

Land For Sale

ACREAGE:

184.48 Acres, m/l

LOCATION:

Delaware County, IA

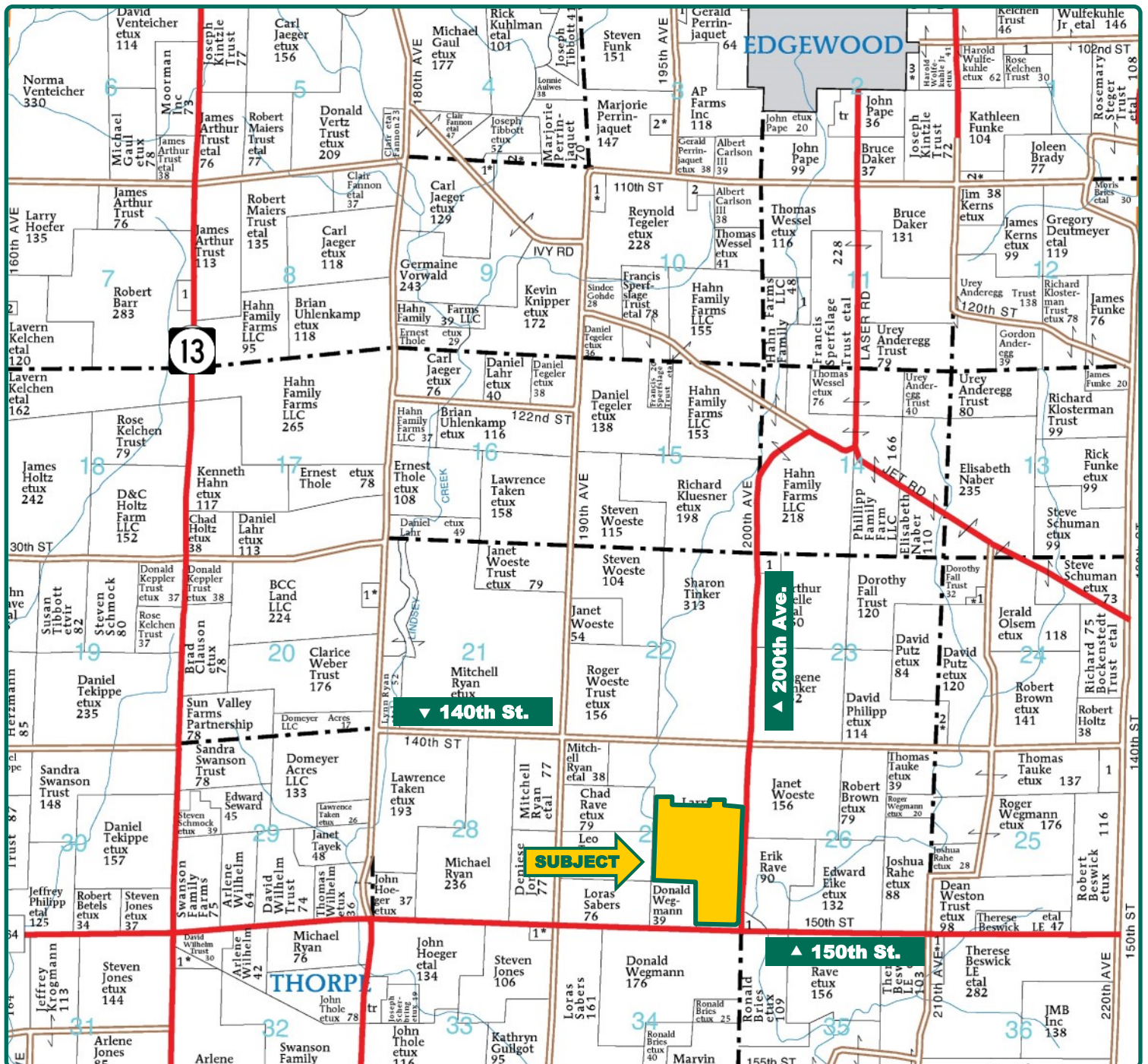


Property *Key Features*

- Excellent Recreational Farm with Good Hunting Opportunities
- Good CRP & Crop Income Potential
- Located 55 Miles from Waterloo/Cedar Falls or Dubuque, Iowa

Clint Kaller, AFM
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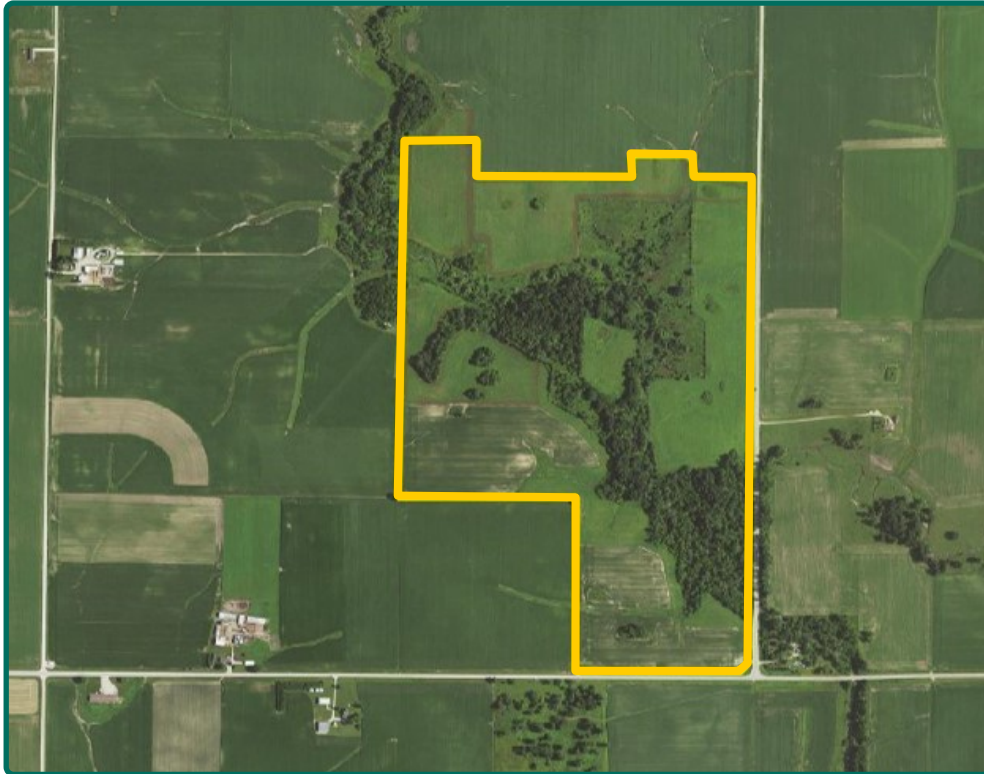
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FSA/Eff. Crop Acres: 35.96*
CRP Acres: 80.98*
Certified Grass Acres: 23.86*
Corn Base Acres: 29.89*
Bean Base Acres: 6.07*
Soil Productivity: 32.83 CSR2

**Acres are estimated.*

Property Information

184.48 Acres, m/l

Location

Located approximately 3½ miles south of Edgewood at the corner of 150th St. and 200th Ave.

Legal Description

SE¼ SE¼, N½ SE¼, and fractional S½ NE¼ Section 27, Township 90 North, Range 5 West of the 5th P.M., Delaware County, IA.

Price & Terms

- \$747,144
- \$4,050/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Estimated Real Estate Tax

Taxes Payable 2020 - 2021: \$2,310*
 Net Taxable Acres: 140.80*
 Exempt-Forest Reserve Acres: 42.25*
 Exempt-Right of Way Acres: 1.43*
 Tax per Net Taxable Acre: \$16.41*

**Taxes are estimated pending survey of property. Delaware County Treasurer/ Assessor will determine final tax figure.*

Lease Status

Subject to the 2020 cash rent lease. Open lease for the 2021 crop year.

FSA Data

Part of Farm Number 892, Tract 1393
 FSA/Eff. Crop Acres: 35.96*
 CRP Acres: 80.98*

Certified Grass Acres: 23.86*

Corn Base Acres: 29.89*

Corn PLC Yield: 164 Bu.

Bean Base Acres: 6.07*

Bean PLC Yield: 65 Bu.

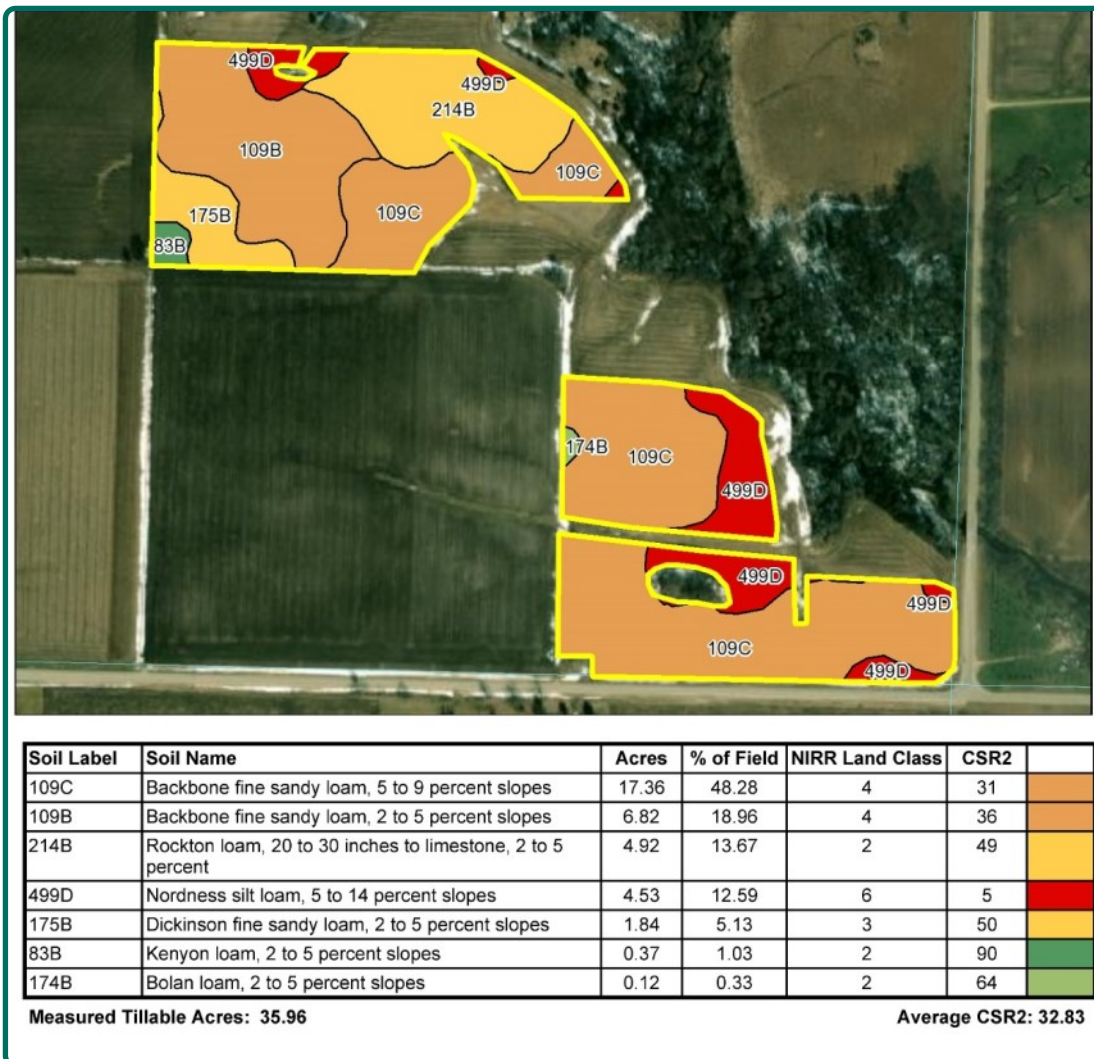
**Acres are estimated pending reconstitution of farm by the Delaware County FSA office.*

CRP Contracts

- There are 27.79 acres enrolled in a CP-25 and CP42 contract that pays \$5,227 annually and expires September 30, 2030.
- There are an estimated 49.89 acres enrolled in a CP-25 contract that pays approximately \$9,949 annually and expires September 30, 2026. *Acres and payments are estimated pending reconstitution of farm and contract.*
- There are an estimated 3.30 acres

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enrolled in a CP-8A contract that pays approximately \$942 annually and expires September 30, 2026. *Acres and payments are estimated pending reconstitution of farm and contract.*

Soil Types/Productivity

Primary soils are Backbone fine sandy loam and Rockton loam. CSR2 on the estimated FSA/Eff. crop acres is 32.83. 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

Rolling.

Drainage

Natural. Creek running through the property providing a water source for wildlife.

Comments

Excellent opportunity to purchase a top-quality recreational farm. There is good habitat to support the large population of deer, turkey and pheasants.

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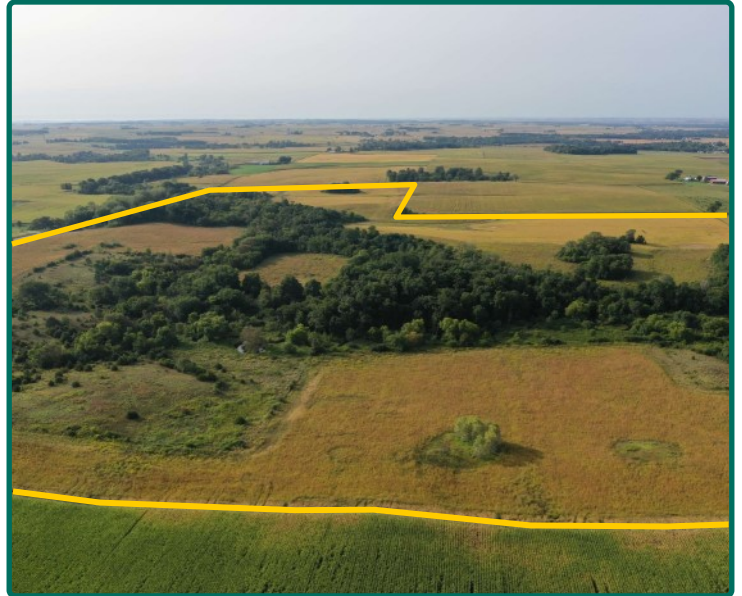
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Looking Northwest



Looking South



CRP Field Looking South



Looking Southeast



Looking North



Looking Northwest



Looking Southwest



CRP Seeding



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