

Professionally Managed Farm



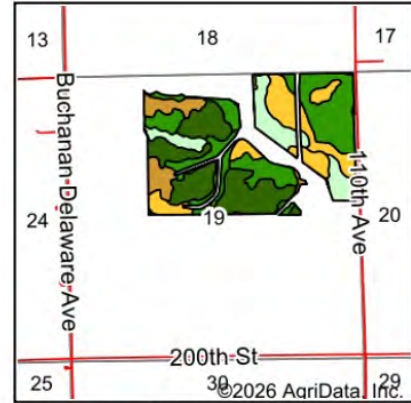
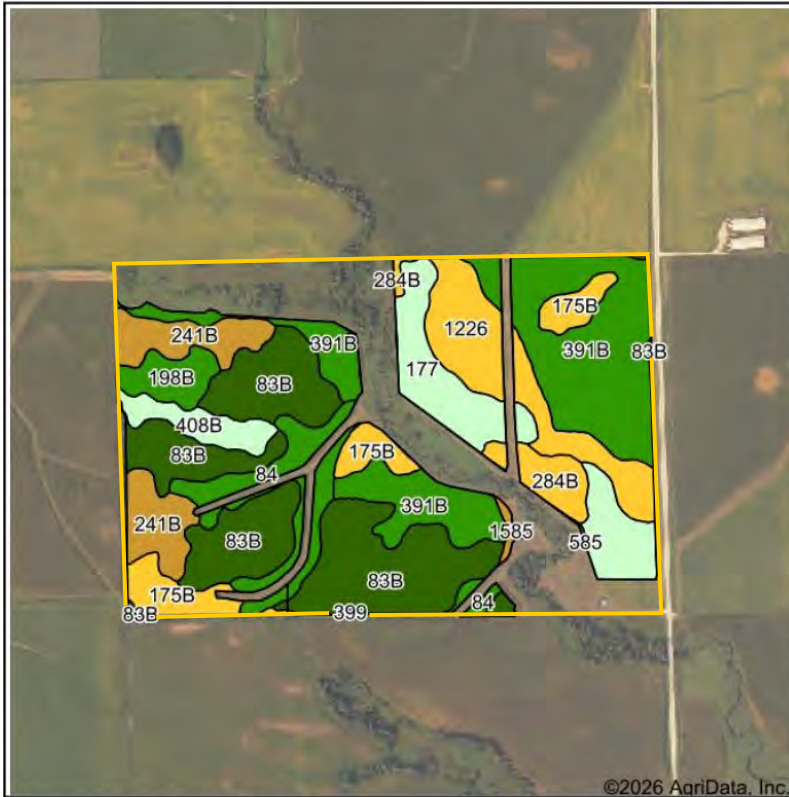
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238.78 Acres, m/l
Delaware County, IA

FSA/Eff. Crop Acres: 184.35 | Soil Productivity: 74.20 CSR2





State: **Iowa**
 County: **Delaware**
 Location: **19-89N-6W**
 Township: **Coffins Grove**
 Acres: **184.35**
 Date: **5/22/2026**



Maps Provided By
surety
 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	Irr Class *c	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	49.64	27.1%			Ile	90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	43.15	23.4%			IIw	87
177	Saude loam, 0 to 2 percent slopes	18.83	10.2%			IIs	60
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	17.78	9.6%			IIs	59
241B	Burkhardt-Saude complex, 2 to 5 percent slopes	13.85	7.5%			IVs Ile	35
84	Clyde clay loam, 0 to 3 percent slopes	12.33	6.7%			IIw	88
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	11.42	6.2%			IIIe	50
408B	Olin sandy loam, 2 to 5 percent slopes	5.51	3.0%			Ile	64
284B	Flagler fine sandy loam, 2 to 5 percent slopes	5.43	2.9%			IIIe	51
198B	Floyd loam, 1 to 4 percent slopes	5.22	2.8%			IIw	89
1585	Spillville-Coland complex, channeled 0 to 2 percent slopes	0.97	0.5%			Vw	31
399	Readlyn silt loam, 1 to 3 percent slopes	0.22	0.1%			Iw	91
Weighted Average						2.26	*- 74.2

**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 Masonville: Go 1¾ miles north on 110th Ave., crossing Coffins Creek bridge. The property is on the west side of the road.

Simple Legal

E½ NW¼, in Section 19, Township 89 North, Range 6 West of the 5th P.M., Delaware Co., IA. *Final abstract/title documents to govern legal description.*

Address

1949 110th Ave.
Masonville, IA 50654

Price & Terms

- \$2,526,000
- \$10,578.78/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated, subject to existing lease.

Real Estate Tax

Taxes Payable 2025 - 2026: \$8,000
Gross Acres: 238.78
Net Taxable Acres: 236.36

Lease Status

Leased for the 2026 crop year.

FSA Data

Farm Number 5256, Tract 980
FSA/Eff. Crop Acres: 184.35
Corn Base Acres: 119.20
Corn PLC Yield: 159 Bu.
Bean Base Acres: 33.60
Bean PLC Yield: 50 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Kenyon and Clyde-Floyd. CSR2 on the FSA/Eff. crop acres is 74.20. 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

Gently sloping.

Drainage

Mostly tilled. Contact agent for tile maps.

Buildings/Improvements

There is a 30' x 44' cattle shed on the property that was built in 1982.

Water & Well Information

There is one well on the property located in front of the cattle shed. Well condition is unknown.

Easement

There is a pipeline easement that runs across the southwest corner of the property. There is a tile easement in the pasture in the northwest corner of the property.



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.

Looking Southeast



Looking Northwest

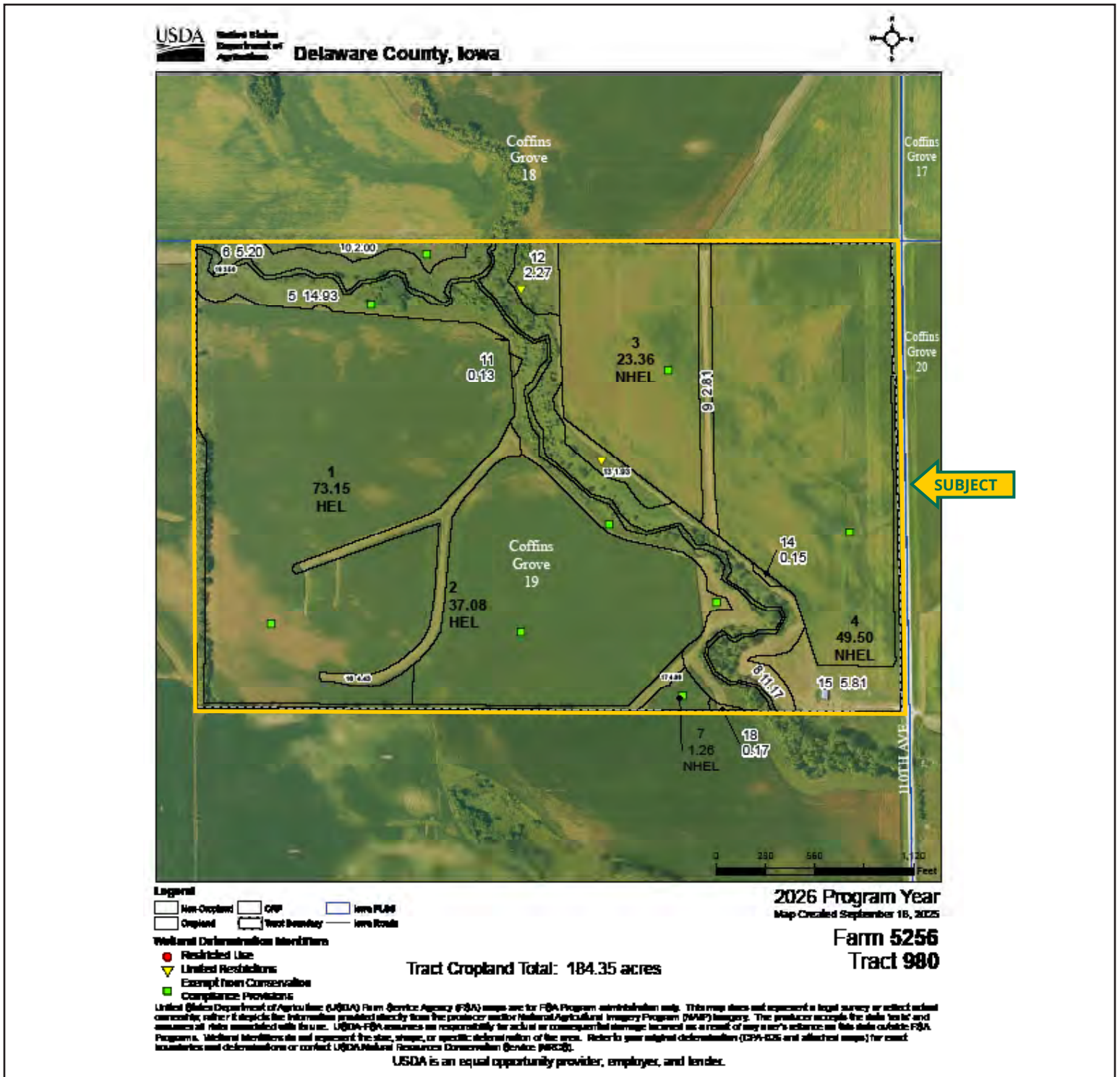


Looking Northwest

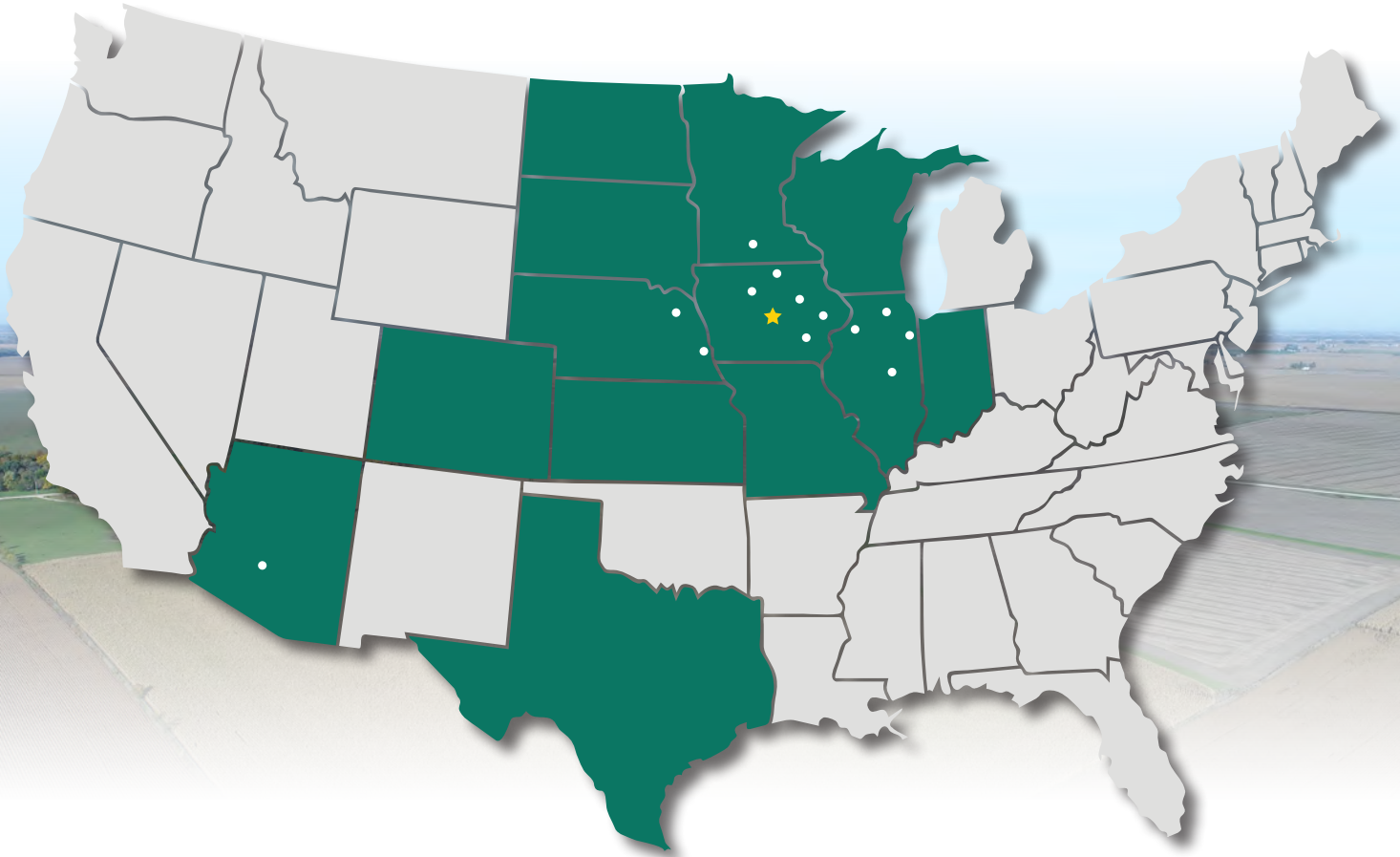


30' x 44' Cattle Shed





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