

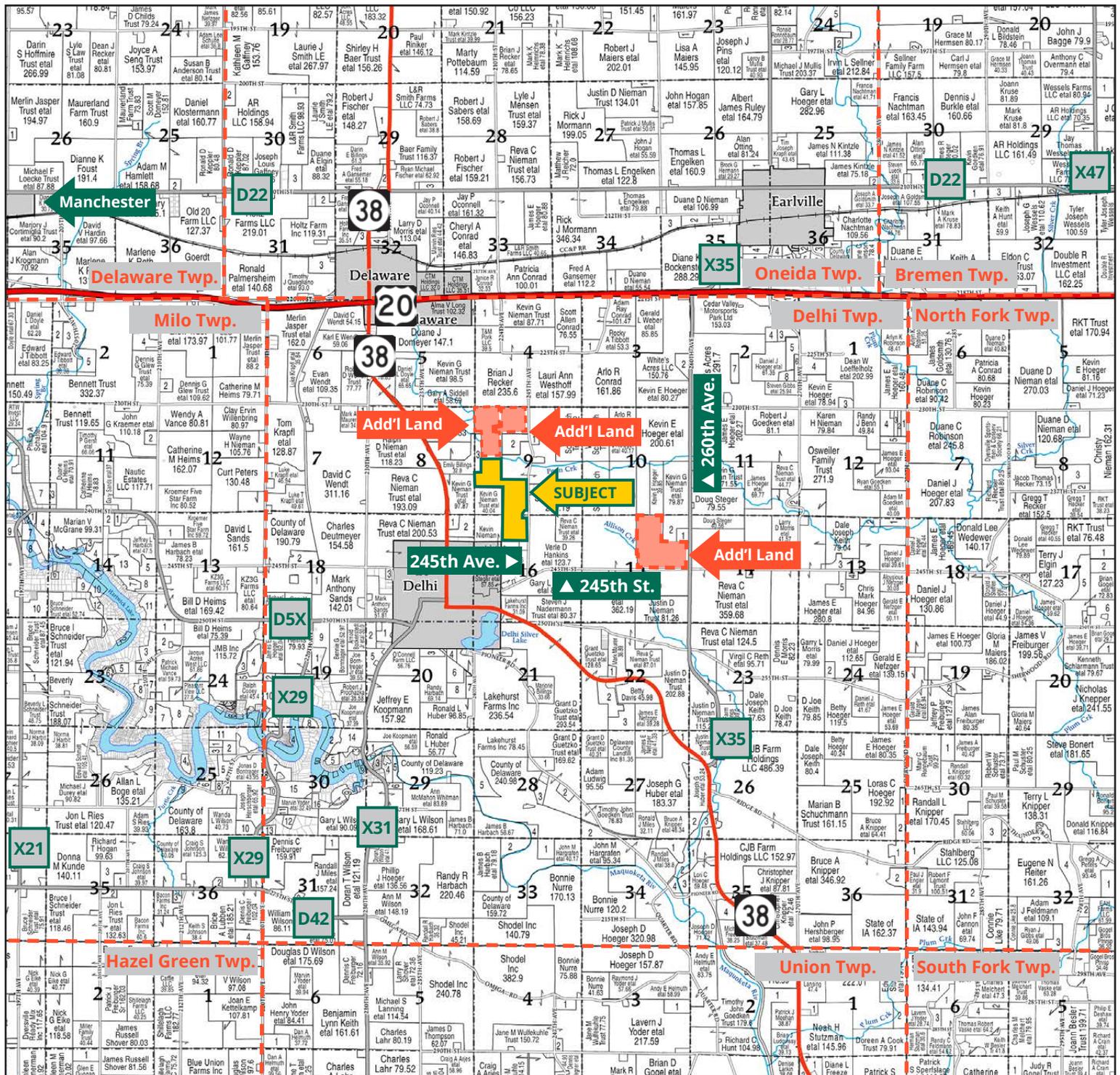
**Hoeger Farm**



**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)

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

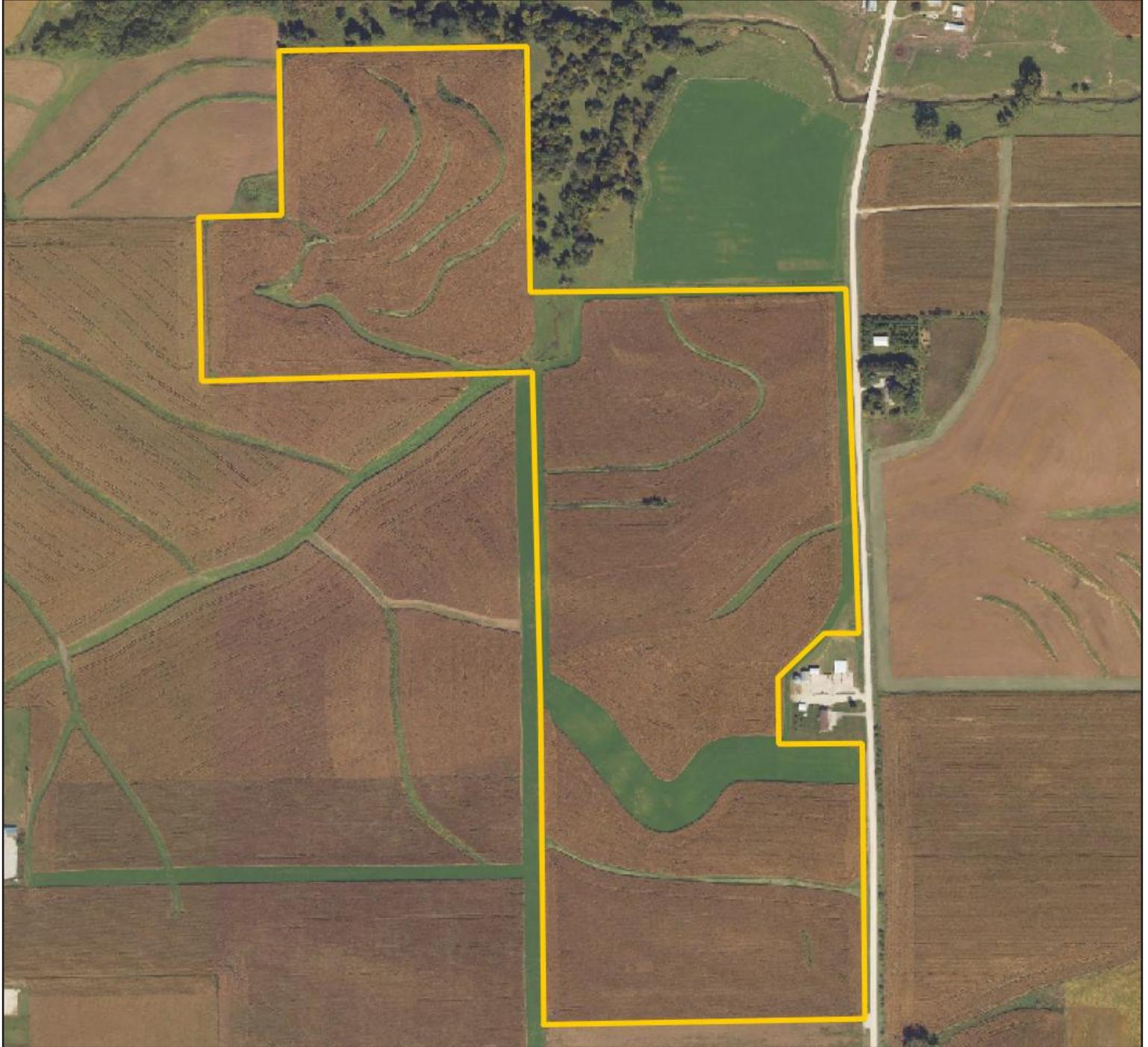


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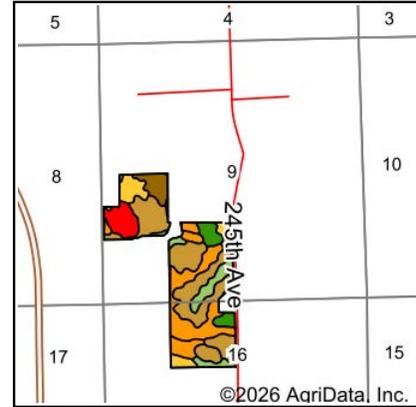
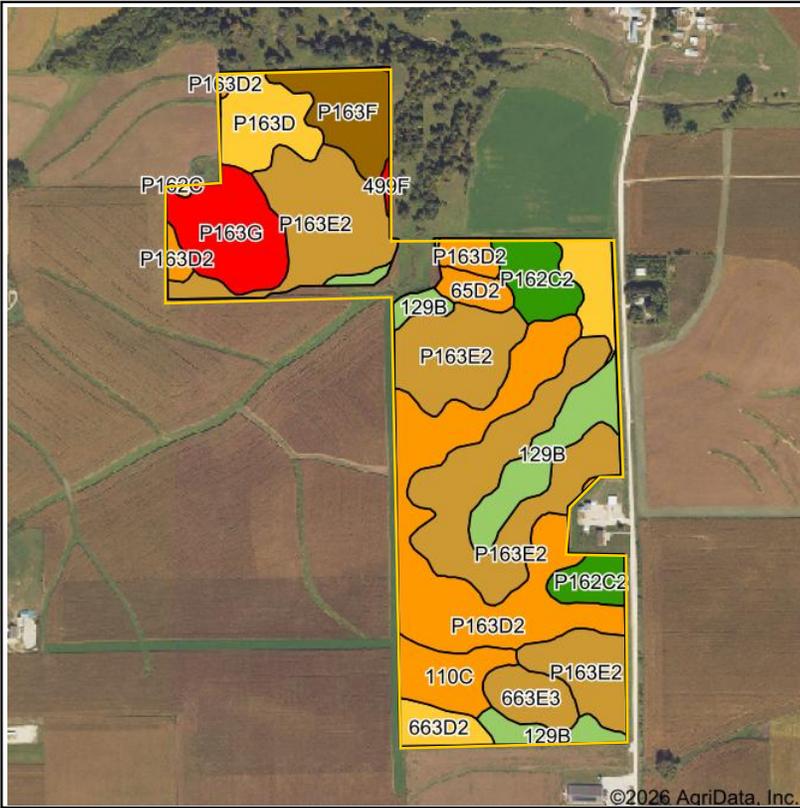
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Est. FSA/Eff. Crop Acres: 115.64 | Grass Acres: 4.96 | Soil Productivity: 42.40 CSR2



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State: **Iowa**  
 County: **Delaware**  
 Location: **9-88N-4W**  
 Township: **Delhi**  
 Acres: **115.64**  
 Date: **3/18/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IA055, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
P163E2	Fayette silt loam, paha, 14 to 18 percent slopes, eroded	40.95	35.4%		IVe	35
P163D2	Fayette silt loam, paha, 9 to 14 percent slopes, eroded	22.59	19.5%		IIIe	47
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	9.82	8.5%		IIw	73
P163G	Fayette silt loam, paha, 25 to 40 percent slopes	8.25	7.1%		VIIe	5
P162C2	Downs silt loam, paha, 5 to 9 percent slopes, eroded	6.47	5.6%		IVe	82
P163F	Fayette silt loam, paha, 18 to 25 percent slopes	6.02	5.2%		VIe	22
P163D	Fayette silt loam, paha, 9 to 14 percent slopes	5.87	5.1%		IIIe	50
110C	Lamont fine sandy loam, 5 to 9 percent slopes	4.47	3.9%		IIIe	47
663E3	Seaton silt loam, 14 to 18 percent slopes, severely eroded	3.43	3.0%		VIe	31
P162D2	Downs silt loam, paha, 9 to 14 percent slopes, eroded	3.23	2.8%		IIIe	54
663D2	Seaton silt loam, 9 to 14 percent slopes, moderately eroded	2.46	2.1%		IIIe	50
65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	1.81	1.6%		IVe	41
499F	Nordness silt loam, 14 to 25 percent slopes	0.27	0.2%		VIIIs	5
<b>Weighted Average</b>					<b>3.88</b>	<b>42.4</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 ½ mile north on 245th Ave. The property is on the west side of the road.

## Simple Legal

The S½ NW¼ SW¼, E¾ N½ NW¼ SW¼, S¾ E½ SW¼ all in Section 9 and NE¼ NW¼ of Section Sixteen 16, all in Township 88 North, Range 4 West of the 5<sup>th</sup> P.M., excluding the E 318.0' of the N 200.0' NE¼ NW¼ of Section 16 and further excluding the buildings on an additional 1.60 acres. *Final abstract/title documents to govern legal description.*

## Price & Terms

- \$1,555,036.00
- \$12,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

## Possession

Negotiable.

## Real Estate Tax

Taxes Payable 2025-2026: \$2,222.00\*

Net Taxable Acres: 120.08

Tax per Net Taxable Acre: \$18.51\*

*\*Taxes estimated due to recent 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 4617, Tract 4282 & part of 4283

FSA/Eff. Crop Acres: 115.64\*

Cert. Grass Acres: 4.96

Cert. Mixed Forage Acres: 4.97\*

Cert. Alfalfa Acres: 3.61\*

Oats Base Acres: 55.20\*

Oats PLC Yield: 59 Bu.

Corn Base Acres: 55.20\*

Corn PLC Yield: 170 Bu.

Bean Base Acres: 26.20\*

Bean PLC Yield: 46 Bu.

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

## Soil Types/Productivity

Primary soil is Fayette. CSR2 on the estimated FSA/Eff. crop acres is 42.40. 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 to rolling.

## Drainage

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

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

This is a productive Delaware County farm located in a strong area.

## Additional Land for Sale

Seller has three additional tracts of land for sale located north 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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South Side Looking North



Central Looking Northwest



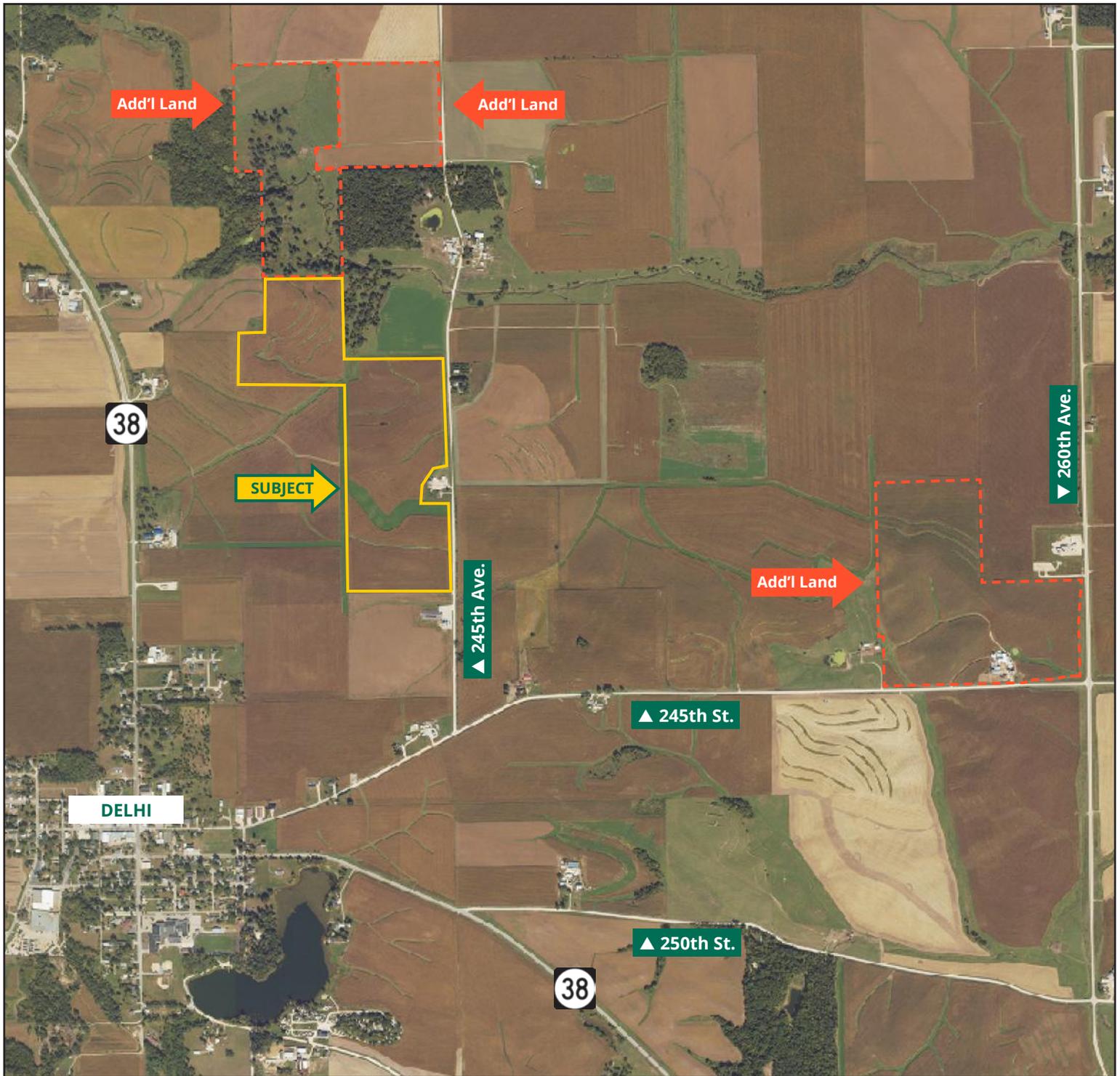
Central Looking Southwest



Northwest Corner Looking Southeast



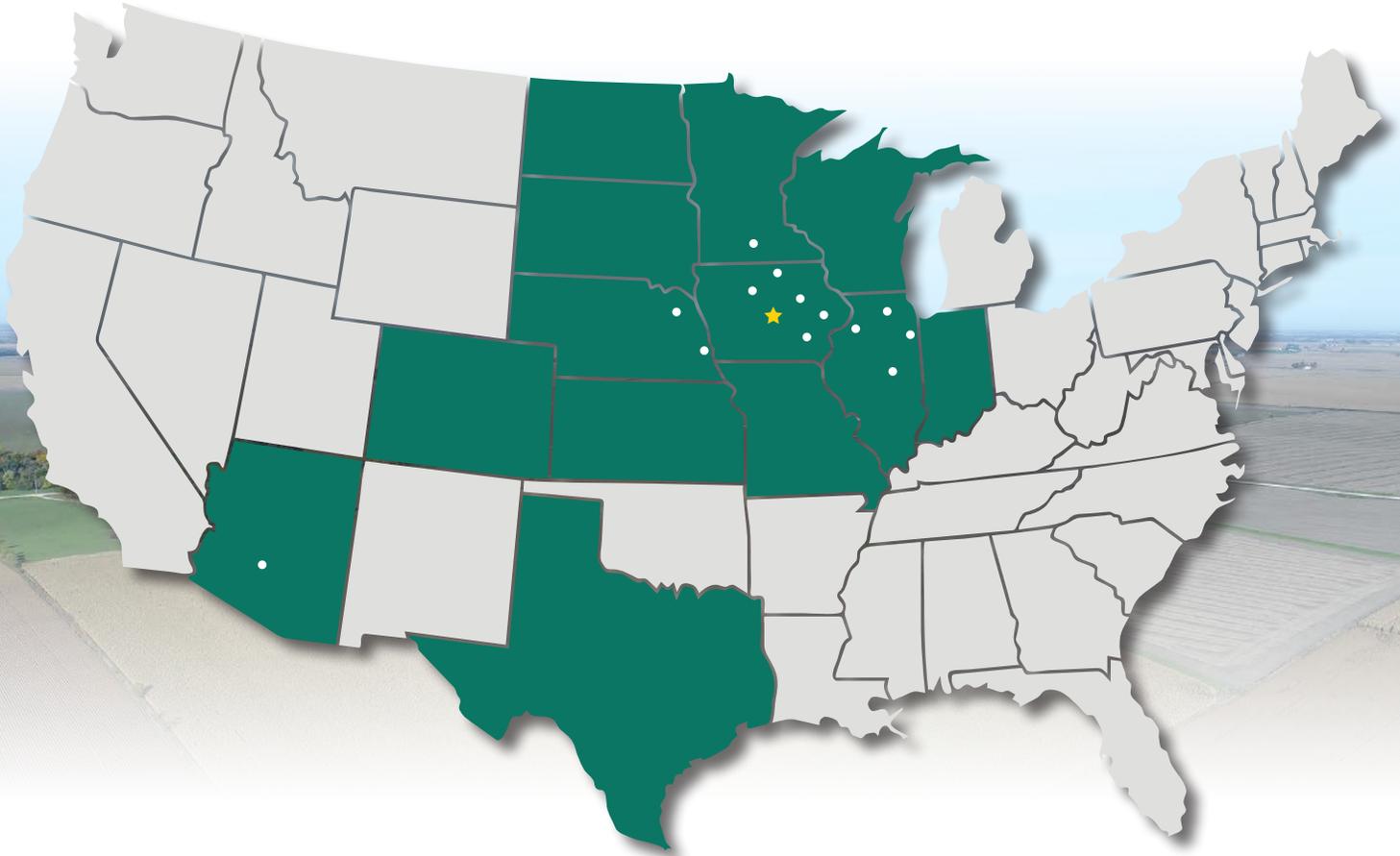




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