

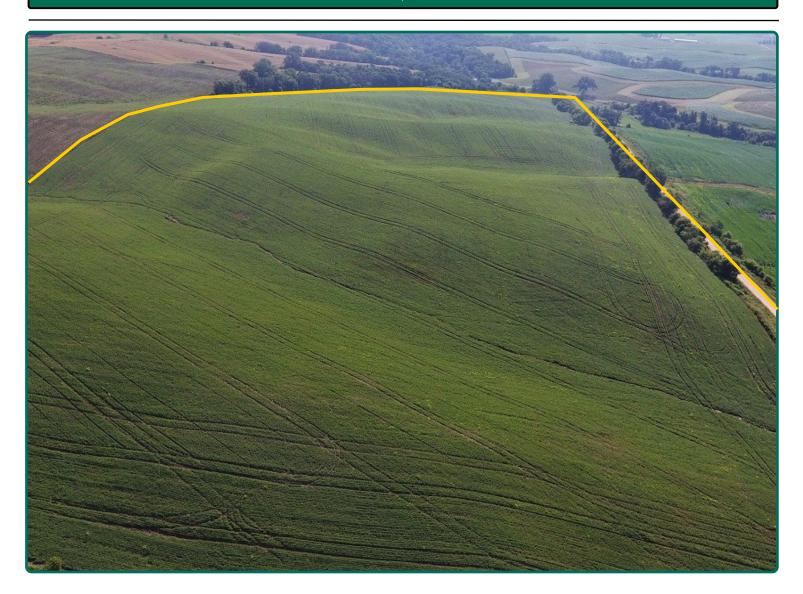
Land For Sale

ACREAGE:

LOCATION:

75.93 Acres, m/l

Delaware County, IA



Property Key Features

- Mostly Tillable Tract
- Located One Mile Northeast of Greeley
- Nice Sized Tract with Good Fertility

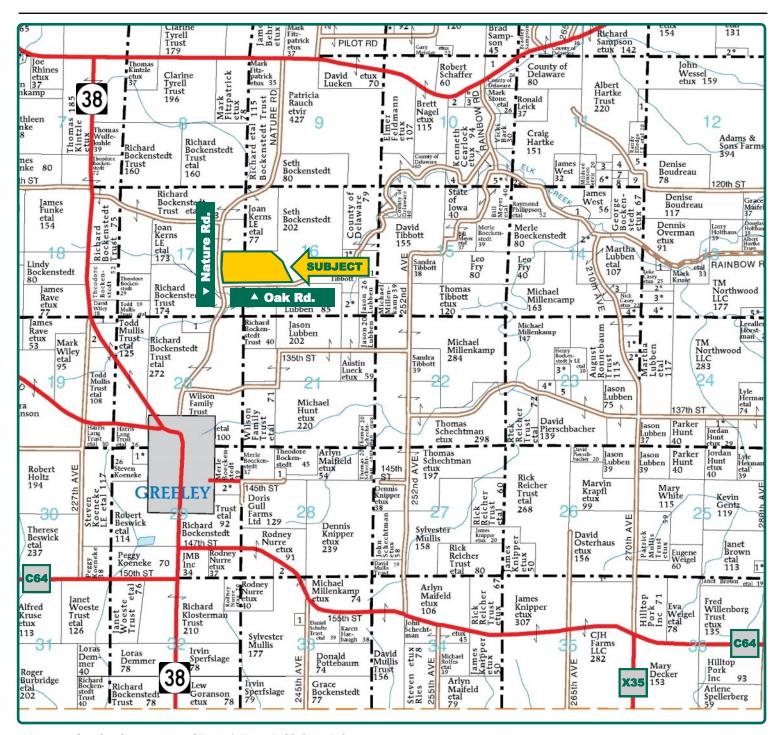
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Plat Map

Elk Township, Delaware County, IA



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Aerial Photo

75.93 Acres



FSA/Eff. Crop Acres: 70.57*
Corn Base Acres: 51.39*
Oat Base Acres: 2.55*
Soil Productivity: 30.36 CSR2

*FSA/Eff. Crop Acres and Bases are estimated.

Property Information 75.93 Acres, m/l

Location

Approximately 1 mile northeast of Greeley on the east side of Nature Road.

Legal Description

Lot 1 SW ¼ of Section 16, Township 90 North, Range 4 West of the 5th P.M AND NE ¼ East of Road of the SE ¼ Section 17, Township 90 North, Range 4 West of the 5th P.M., Delaware County, IA

Price & Terms

- \$360,000
- \$4,741.21/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax- Estimated

Taxes Payable 2018 - 2019: \$1,353.90* Net Taxable Acres: 75.93* Tax per Net Taxable Acre: \$17.83* *Real Estate Taxes are estimated pending survey of farm. Delaware County Assessor will determine final tax figures.

CRP Contracts

None.

Soil Types/Productivity

Primary soil is Fayette silt loam. CSR2 on the est. FSA/Eff. crop acres is 30.36. See soil map for detail.

FSA Data

Farm Number 4488, Tract 3263 FSA/Eff. Crop Acres: 44.01 Corn Base Acres: 31.98 Corn PLC Yield: 153 Bu. Oat Base Acres: 1.59 Oat PLC Yield: 59 Bu.

Part of Farm Number 4488, Tract 1018

FSA/Eff. Crop Acres: 26.56* Corn Base Acres: 19.41* Corn PLC Yield: 153 Bu. Oat Base Acres: 0.96* Oat PLC Yield: 59 Bu.

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

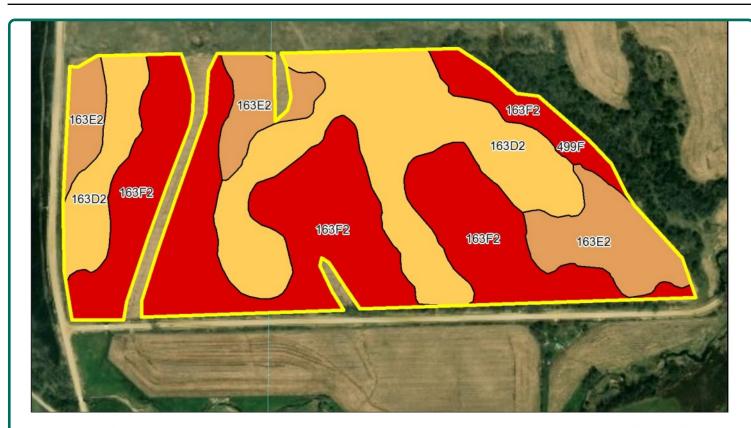
Land Description

Moderately sloping.



Soil Map

70.57 Est. FSA/Eff. Crop Acres



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	35.03	49.64	6	18	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	24.41	34.59	3	46	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	11.12	15.76	4	35	
499F	Nordness silt loam, 14 to 25 percent slopes		0.01	7	5	

Measured Tillable Acres: 70.57 Average CSR2: 30.36

Buildings/Improvements

None.

Drainage

Natural drainage.

Comments

Nice sized tract with good fertility.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.



Soil Sampling Map

January 2016



				NEUTRAL AMMONIUM AC FTATE (EXCHANGEABLE)						INFO SHEET: 784204							
LAB NUMBER I	IDENTIFICATION	ORGANIC MATTER L.O.L percent RATE	PHOSPHORUS		POTASSIUM	MAGNESIUM	CALCIUM	SODIUM	pH		CATION	PERCENT BASE SATURATION (COMPUTED					
			1:7	P OLSEN BICARBONATE P P P RATE	A STREET	Mg ppm RATE	Ca ppm RATE	Na ppm RATE	SOIL pH 1:1	BUFFER	CAPACITY CE.C meg/100g	% K	% Mg	% Ca	% H	% Na	
69962 69963 69964 69965 69967 69968 69969	2 3 4 5 6	3.6 H 4.5 H 5.1 VH 3.7 H 4.4 H 3.8 H 3.8 H	97 VH	31 M	222 VH 310 VH 245 VH 153 M 155 M 128 M 156 M	564 vh 669 vh 715 vh 549 vh 492 vh	1482 M 1797 M 2103 M 2259 M 1977 M 1857 M 1902 M		6.1 6.2 6.0 6.4 6.3 5.8 6.1	6.7 6.7 6.6 6.7 6.7 6.6 6.7	13.0 16.5 19.6 19.3 16.6 16.9 17.1	4.4 4.8 3.2 2.0 2.4 1.9 2.3	28.5 28.4 30.9 27.6 24.3	54.5 53.6 58.5 59.5	13.8 12.2 14.8 8.6 10.5 18.9 13.9		



Property Photos

Looking north



Looking southwest



Looking west



Looking southeast





Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals