



179 Acres m/l, Delaware County, IA Nieman Farm

79.1 CSR2 with High Quality Cropland with Nice House and Buildings

Property Information

Location

From Edgewood: 1 ½ miles west on Highway 3.

Address

1820 State Highway 3
Edgewood, IA 52042

Legal Description

That part of the NW ¼ of Section 4, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa, except hog buildings.

Price & Terms

- \$1,655,750
- \$9,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Owner

David and Esther Nieman.

Real Estate Tax

Taxes Payable in 2014 - 2015: \$5,556.00
Net Taxable Acres: 176.82
Tax per Net. Tax. Ac.: \$31.42

FSA Data

Farm Number: 4723
Tract Number: 1305
Crop Acres: 139.63
Corn Base: 136.50 Acres
Corn Direct/CC Yields: 120/120 Bu/Ac.
Bean Base: 3.10 Acres
Bean Direct/CC Yields: 41/41 Bu/Ac.
There are 4.8 acres cropland currently being certified as grass.

Soil Types / Productivity

Primary soils are Kenyon, Bassett and Clyde-Floyd. See soil map for detail.

- **CSR2:** 79.1 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 73.7 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 70.3 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Buildings / Improvements

This property includes an attractive 5 bedroom home consisting of 2,438 finished sq. ft. that was built around 1900. Includes one full bathroom and attractive woodwork. Outbuildings include 4 grain bins with the total capacity of 34,000 bushel. There is also a 60' x 100' Butler machine shed with a concrete floor.

Troy R. Louwagie, ALC
Licensed Real Estate Broker in IA & IL
102 Palisades Road & Hwy. 1, PO Box 50
Mt. Vernon, IA 52314

319-895-8858
TroyL@Hertz.ag

www.Hertz.ag

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Aerial Photo



Septic

The septic system currently does not meet county code.

Manure Easement

The owner of the hog buildings has a manure easement on this farm until November 2024.

House Possession

The sellers would like to retain use of the house and buildings for one year from this sale.

Comments

This is a good quality Delaware County farm located west of Edgewood on a hard surface road. It includes 139.6 acres

cropland with a 79.1 CSR2. There are also 28 acres of well cared for timber/pasture. This farm is ideal for a start up farmer or an expansion farmer.

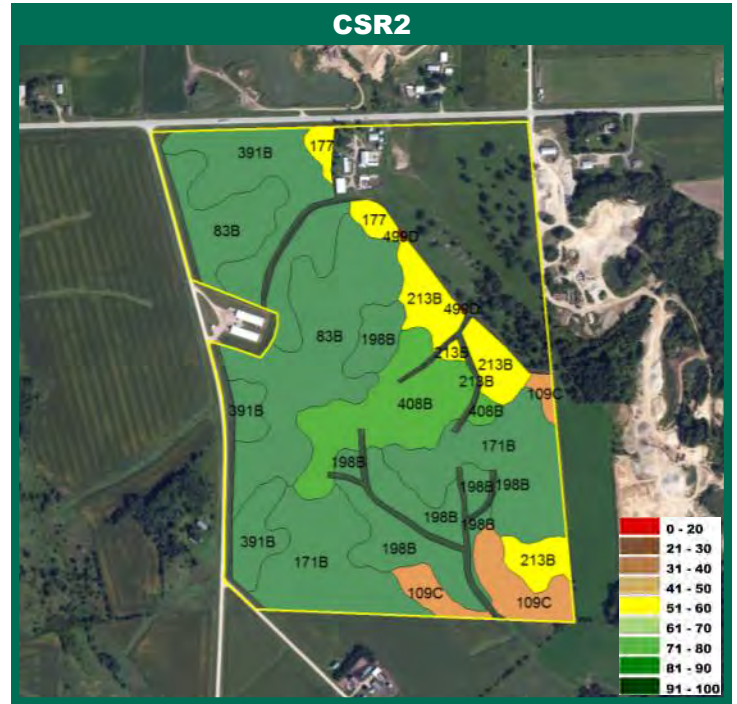
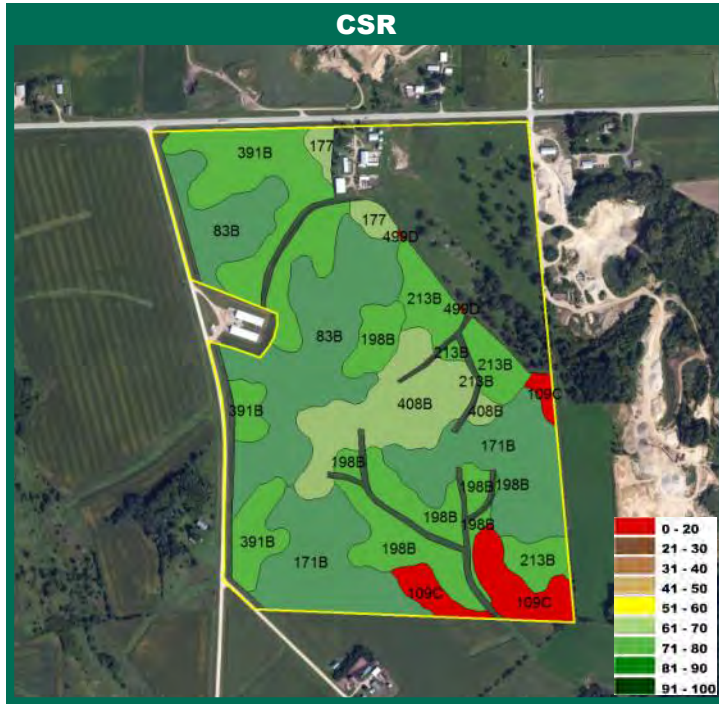
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Maps



Measured Tillable Acres		134.8	Avg. CSR	73.7	Avg. CSR2*	79.1
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
109C	Backbone fine sandy loam, 5 to 9	15	31	6.2%	IVs	8.30
171B	Bassett loam, 2 to 5 percent slopes	81	85	21.3%	Ile	28.66
177	Saude loam, 0 to 2 percent slopes	63	60	1.9%	Ils	2.57
198B	Floyd loam, 1 to 4 percent slopes	75	89	12.0%	IIw	16.15
213B	Rockton loam, 30 to 40 inches to	74	53	7.9%	Ile	10.68
391B	Clyde-Floyd complex, 1 to 4 percent	74	87	17.5%	IIw	23.64
408B	Olin fine sandy loam, 2 to 5 percent	68	72	11.0%	Ile	14.77
499D	Nordness silt loam, 5 to 14 percent	5.0	5	0.1%	VIIs	0.1
83B	Kenyon loam, 2 to 5 percent slopes	86.0	90	22.2%	Ile	30.0

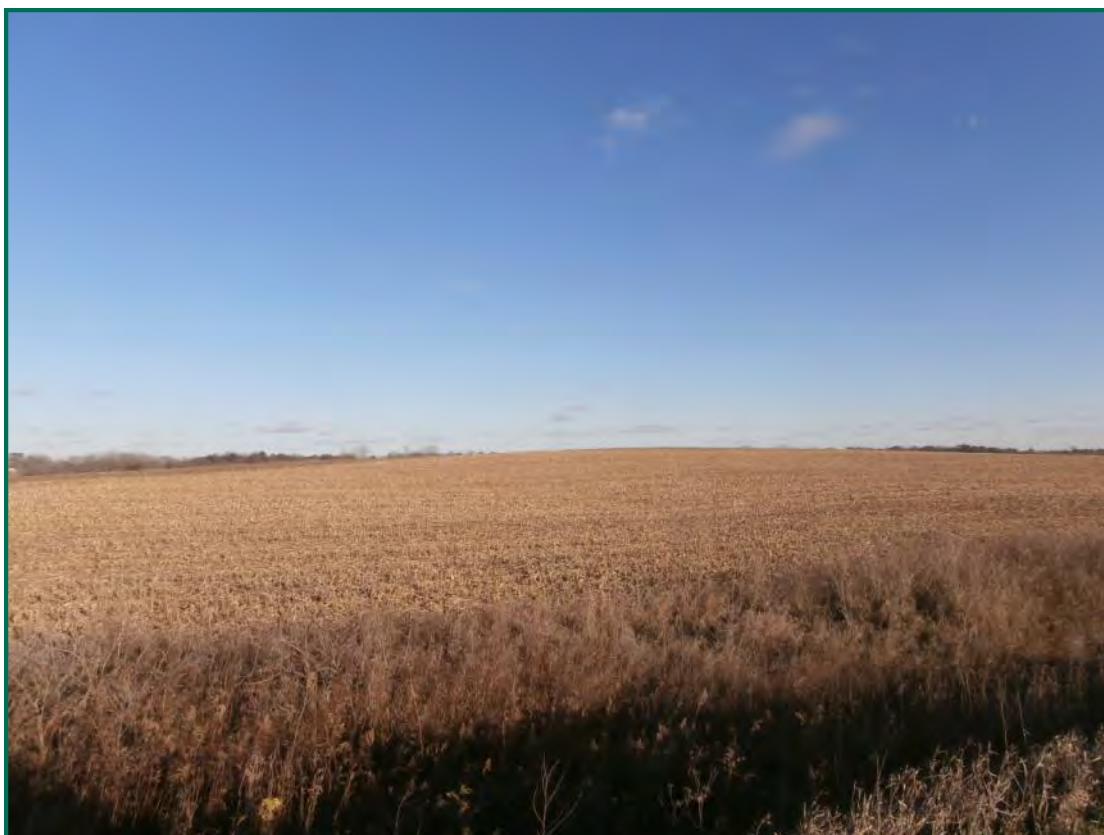
CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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