



# LAND FOR SALE

## Gerald & Ann Gudenkauf Family Farm

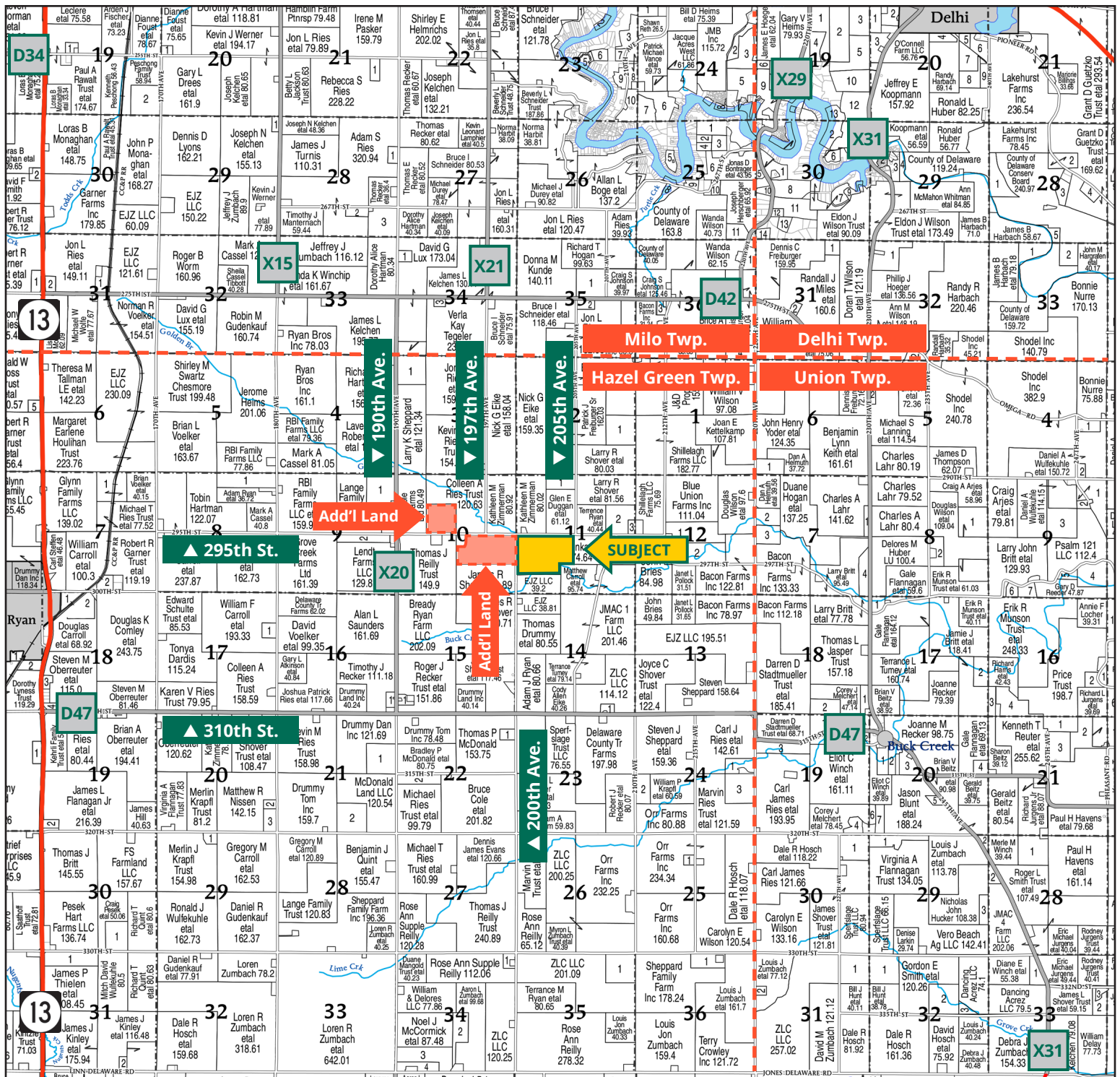


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**100.00 Acres, m/I**  
**Delaware County, IA**





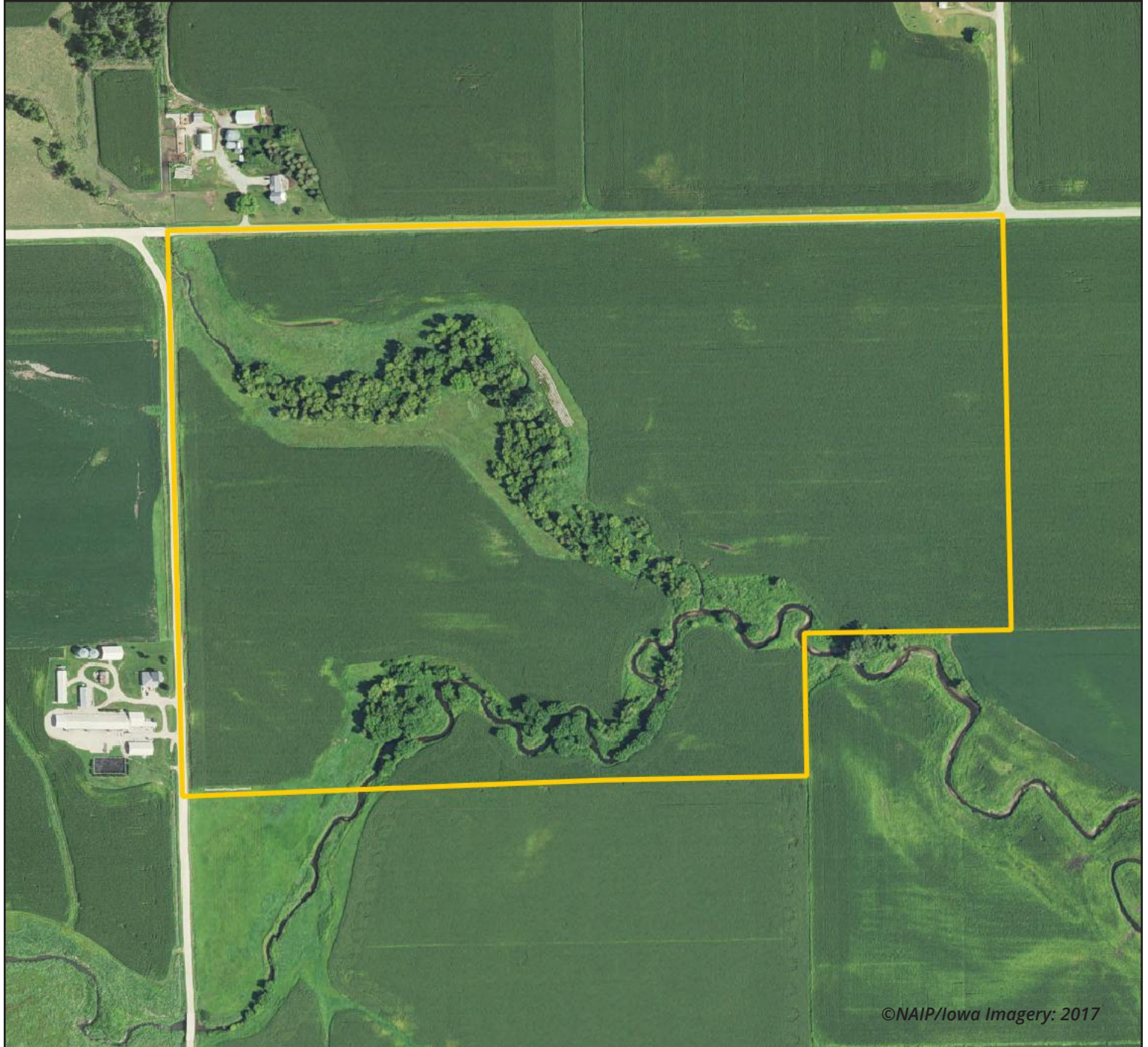
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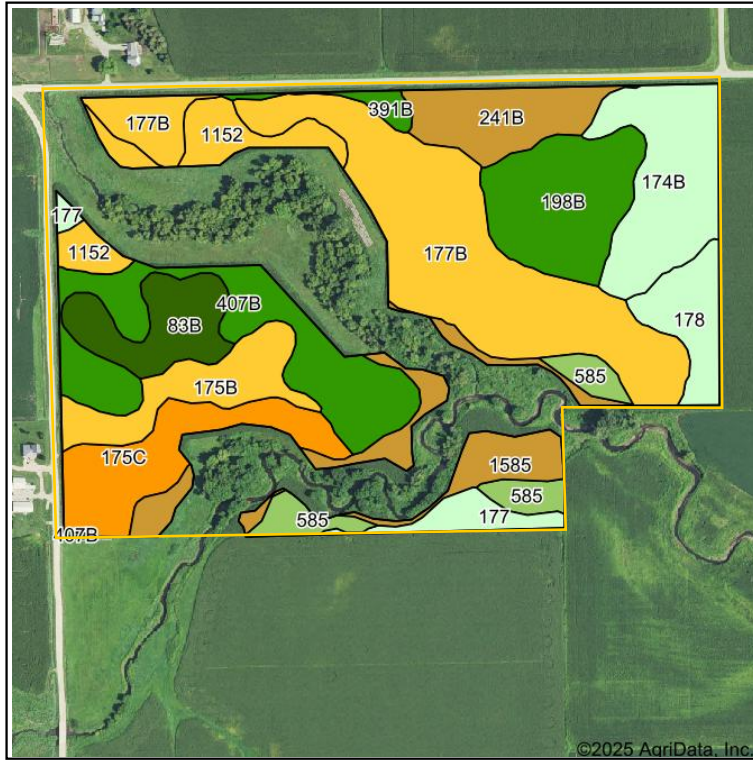
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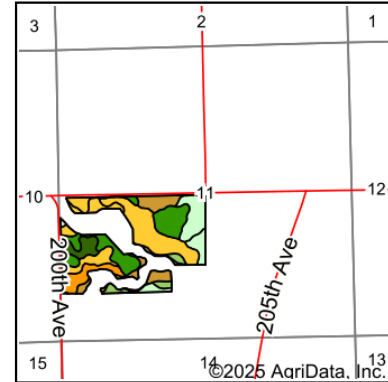


FSA/Eff. Crop Acres: 70.82 | CRP Acres: 8.47 | Soil Productivity: 61.50 CSR2





Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Delaware**  
 Location: **11-87N-5W**  
 Township: **Hazel Green**  
 Acres: **70.82**  
 Date: **7/2/2025**



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	Irr Class *c	CSR2**
177B	Saupe loam, 2 to 5 percent slopes	16.56	23.4%		IIs		55
407B	Schley loam, 1 to 4 percent slopes	8.05	11.4%		IIw		81
174B	Bolan loam, 2 to 5 percent slopes	6.70	9.5%		IIs		64
198B	Floyd loam, 1 to 4 percent slopes	6.39	9.0%		IIw		89
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	5.25	7.4%		IIIe		45
1585	Spillville-Coland complex, channeled 0 to 2 percent slopes	4.85	6.8%		Vw		31
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	4.02	5.7%		IIIe		50
241B	Burkhardt-Saupe complex, 2 to 5 percent slopes	3.96	5.6%		IVs	Ile	35
83B	Kenyon loam, 2 to 5 percent slopes	3.83	5.4%		Ile		90
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	3.40	4.8%		IIw		54
178	Wauke loam, 0 to 2 percent slopes	2.83	4.0%		IIs		69
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	2.63	3.7%		IIw		70
177	Saupe loam, 0 to 2 percent slopes	1.69	2.4%		IIs		60
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.66	0.9%		IIw		87
				<b>Weighted Average</b>	<b>2.45</b>	<b>*-</b>	<b>61.5</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



## Location

From Ryan—intersection of IA-13 and 310th St.: 3 miles east on 310th St., 1½ miles north on 190th Ave., and 1 mile east on 295th St. The property is on the south side of the road.

## Simple Legal

The N½ SW¼, the north 10 acres of the SW¼ SW¼, and the north 6 acres of the W½ SE¼ SW¼ 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

- \$865,000.00
- \$8,650/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: \$2,228.00  
Gross Acres: 100.00

Net Taxable Acres: 96.67

Tax per Net Taxable Acre: \$23.05

## Lease Status

A lease in place for the 2025 crop year.

## FSA Data

Farm Number 2741, Part of Tract 3798

FSA/Eff. Crop Acres: 70.82

CRP Acres: 8.47

Corn Base Acres: 49.72\*

Corn PLC Yield: 134 Bu.

Bean Base Acres: 14.63\*

Bean PLC Yield: 42 Bu.

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

## CRP Contracts

There are 8.47 acres enrolled in a CP-21 contract that pays \$2,313.00 annually and expires September 30, 2027.

## Soil Types/Productivity

Primary soils are Saude and Schley. CSR2 on the FSA/Eff. crop acres is 61.50. 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 an attractive Delaware County farm with a mixture of cropland, CRP and timber.

## Additional Land for Sale

Seller has two additional tracts of land for sale located west 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.



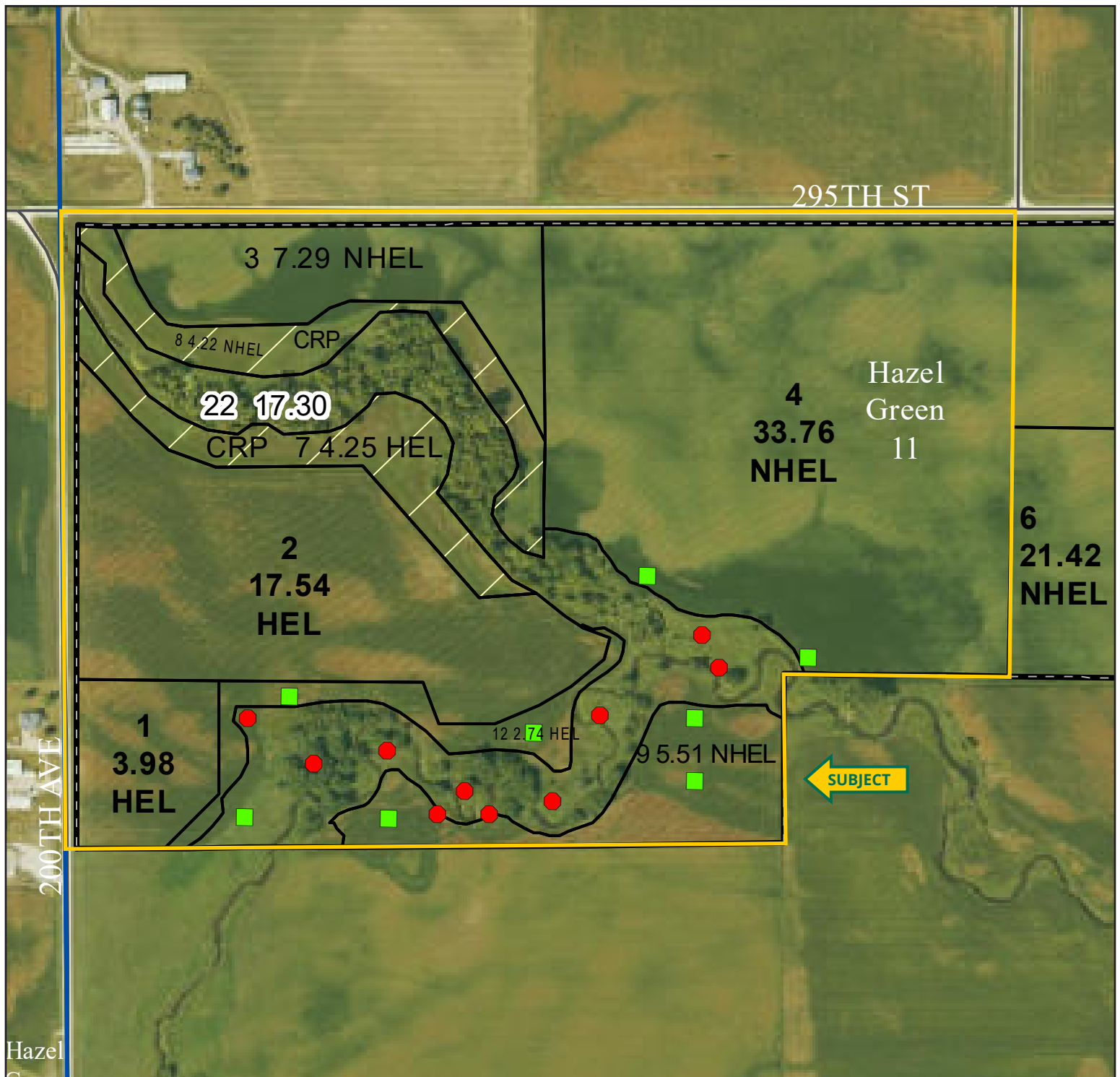
Northwest Corner Looking Southeast



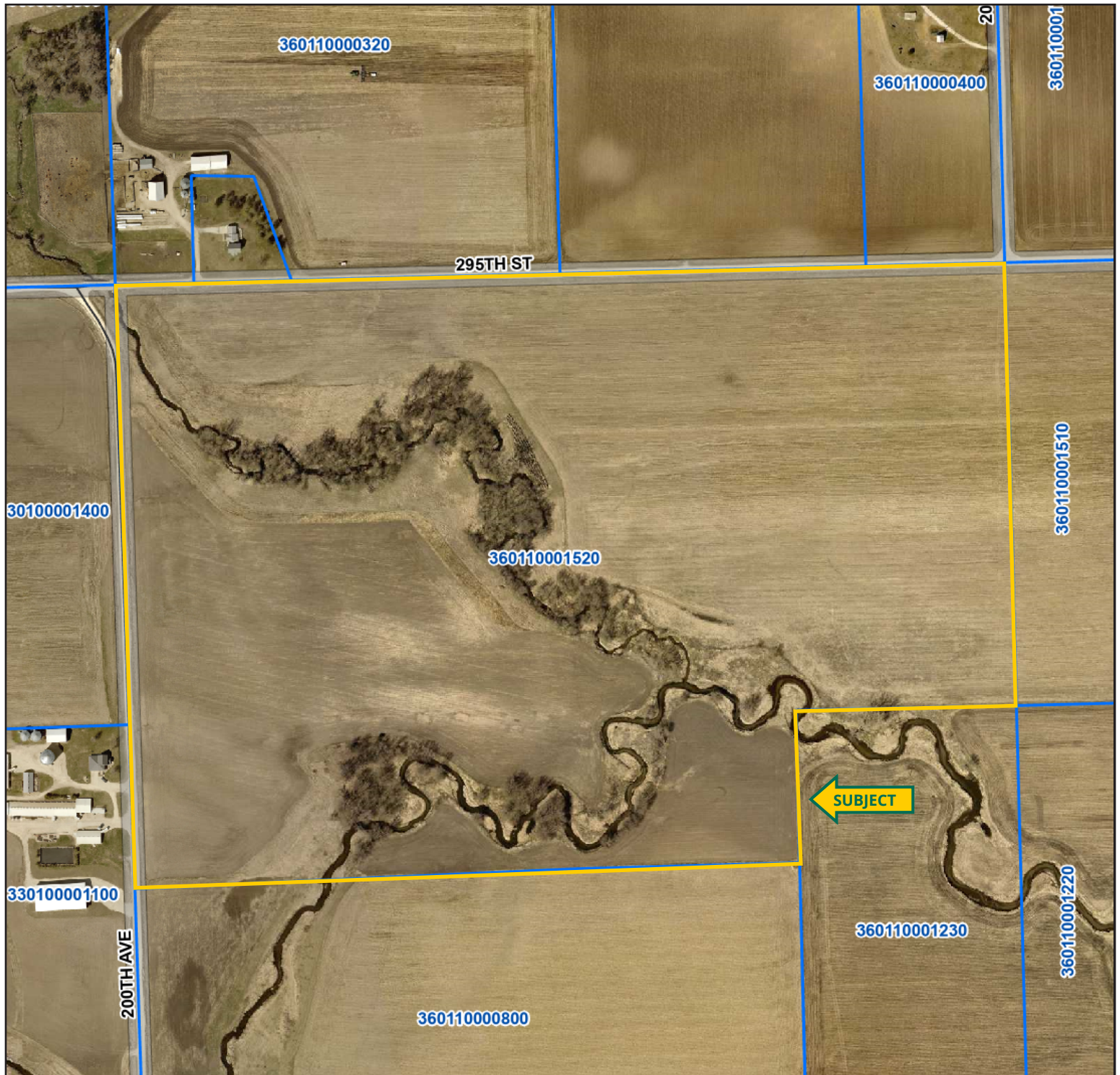
Southeast Corner Looking Northwest



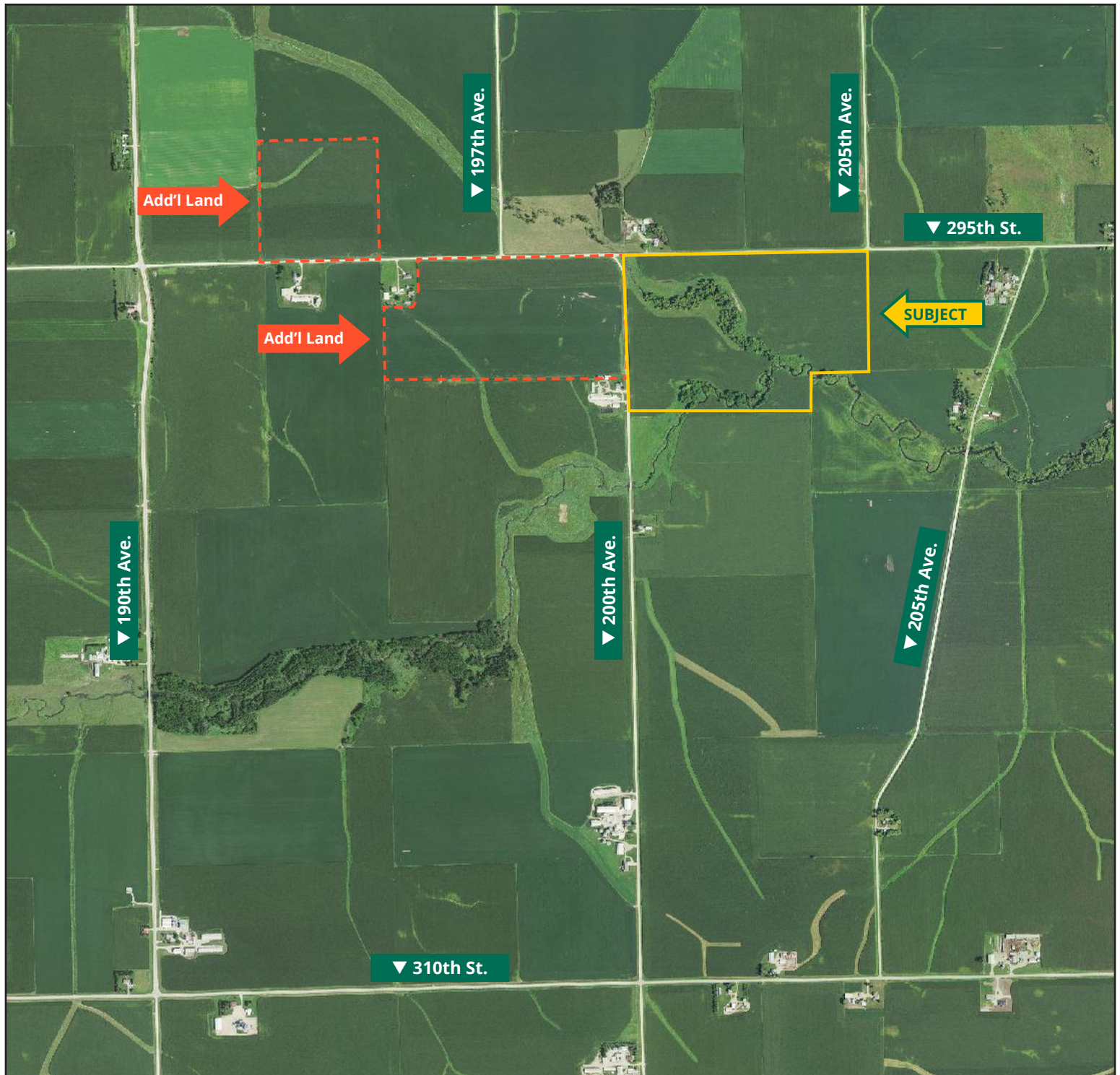




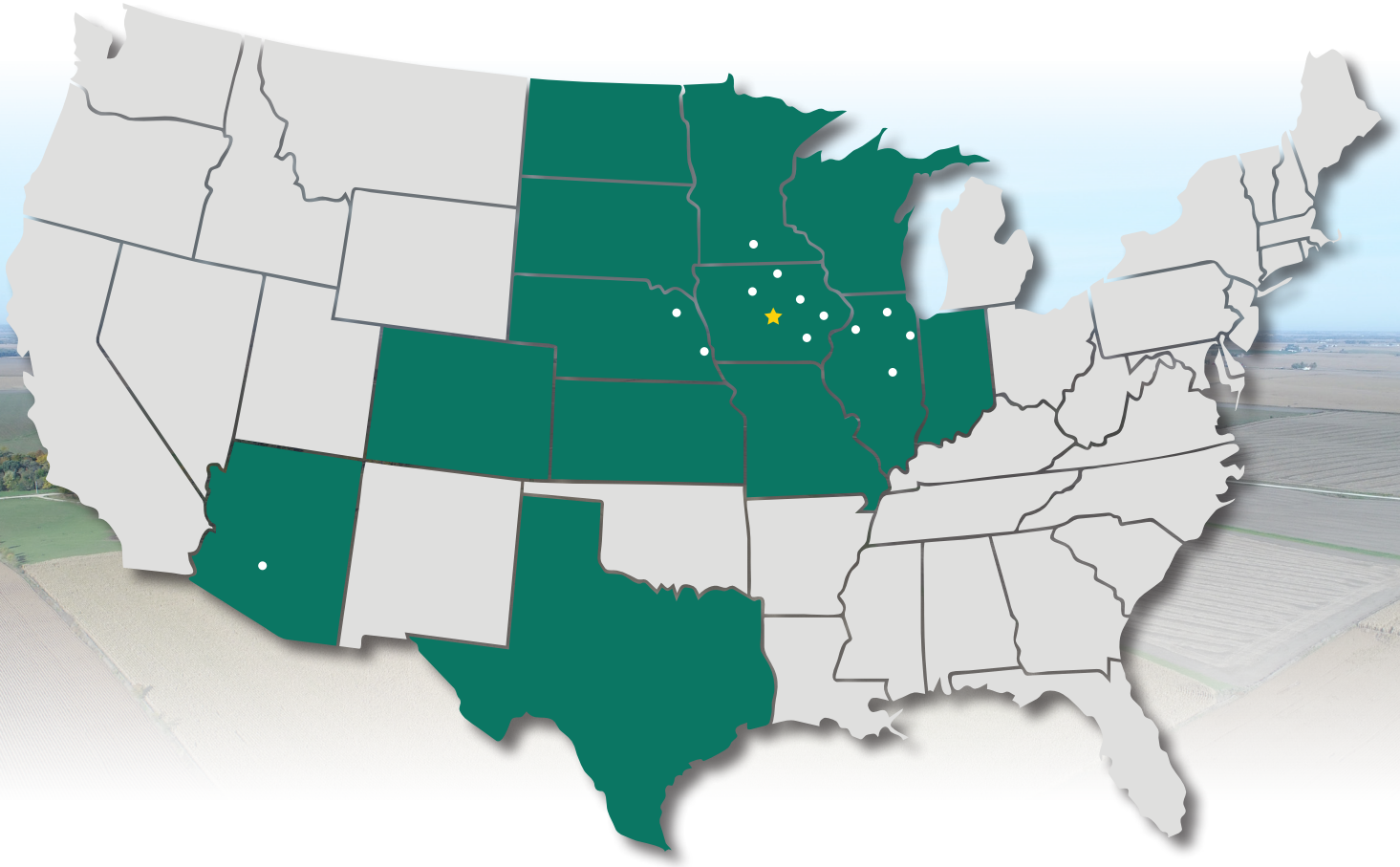








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