

Land For Sale

ACREAGE:

64.06 Acres, m/l

LOCATION:

Delaware County, IA



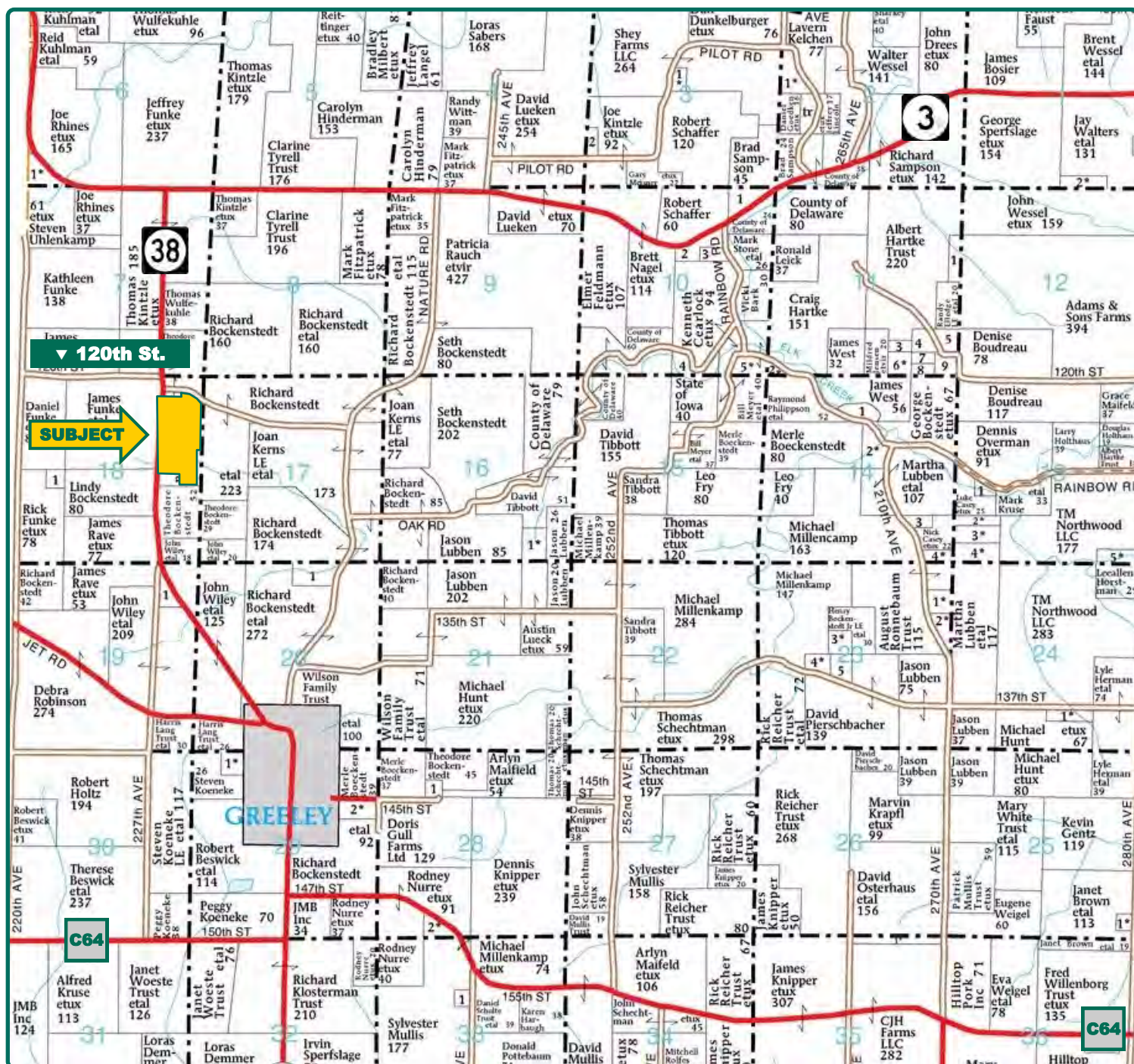
Property *Key Features*

- Hard surface road access
- Excellent location in strong area
- Consists of half timber/pasture and half tillable acres

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Total Acres:	64.06
Crop Acres*:	33.18
Corn Base Acres*:	24.1
Oat Base Acres*:	1.2
Soil Productivity:	56.13 CSR2

Property Information

64.06 Acres, m/l

Location

Approximately 1 1/2 miles NW of Greeley, IA.

Legal Description

SUBD LT 4, SE NE EX SE Cor, N 17 RDS NE SE EX E 1/2 AC & EX Parcel B Section 18, Township 90 North, Range 4 West of the 5th P.M., Delaware County, IA.

Price & Terms

- \$325,000
- \$5,073.37/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2017 - 2018: \$974
Net Taxable Acres: 64.06
Tax per Net Taxable Acre: \$15.20

FSA Data

Part of Farm Number 4488, Tract 1076
Crop Acres*: 33.18
Corn Base Acres*: 24.1
Corn PLC Yield: 153 Bu.
Oat Base Acres*: 1.2
Oat PLC Yield: 59 Bu.

**Acres and bases are estimated pending parcel split. The local FSA office will determine final Acres and Bases.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Kenyon loam and Backbone fine sandy loam. CSR2 on the FSA crop acres is 56.13 per 2018 Hertz GIS. See soil map for detail.

Land Description

Excellent location near hard surface. Consists of half timber/pasture and half tillable.

Buildings/Improvements

None.

Drainage

None known.

Water & Well Information

None.

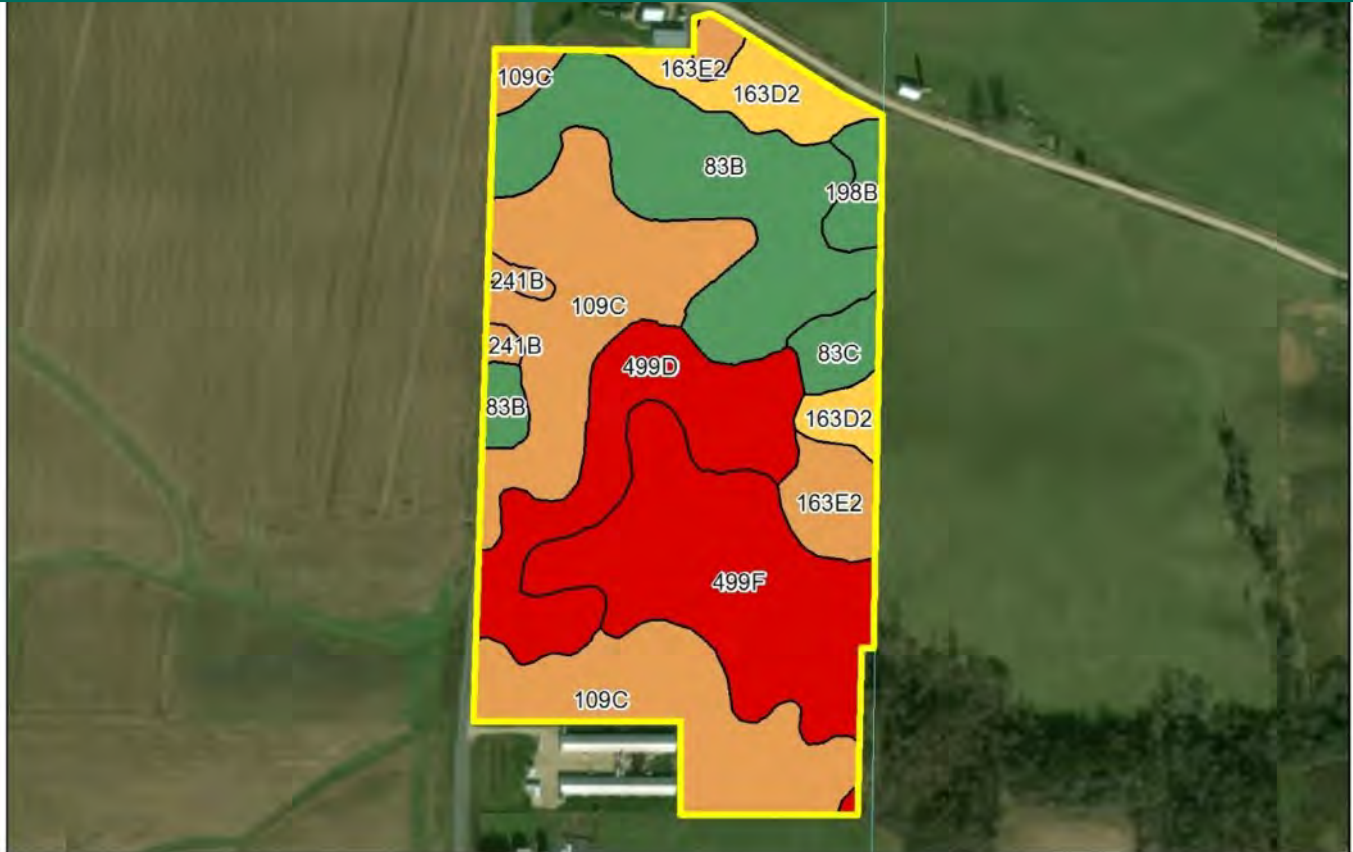
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Soil Map Entire Property

64.06 Acres



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
109C	Backbone fine sandy loam, 5 to 9 percent slopes	19.35	30.20	4	31	
499F	Nordness silt loam, 14 to 25 percent slopes	12.92	20.16	7	5	
83B	Kenyon loam, 2 to 5 percent slopes	12.72	19.86	2	90	
499D	Nordness silt loam, 5 to 14 percent slopes	8.87	13.85	6	5	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	3.98	6.21	3	50	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	2.79	4.36	4	35	
83C	Kenyon loam, 5 to 9 percent slopes	1.45	2.27	3	85	
198B	Floyd loam, 1 to 4 percent slopes	1.29	2.01	2	89	
241B	Burkhardt-Saude complex, 2 to 5 percent slopes	0.69	1.08	4e	35	

Measured Tillable Acres: 64.06

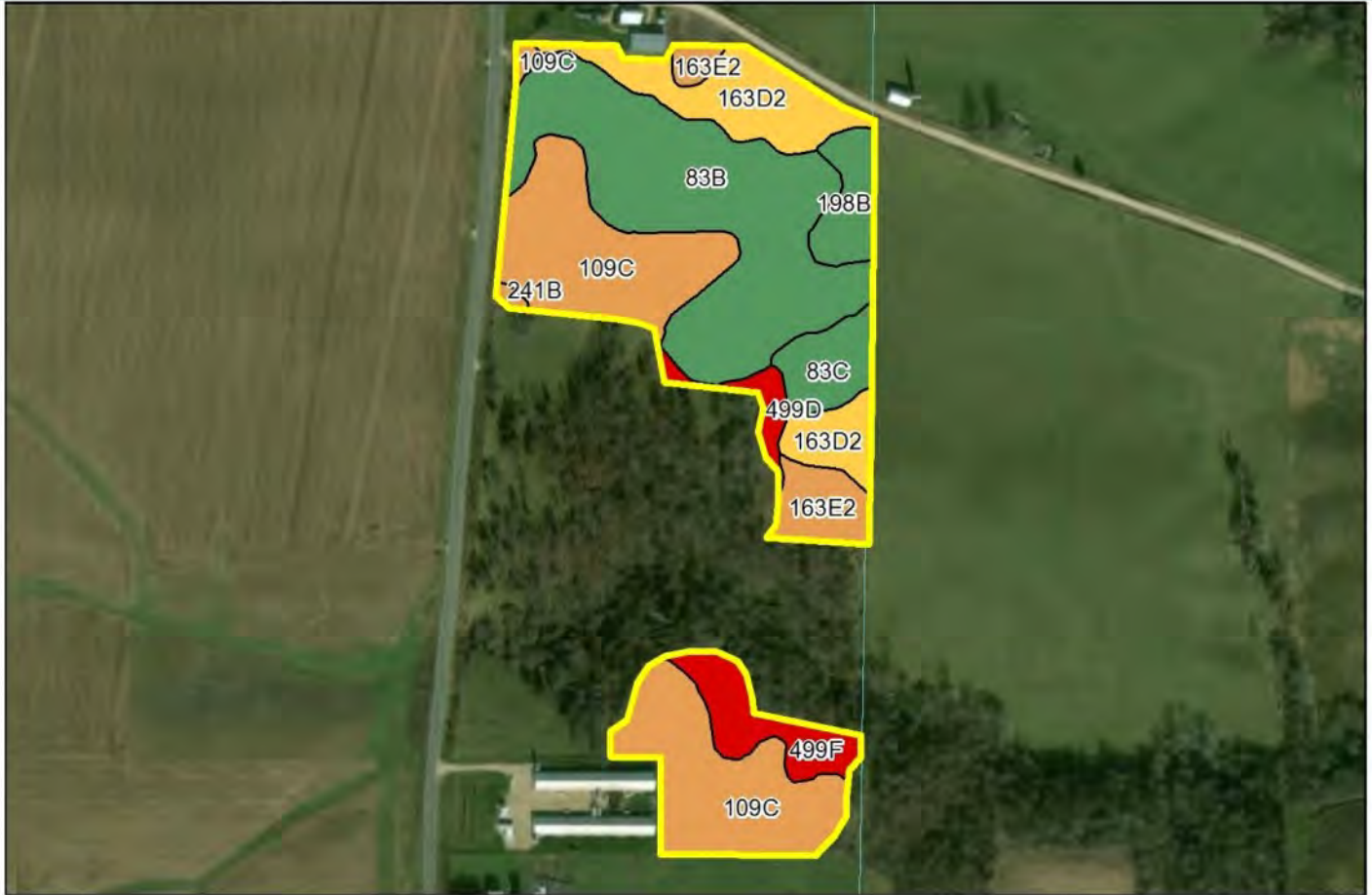
Average CSR2: 37.66

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, unless otherwise stated. All property boundaries are approximate.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83B	Kenyon loam, 2 to 5 percent slopes	11.04	33.28	2	90	
109C	Backbone fine sandy loam, 5 to 9 percent slopes	10.39	31.32	4	31	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	4.28	12.90	3	50	
499F	Nordness silt loam, 14 to 25 percent slopes	1.99	6.00	7	5	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	1.71	5.15	4	35	
83C	Kenyon loam, 5 to 9 percent slopes	1.54	4.64	3	85	
198B	Floyd loam, 1 to 4 percent slopes	1.40	4.21	2	89	
499D	Nordness silt loam, 5 to 14 percent slopes	0.72	2.16	6	5	
241B	Burkhardt-Saude complex, 2 to 5 percent slopes	0.11	0.34	4e	35	

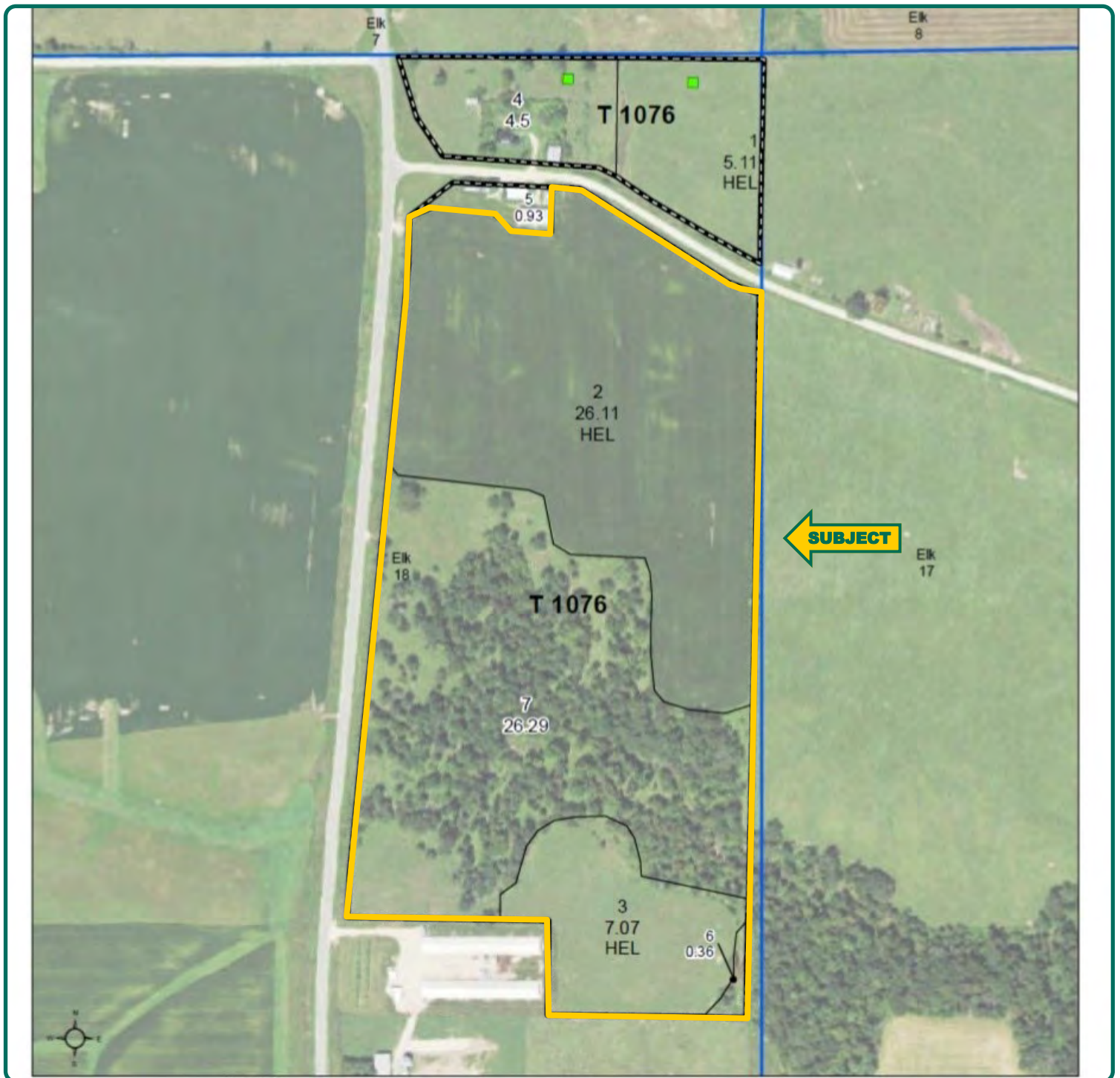
Measured Tillable Acres: 33.18

Average CSR2: 56.13

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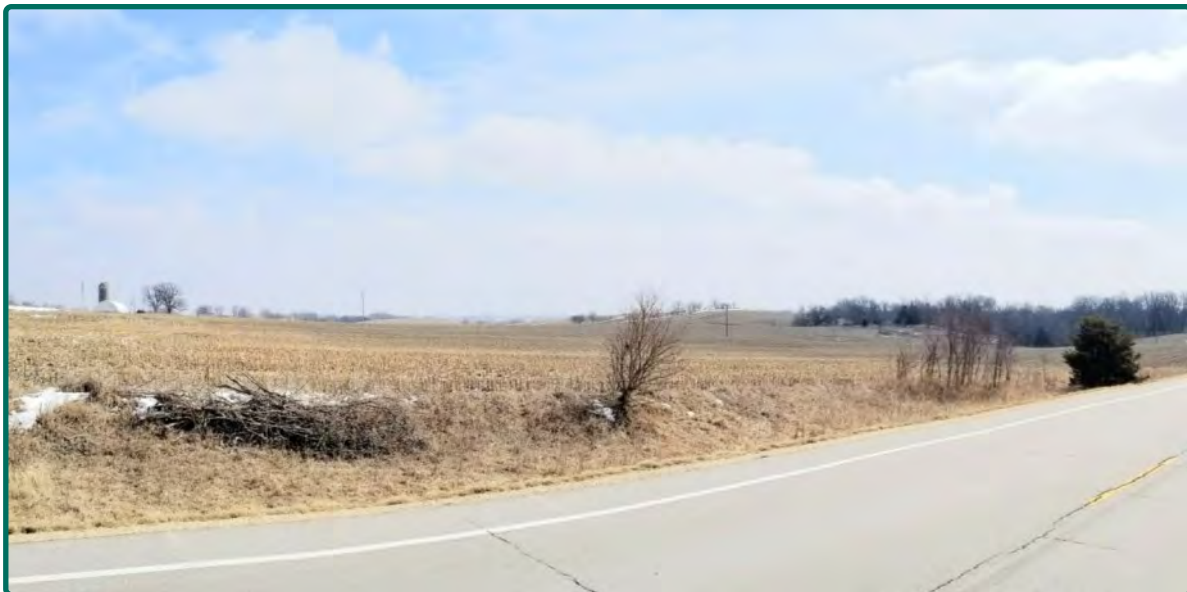
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