

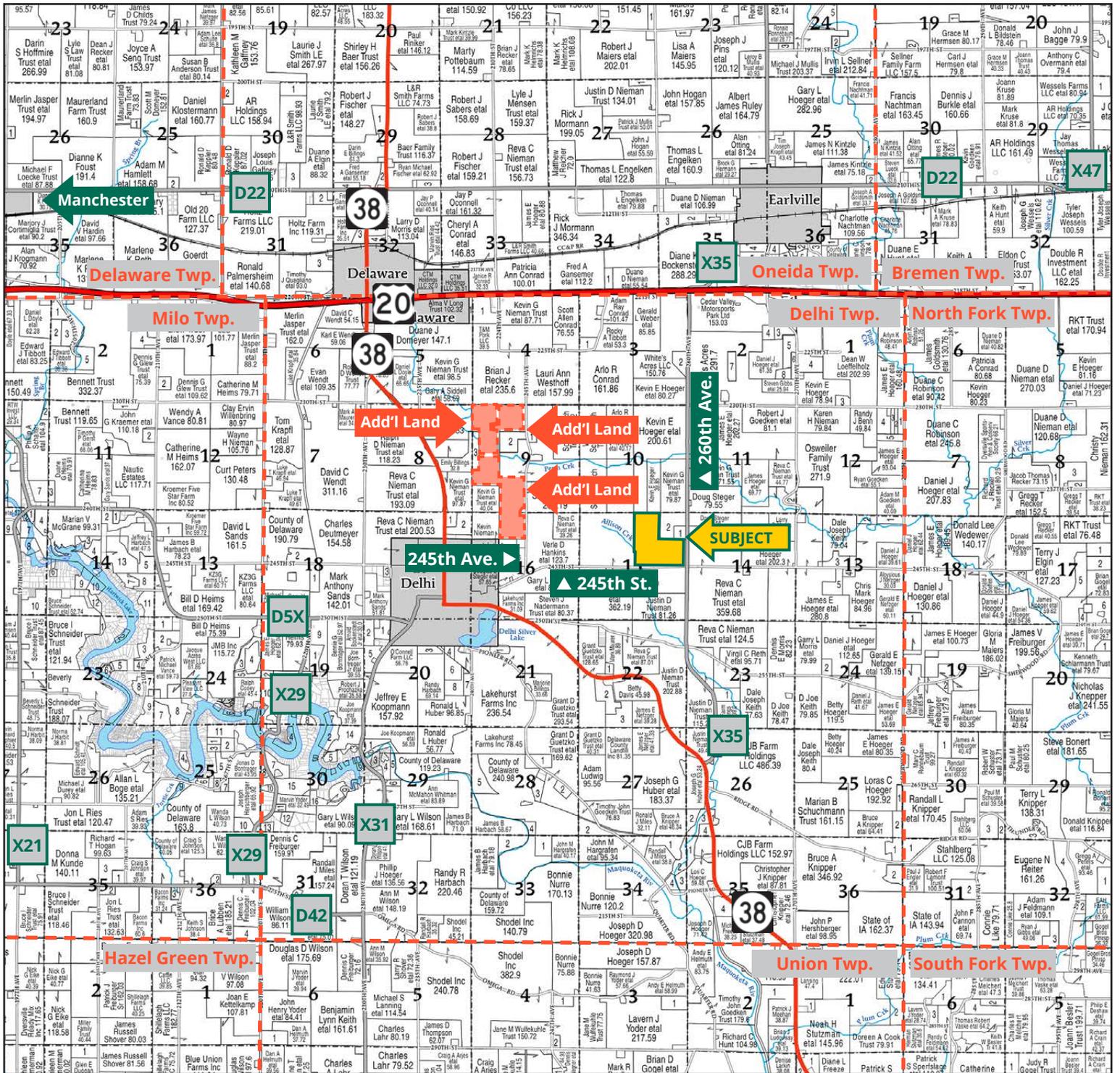
Hoeger Farm



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

113.14 Acres, m/l
Delaware County, IA

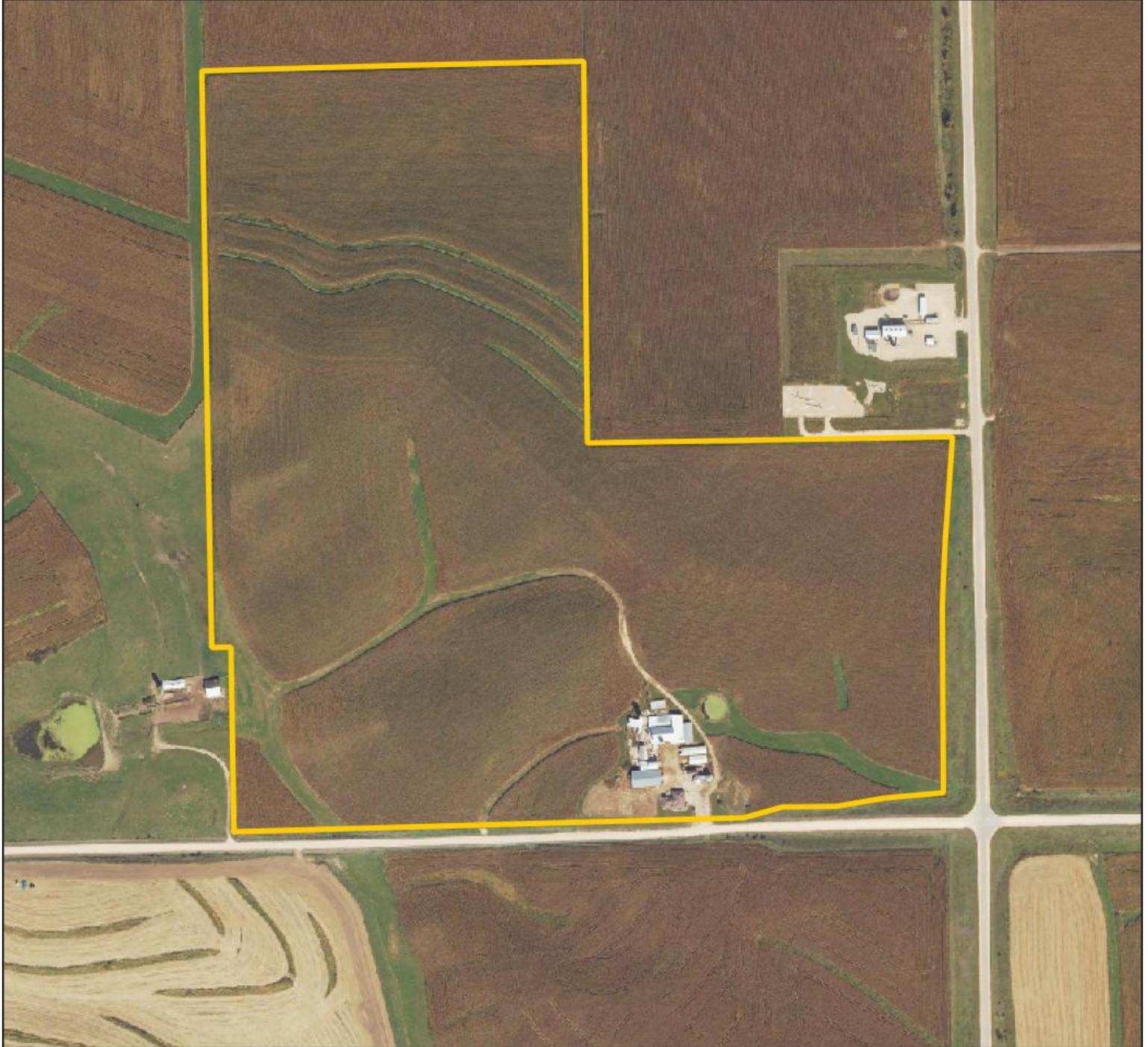


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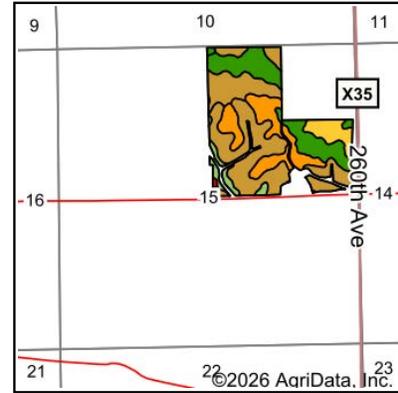
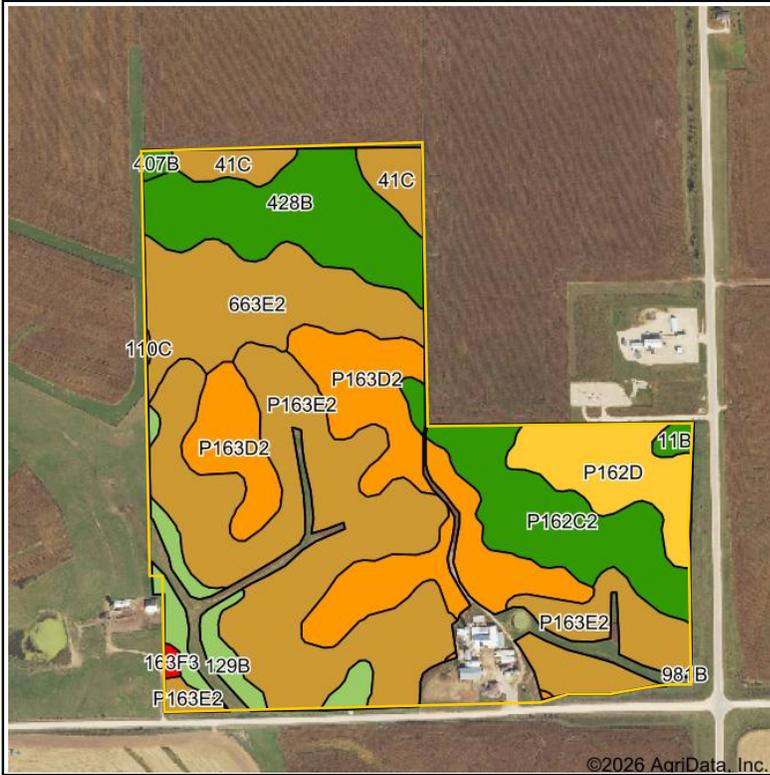
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FSA/Eff. Crop Acres: 104.59 | Grass Acres: 5.46 | Soil Productivity: 51.70 CSR2



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State: **Iowa**
 County: **Delaware**
 Location: **15-88N-4W**
 Township: **Delhi**
 Acres: **104.59**
 Date: **3/19/2026**



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	Irr Class *c	CSR2**	
P163E2	Fayette silt loam, paha, 14 to 18 percent slopes, eroded	35.07	33.4%			IVe	35	
P163D2	Fayette silt loam, paha, 9 to 14 percent slopes, eroded	19.34	18.5%			IIIe	47	
663E2	Seaton silt loam, 14 to 18 percent slopes, moderately eroded	11.91	11.4%			IVe	38	
428B	Ely silty clay loam, 2 to 5 percent slopes	11.71	11.2%			IIe	88	
P162C2	Downs silt loam, paha, 5 to 9 percent slopes, eroded	10.43	10.0%			IVe	82	
P162D	Downs silt loam, paha, 9 to 14 percent slopes	6.86	6.6%			IIIe	57	
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	4.38	4.2%			IIW	73	
41C	Sparta loamy sand, 5 to 9 percent slopes	3.60	3.4%			IVs	37	
11B	Colo-Ely complex, 0 to 5 percent slopes	0.58	0.6%			IIW	86	
407B	Schley loam, 1 to 4 percent slopes	0.41	0.4%			IIW	81	
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	0.24	0.2%			VIIe	12	
110C	Lamont fine sandy loam, 5 to 9 percent slopes	0.06	0.1%			IIIe	47	
Weighted Average						3.43	*-	51.7

**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 Delhi: 1½ miles northeast on 245th St. The property is on the north side of the road.

Simple Legal

The SE¼ NE¼ and the W½ NE¼ of Section 15, except the south 40 rods of the west 4 rods all in Section 15, Township 88 North, Range 4 West of the Fifth P.M. *Final abstract/title documents to govern legal description.*

Address

2583 245th St.
Delhi, IA 52223

Price & Terms

- \$1,895,095.00
- \$16,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$7,980.00
Net Taxable Acres: 113.14

Lease Status

Farm is leased for the 2026 and 2027 crop years.

FSA Data

Farm 5780, Tract 2083
FSA/Eff. Crop Acres: 104.59
Cert. Grass Acres: 5.46
Corn Base Acres: 74.60
Corn PLC Yield: 169 Bu.
Bean Base Acres: 10.90
Bean PLC Yield: 47 Bu.

Soil Types/Productivity

Primary soils are Fayette, Downs and Seaton. CSR2 on the FSA/Eff. crop acres is 51.70. 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.

School District

Maquoketa Valley CSD

House

The property features a well-maintained, one-story brick home built in 2008, offering a total of 3,896 finished square feet, including 2,121 square feet on the main level and 1,775 square feet in the finished lower level.

The main level includes an eat-in kitchen with oak cabinetry, granite countertops, and a large island, along with a living room, laundry room, mudroom, pantry, two bedrooms, one full bathroom, and two half baths. The home showcases attractive oak woodwork throughout.

The finished lower level provides additional living space with three bedrooms, a full bathroom, and a spacious recreation room.

The home features geothermal heating and cooling system with central air. It is believed that both the basement and attached garage are equipped with in-floor heat. The utility room includes a central vacuum system, three water heaters, pressure tank and water softener.

The exterior includes a brick facade, asphalt shingle hip roof, a 998-square-foot attached three-stall garage, a brick porch, concrete stoop, and a patio located on the rear of the home.

Buildings

The property is well improved with agricultural buildings to support livestock and grain operations. Improvements include three hog confinement buildings (28'x60' built in 1988, 26'x58' built in 1978, and 26'x80' built in 1993), a 24'x40' milking parlor (2000), and a 40'x70' dairy barn (1950). Additional livestock facilities include a 24'x48' livestock/feed barn (1965), multiple loafing sheds (35'x85' built in 2000; 38'x50' built in 1975; 25'x50' built in 1991), and an 18'x30' poultry house. Grain storage is provided by several steel bins (22'x19' built in 1994; 24'x21' built in 1970; 12'x16' built in 1982) and a 30'x36' crib. Feed infrastructure includes a feeder bunk with auger system and three steel bulk feed tanks. Additional improvements include a 62'x98' steel utility building (1981), a 40'x78' and 15'x46' lean-to, a 30'x22' utility shed (1990), a 20'x26' milk house, and two concrete stave silos (12'x50' and 16'x50'). A 92'x8' concrete slurry storage structure (2000) is also located on the property.

Water & Well Information

Well is located northeast of the house.

Septic System

The status of the septic system is unknown. As Seller is an Estate, the system is exempt from the time of transfer inspection.

LP Tank

The LP Tank is rented.

Comments

This is an attractive livestock farm with productive soils, nice buildings and a newer home.

Additional Land for Sale

Seller has three 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.

Southeast Corner of Home



Kitchen with Oak Cabinetry and Granite Counters



Living Room



Bathroom



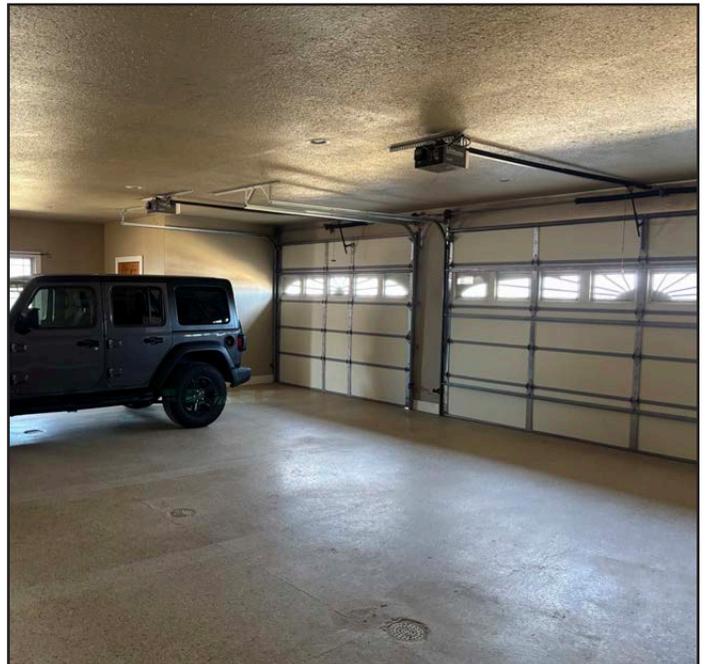
Lower-Level Family Room



Laundry Room



Attached Three-Stall Garage



Steel Utility Building



Barn and Silos



Grain Bin



Utility Building



South of Building Site Looking North



North of Building Site Looking South

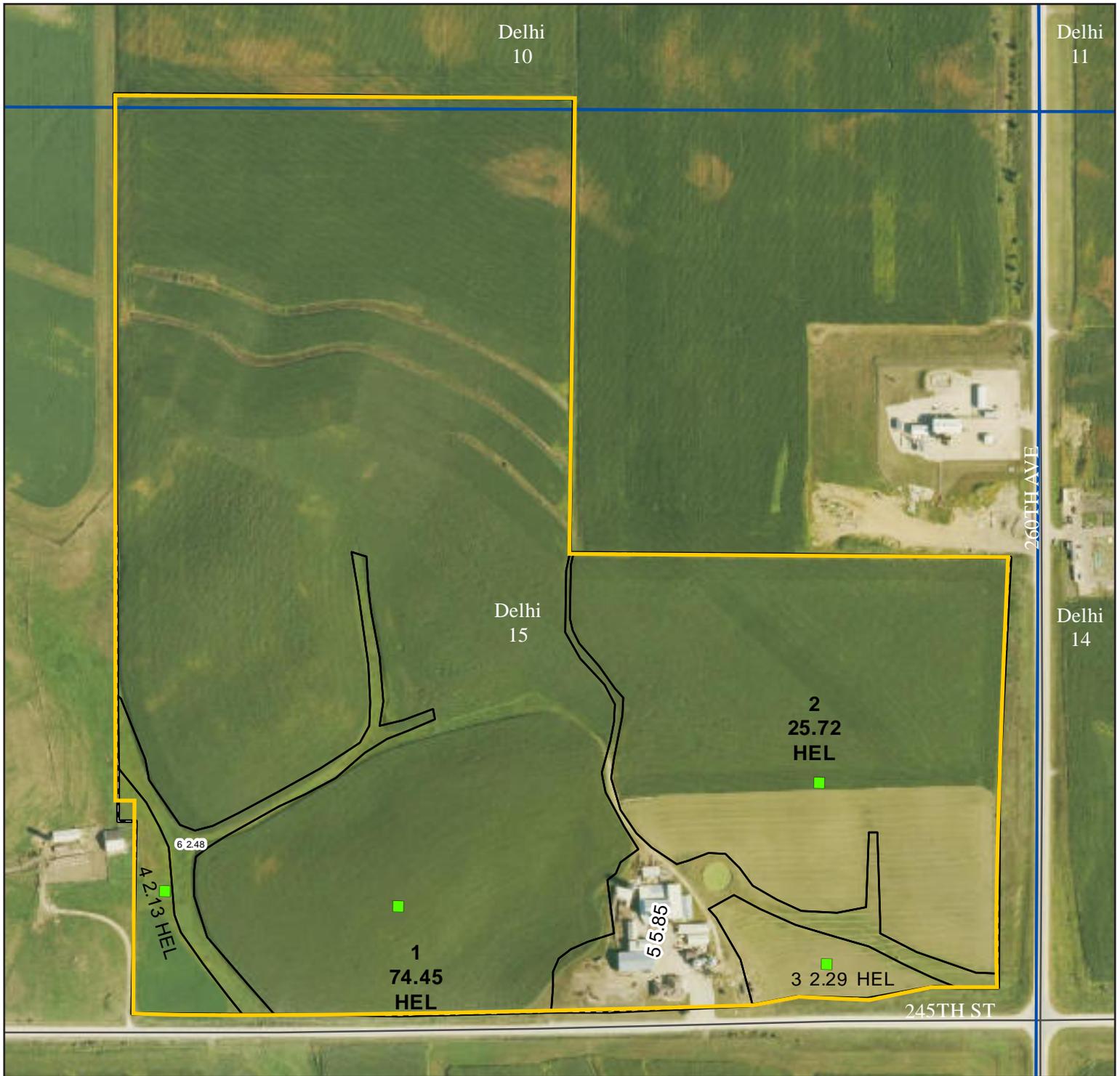


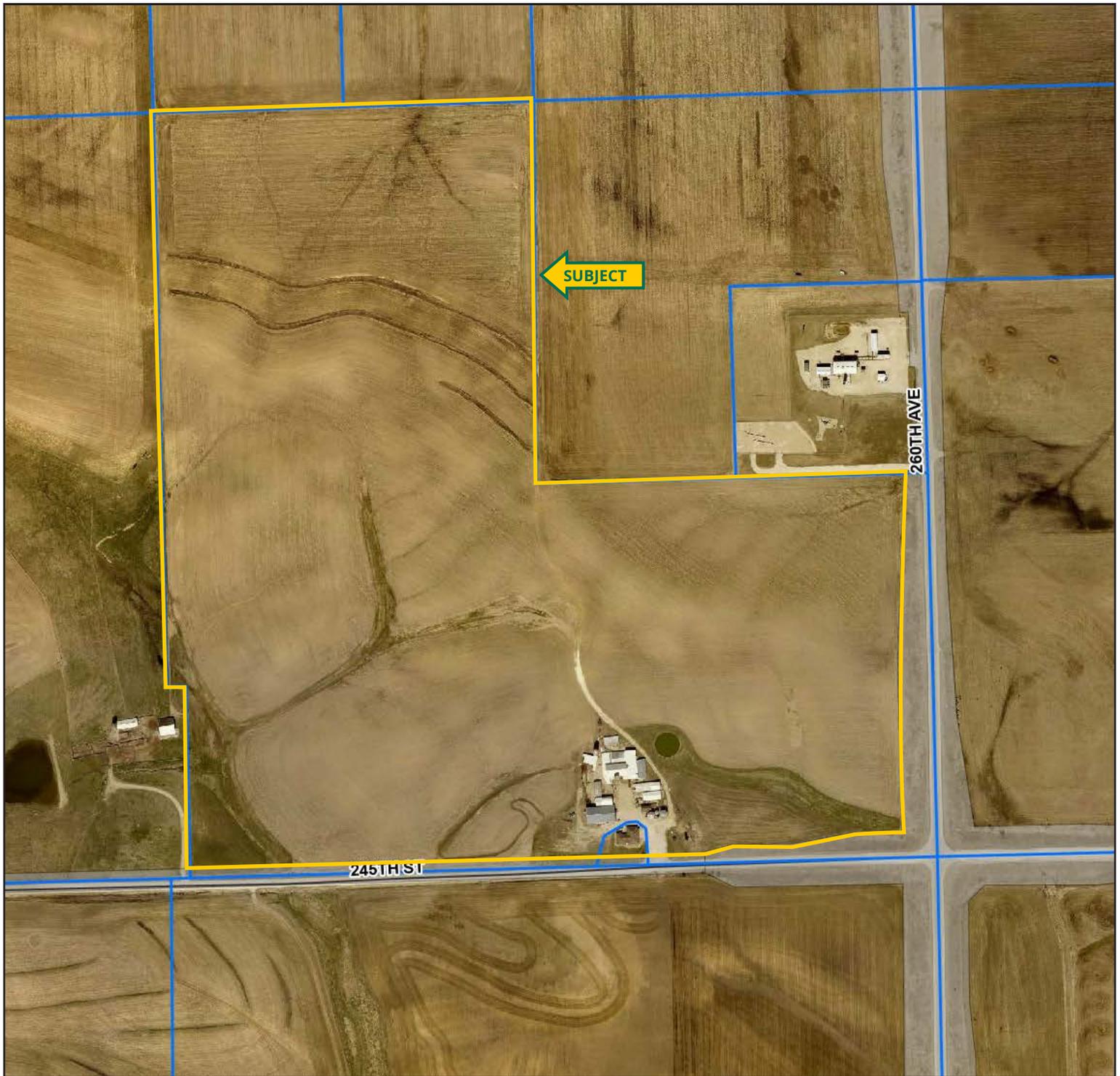
Southwest Corner Looking Northeast

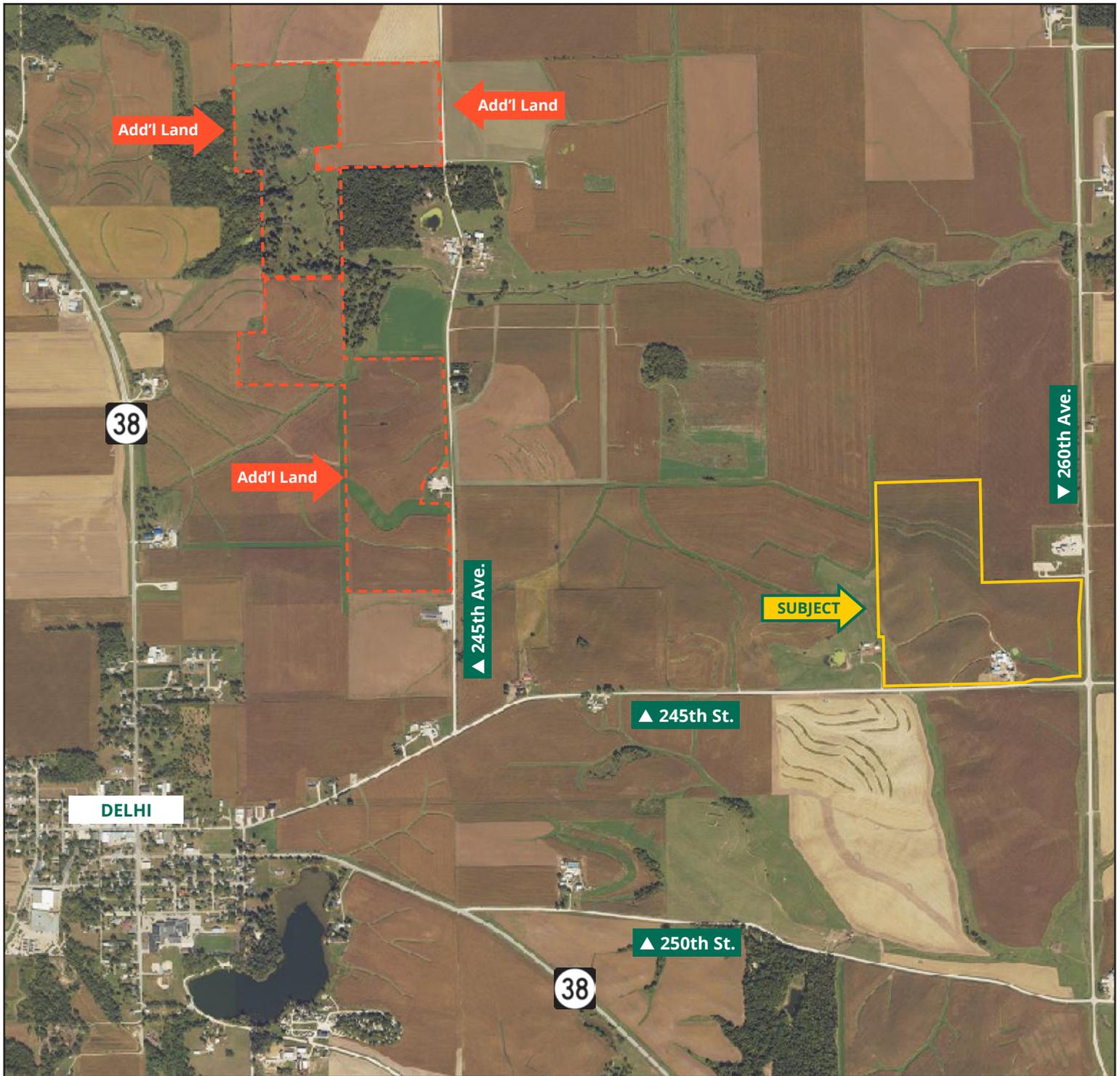


Southeast Corner Looking Northwest

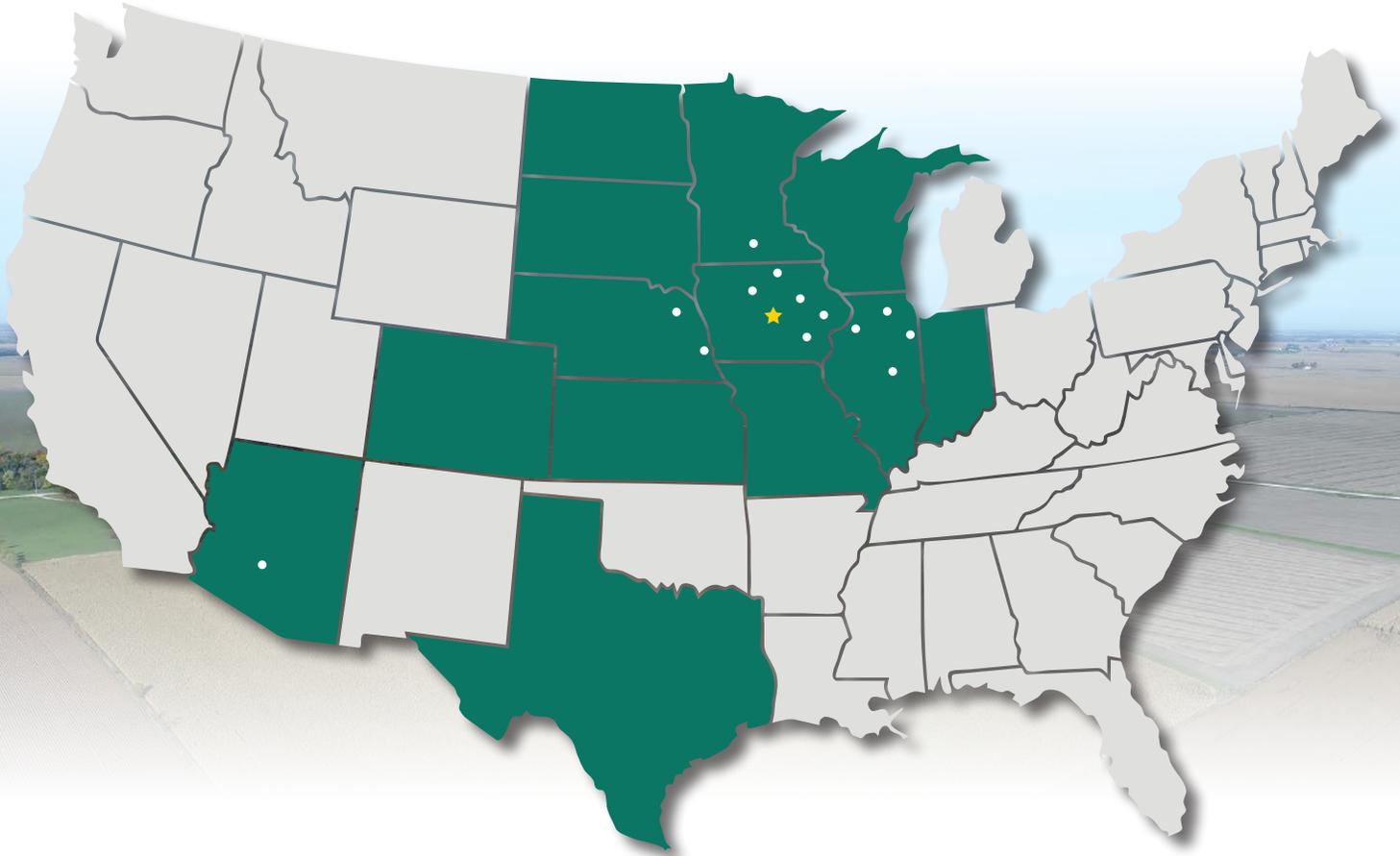








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