



**We are Pleased to
Present for Sale
54 and 51 Acres m/l
Delaware County, Iowa**

Parcel #1 – Timber and Cropland – 54 Acres m/l

OWNER:	Dennis and Joyce Pisarik
LOCATION:	From Hopkinton: 3 miles west on D47, 2 miles north on Pheasant Road. The farm is located on the north side of the road.
LEGAL DESCRIPTION:	NE ¼ NE ¼ Section 16 and that part of the W ½ NW ¼ NW ¼ Section 15, Township 87 North, Range 4 West of the 5 th P.M., Delaware County, Iowa. Exact legal description and acres to be determined by survey.
PRICE & TERMS:	\$172,800.00 - \$3,200 per acre – 10% upon acceptance of offer and balance in cash at closing.
POSSESSION:	Negotiable.
TAXES:	2008-2009, payable 2009-2010 – Estimated \$270.00. A portion of this farm is enrolled in the Forest Reserve Program and would be exempt from property taxes.
CROPLAND:	There are approximately 20 acres of cropland on this parcel. This cropland has a CSR of 49.
BROKER'S COMMENTS:	This is a unique opportunity to purchase an attractive timber property in rural Delaware County. There is an abundance of deer, turkey, and other wildlife that live in and around this property. The cropland provides good income or food plots.

Parcel #2 – Timber and Cropland – 51 Acres m/l

OWNER:	Dennis and Joyce Pisarik
LOCATION:	From Hopkinton: 3 miles west on D47, 2 miles north on Pheasant Road. The farm is located on the north side of the road.
LEGAL DESCRIPTION:	Part of the N ½ NW ¼ Section 15, Township 87 North, Range 4 West of the 5 th P.M., Delaware County, Iowa. Exact legal description and acres to be determined by survey.

PRICE & TERMS:	\$163,200.00 - \$3,200 per acre – 10% upon acceptance of offer and balance in cash at closing.
POSSESSION:	Negotiable.
TAXES:	2008-2009, payable 2009-2010 – \$255.00. A portion of this farm is enrolled in the Forest Reserve Program and would be exempt from property taxes.
CROPLAND:	There are approximately 21 acres of cropland on this parcel. The CSR of this cropland is 40.
BROKER'S COMMENTS:	This is a unique opportunity to purchase an attractive timber property in rural Delaware County. There is an abundance of deer, turkey, and other wildlife that live in and around this property. The cropland provides good income or food plots.

PHOTOS



Timber



Timber



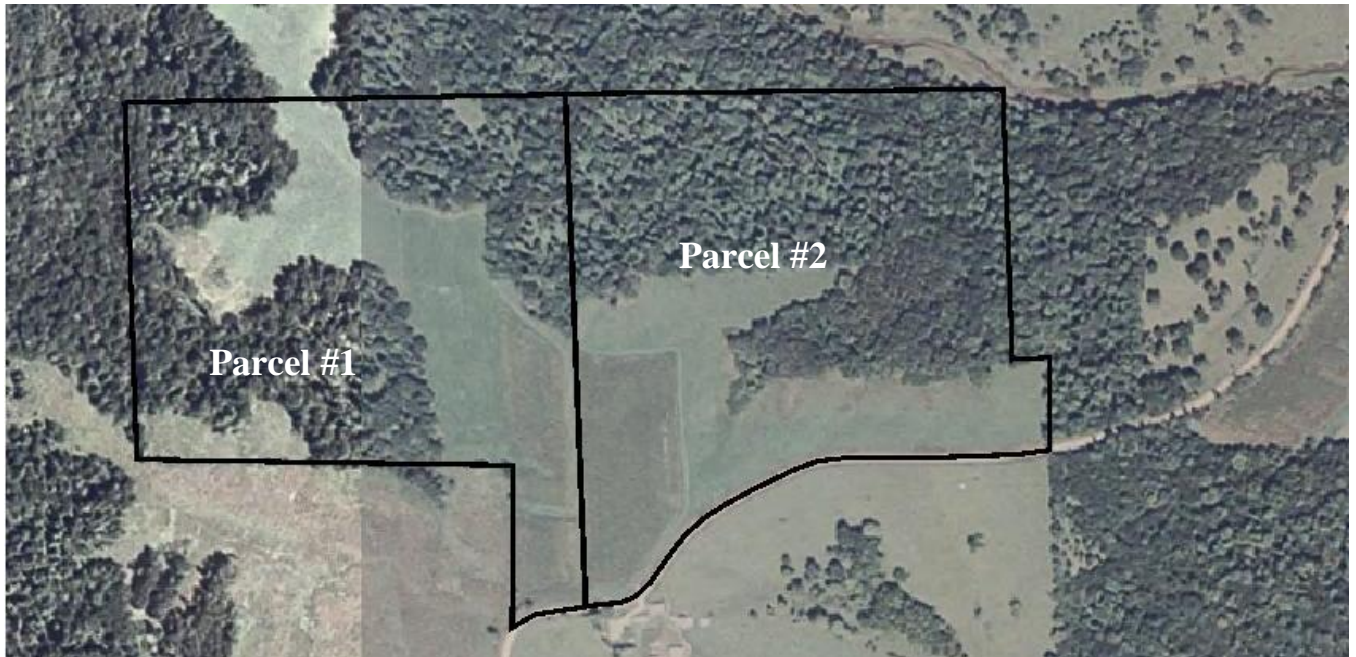
Timber and Cropland



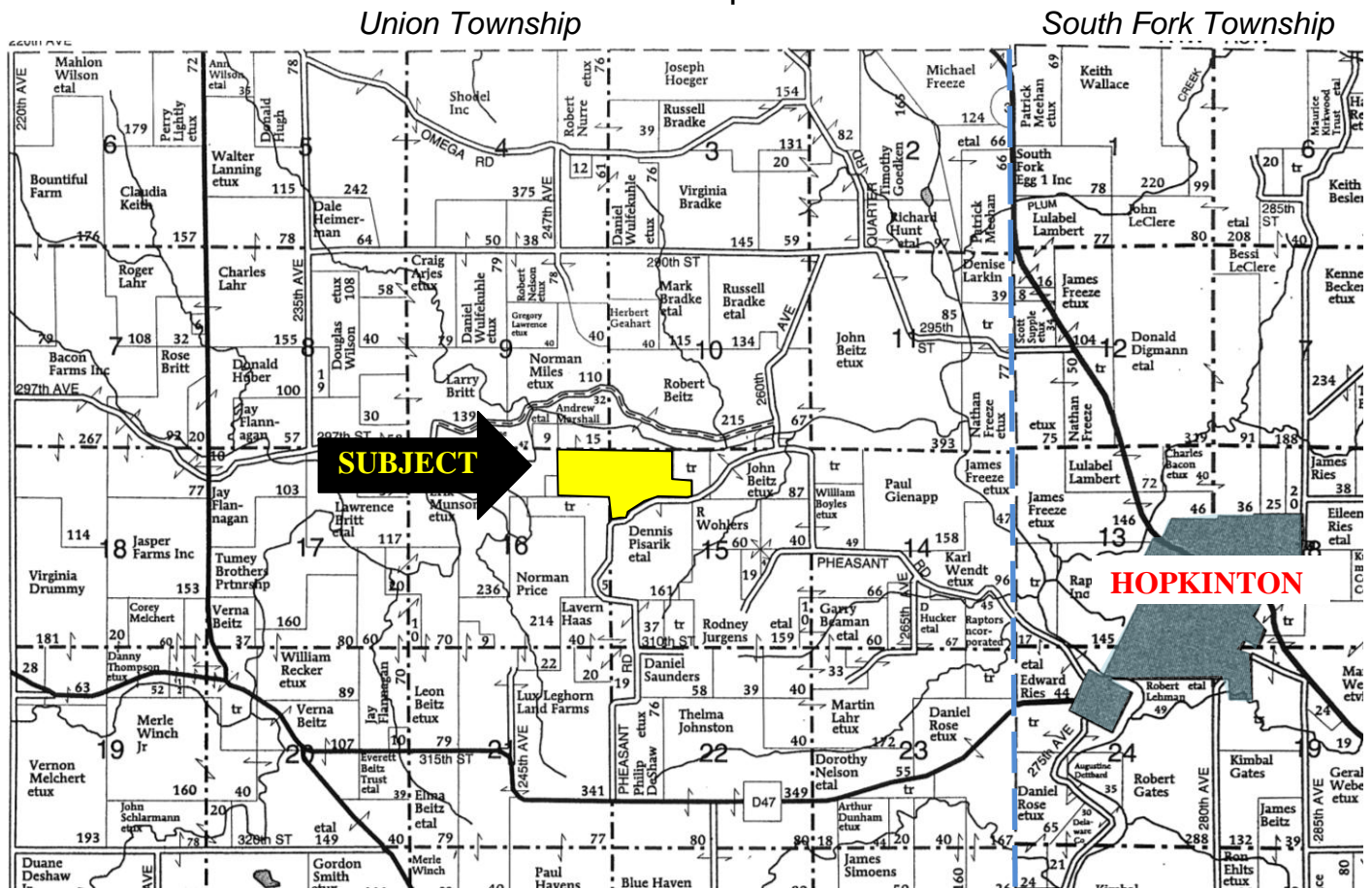
Timber and Cropland

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.

Aerial Map



Plat Map



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