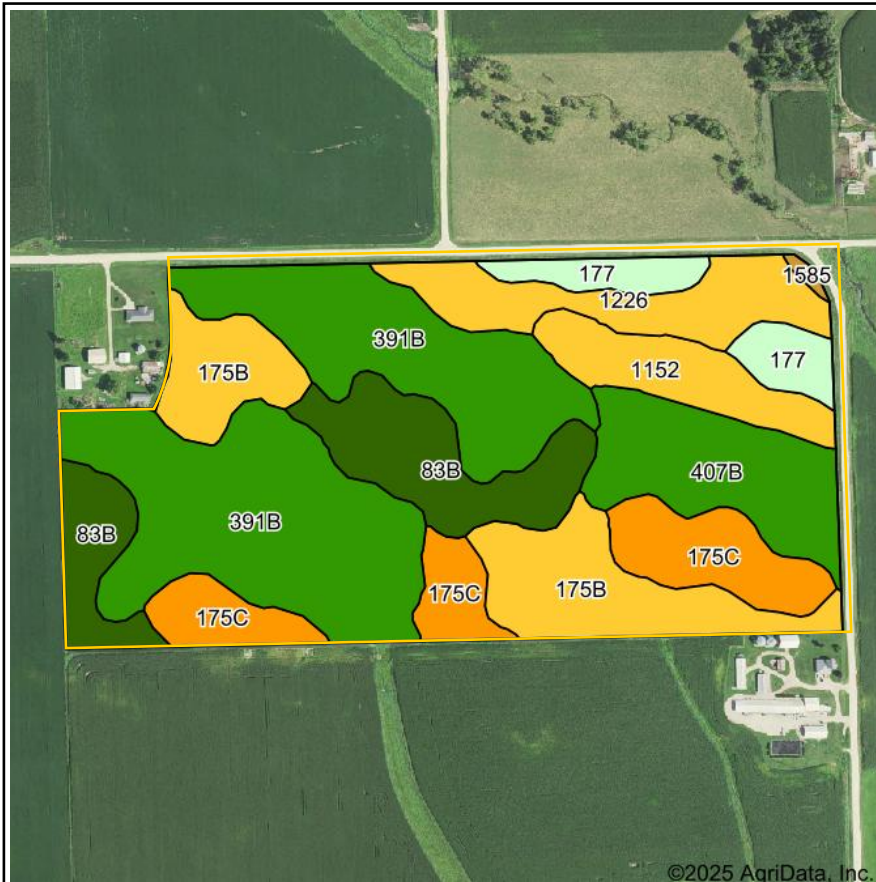
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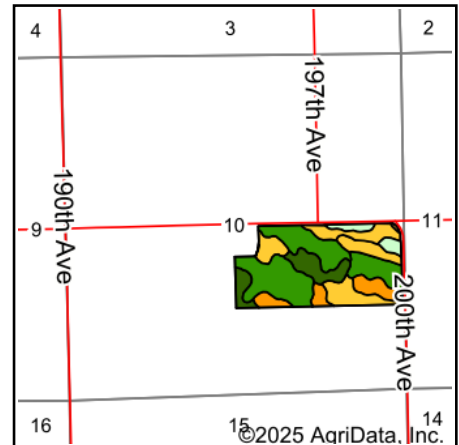
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Est. FSA/Eff. Crop Acres: 72.34 | Soil Productivity: 71.50 CSR2





Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Delaware**
 Location: **10-87N-5W**
 Township: **Hazel Green**
 Acres: **72.34**
 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	24.69	34.2%		IIw	87
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	9.92	13.7%		IIIe	50
83B	Kenyon loam, 2 to 5 percent slopes	9.10	12.6%		Ile	90
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	8.04	11.1%		IIIe	45
407B	Schley loam, 1 to 4 percent slopes	7.11	9.8%		IIw	81
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	5.75	7.9%		IIs	59
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	4.28	5.9%		IIw	54
177	Saude loam, 0 to 2 percent slopes	3.26	4.5%		IIs	60
1585	Spillville-Coland complex, channeled 0 to 2 percent slopes	0.19	0.3%		Vw	31
Weighted Average					2.26	71.5

**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 south side of the road.

Simple Legal

The N½ of the SE¼, excepting Parcel 2024-25, in 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

- \$1,096,345.00
- \$14,500/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: \$2,498.00
Gross Acres: 75.61
Net Taxable Acres: 71.90
Tax per Net Taxable Acre: \$34.74

Lease Status

A lease in place for the 2025 crop year.

FSA Data

Farm Number 2741, Part of Tract 3797
FSA/Eff. Crop Acres: 72.34*
Corn Base Acres: 50.77*
Corn PLC Yield: 134 Bu.
Bean Base Acres: 14.93*
Bean PLC Yield: 42 Bu.

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

Soil Types/Productivity

Primary soils are Clyde-Floyd, Dickinson and Kenyon. CSR2 on the estimated FSA/Eff. crop acres is 71.50. 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 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 nice Delaware County farm with a 71.50 CSR2.

Additional Land for Sale

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



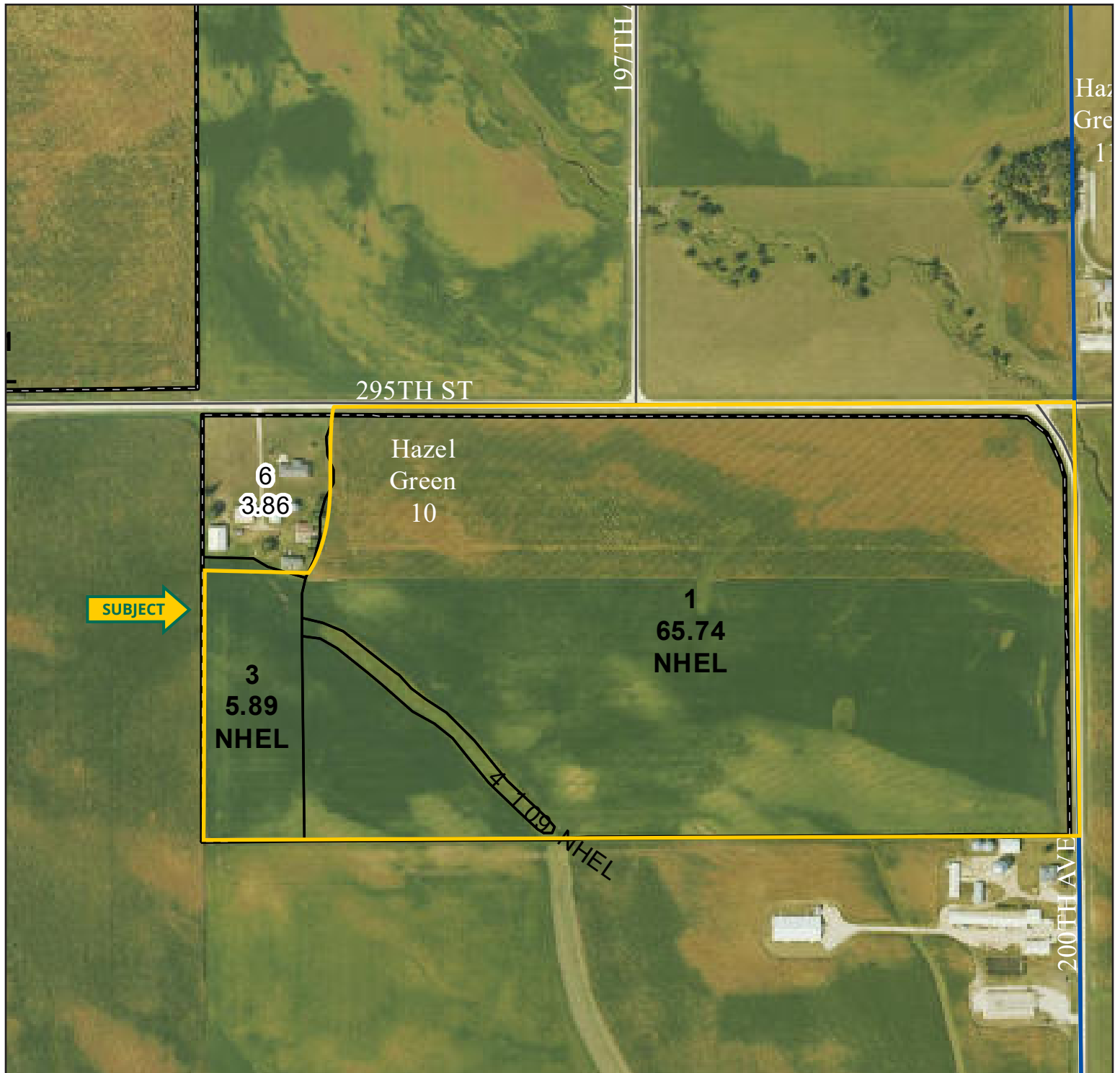
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

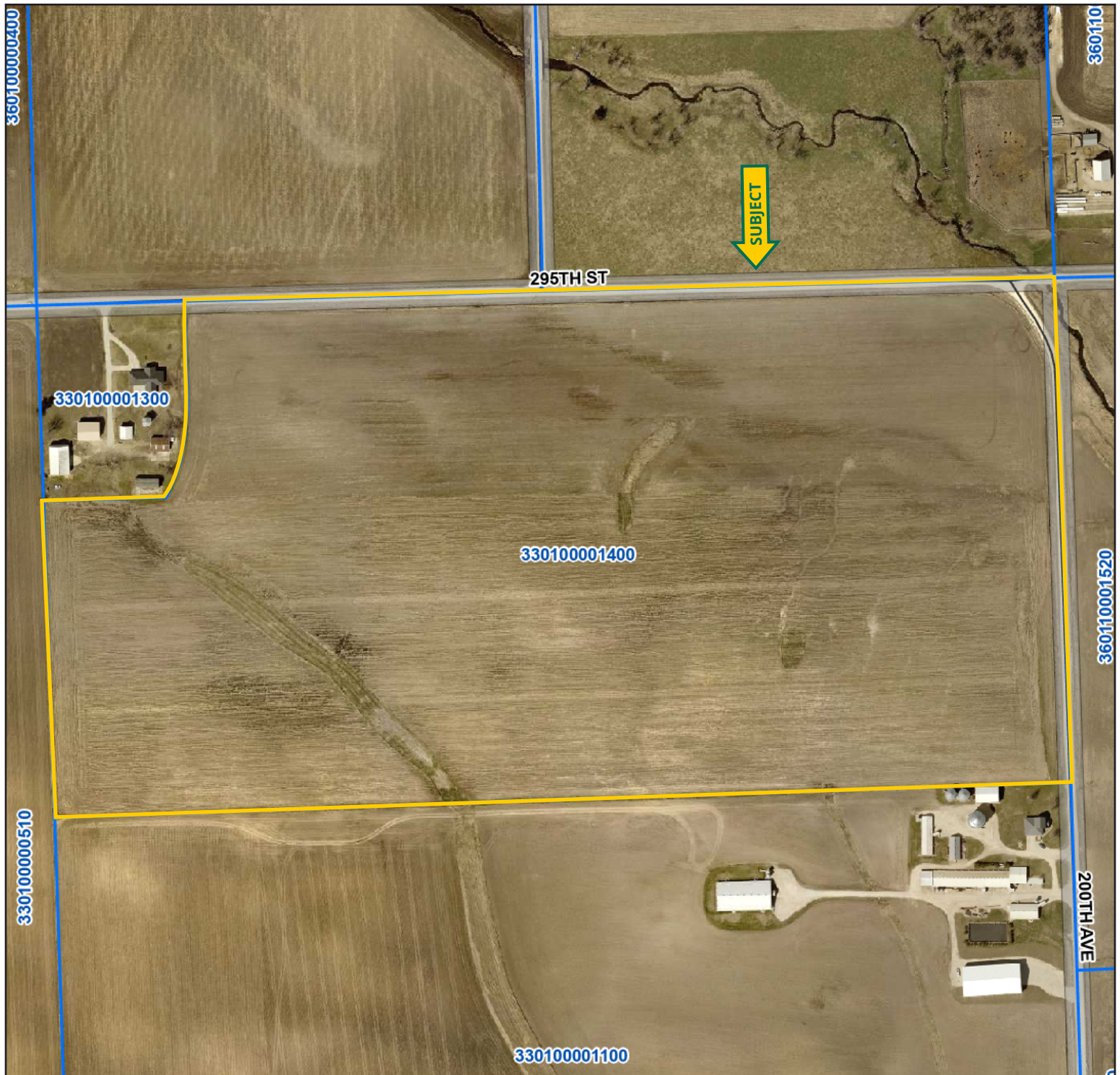
Northwest Corner Looking Southeast



Northeast Corner Looking Southwest

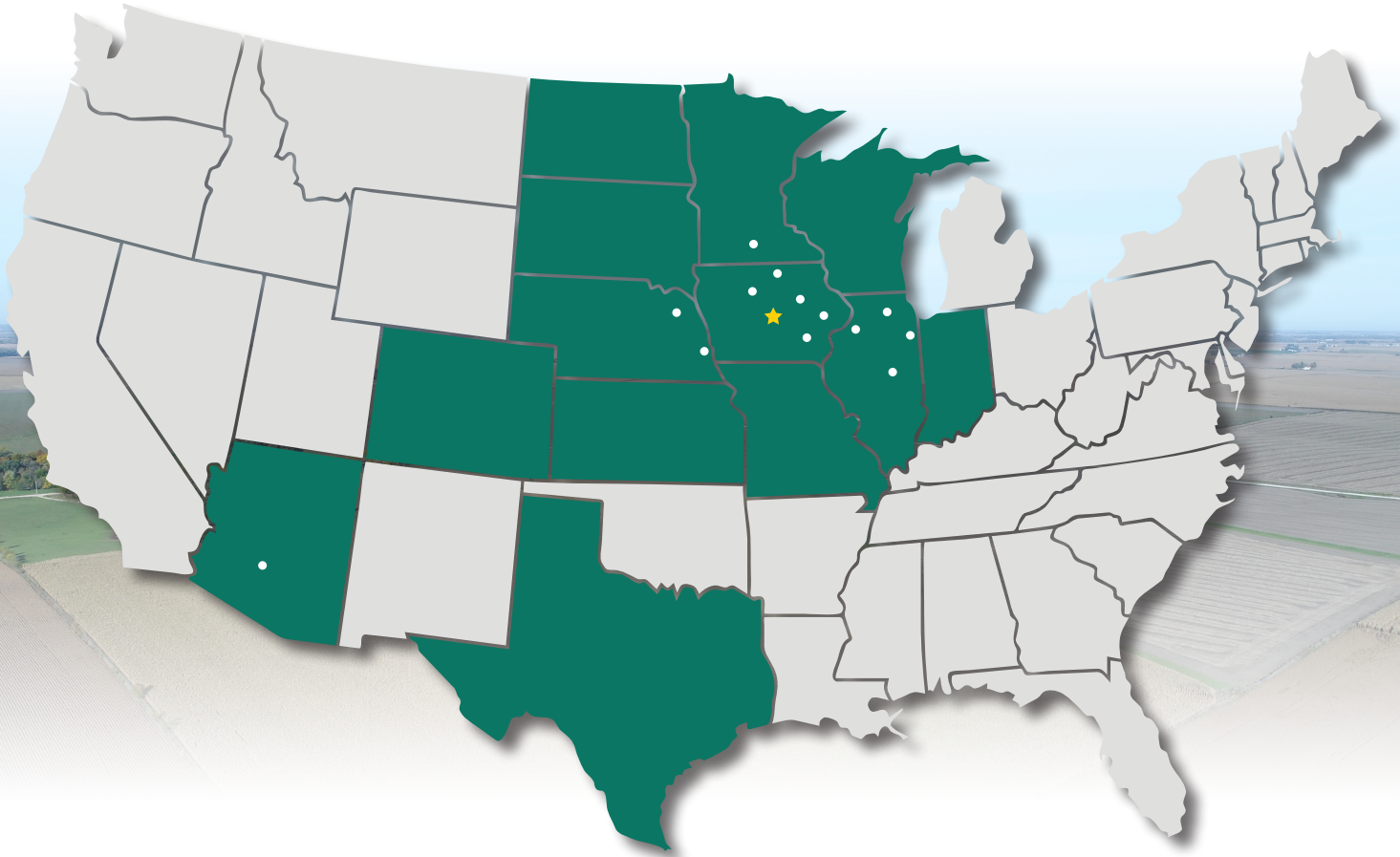








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