

Land For Sale

ACREAGE:

61.0 Acres, m/l

LOCATION:

Delaware County, IA



Property Key Features

- **Secluded Recreational Property**
- **Diverse Timber Stands**
- **Abundance of Wildlife**

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Total Acres:	61.00
Timber Acres*:	50.41
Pasture Acres:	4.05
Crop Acres*:	6.54
Corn Base Acres*:	4.75
Oat Base Acres*:	.236
Soil Productivity:	16.72
<i>*Timber, crop and base acres are estimated.</i>	

Property Information

61.0 Acres, m/l

Location

Approximately 2 1/4 miles north of Greeley, IA.

Legal Description

Approximately 61 acre m/l in N 1/2 of the SW 1/4 located in Section 8, Township 90 North, Range 4 West of the 5th P.M., Delaware County, IA. Elk Twp. Exact legal to come from survey.

Price & Terms

- \$244,000
- \$4,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Survey

Property will be surveyed at Seller's expense.

Possession

Negotiable

Estimated Real Estate Tax

Taxes Payable 2019 - 2020: \$157.37
 Net Taxable Acres: 10.59*
 Tax per Net Taxable Acre: \$14.86
Taxes estimated due to survey of property.
**Balance of property is enrolled in the Forest Reserve Program.*

FSA Data

Part of Farm Number 4488
 Crop Acres*: 6.54
 Corn Base Acres*: 4.75
 Corn PLC Yield: 153 Bu.

Oat Base Acres*: .236

Oat PLC Yield: 59 Bu.

**Acres and bases are estimated pending reconstitution of farm by the local FSA office.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Fayette silt loam and Nordness-Rock outcrop complex. CSR2 on the estimated FSA crop acres is 16.72 per 2019 Hertz GIS. See soil map for detail.

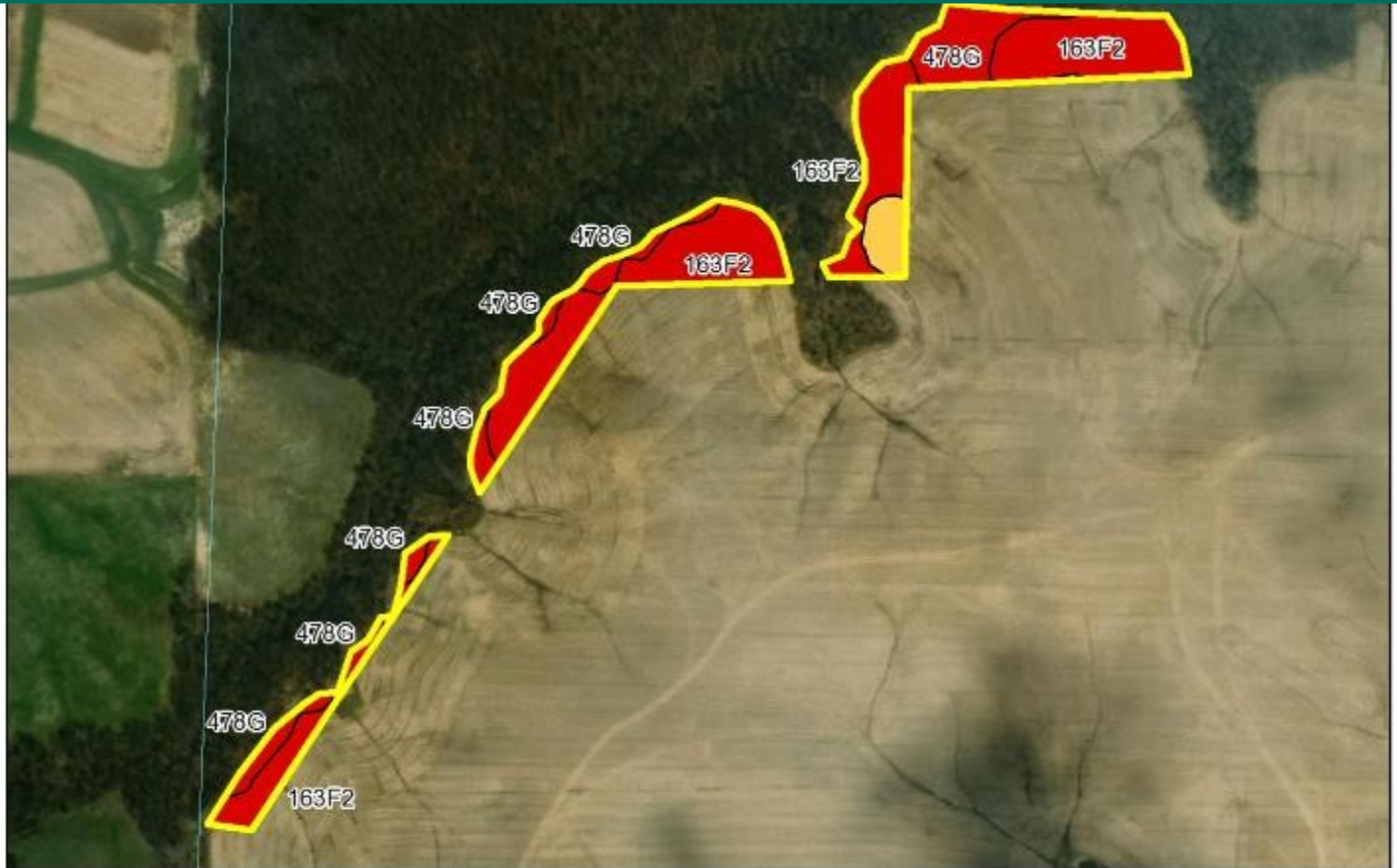
Fenceline

A fence will need to be installed along the southeast boundary line.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	4.66	71.27	6	18	
478G	Nordness-Rock outcrop complex, 25 to 60 percent slopes	1.52	23.27	7	5	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	0.36	5.46	3	50	

Measured Tillable Acres: 6.54

Average CSR2: 16.72

Land Description

Diverse timber on moderately sloping land.

Buildings/Improvements

None

Water & Well Information

Multiple water sources; no known wells.

Comments

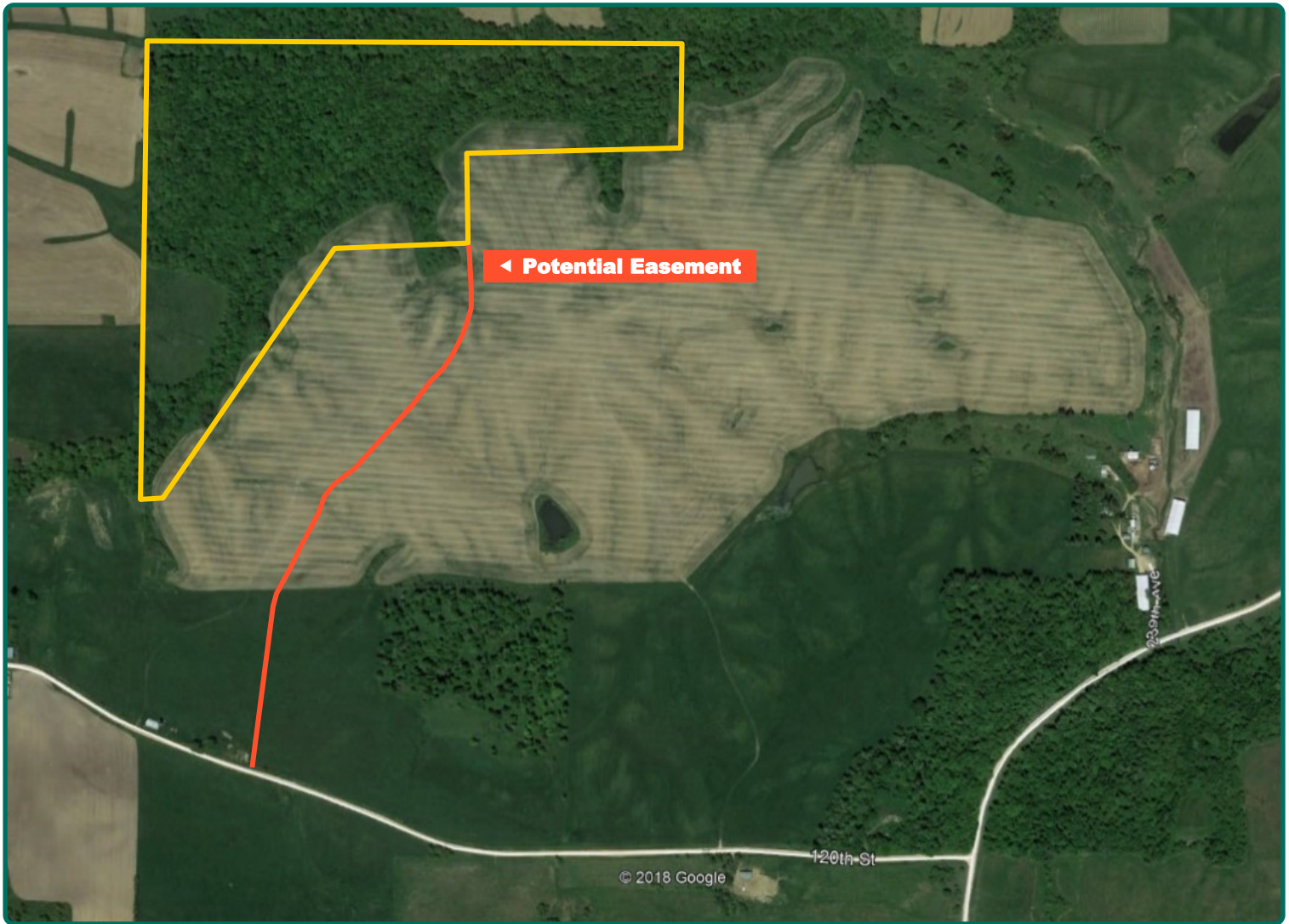
This wooded recreational parcel includes great wildlife habitat and multiple water sources. Excellent opportunity to own your own top-quality hunting land.

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.

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Looking north



Northwest corner looking southeast



Southeast looking northwest



Southeast looking northwest



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Heavily traveled trails



Diverse timber



Diverse timber



Pasture ground



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Rock outcropping



Water source for wildlife



Water source for wildlife



Deer rub



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