



**We are Pleased to  
Present for Sale  
111 Acres  
Delaware County, Iowa**

- LOCATION:** From Ryan: 3 ½ miles north on Highway 13. The farm is located on the west side of the road.
- LEGAL DESCRIPTION:** NE ¼ SW ¼ and N ½ SE ¼ except house and buildings, Section 25, Township 88 North, Range 6 West of the 5<sup>th</sup> P.M., Delaware County, Iowa.
- PRICE & TERMS:** \$610,500 - \$5,500 per acre – 10% upon acceptance of offer and balance in cash at closing.
- POSSESSION:** Negotiable.
- TAXES:** 2008-2009, payable 2009-2010 – Estimated at \$2,442 – net – \$22.00 per taxable acre. There are 111.4 estimated taxable acres.
- FSA INFORMATION:** Farm #1316 – Tract #190
- |   | <u>ESTIMATED</u>     |
|---|----------------------|
| Cropland                                  | 106.2 Acres          |
| Corn Base                                 | 61.5 Acres           |
| Direct and Counter Cyclical Corn Yield    | 127/136 Bushels/Acre |
| Soybean Base                              | 44.7 Acres           |
| Direct and Counter Cyclical Soybean Yield | 43/51 Bushels/Acre   |
- Approximately 4.1 acres of cropland have been certified as grass. Some of these acres may be converted back into a corn/soybean rotation.
- AVERAGE CSR:\*** ArcView Software indicates a CSR of 76.7 on the entire farm. The Delaware County Assessor indicates an average CSR of 76.9 on the entire farm.
- SCHOOL DISTRICT:** West Delaware Community School District.
- BUILDINGS:** None.
- ACCESS:** A new access will need to be installed off of Highway 13 to this farm. We have received preliminary approval from the Iowa Department of Transportation (IDOT) for this access. It will need to be located in the southeast portion of the farm. The Buyer to be responsible for the installation of this driveway.
- COST SHARE:** The Sellers have received Cost Share money in the amount of \$1,800 from the Delaware County NRCS to repair a waterway in the northwest portion of the farm. Due to the wet fall, this project could not get completed. This Cost Share can be assigned to the Buyer at closing. The total estimated cost for the waterway work is \$2,301.50. The \$1,800 represents 75% Cost Share of the estimated cost.
- BROKER'S COMMENTS:** Excellent Investment Quality Farm or add-on with good soils located in a strong area.

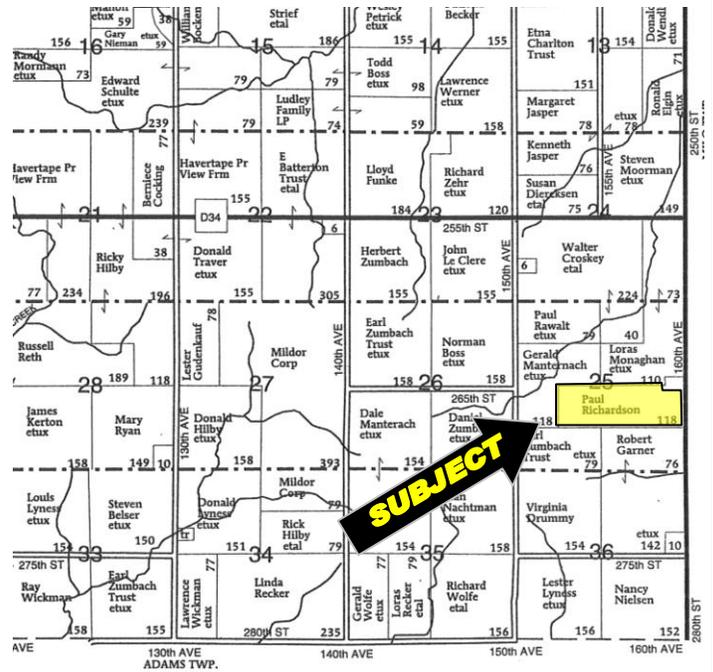
*\*CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.*

*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



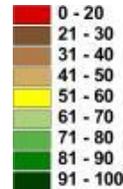
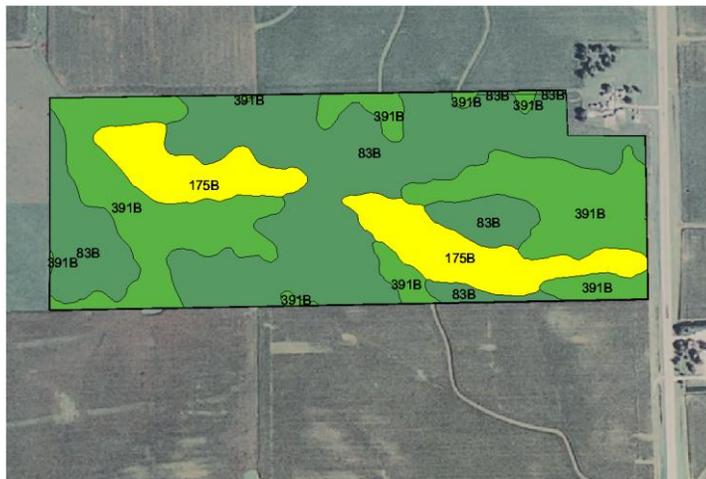
## Plat Map



Permission for reproduction of map granted by Farm & Home Publishers

### 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	111.0	Average CSR	76.7	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
175B	Dickinson fine sandy loam, 2 to	55	162	44	18.89	
391B	Clyde-Floyd complex, 1 to 4 pe	74	188	51	37.27	
83B	Kenyon loam, 2 to 5 percent slc	86	204	55	54.84	

## WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: [MV REAL ESTATE](mailto:info@mvrealestate.com)

102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ WWW.HFMGT.COM

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.

Farm #1316

Tract #190



0 195 390 780 Feet  
1 inch equals 660 feet



**Legend**

-  Field Boundary
- Wetland Determination**
- Wetland Determination Identifiers**
-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

Prepared by Delaware Co FSA

Date Printed: October 06, 2009

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations or contact NRCS.

*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.*