

**Hoeger Farm**



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

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



FSA/Eff. Crop Acres: 38.51 | Soil Productivity: 86.20 CSR2

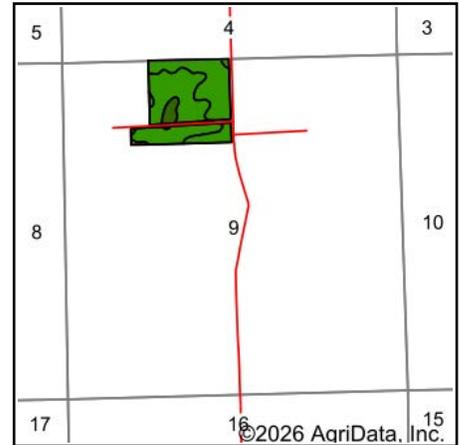


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Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Delaware**  
 Location: **9-88N-4W**  
 Township: **Delhi**  
 Acres: **38.51**  
 Date: **3/19/2026**



Maps Provided By:

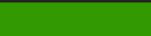


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Area Symbol: IA055, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
391B	Clyde-Floyd complex, 1 to 4 percent slopes	20.74	53.9%		Ilw	87
171B	Bassett loam, 2 to 5 percent slopes	15.69	40.7%		Ile	85
83B	Kenyon loam, 2 to 5 percent slopes	1.80	4.7%		Ile	90
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	0.28	0.7%		Ilw	70
<b>Weighted Average</b>					<b>2.00</b>	<b>86.2</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. The property is on the west side of the road.

### Simple Legal

The NE¼ NW¼ and a parcel located in the SE corner of the NW¼ NW¼ containing approximately 1.78 acres, all in Section 9, Township 88 North, Range 4 West of the Fifth P.M. *Final abstract/title documents to govern legal description.*

### Price & Terms

- \$679,045.00
- \$16,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2025-2026: \$1,480.00\*  
Net Taxable Acres: 40.54

Tax per Net Taxable Acre: \$36.51\*

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

### Lease Status

Farm is leased for the 2026 crop year.

### FSA Data

Farm Number 4615, Part of Tract 3323

FSA/Eff. Crop Acres: 1.78

Corn Base Acres: 0.80\*

Corn PLC Yield: 170 Bu.

Bean Base Acres: 0.23\*

Bean PLC Yield: 47 Bu.

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

Farm Number 4617, Tract 4985

FSA/Eff. Crop Acres: 36.73

Oats Base Acres: 2.40

Oats PLC Yield: 55 Bu.

Corn Base Acres: 23.40

Corn PLC Yield: 170 Bu.

Bean Base Acres: 4.70

Bean PLC Yield: 46 Bu.

### Soil Types/Productivity

Primary soils are Clyde-Floyd and Bassett. CSR2 on the FSA/Eff. crop acres is 86.20. 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.

### Drainage

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

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

This is a highly productive farm with an 86.20 CSR2 rating.

### Access Easement

There is a twenty-two (22) foot wide access easement located on the property, providing access to the adjacent property to the west. 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.

### Additional Land for Sale

Seller has three additional tracts of land for sale located east, west and southwest 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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Southeast Corner Looking Northwest



Southeast Corner Looking Northwest

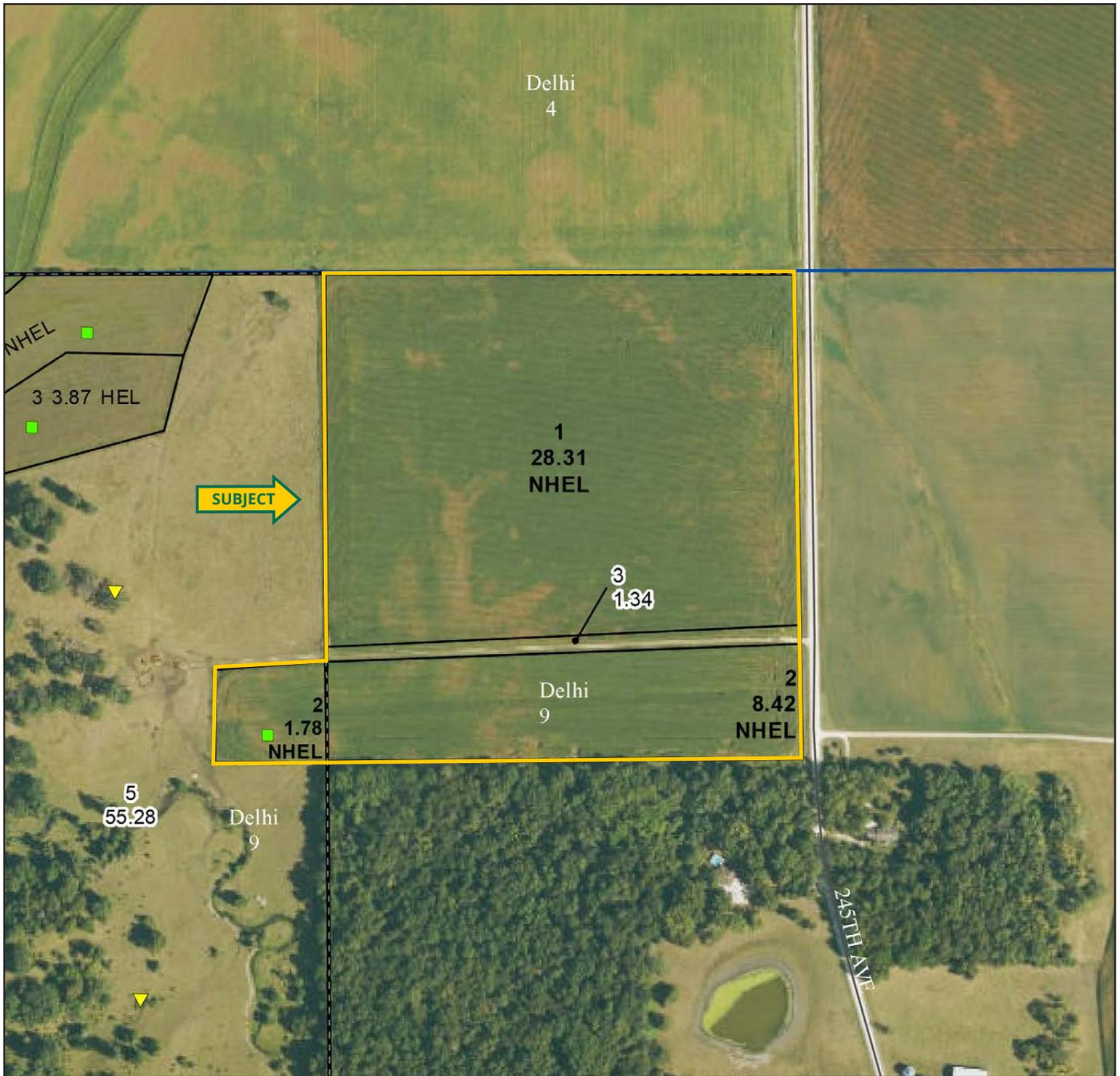


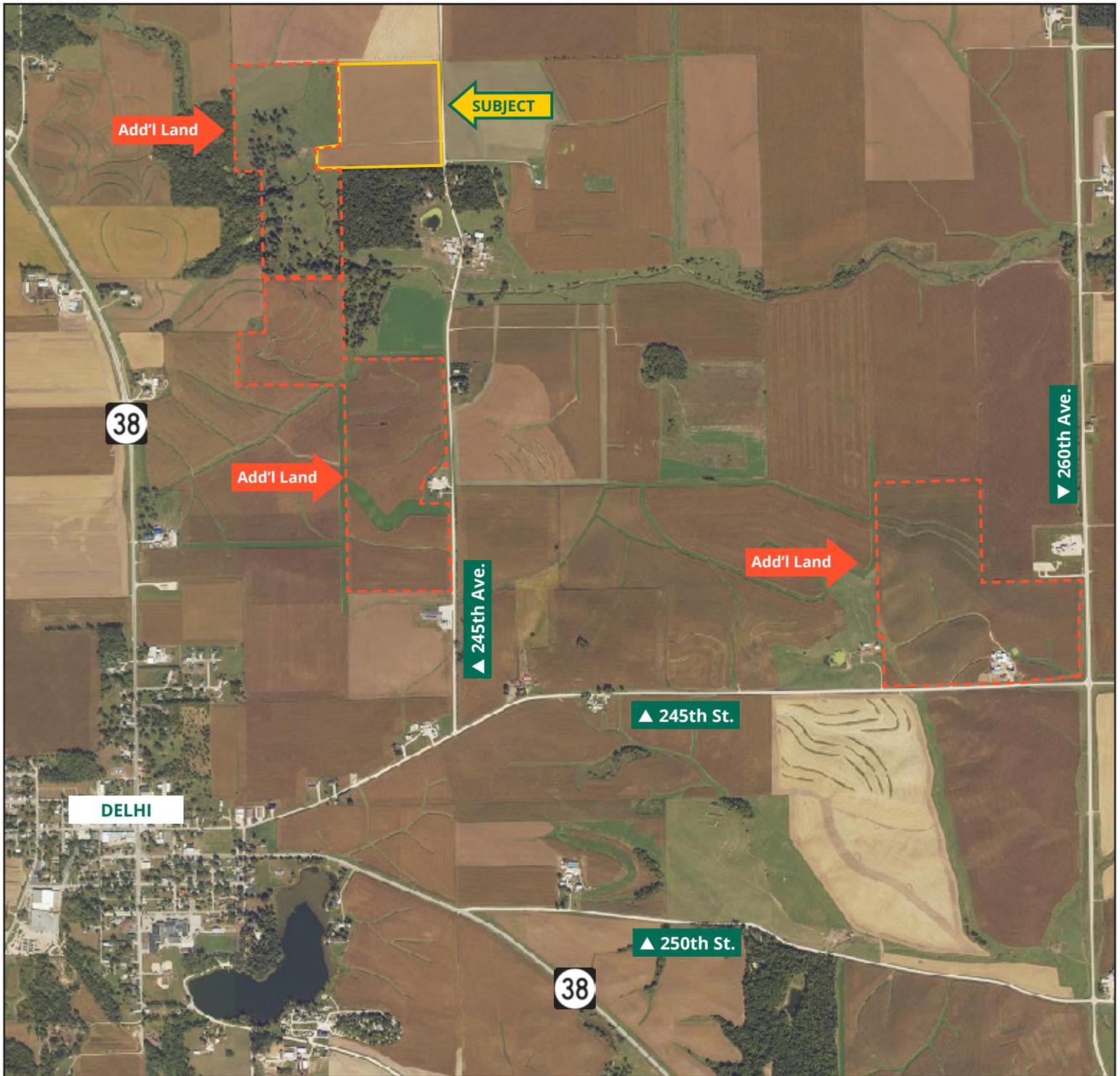
Northwest Corner Looking Southeast



Southwest Corner Looking Northeast



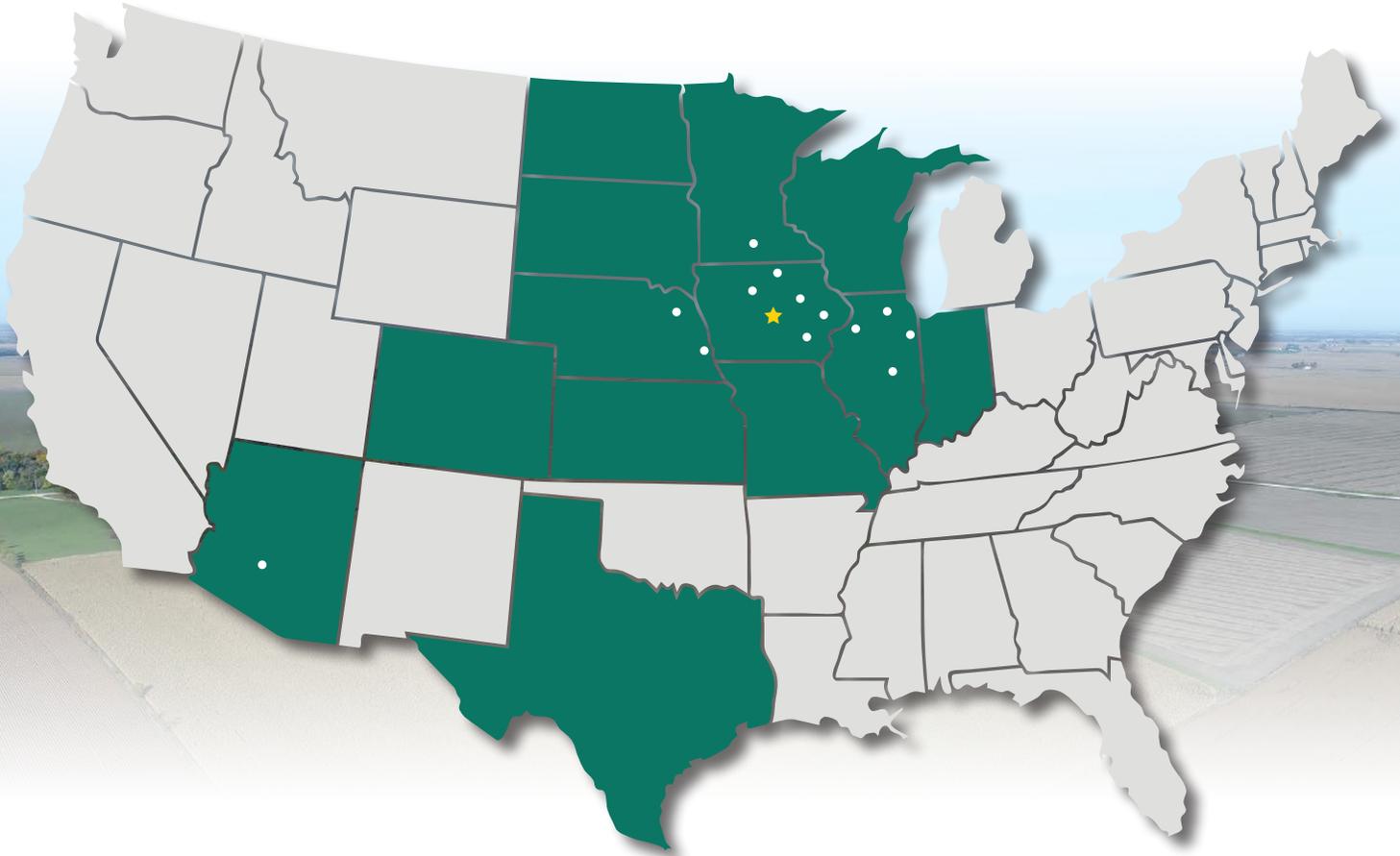




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