

Land For Sale

ACREAGE:

LOCATION:

246.67 Acres, m/l

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

Troy Louwagie, ALC Licensed in IA & IL TroyL@Hertz.ag



Plat Map

Union Township, Delaware County, IA

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Aerial Photo

246.67 Acres, m/l



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: 6¹/₂ miles south on County Road X31 and ³/₄ 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 SW¹/₄ of the NW¹/₄ and the SW¹/₄ of Section 18 and the N¹/₂ of the NW¹/₄ 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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Soil Map

238.70 Acres Currently in Production



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		19.9%	lle	47.20
391B	Clyde-Floyd complex, 1 to 4 percent		18.6%	llw	44.21
171B	Bassett loam, 2 to 5 percent slopes		13.1%	lle	31.23
83C	Kenyon loam, 5 to 9 percent slopes		10.2%	llle	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		7.0%	llle	16.66
198B	Floyd loam, 1 to 4 percent slopes	89	6.3%	llw	14.99
408B	Olin fine sandy loam, 2 to 5 percent		4.8%	lle	11.3
1226	Lawler loam, 0 to 2 percent slopes,		4.5%	lls	10.7
175C	Dickinson fine sandy loam, 5 to 9	45	3.5%	llle	8.4
174B	Bolan loam, 2 to 5 percent slopes	64	1.8%	lls	4.4
214B	Rockton loam, 20 to 30 inches to	49	1.1%	lle	2.6
175B	Dickinson fine sandy loam, 2 to 5	50	0.9%	Ille	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%	llw	0.8
499D	Nordness silt loam, 5 to 14 percent	5	0.2%	VIs	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	0.1%	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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Soil Map

243.02 Acres Currently in Production and CRP Acres

	408B198B	B 75C 174 3391B 407 198B 408040 1711 41080 B 41049			
Measured	d Tillable Acres 243.02		Avg. CSR2	77.30	
		CSR2	Percent	Non_Irr	Acres
Measureo Soil Labe 83B		CSR2 90			Acres 47.79
Soil Labe	Soil Name		Percent of Field	Non_Irr Class	
Soil Labe	Soil Name Kenyon loam, 2 to 5 percent slopes	90	Percent of Field 19.7%	Non_Irr Class Ile	47.79
Soil Labe 83B 391B	Kenyon loam, 2 to 5 percent slopes Clyde-Floyd complex, 1 to 4 percent	90 87	Percent of Field 19.7% 19.2%	Non_Irr Class Ile Ilw	47.79 46.45
Soil Labe 83B 391B 171B	Soil Name Kenyon loam, 2 to 5 percent slopes Clyde-Floyd complex, 1 to 4 percent Bassett loam, 2 to 5 percent slopes	90 87 85	Percent of Field 19.7% 19.2% 12.9%	Non_Irr Class Ile Ilw Ile	47.79 46.45 31.23
Soil Labe 83B 391B 171B 83C	Kenyon loam, 2 to 5 percent slopes Clyde-Floyd complex, 1 to 4 percent Bassett loam, 2 to 5 percent slopes Kenyon loam, 5 to 9 percent slopes	90 87 85 85	Percent of Field 19.7% 19.2% 12.9% 10.1%	Non_Irr Class Ile Ilw Ile Ille	47.79 46.45 31.23 24.46
Soil Labe 83B 391B 171B 83C 41C	Kenyon loam, 2 to 5 percent slopes Clyde-Floyd complex, 1 to 4 percent Bassett loam, 2 to 5 percent slopes Kenyon loam, 5 to 9 percent slopes Sparta loamy fine sand, 5 to 9	90 87 85 85 34	Percent of Field 19.7% 19.2% 12.9% 10.1% 6.9%	Non_Irr Class Ile Ilw Ile Ille IVs	47.79 46.45 31.23 24.46 16.82
Soil Labe 83B 391B 171B 83C 41C 408C	Kenyon loam, 2 to 5 percent slopes Clyde-Floyd complex, 1 to 4 percent Bassett loam, 2 to 5 percent slopes Kenyon loam, 5 to 9 percent slopes Sparta loamy fine sand, 5 to 9 Olin fine sandy loam, 5 to 9 percent	90 87 85 85 34 66	Percent of Field 19.7% 19.2% 12.9% 10.1% 6.9% 6.9%	Non_Irr Class Ile Ilw Ile Ille IVs Ille	47.79 46.45 31.23 24.46 16.82 16.66
Soil Labe 83B 391B 171B 83C 41C 408C 198B 408B 1226	Soil Name Kenyon Ioam, 2 to 5 percent slopes Clyde-Floyd complex, 1 to 4 percent Bassett Ioam, 2 to 5 percent slopes Kenyon Ioam, 5 to 9 percent slopes Sparta Ioamy fine sand, 5 to 9 Olin fine sandy Ioam, 5 to 9 percent Floyd Ioam, 1 to 4 percent slopes Olin fine sandy Ioam, 2 to 5 percent Lawler Ioam, 0 to 2 percent slopes,	90 87 85 34 66 89 72 59	Percent of Field 19.7% 19.2% 12.9% 10.1% 6.9% 6.9% 6.2%	Non_Irr Class Ile Ilw Ile Ille IVs Ille Ilw	47.79 46.45 31.23 24.46 16.82 16.66 14.99 11.3 10.7
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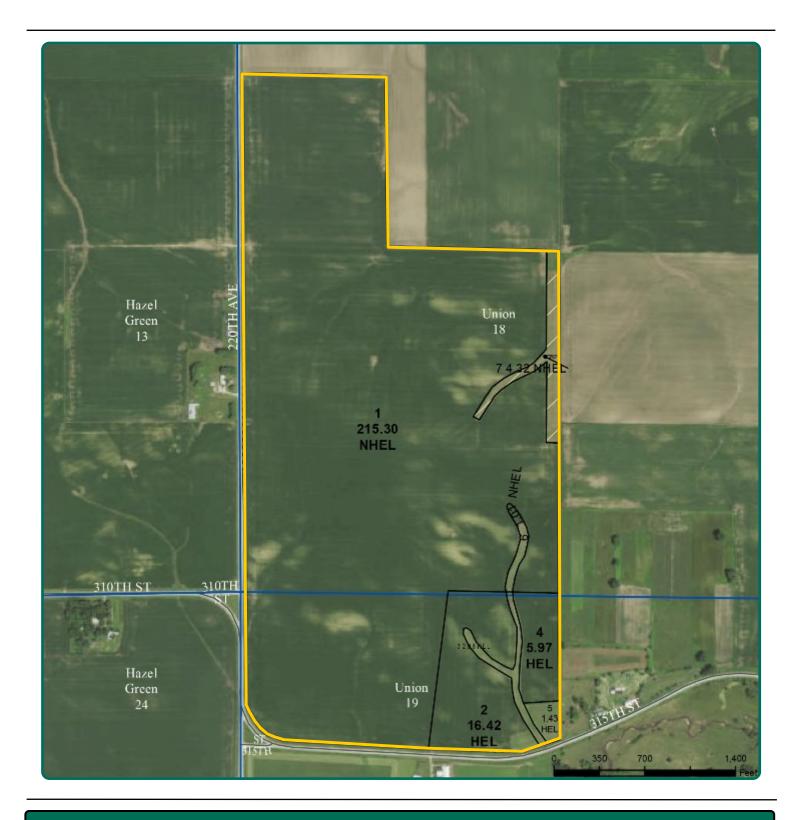
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Property Photos



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