

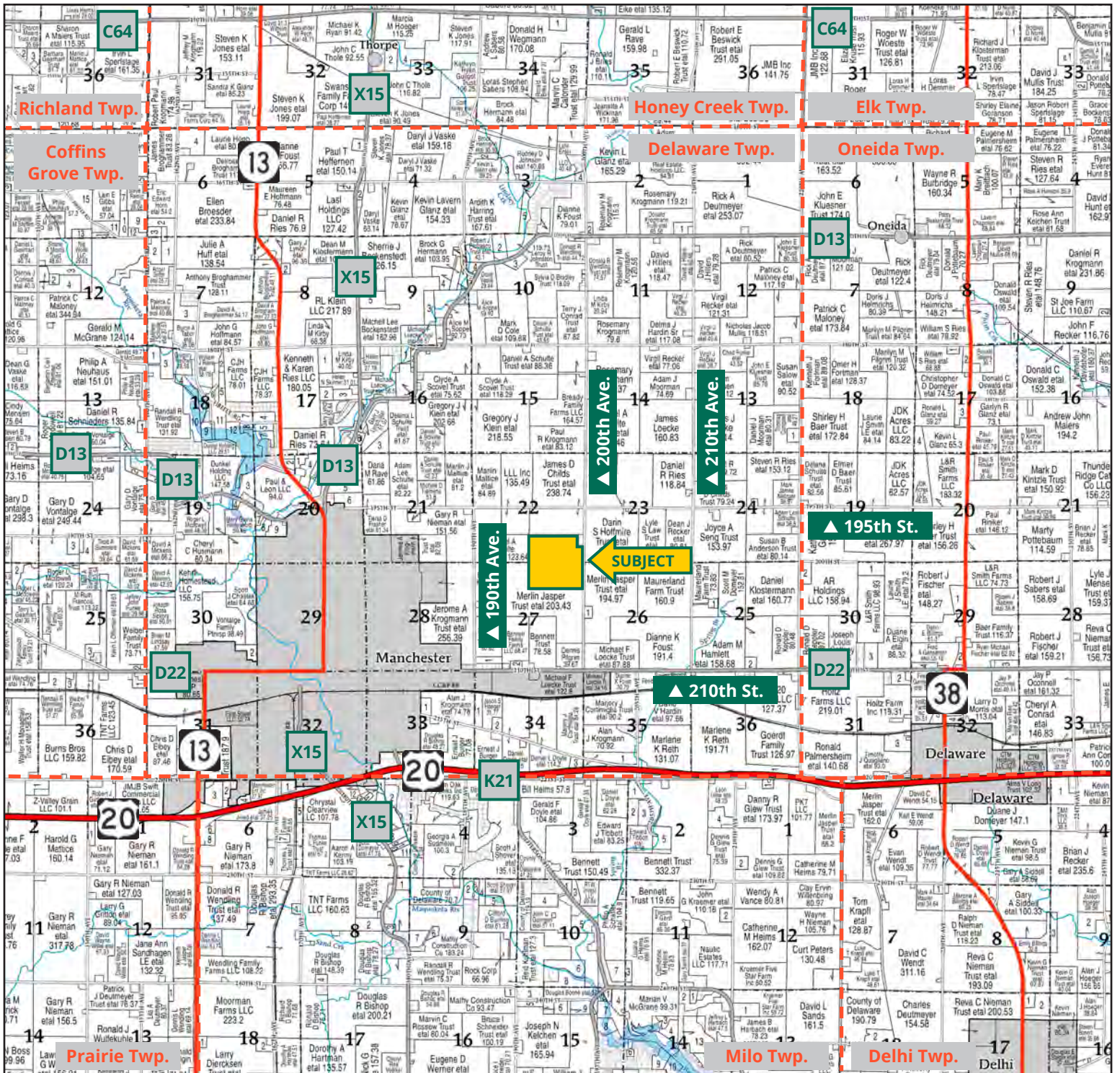
## Freking Farm



**TROY LOUWAGIE, ALC**  
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**319.721.4068**  
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**319.895.8858** | 102 Palisades Road  
Mount Vernon, IA 52314-0050 | [www.Hertz.ag](http://www.Hertz.ag)

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



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FSA/Eff. Crop Acres: 158.19 | Soil Productivity: 85.40 CSR2





State: **Iowa**  
 County: **Delaware**  
 Location: **22-89N-5W**  
 Township: **Delaware**  
 Acres: **158.19**  
 Date: **4/7/2026**












Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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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**
83B	Kenyon loam, 2 to 5 percent slopes	71.57	45.2%		Ile	90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	43.68	27.6%		IIw	87
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	13.91	8.8%		IIIe	84
471	Oran loam, 1 to 3 percent slopes	12.32	7.8%		Iw	74
407B	Schley loam, 1 to 4 percent slopes	5.55	3.5%		IIw	81
408B	Olin sandy loam, 2 to 5 percent slopes	5.08	3.2%		Ile	64
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent	3.11	2.0%		Ile	49
171B	Bassett loam, 2 to 5 percent slopes	2.86	1.8%		Ile	85
399	Readlyn silt loam, 1 to 3 percent slopes	0.11	0.1%		Iw	91
<b>Weighted Average</b>					<b>2.01</b>	<b>85.4</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

From Manchester: At the intersection of 190th Ave. and 210th St., 1 mile east on 210th St. and ¾ mile north on 200th Ave. The property is on the west side of the road.

### Simple Legal

S½ SE¼ of Section 22, and N½ NE¼ of Section 27, except the North 540 feet of the East 278 feet, all in Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa. *Final abstract/title documents to govern legal description.*

### Price & Terms

- \$2,714,712.00
- \$16,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2025-2026: \$6,826.00\*  
 Gross Acres: 160.16  
 Net Taxable Acres: 158.56  
 Tax per Net Taxable Acre: \$43.05\*  
*\*Taxes estimated due to survey of property. Delaware County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Farm is leased for the 2026 crop year.

### FSA Data

Farm 3552, Tracts 1993 & 1994  
 FSA/Eff. Crop Acres: 158.19  
 Corn Base Acres: 157.10  
 Corn PLC Yield: 172 Bu.

### Soil Types/Productivity

Primary soils are Kenyon and Clyde-Floyd. CSR2 on the FSA/Eff. crop acres is 85.40. 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

This farm is level to gently rolling.

### Drainage

There is considerable tile in this farm. The drainage pattern can be seen in the drone photos. No tile maps are available.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

This is a highly productive Delaware County farm with an 85.40 CSR2.



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.

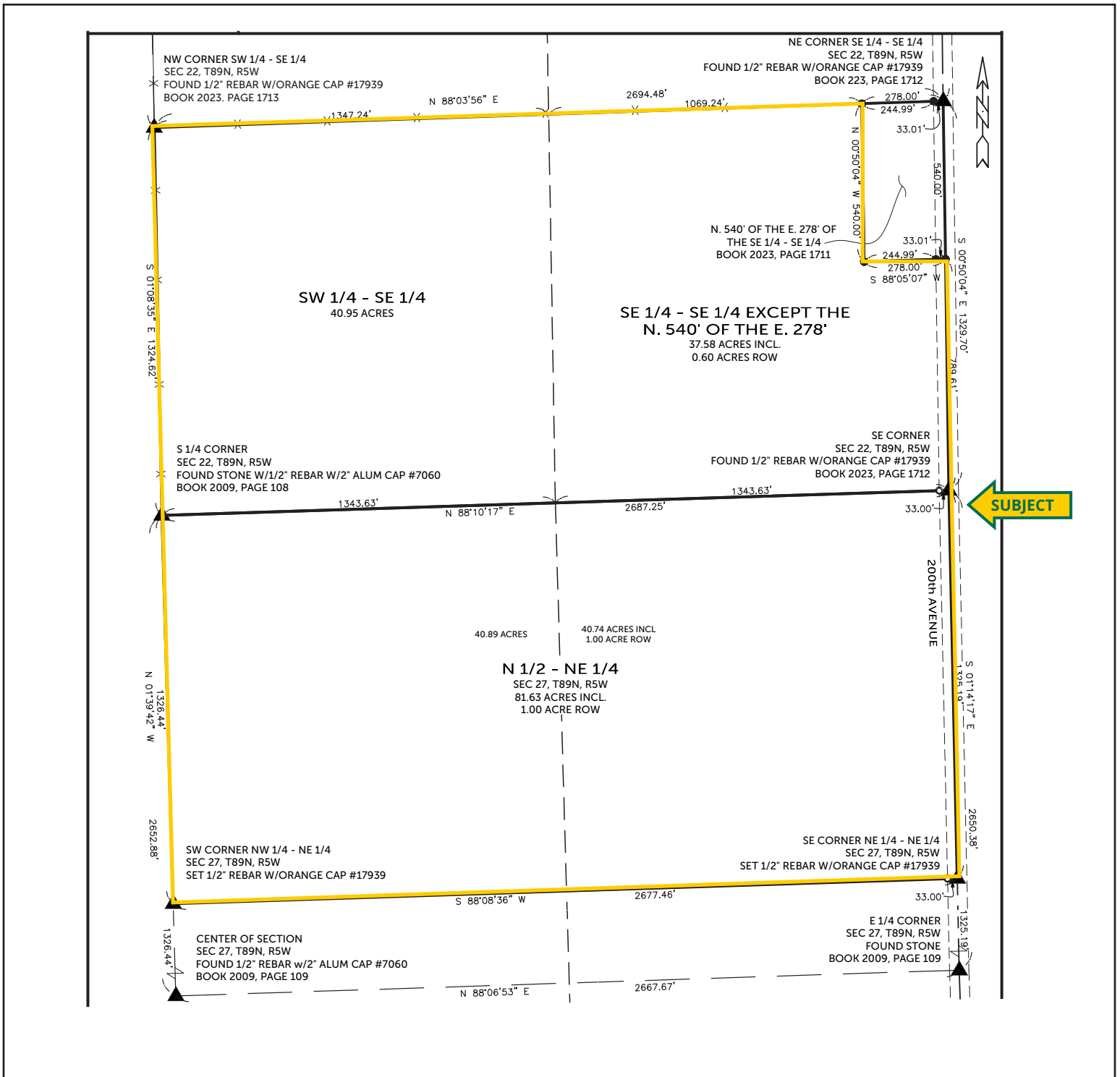
North Side Looking South



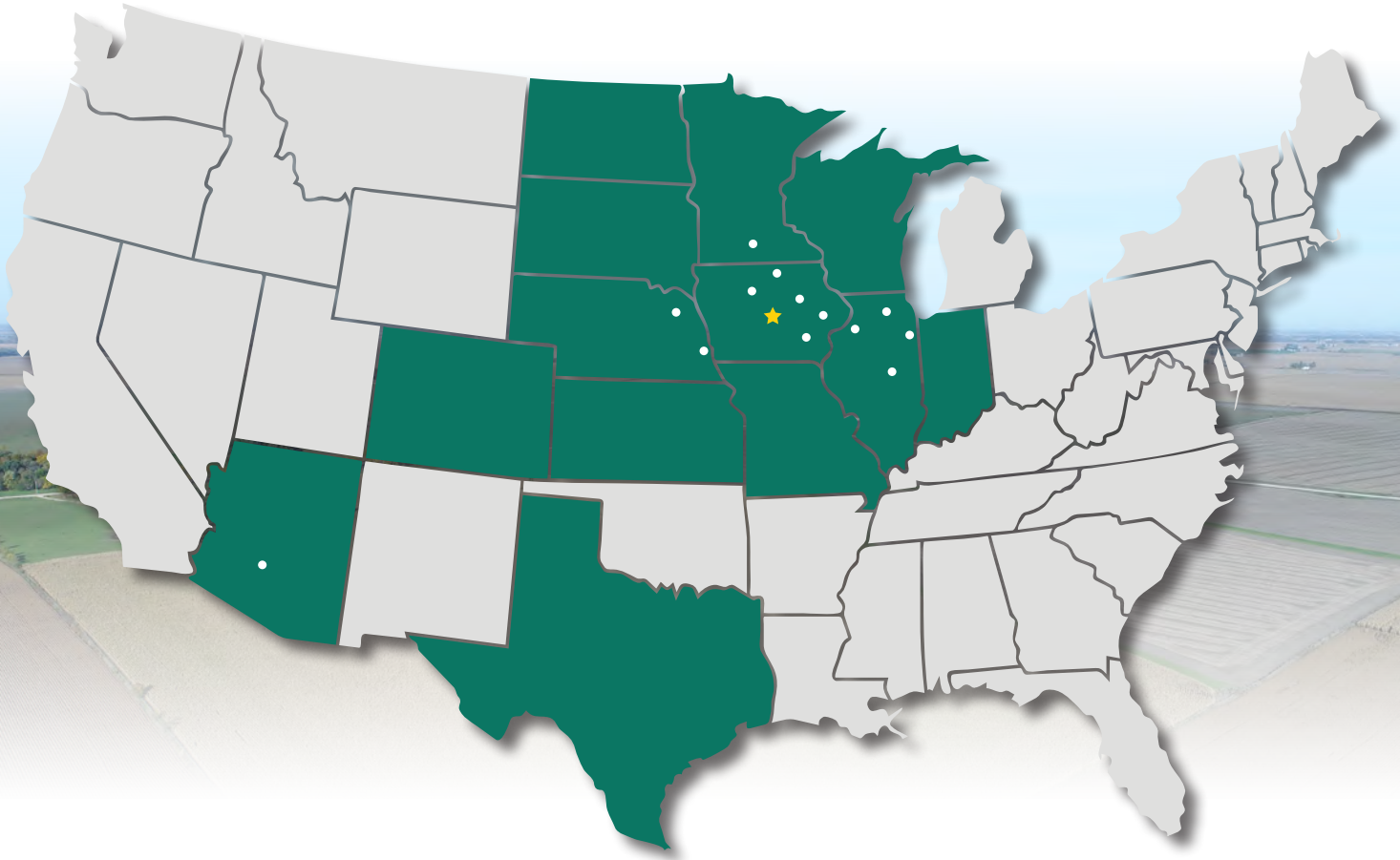
Northwest Corner Looking Southeast







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