



Carroll Property, Delaware County, IA

Parcel #1: 65 Acres m/l Parcel #2: 43 Acres m/l

These Farms are Located 4 1/2 Miles West of Ryan, Iowa

Property Information Parcel #1 - 65 Acres

Location

From Ryan: 5 miles west on Highway D47, 1 mile south on 110th Avenue and 1/2 mile west on 310th Street

Legal Description

The SW 1/4 of the SE 1/4 and that part of the S 1/2 of the NW 1/4 of the SW 1/4 and that part of the W 1/2 of the SE 1/4 SE 1/4 except the house and buildings; all in Section 18, Township 87 North, Range 6 West of the 5th P.M., Delaware County, Iowa.

Price & Terms

- \$536,250.00
- \$8,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

At closing.

Real Estate Tax

Taxes Payable 2013 - 2014: \$1,190.00
Net Taxable Acres: 64.03 Acres
Tax per Net Tax. Ac: \$18.59

FSA Data

Farm Number: 4197
Tract Number: 76
Crop Acres: 64.35 Acres
Corn Base: 38 Acres
Corn Direct/CC Yields: 121/121 Bu/Ac
Bean Base: 21 Acres
Bean Direct/CC Yields: 35/35 Bu/Ac

CRP Contracts

None.

Soil Types / Productivity

Primary soils are Wapsie and Hayfield.

See soil map for detail.

- **CSR:** 55.8 per AgriData, Inc., 2012, based on FSA crop acres.
- **CSR:** 53.7 per County Assessor, based on net taxable acres.

Buildings/Improvements

None.

Comments

This is a nice laying Delaware County farm located in a strong area!

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Plat Map: Adams Township, Delaware County, IA

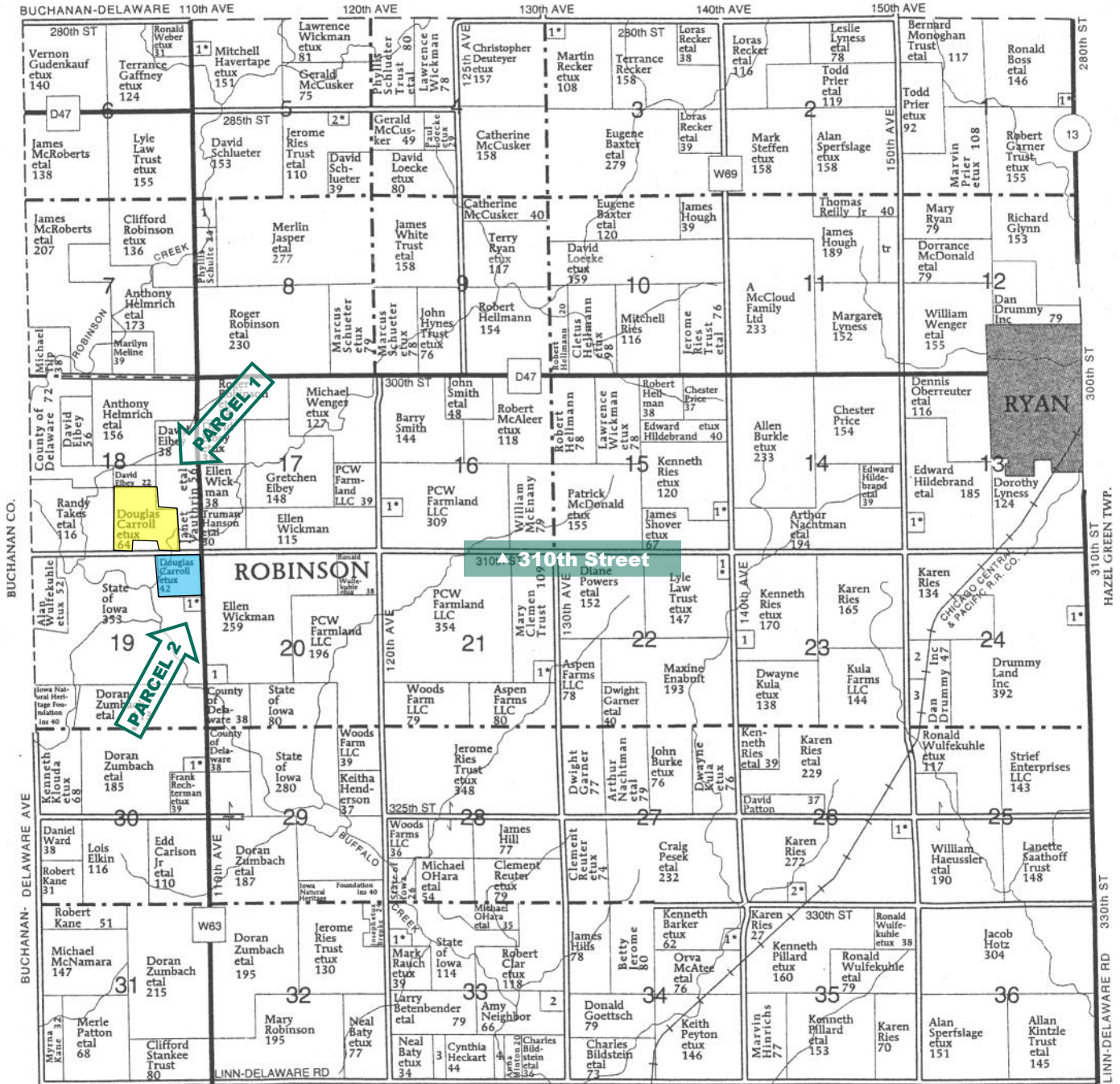
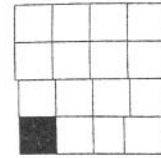
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ADAMS PLAT

(Landowners)

PRAIRIE TWP.

R-6-W



LINN CO.

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Parcel #1: Aerial Photos

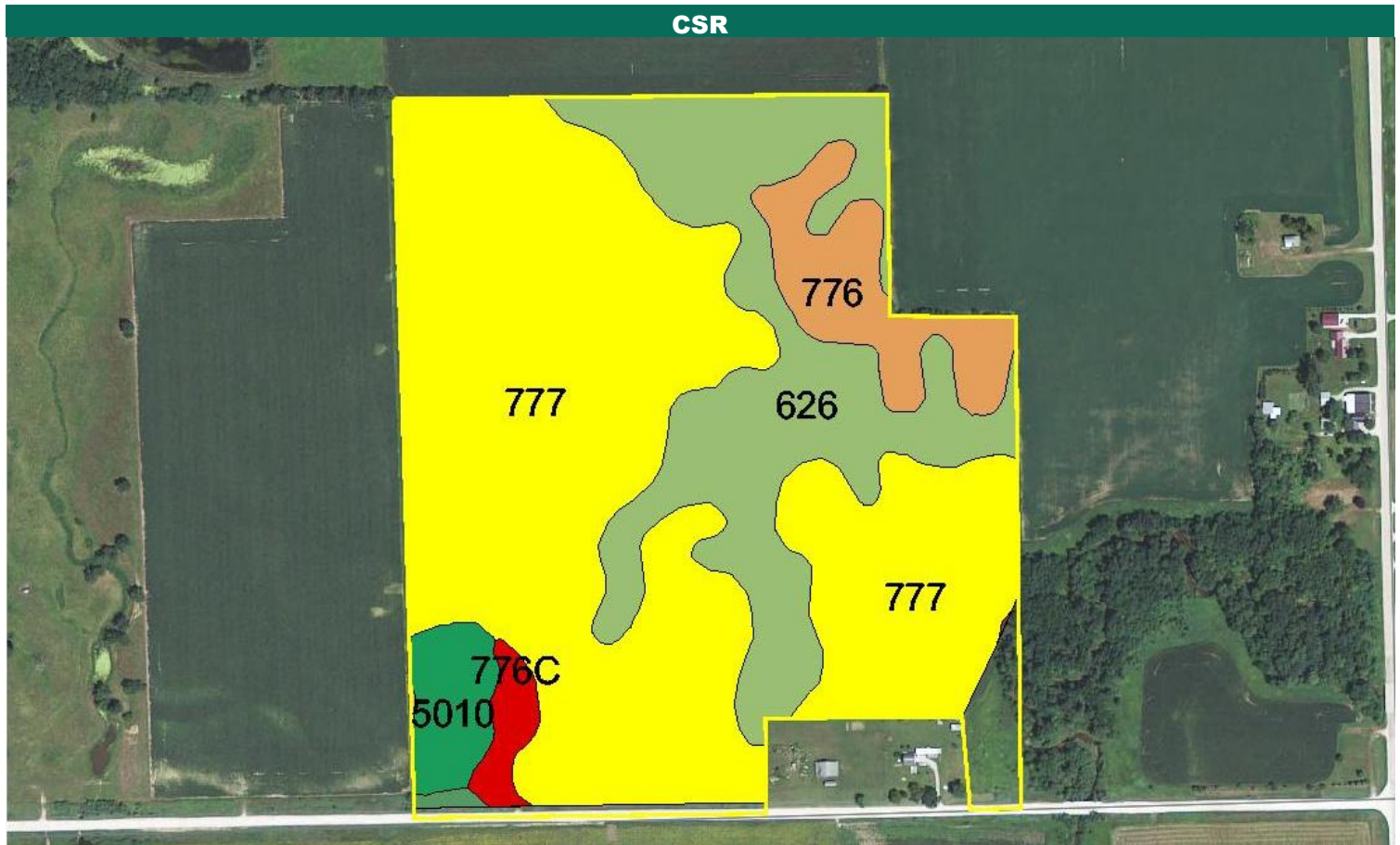


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Parcel #1: Soil Map



Measured Tillable Acres	63.2	Average CSR	55.8		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
1585	Spillville-Coland complex, channelec	25	122	33	0.01
5010	Pits, sand and gravel				2.10
585	Spillville-Coland complex, 0 to 2 per	83	200	54	0.18
626	Hayfield loam, 0 to 2 percent slopes	67	178	48	15.65
776	Lilah sandy loam, 0 to 2 percent slo	33	133	36	4.47
776C	Lilah sandy loam, 2 to 9 percent slo	8	99	27	1.04
777	Wapsie loam, 0 to 2 percent slopes	58	166	45	39.72

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Parcel #2: Aerial Photos



Property Information Parcel #2 - 43 Acres

Location

From Ryan: 5 miles west on Highway D47, 1 mile south on 110th Avenue.

Legal Description

The NE 1/4 of the NE 1/4 and the East five acres of the NW 1/4 NE 1/4; all in Section 19, Township 87 North, Range 6 West of the 5th P.M., Delaware County, Iowa.

Price & Terms

- \$301,000.00
- \$7,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing.

Real Estate Tax

Taxes Payable 2013 - 2014: \$588.00
Net Taxable Acres: 42.37 Acres
Tax per Net Tax. Ac: \$13.88

FSA Data

Farm Number: 4197
Crop Acres: 40.64 Acres
Corn Base: 24 Acres
Corn Direct/CC Yields: 121/121 Bu/Ac
Bean Base: 13 Acres
Bean Direct/CC Yields: 35/35 Bu/Ac

CRP Contracts

None.

Soil Types / Productivity

Primary soils are Wapsie, Lilah and Spillville-Coland. See soil map for detail.

- **CSR:** 46.3 per AgriData, Inc., 2013, based on FSA crop acres.
- **CSR:** 40.2 per County Assessor, based on net taxable acres.

Buildings/Improvements

None.

Comments

This is a nice Delaware County farm located on a hard surface road. This would make a good add-on or potential building site.



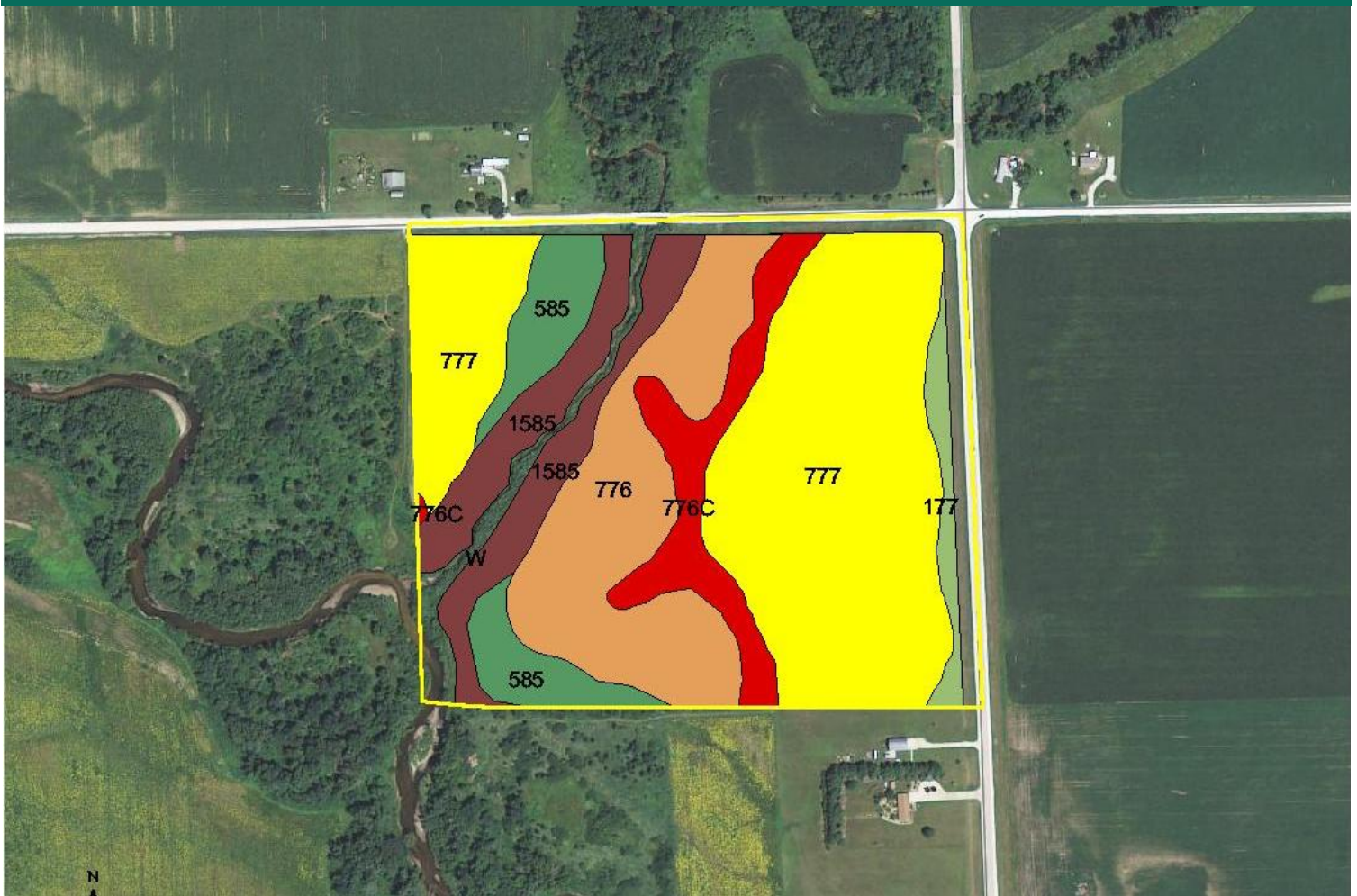
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Parcel #2: Soil Map

CSR



Measured Tillable Acres		40.7	Average CSR		46.3		
					Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres		
1585	Spillville-Coland complex, channelec	25	122	33	5.17		
177	Saude loam, 0 to 2 percent slopes	63	173	47	1.15		
585	Spillville-Coland complex, 0 to 2 per	83	200	54	3.39		
776	Lilah sandy loam, 0 to 2 percent slo	33	133	36	8.72		
776C	Lilah sandy loam, 2 to 9 percent slo	8	99	27	3.58		
777	Wapsie loam, 0 to 2 percent slopes	58	166	45	18.64		
W	Water						

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Photos: 108 Acres, Delaware County, IA



Parcel #1



Parcel #1



Parcel #2



Parcel #2

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