

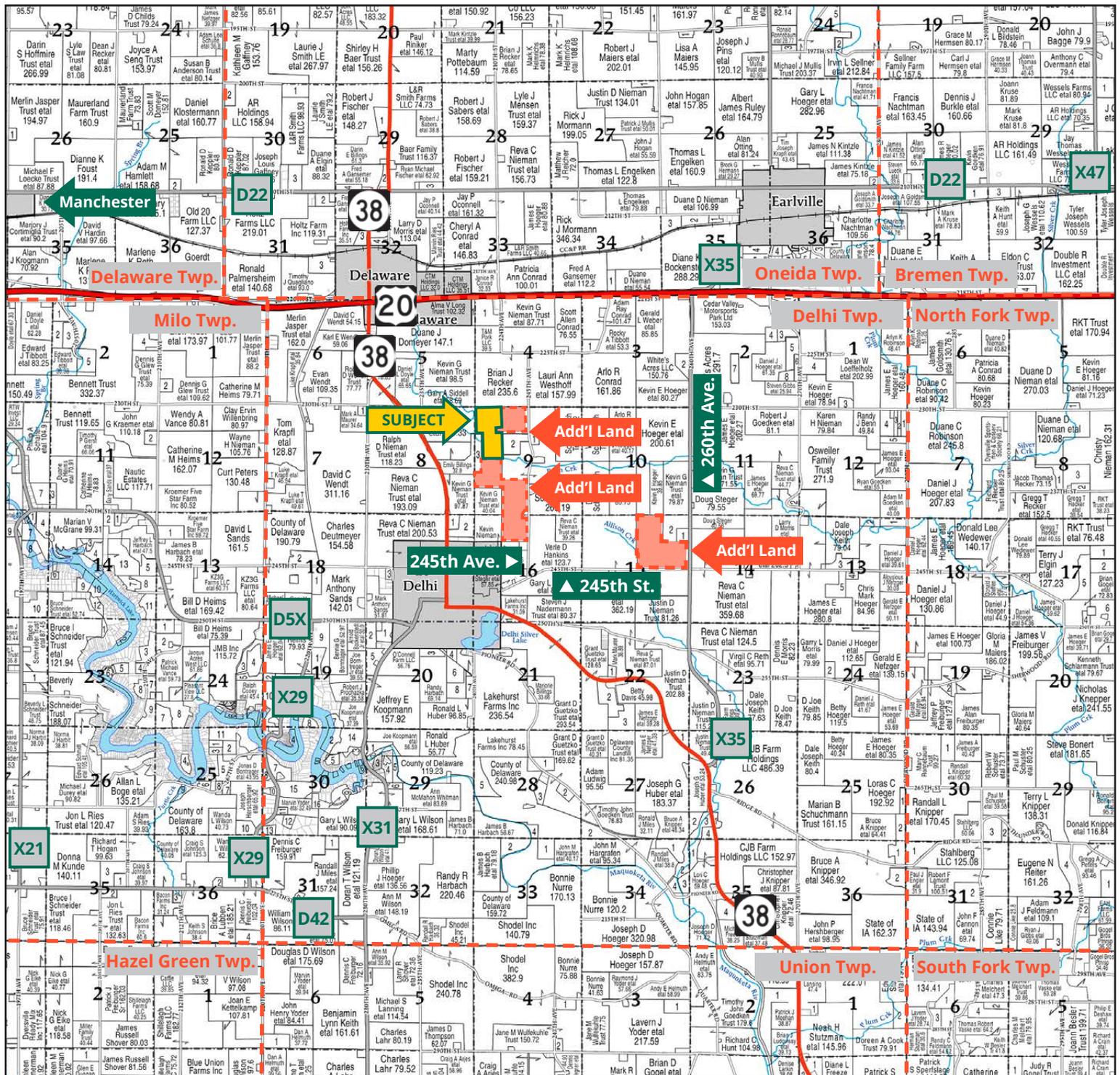
## Hoeger Pasture



**TROY LOUWAGIE, ALC**  
*Licensed Broker in IA & IL*  
**319.721.4068**  
TroyL@Hertz.ag

**319.895.8858** | 102 Palisades Road  
Mount Vernon, IA 52314-0050 | [www.Hertz.ag](http://www.Hertz.ag)

**68.46 Acres, m/l**  
**Delaware County, IA**

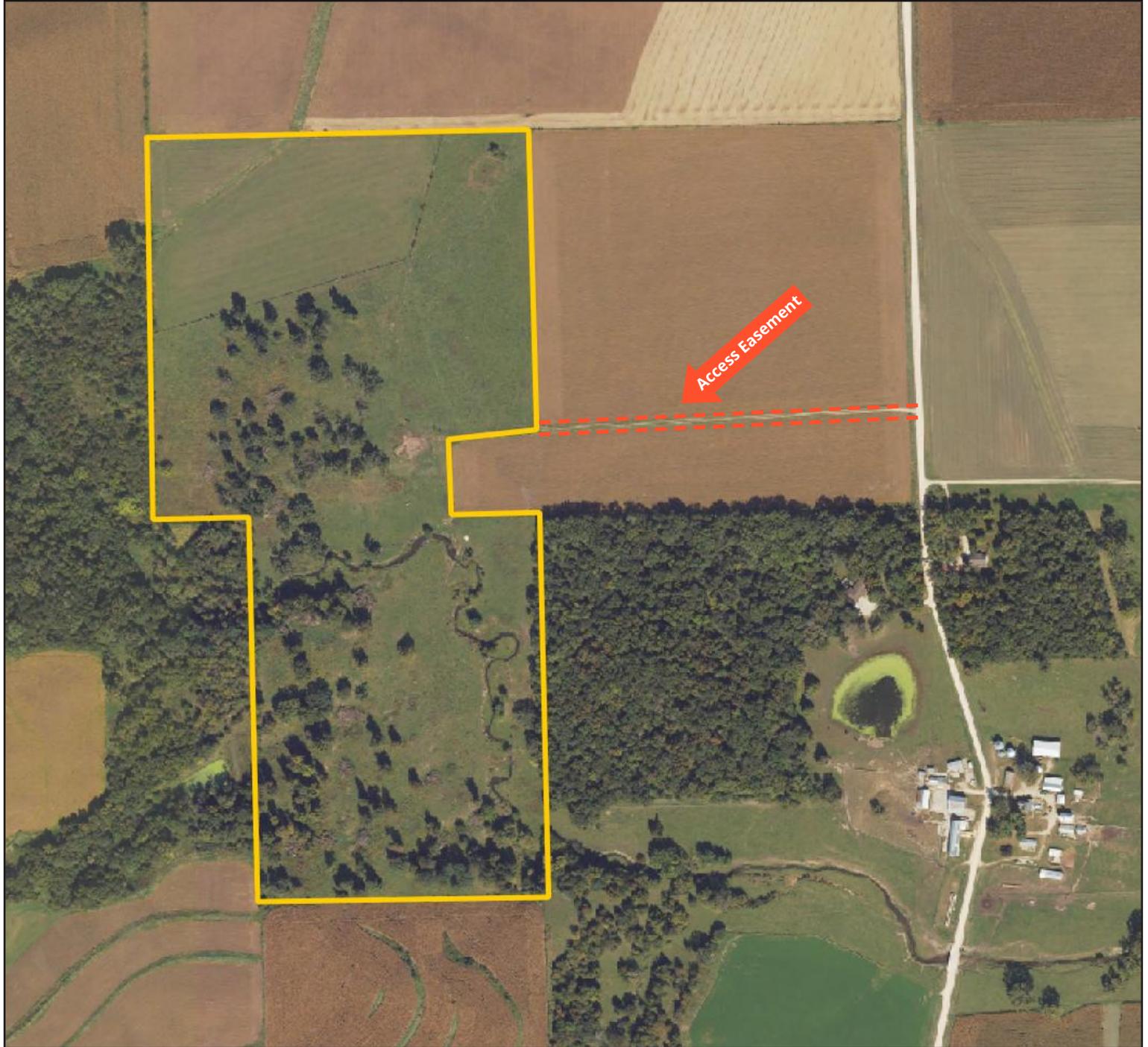


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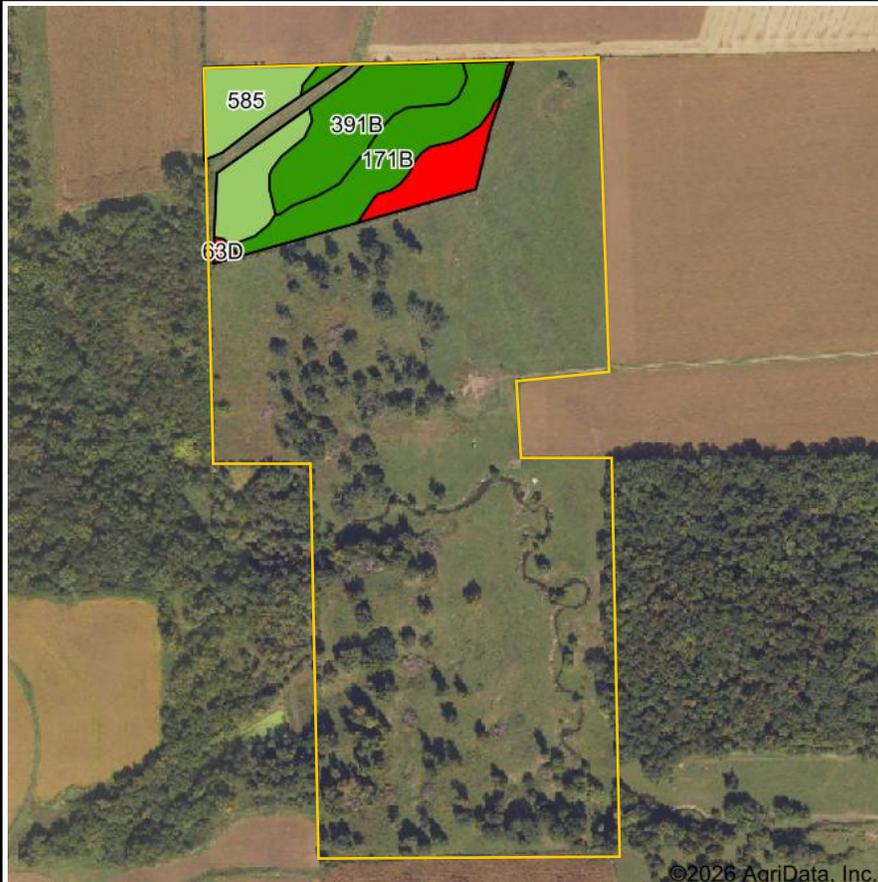
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FSA/Eff. Crop Acres: 10.89 | Grass Acres: 10.89 | Soil Productivity: 70.50 CSR2

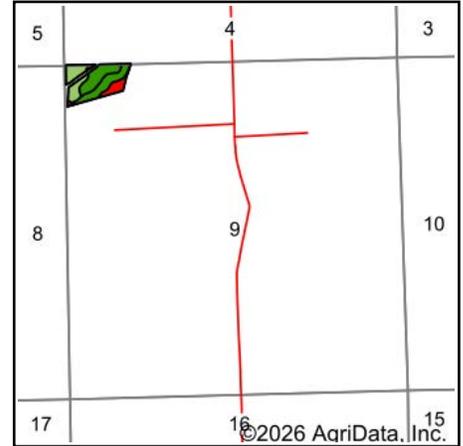


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Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Delaware**  
 Location: **9-88N-4W**  
 Township: **Delhi**  
 Acres: **10.89**  
 Date: **3/19/2026**



Area Symbol: IA055, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
391B	Clyde-Floyd complex, 1 to 4 percent slopes	3.25	29.8%		IIw	87
171B	Bassett loam, 2 to 5 percent slopes	3.09	28.4%		IIe	85
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	3.07	28.2%		IIw	70
776C	Lilah sandy loam, 2 to 9 percent slopes	1.37	12.6%		IVs	5
63D	Chelsea loamy fine sand, 9 to 14 percent slopes	0.11	1.0%		VI s	5
<b>Weighted Average</b>					<b>2.29</b>	<b>70.5</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

From Delhi: ¼ mile northeast on 245th St. and 1 mile north on 245th Ave. Access to the property is through the access easement on the west side of the road.

### Simple Legal

The NW¼ NW¼ and the E¾ SW¼ NW¼ of Section 9, Township 88 North, Range Four 4 West of the Fifth P.M., excluding a parcel located in the SE corner of the NW¼ NW¼, containing approximately 1.78 acres. *Final abstract/title documents to govern legal description.*

### Price & Terms

- \$544,257.00
- \$7,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2025-2026: \$1,042.00\*

Net Taxable Acres: 68.46

Tax per Net Taxable Acre: \$15.22\*

*\*Taxes estimated due to recent survey of property and tax parcel split. Delaware County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Farm is leased for the 2026 and 2027 crop years.

### FSA Data

Farm 4615, Part of Tract 3323

FSA/Eff. Crop Acres: 10.89

Cert. Grass Acres: 10.89

Corn Base Acres: 4.87\*

Corn PLC Yield: 170 Bu.

Bean Base Acres: 1.40\*

Bean PLC Yield: 47 Bu.

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

### Soil Types/Productivity

Primary soils are Clyde-Floyd Bassett and Coland-Spillville. CSR2 on the FSA/ Eff. crop acres is 70.50. 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.

### Buildings/Improvements

None.

### Water & Well Information

There is an old well located at the former building site.

### Access Easement

Access to this property is provided by a twenty-two (22) foot wide access easement located on the property to the east. Maintenance of the easement, such as application of additional rock or surface improvements, shall be the responsibility of the party determining such maintenance is necessary. In the event either party causes damage to the easement, that party shall be responsible for the repair.

### Comments

This is a well-maintained pasture with many mature oak trees. There is a small creek that provides a water source for livestock.

### Additional Land for Sale

Seller has three additional tracts of land for sale located south 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.

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Southwest Corner Looking Northeast



South Side Looking North

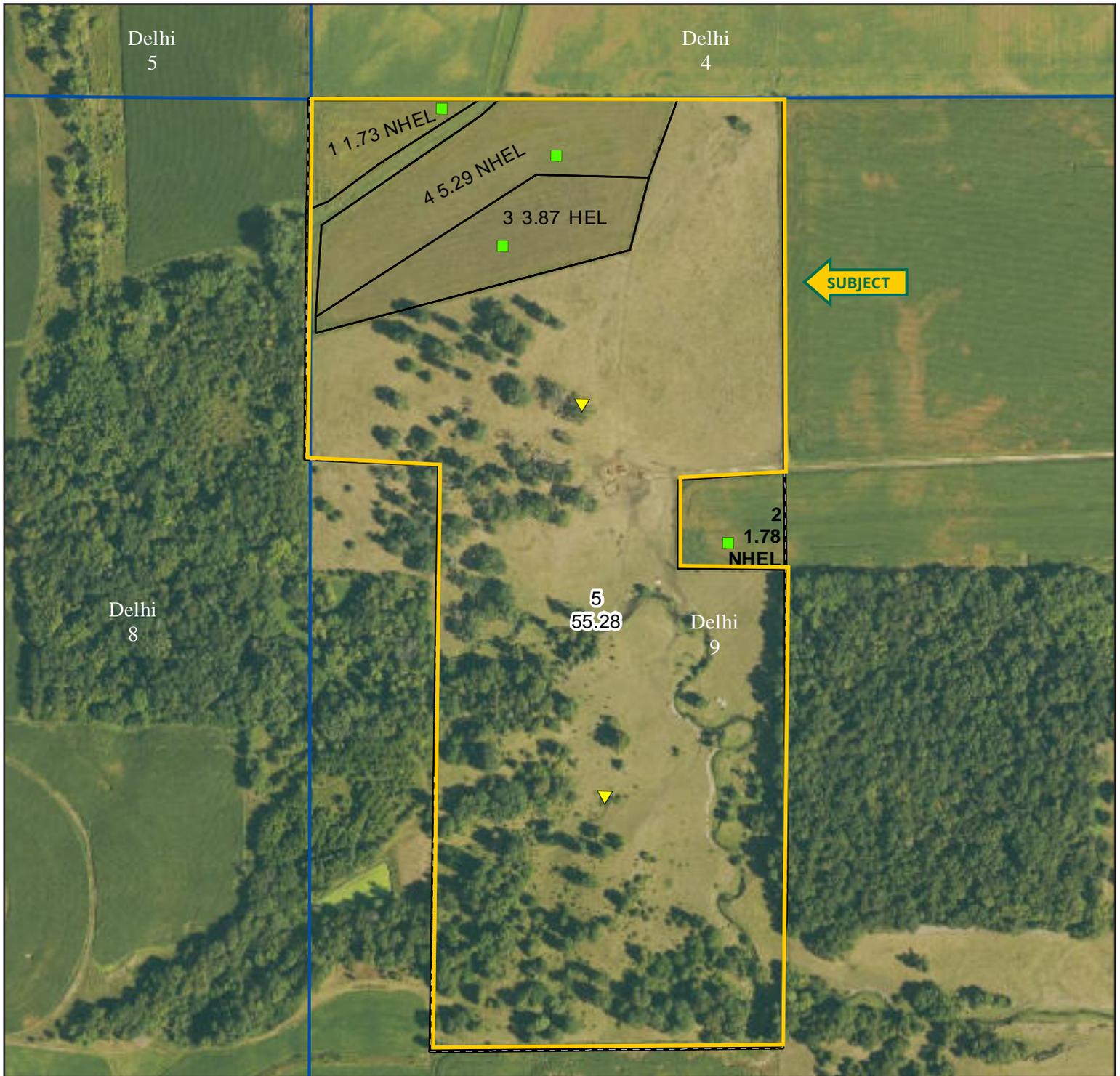


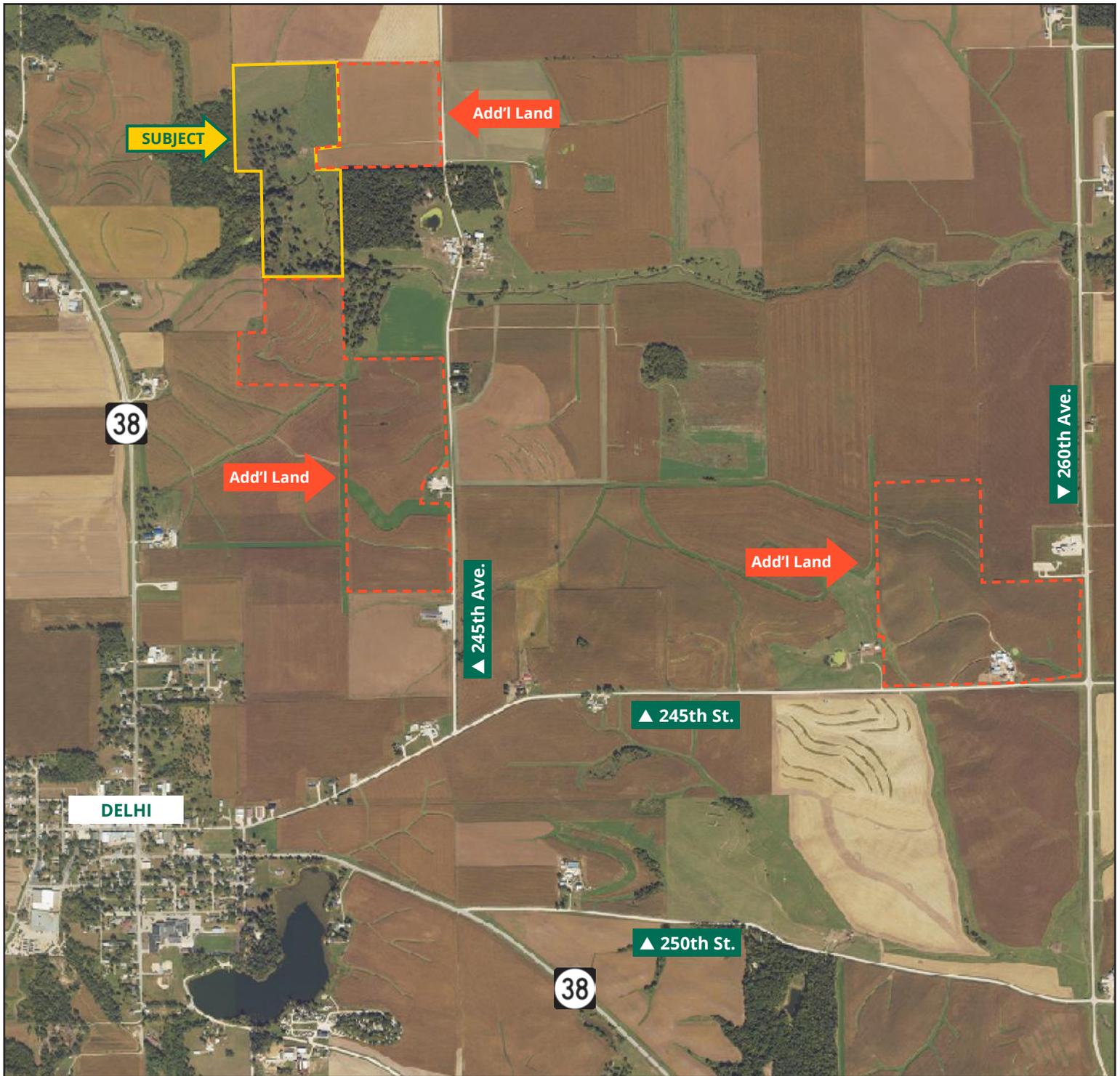
Northeast Corner Looking Southwest



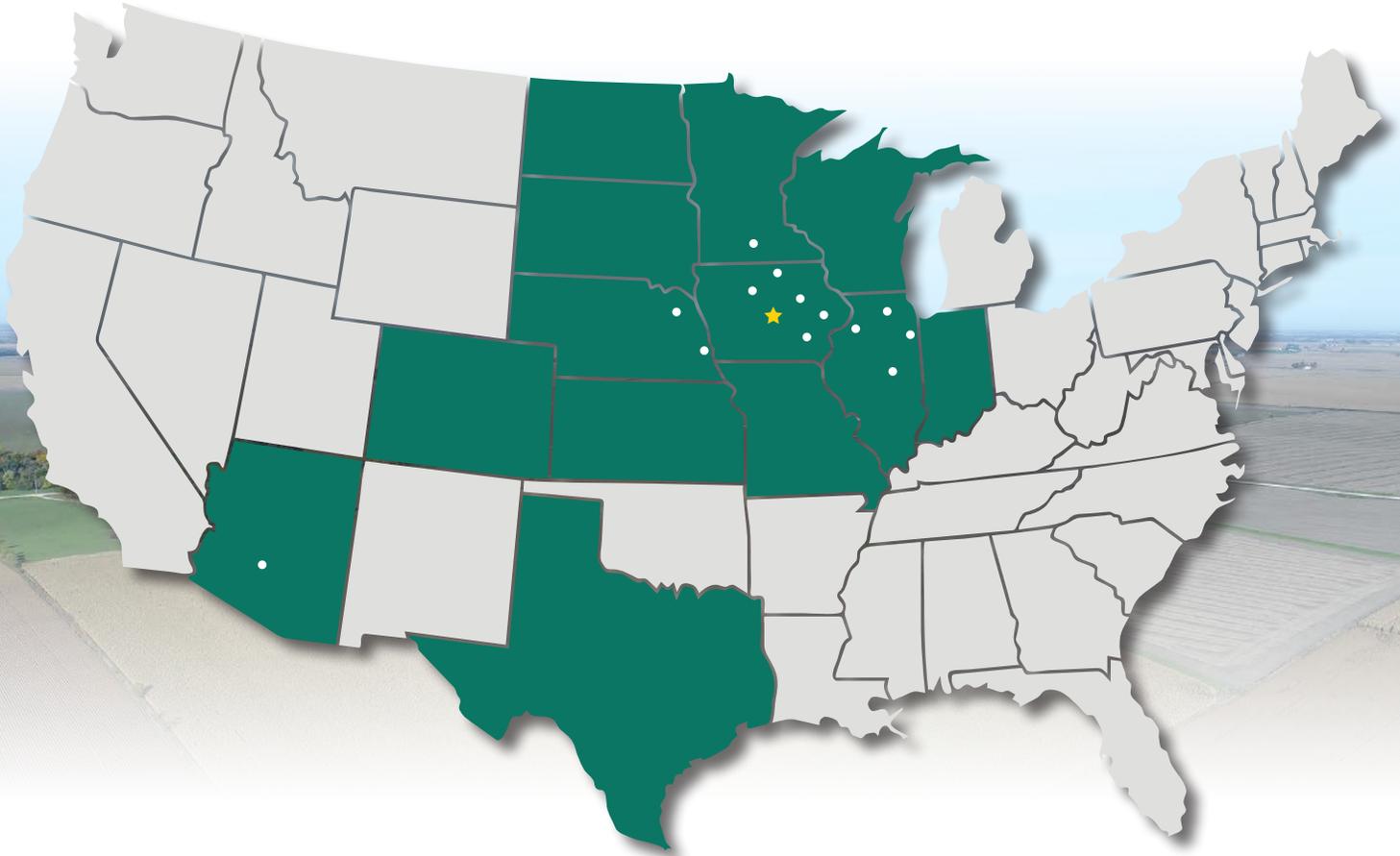
Northwest Corner Looking Southeast







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