



**We are Pleased to
Present for Sale**

**Beautiful Log Home &
200 Acres m/l
Delaware County, Iowa**

- OWNER:** Candace G. Altorfer
- LOCATION:** From Manchester: Exit 277: four miles southeast on Jefferson Road (D5X). Then one mile east on 240th Street and ½ mile north on 210th Avenue.
- ADDRESS:** 2331 210th Avenue, Delhi, Iowa 52223
- LEGAL DESCRIPTION:** NE ¼ and the SE ¼ NW ¼ of Section 11, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa.
- PRICE & TERMS:** \$1,450,000.00 - \$7,250 per acre.
- POSSESSION:** Negotiable.
- TAXES:** 2010-2011, payable 2011-2012 – \$11,384.00 – net. There are 196 taxable acres. There are 57 acres enrolled in the Timber Reserve Program that are exempt from Real Estate taxes.
- LOG HOME:** This is one-of-a-kind, custom designed log home constructed in 1998. The home was constructed from Lodge Pole Pine from Montana. The house includes over 12,000 finished square feet and has four bedrooms and four bathrooms. The large, open great room includes a wood burning fireplace with windows providing a view of the rolling hills and pond. The kitchen includes cherry cabinets with Corian[®] and granite countertop. The breakfast nook

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includes stained glass windows representing all of the wildlife that resides on this farm. The dining room has a built-in walnut hutch. The lower level has a wet bar and two large rooms which are ideal for entertaining and game rooms. There is also room for four to sleep in the built-in bunk area. This is a one-of-a-kind property that is a must see!

GARAGE/APARTMENT: There is a large two-stall attached garage with living quarters in the second level. This area is a separate apartment with its own kitchen, bathroom, and bedroom.

OUTBUILDINGS:

Sugar Shack: The sugar shack is located in the back yard and is ideal to process your day's catch of fish or your game from a successful deer/turkey or pheasant hunt. There is a wood burning stove in the sugar shack.

Shop: The 40' x 60' shop area includes concrete footings, concrete floor and three over-head doors.

WELL: Located east of the shop.

SEPTIC SYSTEM: The septic system and leach field are located southeast of the house.

LP TANK: The LP tank is located north of the house and is buried.

ELECTRIC COMPANY: Maquoketa Valley REC.

CONSERVATION RESERVE PROGRAM (CRP): There are 121.1 acres enrolled in the CRP Program. The CRP contracts generate \$16,997.00 per year. These contracts have expiration dates ranging from September 2013 to September 2017.

AVERAGE CSR:* ArcView Software indicates a CSR of 56.8 on the cropland and CRP acres. The Delaware County Assessor indicates an average CSR of 50.13 on the entire farm.

SCHOOL DISTRICT: Maquoketa Valley School District.

PONDS: There are two ponds located on this farm. These ponds have been stocked with fish and are ideal for fishing.

TIMBER: There are approximately 50 acres of attractive timber located in the southwest portion of the farm. This timber provides excellent cover for deer and turkey.

BROKER'S COMMENTS: This is a one-of-a-kind property located in the rolling hills of Delaware County close to Lake Delhi. This would make an ideal home or retreat area. The CRP and timber would provide excellent recreation and hunting opportunities.

PHOTOS



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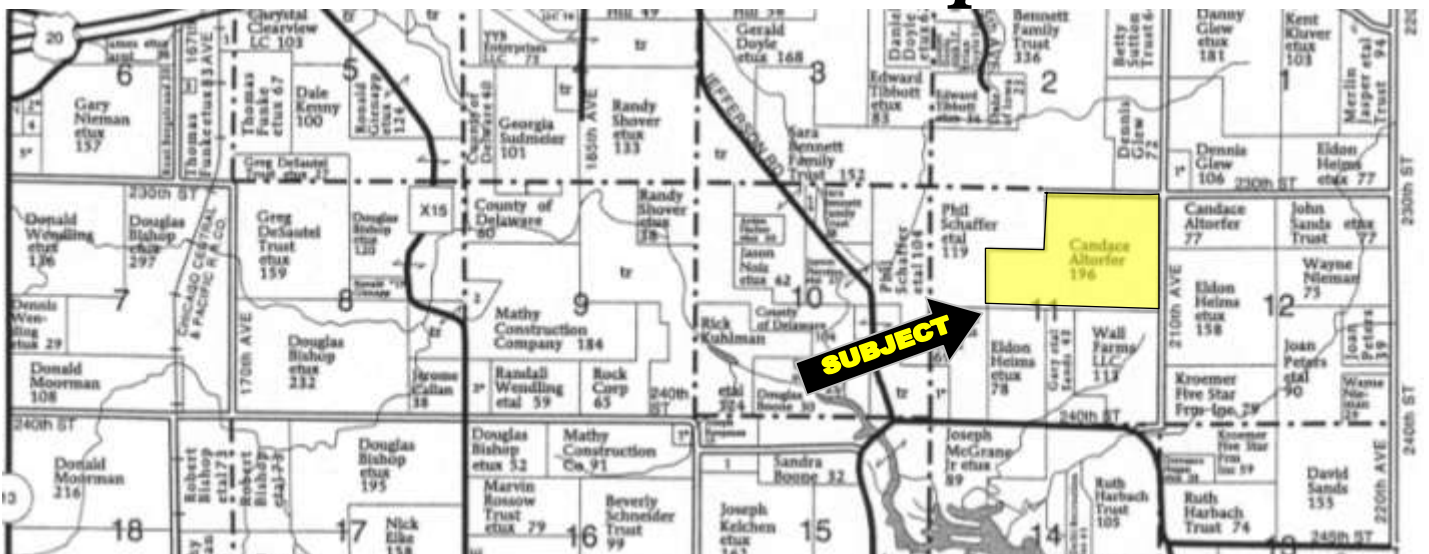


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Milo Township



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Aerial Map

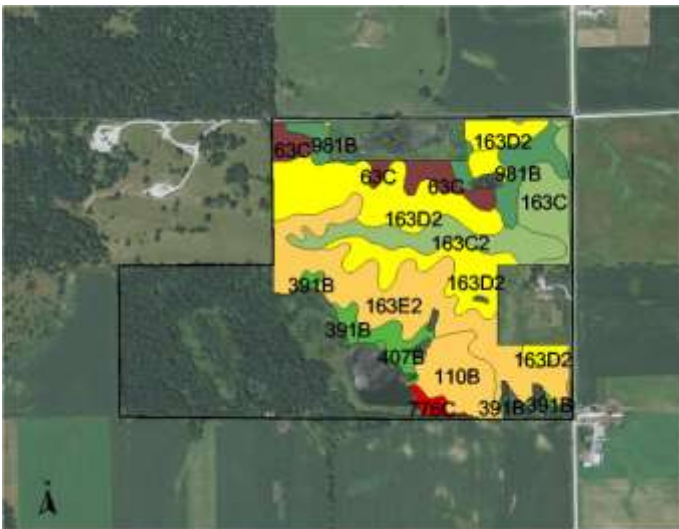


Aerial Map



CSR: Calculated using ArcView 3.2 software

CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.



Measured Tillable Acres	109.3	Average CSR	56.8	Corn Yield	
Soil Label	Soil Name	CSR		Soybean Yield	Acres
110B	Lamont fine sandy loam, 2 to 5 p	47	151	41	8.76
11B	Colo-Ely complex, 2 to 5 percent	68	180	49	0.28
163C	Fayette silt loam, 5 to 9 percent s	70	183	49	7.07
163C2	Fayette silt loam, 5 to 9 percent s	68	180	49	10.06
163D2	Fayette silt loam, 9 to 14 percent	58	166	45	32.47
163E2	Fayette silt loam, 14 to 18 percen	48	153	41	27.70
391B	Clyde-Floyd complex, 1 to 4 perc	74	188	51	2.50
407B	Schley loam, 1 to 4 percent slop	71	184	50	3.18
63C	Chelsea loamy fine sand, 5 to 9 p	21	116	31	6.27
663D2	Seaton silt loam, 9 to 14 percent	58	166	45	1.52
776C	Lilah sandy loam, 2 to 9 percent	8	99	27	1.21
981B	Worthen silt loam, 2 to 5 percent	90	210	57	8.24
W	Water				
	0 - 20				
	21 - 30				
	31 - 40				
	41 - 50				
	51 - 60				
	61 - 70				
	71 - 80				
	81 - 90				
	91 - 100				

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✱ REAL ESTATE SALES ✱ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: **TROY LOUWAGIE** AT TROYL@HERTZ.AG

OR **CAL WILSON** AT CALW@HERTZ.AG

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WATERLOO OFFICE: 340 TOWER PARK DRIVE, WATERLOO, IA 50701-2396 ✱ PHONE: 319-234-1949 ✱ WWW.HFMGT.COM

REID #: 010-1313-1

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