

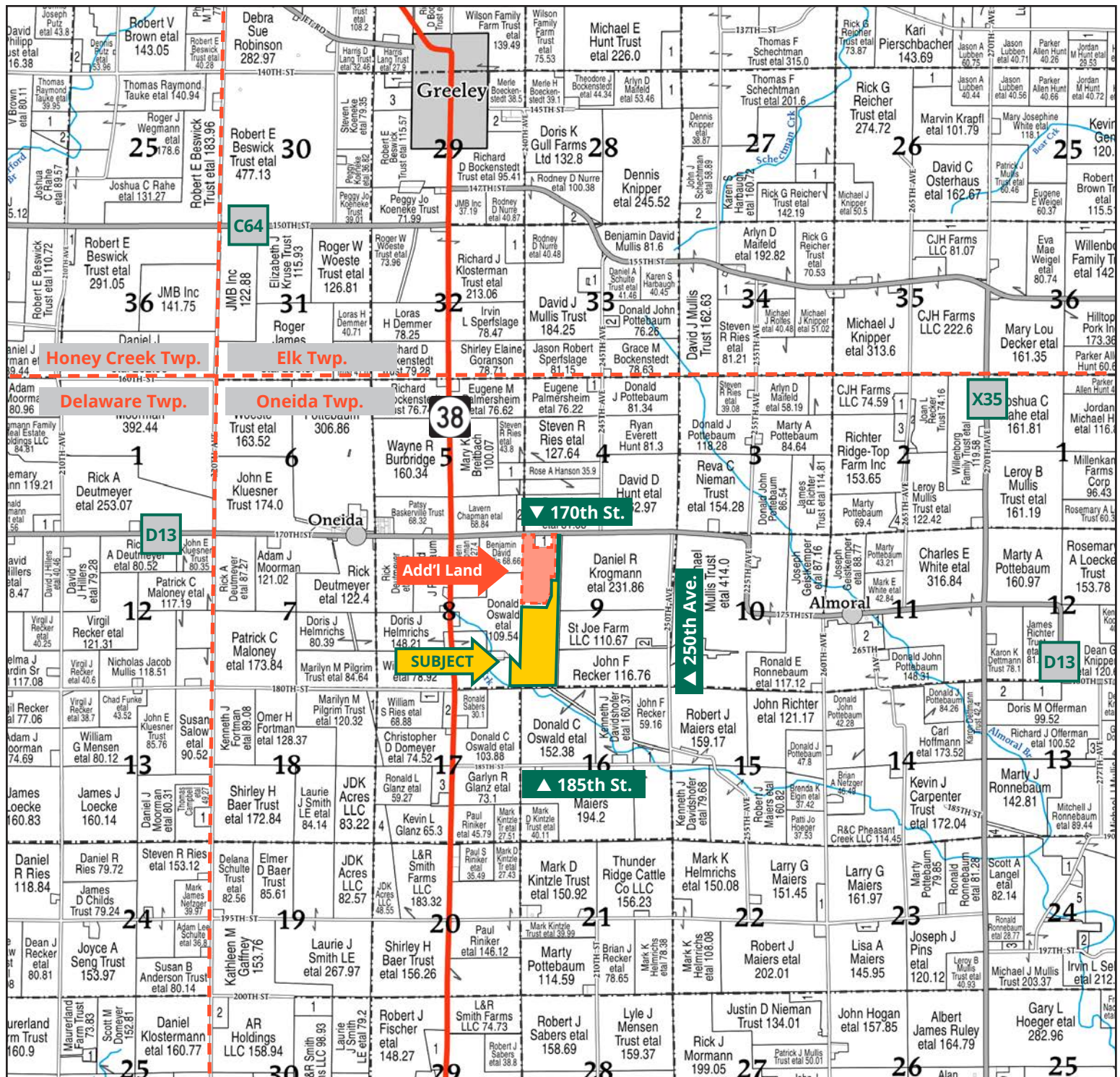
Ries Farm



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

97.95 Acres, m/l
Delaware County, IA



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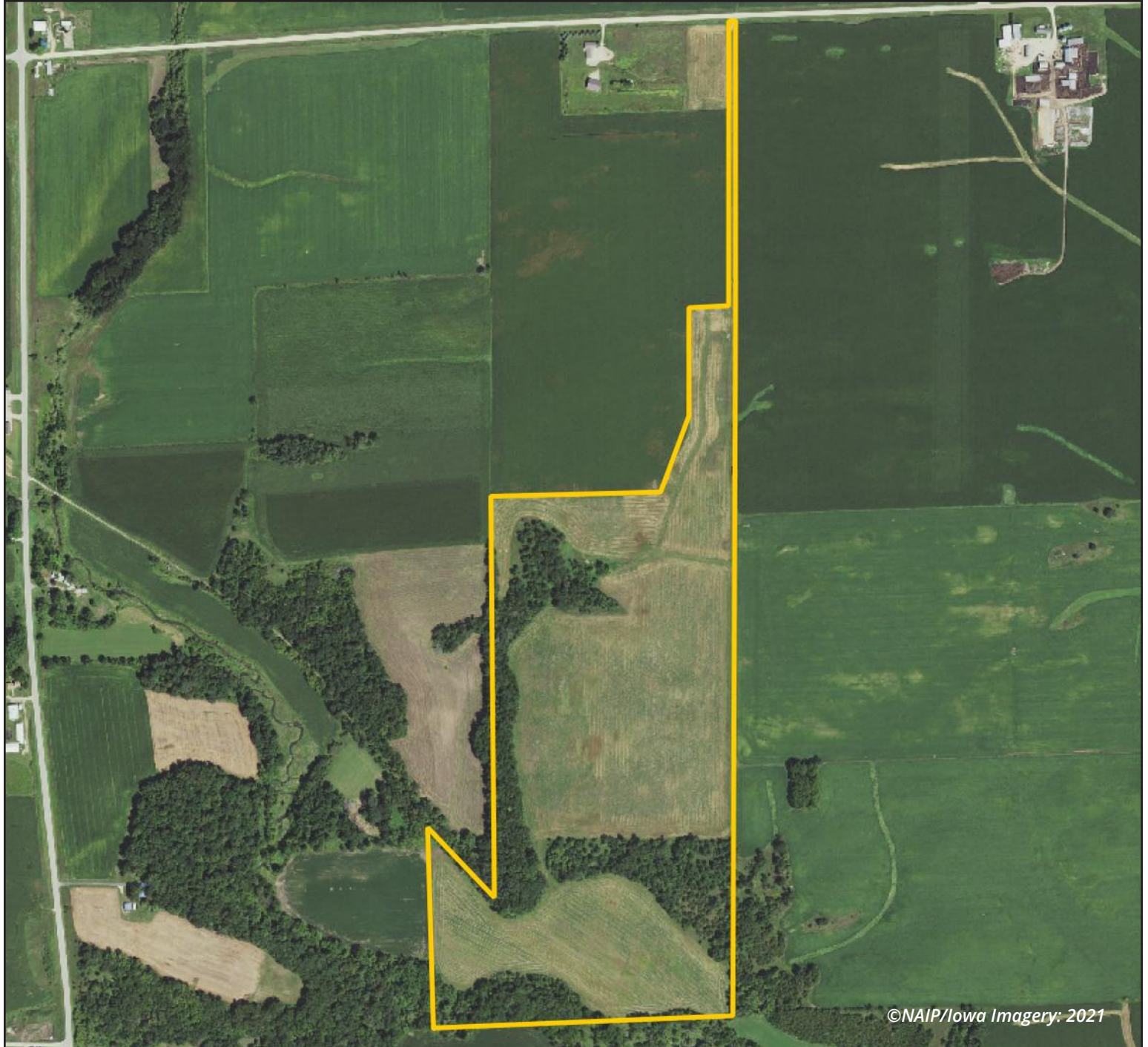
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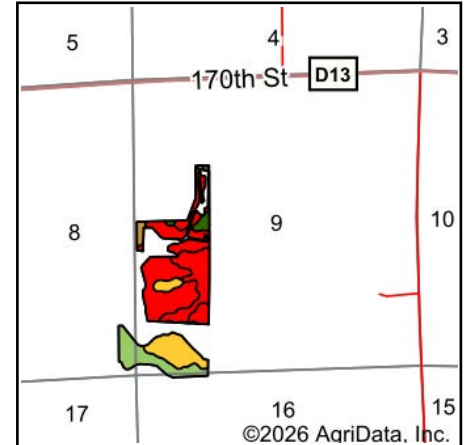
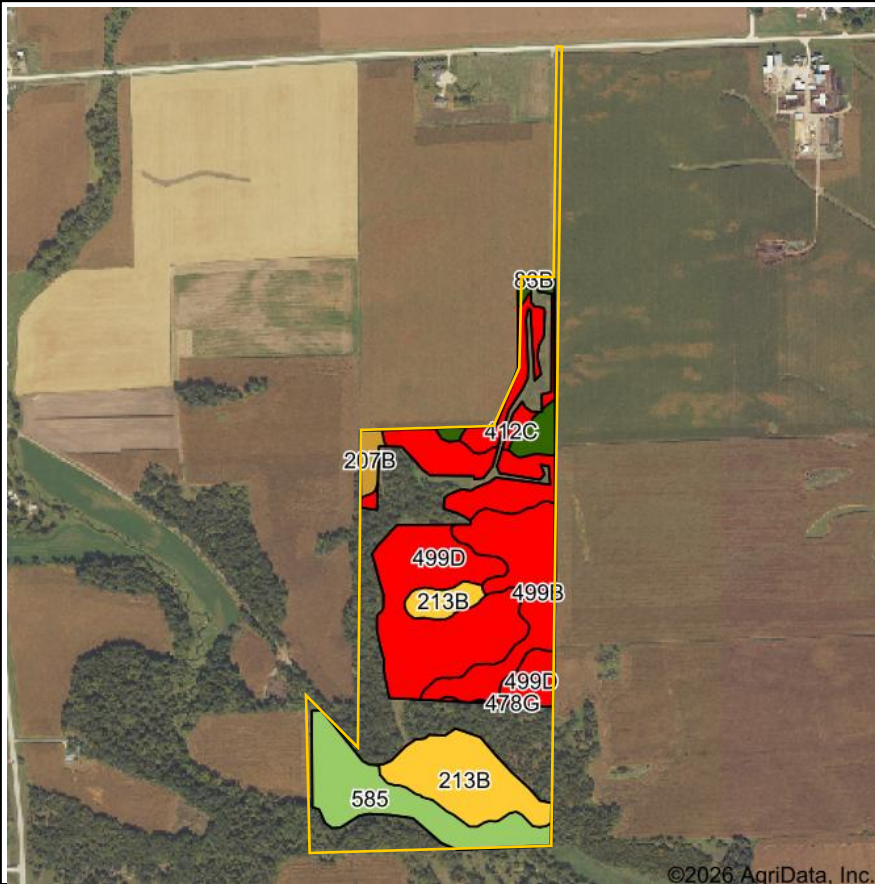
Est. CRP Acres: 69.01 | Soil Productivity: 27.00 CSR2



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State: **Iowa**
 County: **Delaware**
 Location: **9-89N-4W**
 Township: **Oneida**
 Acres: **69.01**
 Date: **9/30/2026**



Maps Provided By:

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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**
499D	Nordness silt loam, 5 to 14 percent slopes	27.63	40.1%		VIIs	5
213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent	11.75	17.0%		Ile	53
499B	Nordness silt loam, 2 to 5 percent slopes	11.06	16.0%		IVs	5
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	10.71	15.5%		IIw	70
412C	Emeline loam, 2 to 9 percent slopes	3.99	5.8%		IVs	7
83B	Kenyon loam, 2 to 5 percent slopes	2.44	3.5%		Ile	90
207B	Whalan loam, 20 to 30 inches to limestone, 2 to 5 percent slope	1.25	1.8%		Ile	38
478G	Nordness-Rock outcrop complex, 25 to 60 percent slopes	0.18	0.3%		VIIIs	5
Weighted Average					4.05	27

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Greeley: 2½ miles south on IA-38 and ¾ mile east on 170th St. The property is on the south side of the road.

Simple Legal

That part of the SE¼ SE¼ in Section 8 and that part of the W½ W½ in Section 9, all in Township 89 North, Range 4 West of the 5th P.M., Delaware County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$778,702.50
- \$7,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2026-2027: \$953.00*
Net Taxable Acres: 97.95*
Tax per Net Taxable Acre: \$9.73*

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

Lease Status

Lease is open for the 2027 crop year.

FSA Data

Farm 5360, Part of Tract 2074
CRP Acres: 69.01*

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

CRP Contracts

There are an estimated 69.01 acres enrolled in a CP-25 contract that pays \$177.69 per acre, or approximately \$12,262.00 annually. This contract expires September 30, 2030.

Soil Types/Productivity

Primary soils are Nordness and Rockton. CSR2 on the estimated CRP acres is 27.00. 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 to gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is an attractive recreational farm with a mixture of income generating CRP and timber. This would be an ideal property for deer, pheasant or turkey hunting.

Additional Land for Sale

Seller has an additional tract of land for sale located north 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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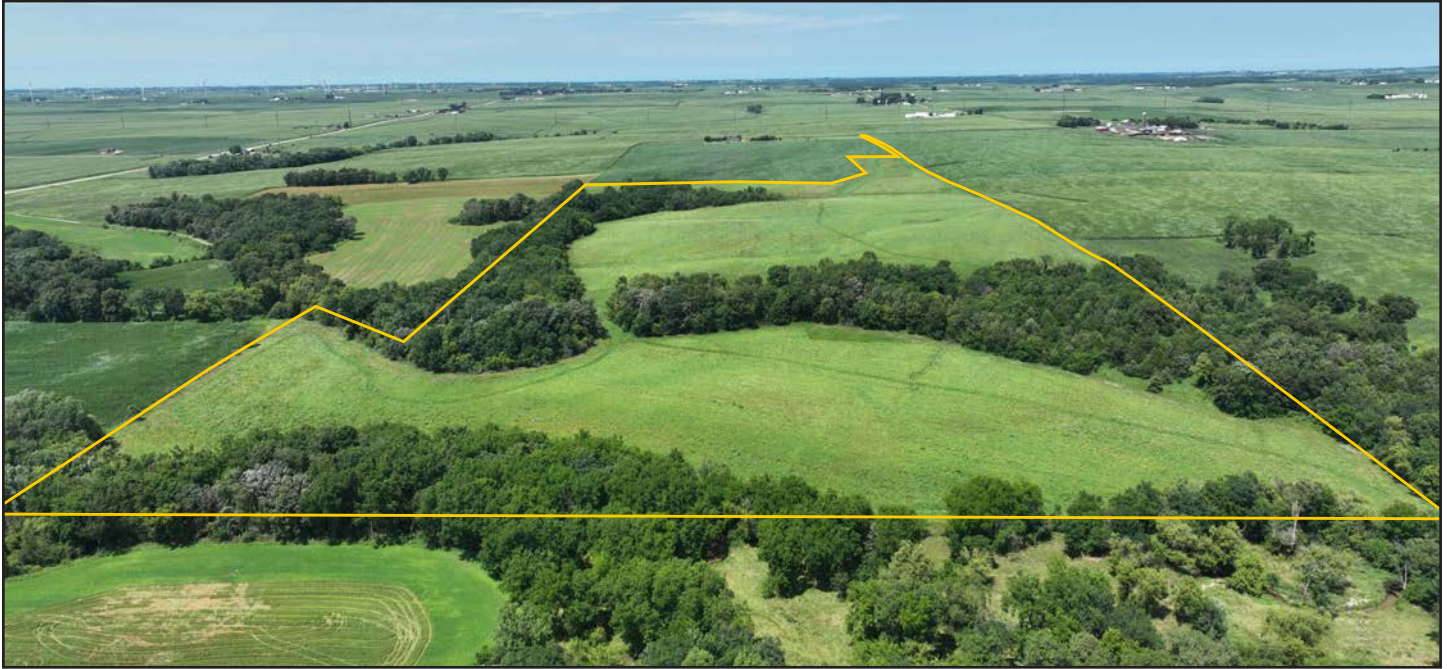
Northwest Corner Looking Southeast



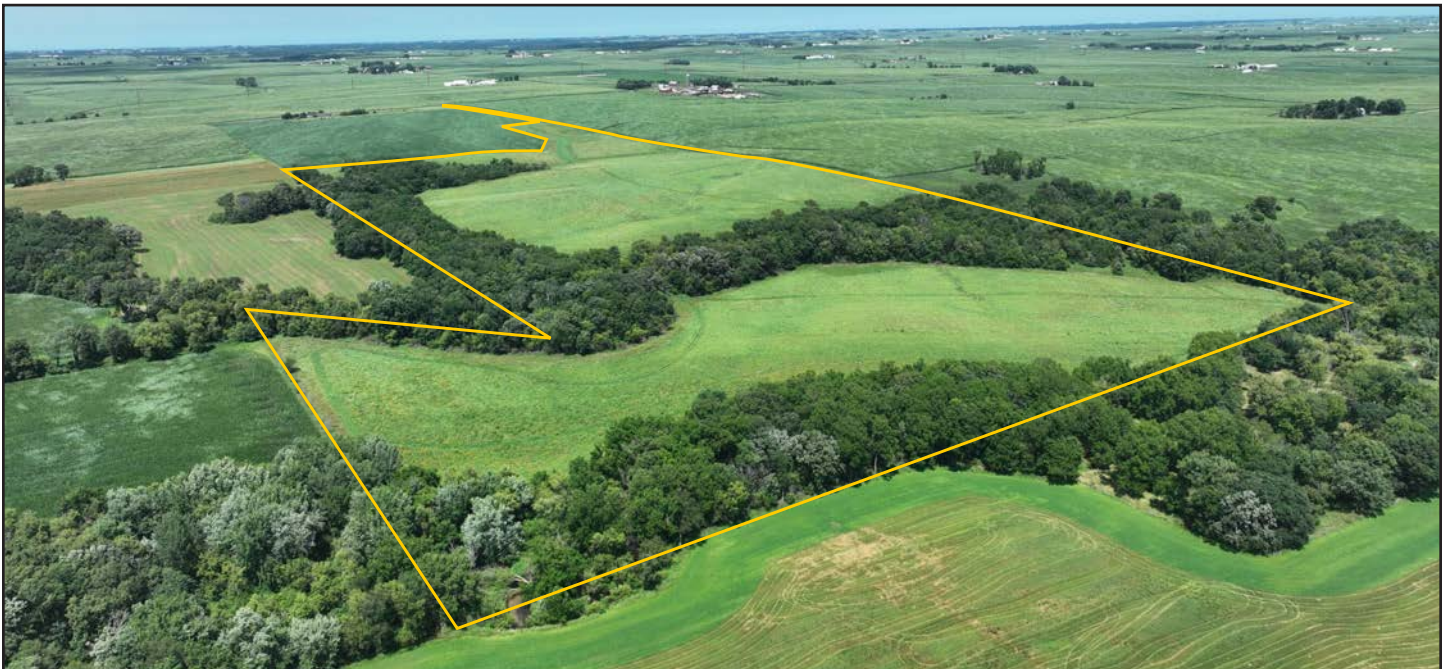
Southeast Corner Looking Northwest



South Looking North



Southwest Corner Looking Northeast



Timber



CRP

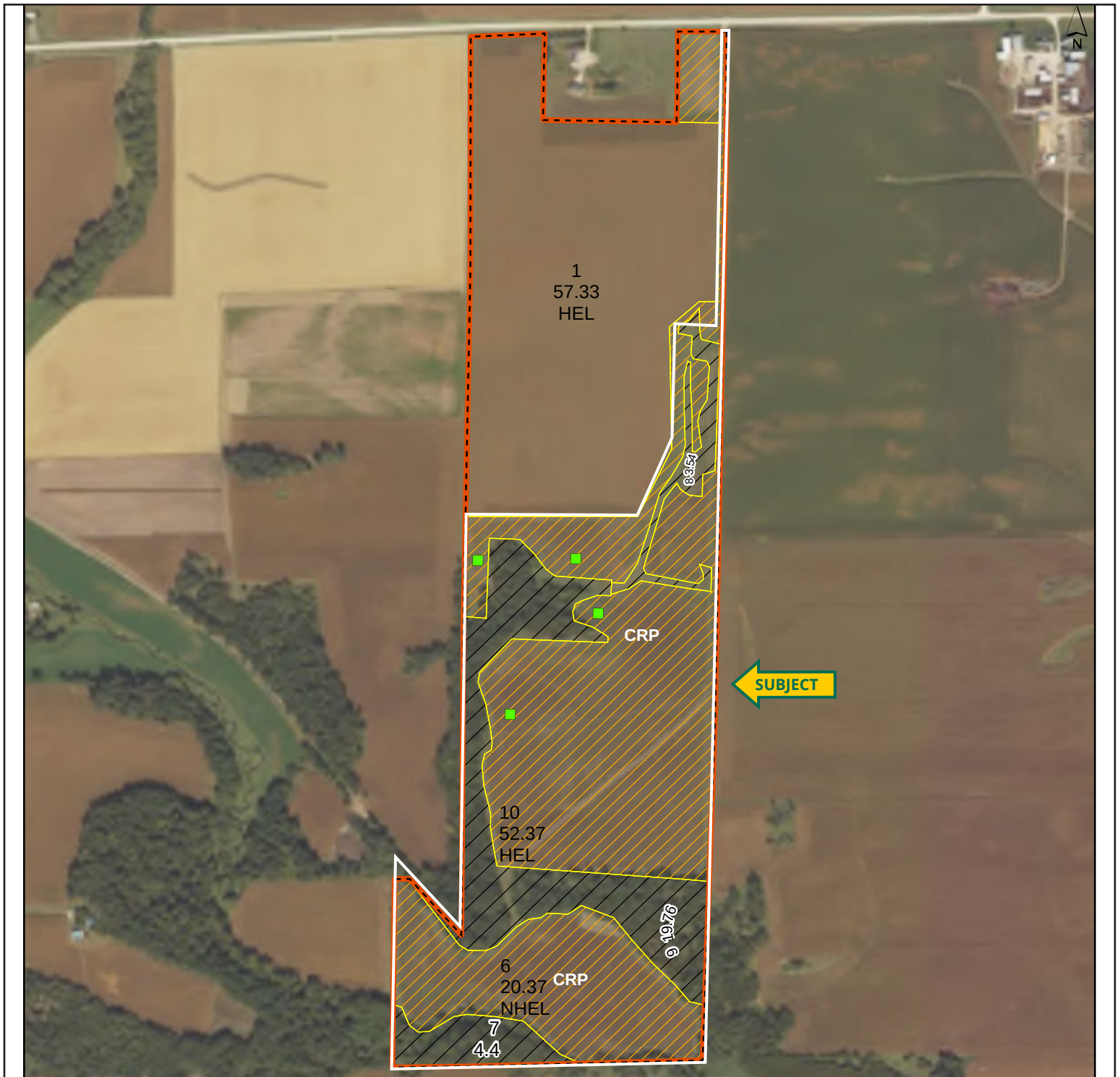


CRP



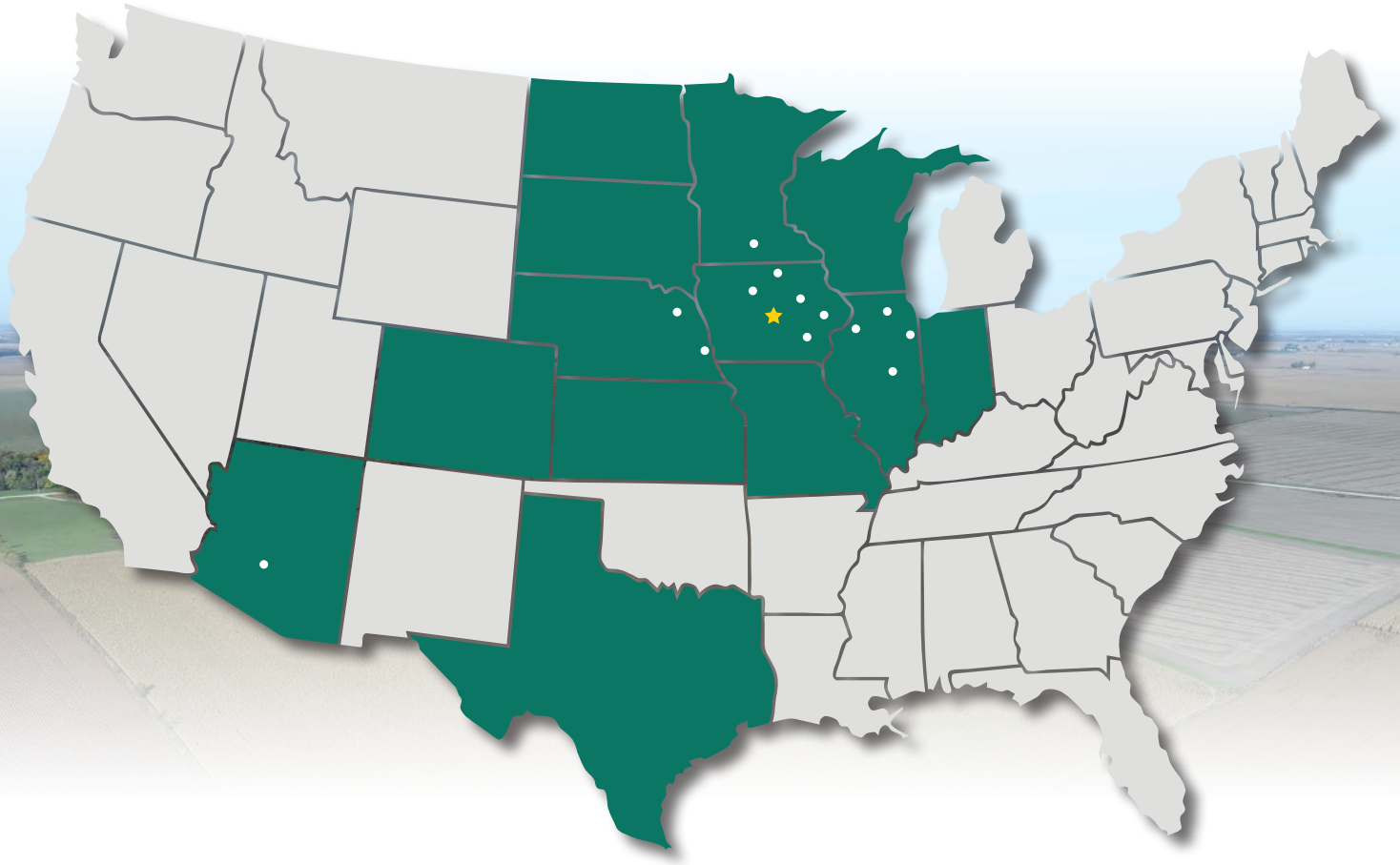
CRP







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