

Land For Sale

ACREAGE:

103.47 Acres, m/l

LOCATION:

Delaware County, IA



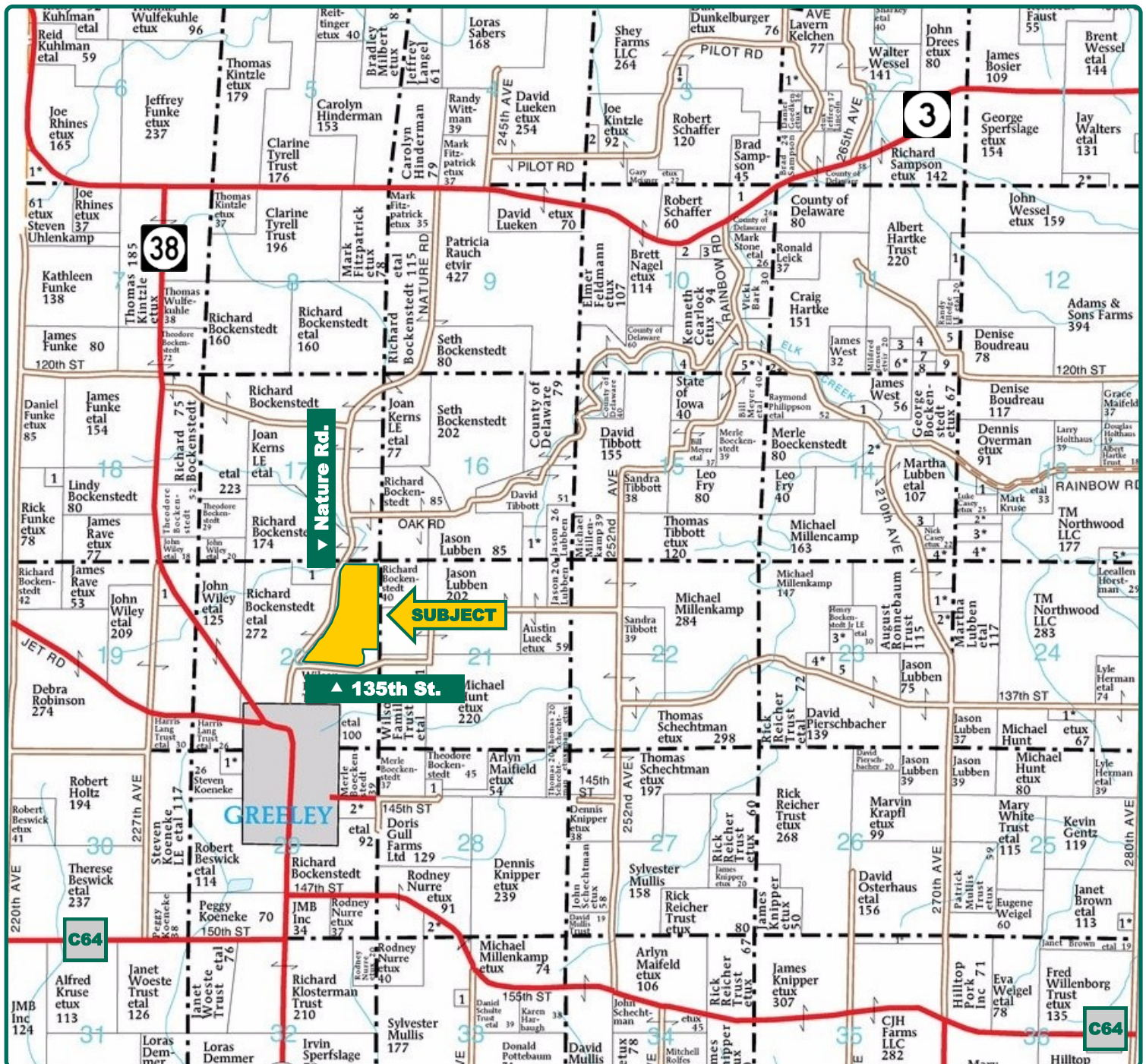
Property *Key Features*

- Potential building site
- Small ponds have been installed
- Portion in timber/pasture

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Acres:	103.47
Crop Acres:	81.49
Corn Base Acres:	59.24
Oats Acres:	2.94
Soil Productivity:	37.17 CSR2

Property Information

103.47 Acres m/l

Location

Approximately 1/2 mile north of Greeley, IA.

Legal Description

E 1/2 NE, E of Rd SW NE, N of RD NE
SE E & N of Rd NW SE Section 20,
Township 90 North, Range 4 West of the
5th P.M., Delaware County, IA
(Excluding farmstead in SE corner of
property).

Price & Terms

- \$500,000.00
- \$4,832.32/acre
- 10% down upon acceptance of offer;
balance due in cash at closing

Survey

Property will be surveyed at Seller's
expense to remove acreage site prior to
closing.

Possession

Negotiable

Estimated Real Estate Tax

Taxes Payable 2017 - 2018: \$1,473*
Net Taxable Acres: 97.47*
Forest Reserve Acres: 6.0
Tax per Net Taxable Acre: \$15.11*
Taxes estimated due to survey of property.

FSA Data

Farm Number 4488, Tract 1054
Crop Acres: 81.49
Corn Base Acres: 59.24
Corn PLC Yield: 153 Bu.
Oats Base Acres: 2.94
Oats PLC Yield: 59 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Fayette silt loam and
Downs silt loam. CSR2 on the FSA crop
acres is 37.17 per 2018 Hertz GIS. See
soil map for detail.

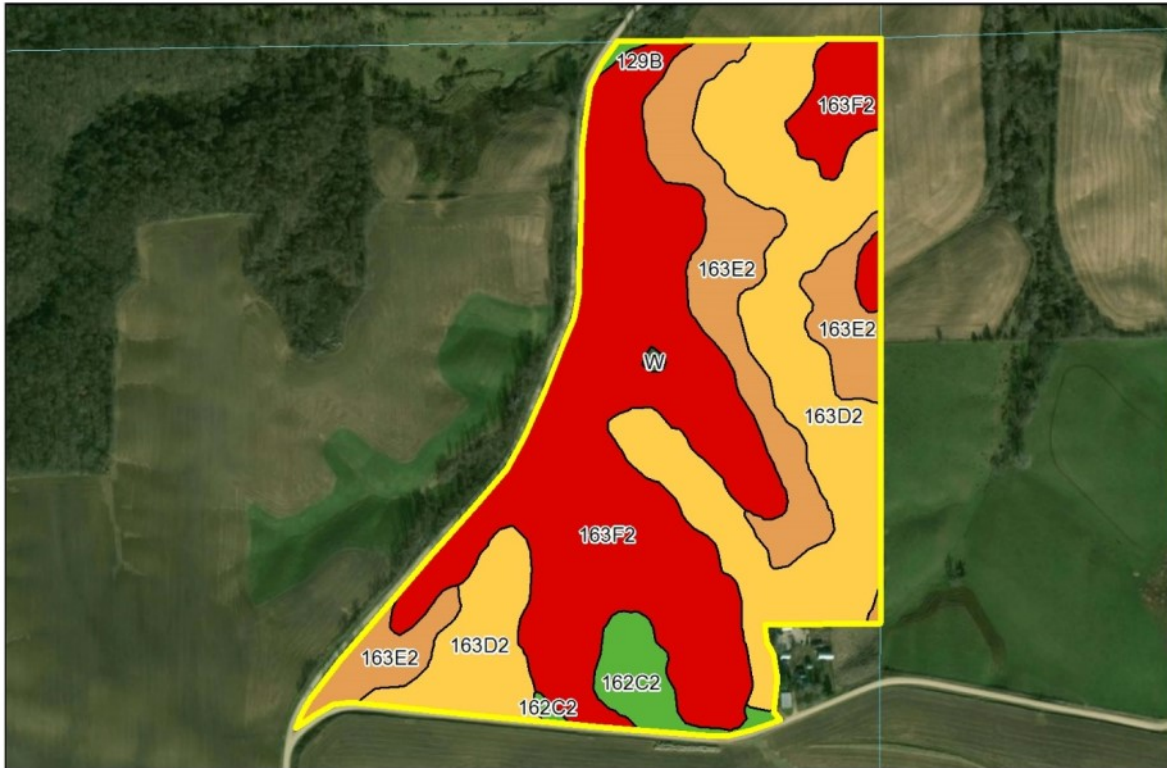
Land Description

Rolling topography, typical of the area.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	47.45	45.86	6	18	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	33.59	32.46	3	50	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	18.25	17.64	4	35	
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	3.79	3.66	3	80	
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	0.24	0.23	2	73	
W	Water	0.16	0.15			

Measured Tillable Acres: 103.47

Average CSR2: 33.75

Buildings/Improvements

None.

Water & Well Information

None.

Drainage

Natural drainage from rolling hills.

Comments

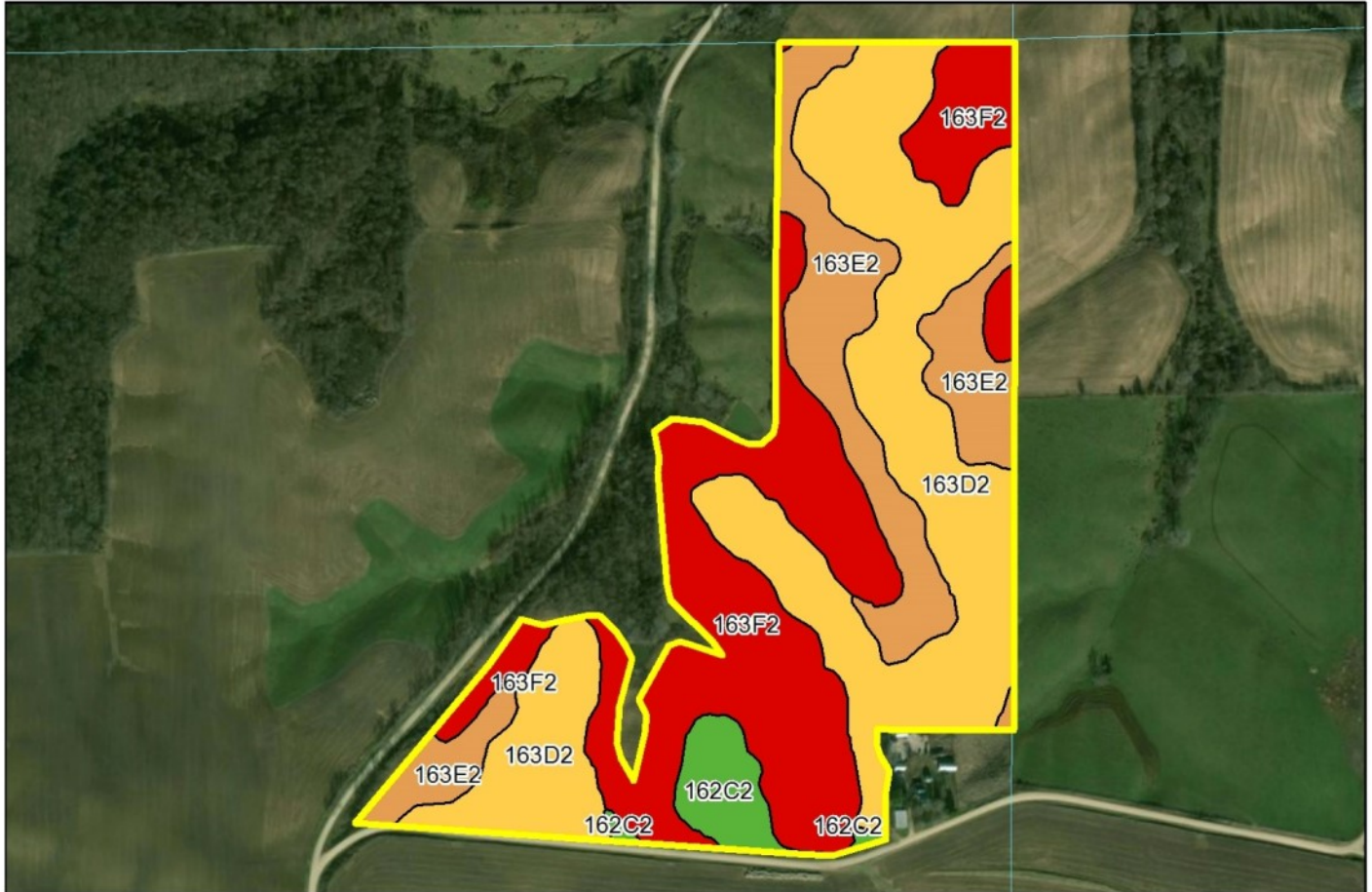
Well maintained by owner.

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	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	33.71	41.37	3	50	
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	28.42	34.88	6	18	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	15.92	19.54	4	35	
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	3.43	4.21	3	80	

Measured Tillable Acres: 81.49

Average CSR2: 37.17

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