

Land For Sale

ACREAGE:

17.73 Acres, m/l

LOCATION:

Delaware County, IA

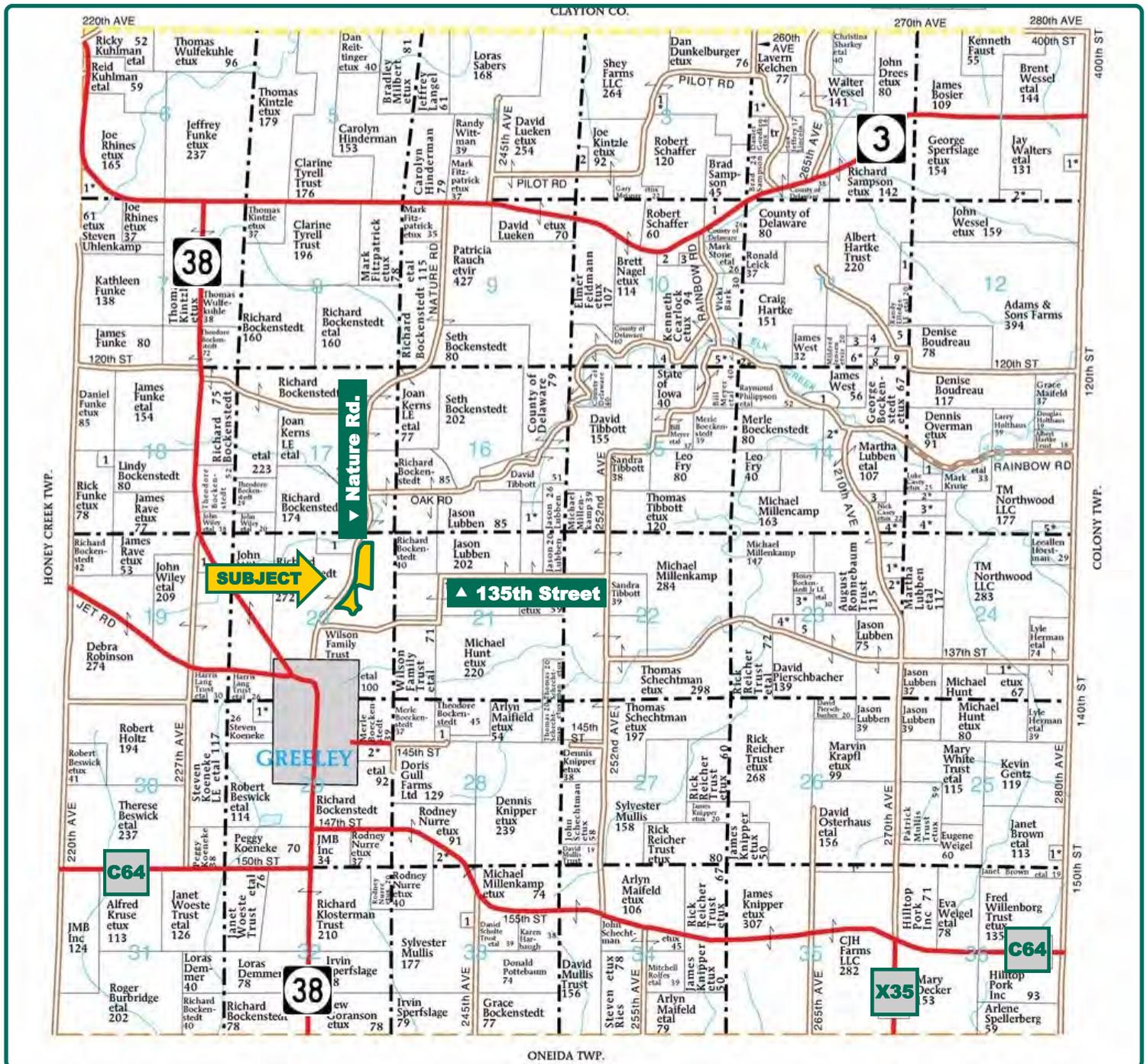


Property Key Features

- Located 1 mile north of Greeley, Iowa
- Timber contains an abundance of walnut trees, as well as other hardwoods
- Hunting and other recreational opportunities available

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Total Acres:	17.73
Crop Acres:	0.00
Corn Base Acres:	N/A
Bean Base Acres:	N/A
Soil Productivity:	19.65 CSR2

Property Information

17.73 Acres, m/l

Location

1 mile north of Greeley, Iowa.

Legal Description

Fractional 17.73 acres located in the NE1/4 of Section 20, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa. (Elk Township)

Price & Terms

- \$65,000.00
- \$3,666.10/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Subject to pasture lease, which ends December 31, 2018.

Real Estate Tax

Taxes Payable 2018-2019: \$162*
Net Taxable Acres: 17.73*

There are 6 acres in the forest reserve program.

**Taxes and net taxable acres are estimated pending survey of property.*

FSA Data

Part of Farm Number 4488*
Crop Acres*: 0

**Acres are estimated pending reconstitution of farm. FSA will determine final Acres and Bases.*

CRP Contracts

None.

Survey

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

Soil Types/Productivity

Primary soil is Fayette silt loam. CSR2 on the entire 17.73 acres is 19.65 per 2018 Hertz GIS. See soil map for detail.

Buildings/Improvements

None.

Drainage

Natural.

Water & Well Information

No known wells. Multiple small ponds located on parcel.

Comments

Good quality timber and pasture ground provides many recreational opportunities with potential rental income. The timber includes an abundance of walnut trees, as well as other hardwoods.



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	15.86	89.47	6	18	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	1.61	9.06	4	35	
W	Water	0.16	0.90			
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	0.07	0.40	2	73	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	0.03	0.17	3	50	

Measured Acres: 17.73

Average CSR2: 19.65

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	
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	7.47	82.17	6	18	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	1.55	17.05	4	35	
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	0.07	0.78	2	73	

Measured Pasture Acres: 9.09

Average CSR2: 21.33

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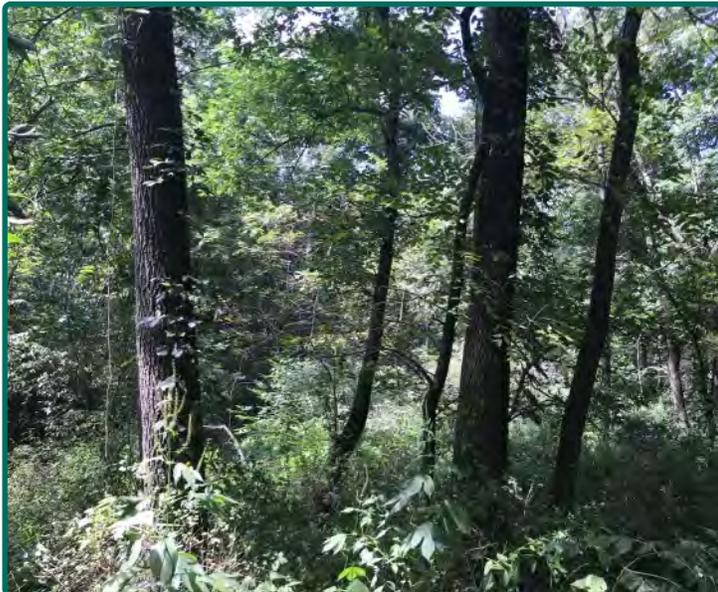
View looking north



View of the pasture



Multiple walnut trees



Looking south at the north pond

