

Land For Sale

ACREAGE:

246.67 Acres, m/l

LOCATION:

Delaware County, IA

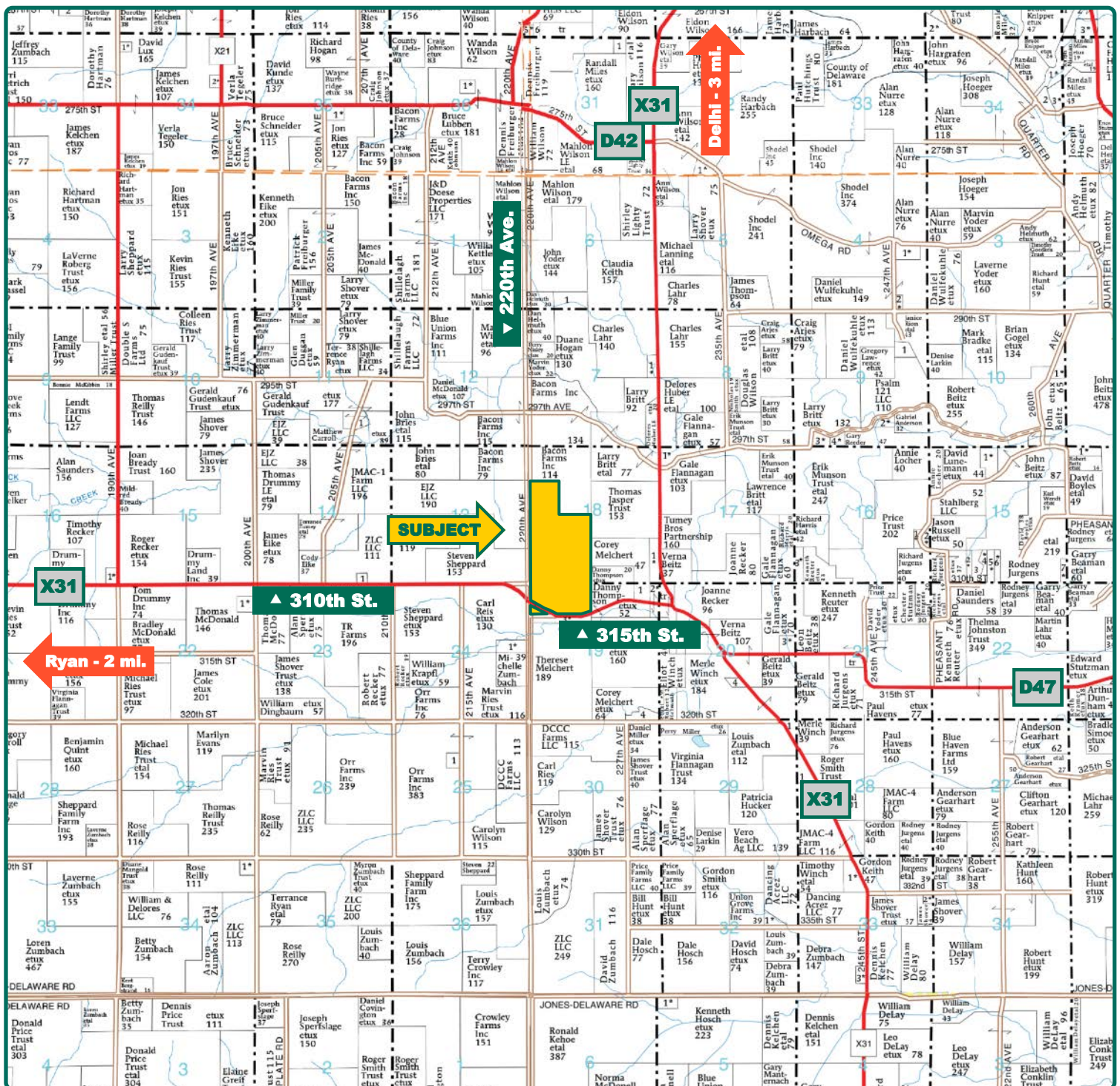


Property *Key Features*

- Virginia Drummy Estate Farm
- Pattern Tiled Farm Located 1 Mile West of Buck Creek
- 77.20 CSR2 on the Acres Currently in Production

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FSA/Eff. Crop Acres:	242.21
CRP Acres:	4.32
Cert. Grass Acres:	3.51
Corn Base Acres:	170.20
Bean Base Acres:	59.30
Oat Base Acres:	10.30
Soil Productivity:	76.70 CSR2

Property Information

246.67 Acres, m/l

Location

From Delhi: 6½ miles south on County Road X31 and ¾ mile west on X31 (310th Street). Farm is located on the north side of the road.

From Ryan: ½ miles south on State Highway 13 and 6 miles east on X31 (310th Street). Farm is located on the north side of the road.

Legal Description

The SW¼ of the NW¼ and the SW¼ of Section 18 and the N½ of the NW¼ lying north of the road of Section 19; all located in Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa.

Price & Terms

- \$2,590,035
- \$10,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2020 Lease.

Real Estate Tax

Taxes Payable 2020 - 2021: \$7,038.00
Gross Acres: 246.67
Net Taxable Acres: 243.67
Tax per Net Taxable Acre: \$28.88

FSA Data

Farm Number 5312, Tract 3874
FSA/Eff. Crop Acres: 242.21
CRP Acres: 4.32
Cert. Grass Acres: 3.51
Corn Base Acres: 170.20
Corn PLC Yield: 166 Bu.

Bean Base Acres: 59.30
Bean PLC Yield: 58 Bu.
Oat Base Acres: 10.30
Oat PLC Yield: 67 Bu.

CRP Contracts

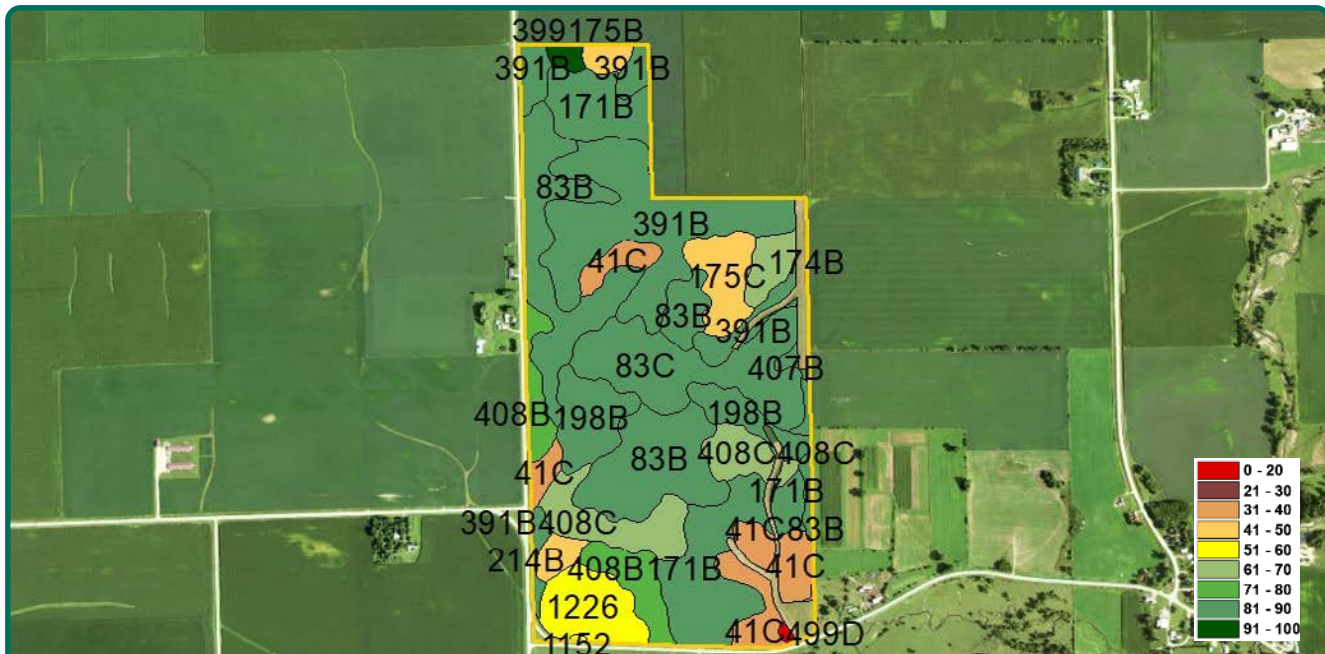
There are 4.32 acres enrolled in a CP-8A contract that pays \$1,169.00 annually and expires September 30, 2020. This contract will not be renewed and the 4.32 acres will be available for production for the 2021 crop year.

Soil Types/Productivity

Primary soils are Kenyon, Clyde-Floyd and Bassett. CSR2 on the FSA/Eff. crop acres is 76.70. CSR2 on the acres currently in production is 77.20. The CSR2 on the acres currently in production and CRP acres is 77.30. See soil map for detail.

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Measured Tillable Acres		238.70	Avg. CSR2		77.20
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
83B	Kenyon loam, 2 to 5 percent slopes	90	19.9%	Ile	47.20
391B	Clyde-Floyd complex, 1 to 4 percent	87	18.6%	IIw	44.21
171B	Bassett loam, 2 to 5 percent slopes	85	13.1%	Ile	31.23
83C	Kenyon loam, 5 to 9 percent slopes	85	10.2%	IIle	24.29
41C	Sparta loamy fine sand, 5 to 9	34	7.1%	IVs	16.82
408C	Olin fine sandy loam, 5 to 9 percent	66	7.0%	IIle	16.66
198B	Floyd loam, 1 to 4 percent slopes	89	6.3%	IIw	14.99
408B	Olin fine sandy loam, 2 to 5 percent	72	4.8%	Ile	11.3
1226	Lawler loam, 0 to 2 percent slopes,	59	4.5%	IIs	10.7
175C	Dickinson fine sandy loam, 5 to 9	45	3.5%	IIle	8.4
174B	Bolan loam, 2 to 5 percent slopes	64	1.8%	IIs	4.4
214B	Rockton loam, 20 to 30 inches to	49	1.1%	Ile	2.6
175B	Dickinson fine sandy loam, 2 to 5	50	0.9%	IIle	2.1
399	Readlyn silt loam, 1 to 3 percent	91	0.6%	Iw	1.4
407B	Schley loam, 1 to 4 percent slopes	81	0.3%	IIw	0.8
499D	Nordness silt loam, 5 to 14 percent	5	0.2%	VIIs	0.4
1152	Marshan clay loam, 0 to 2 percent	54	0.1%	IIw	0.2
109C	Backbone fine sandy loam, 5 to 9	31	0.1%	IVs	0.1

Land Description

Level to gently rolling.

Drainage

This farm is pattern tiled. Contact the listing agent for tile maps.

Comments

This is a nice-laying, productive Delaware County farm with a 77.20 CSR2 on the acres currently in production.

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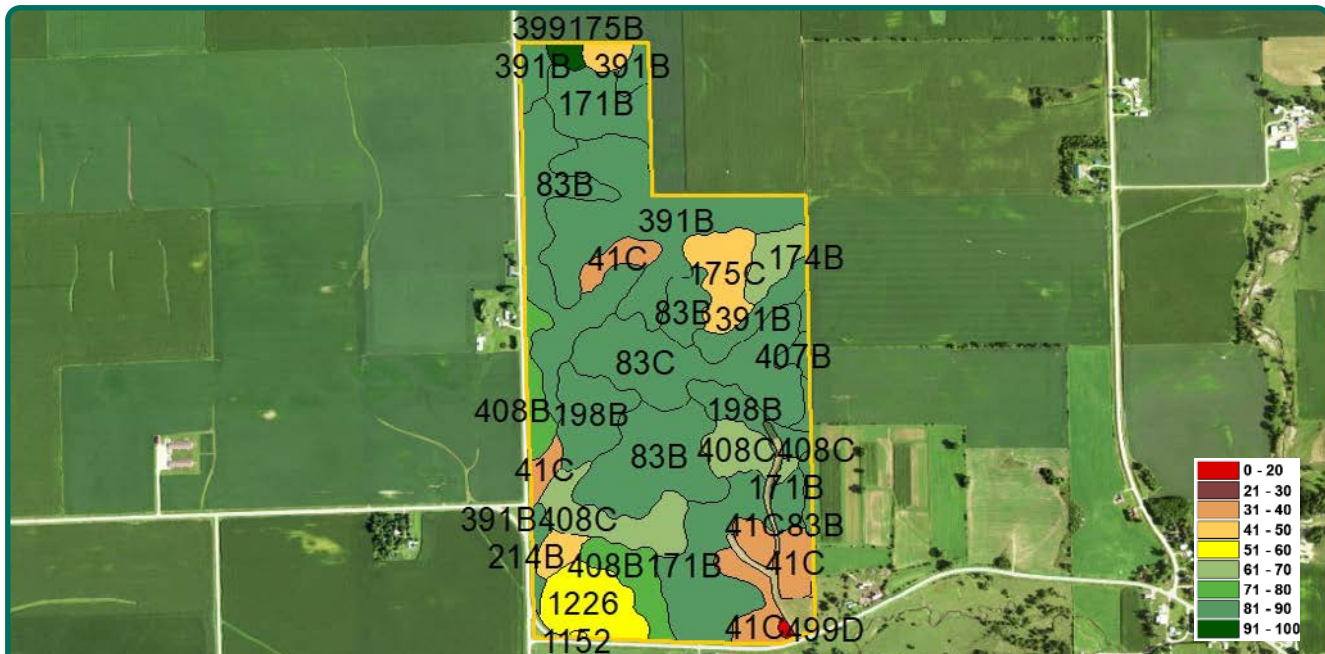
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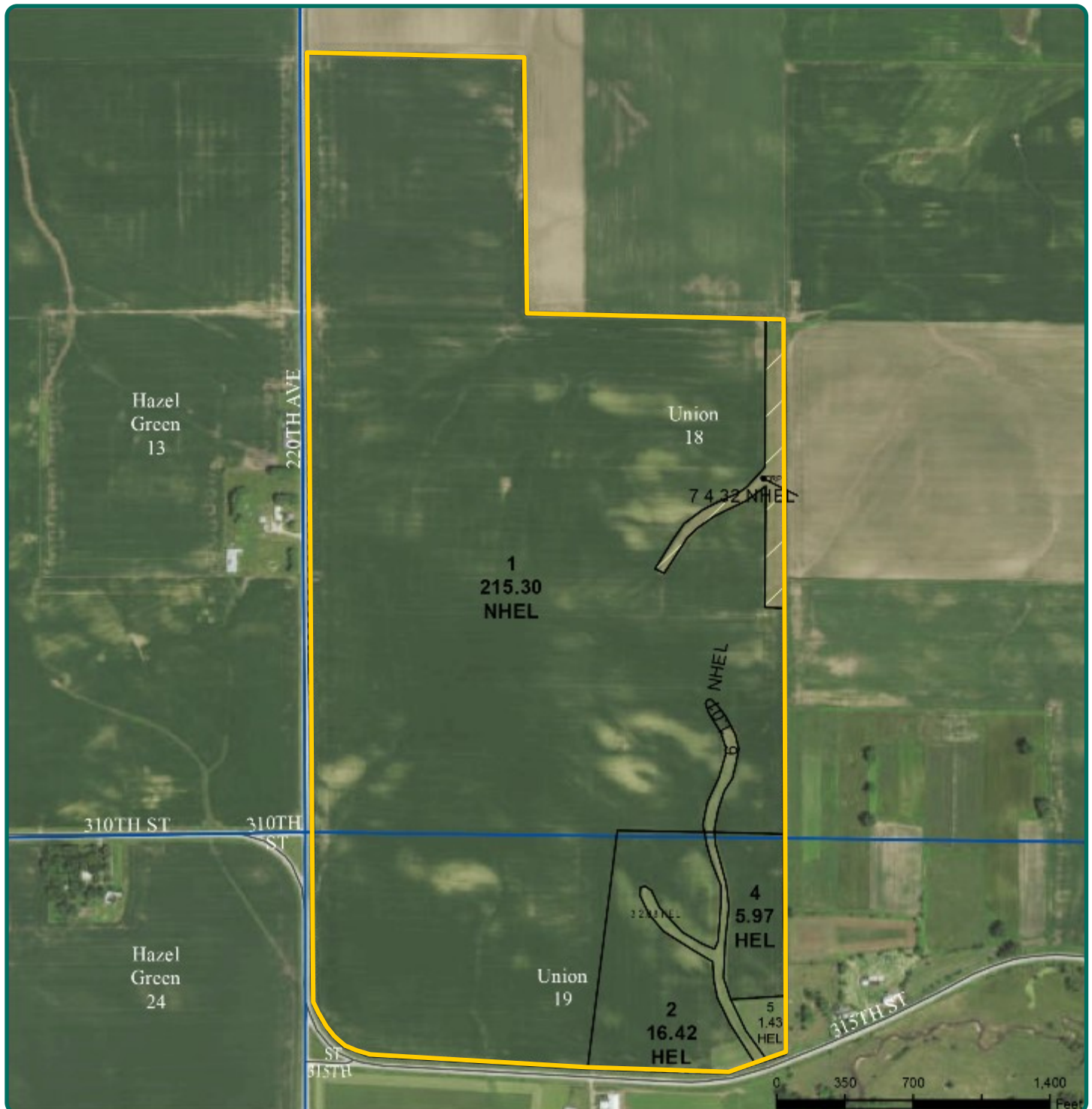


Measured Tillable Acres 243.02		Avg. CSR2 77.30			
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
83B	Kenyon loam, 2 to 5 percent slopes	90	19.7%	Ile	47.79
391B	Clyde-Floyd complex, 1 to 4 percent	87	19.2%	Ilw	46.45
171B	Bassett loam, 2 to 5 percent slopes	85	12.9%	Ile	31.23
83C	Kenyon loam, 5 to 9 percent slopes	85	10.1%	Ille	24.46
41C	Sparta loamy fine sand, 5 to 9	34	6.9%	IVs	16.82
408C	Olin fine sandy loam, 5 to 9 percent	66	6.9%	Ille	16.66
198B	Floyd loam, 1 to 4 percent slopes	89	6.2%	Ilw	14.99
408B	Olin fine sandy loam, 2 to 5 percent	72	4.7%	Ile	11.3
1226	Lawler loam, 0 to 2 percent slopes,	59	4.4%	Ils	10.7
175C	Dickinson fine sandy loam, 5 to 9	45	3.5%	Ille	8.4
174B	Bolan loam, 2 to 5 percent slopes	64	2.1%	Ils	5.0
214B	Rockton loam, 20 to 30 inches to	49	1.1%	Ile	2.6
175B	Dickinson fine sandy loam, 2 to 5	50	0.9%	Ille	2.1
407B	Schley loam, 1 to 4 percent slopes	81	0.6%	Ilw	1.5
399	Readlyn silt loam, 1 to 3 percent	91	0.6%	Iw	1.4
499D	Nordness silt loam, 5 to 14 percent	5	0.2%	Vls	0.4
1152	Marshan clay loam, 0 to 2 percent	54	0.1%	Ilw	0.2
109C	Backbone fine sandy loam, 5 to 9	31	0.0%	IVs	0.1

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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