



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

- OWNER:** KTT Investments, L.L.C.
- LOCATION:** From Hopkinton: 2 miles north on 285<sup>th</sup> Avenue, ¼ mile west on 285<sup>th</sup> Street (see enclosed Plat Map).
- LEGAL DESCRIPTION:** NW ¼ SW ¼ Section 6, Township 87 North, Range 3 West of the 5<sup>th</sup> P.M., and the NE ¼ SE ¼ Section 1, Township 87 North, Range 4 West of the 5<sup>th</sup> P.M., Delaware County, Iowa.
- PRICE & TERMS:** \$172,500.00 - \$3,750 per acre – 10% upon acceptance of offer and balance in cash at closing.
- POSSESSION:** Negotiable.
- TAXES:** 2008-2009, payable 2009-2010 – \$368.00 – net – \$8.00 per taxable acre. There are 46 taxable acres.
- CROPLAND:** There are approximately 28 acres of cropland on this farm.
- AVERAGE CSR:\*** ArcView Software indicates a CSR of 31.3 on the cropland acres.
- CREEK:** There is a beautiful spring-fed creek running through the west portion of the farm.
- BROKER'S COMMENTS:** This farm has it all with rolling hills, mature timber, beautiful views and spring-fed creek. Build your dream home on this attractive quiet setting.

*\*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



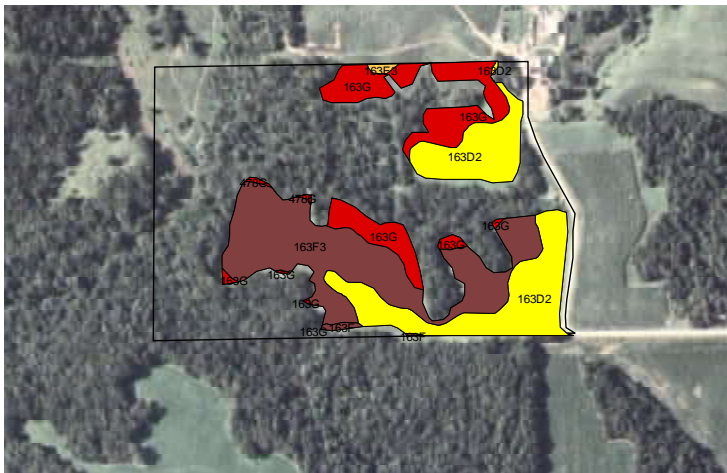
Plat Map



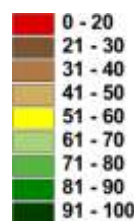
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### CSR: Calculated using ArcView 3.2 software

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	20.4	Average CSR	35.5	Soybean	
Soil Label	Soil Name	CSR	Corn Yield	Yield	Acres
163D2	Fayette silt loam, 9 to 14 percent	58	166	45	7.14
163E3	Fayette silty clay loam, 14 to 18 ½	45	149	40	0.10
163F	Fayette silt loam, 18 to 25 percent	30	129	35	0.12
163F3	Fayette silty clay loam, 18 to 25 ½	25	122	33	8.38
163G	Fayette silt loam, 25 to 40 percent	20	115	31	4.59
478G	Nordness-Rock outcrop complex	5	95	26	0.06



### 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](http://WWW.HFMGT.COM)

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