

Land For Sale

ACREAGE:

75.93 Acres, m/l

LOCATION:

Delaware County, IA

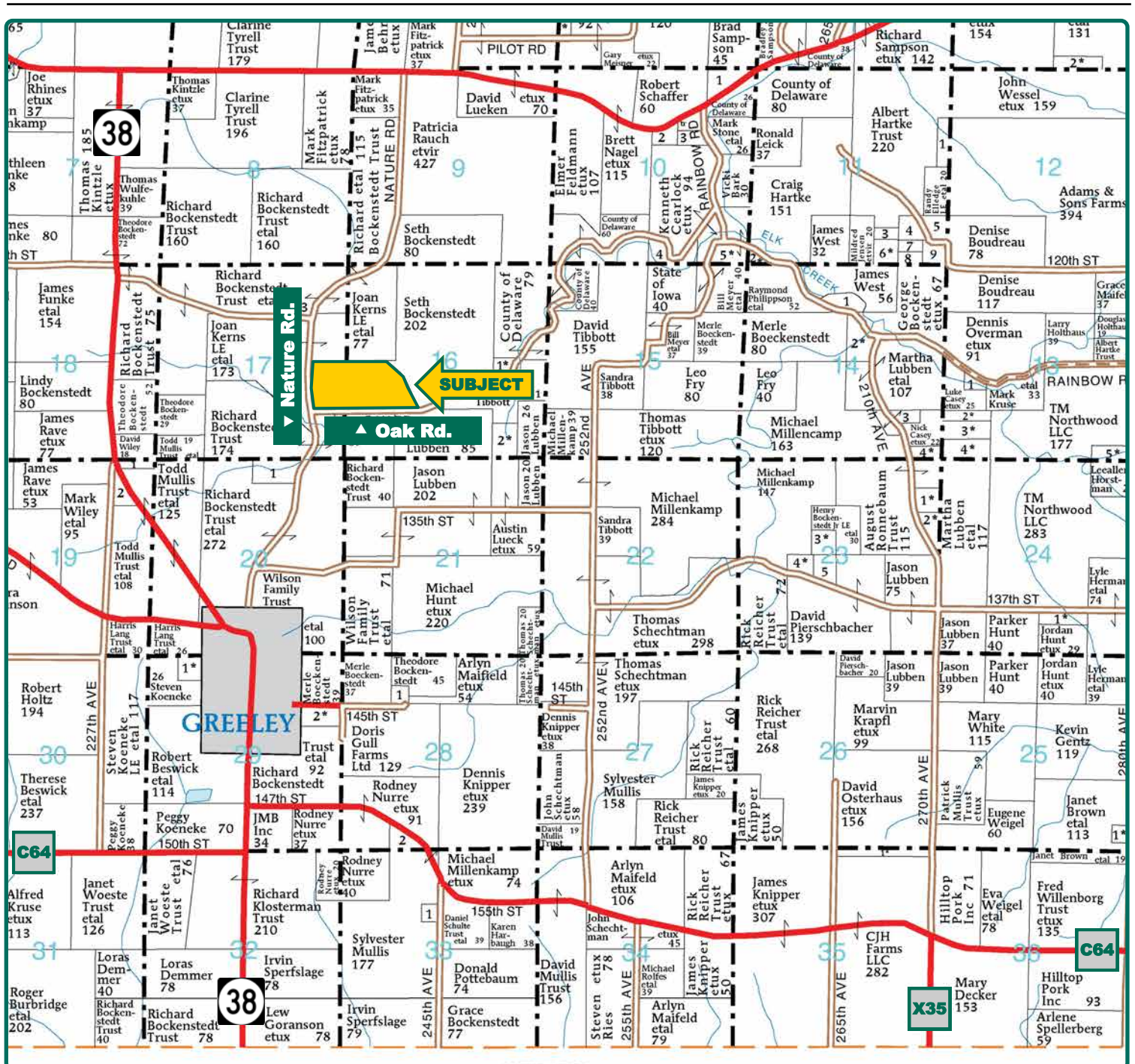


Property *Key Features*

- **Mostly Tillable Tract**
- **Located One Mile Northeast of Greeley**
- **Nice Sized Tract with Good Fertility**

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FSA/Eff. Crop Acres: 70.57*

Corn Base Acres: 51.39*

Oat Base Acres: 2.55*

Soil Productivity: 30.36 CSR2

**FSA/Eff. Crop Acres and Bases are estimated.*

Property Information

75.93 Acres, m/l

Location

Approximately 1 mile northeast of Greeley on the east side of Nature Road.

Legal Description

Lot 1 SW ¼ of Section 16, Township 90 North, Range 4 West of the 5th P.M AND NE ¼ East of Road of the SE ¼ Section 17, Township 90 North, Range 4 West of the 5th P.M., Delaware County, IA

Price & Terms

- \$360,000
- \$4,741.21/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax- Estimated

Taxes Payable 2018 - 2019: \$1,353.90*

Net Taxable Acres: 75.93*

Tax per Net Taxable Acre: \$17.83*

**Real Estate Taxes are estimated pending survey of farm. Delaware County Assessor will determine final tax figures.*

CRP Contracts

None.

Soil Types/Productivity

Primary soil is Fayette silt loam. CSR2 on the FSA/Eff. crop acres is 30.36. See soil map for detail.

FSA Data

Farm Number 4488, Tract 3263

FSA/Eff. Crop Acres: 44.01

Corn Base Acres: 31.98

Corn PLC Yield: 153 Bu.

Oat Base Acres: 1.59

Oat PLC Yield: 59 Bu.

Part of Farm Number 4488, Tract 1018

FSA/Eff. Crop Acres: 26.56*

Corn Base Acres: 19.41*

Corn PLC Yield: 153 Bu.

Oat Base Acres: 0.96*

Oat PLC Yield: 59 Bu.

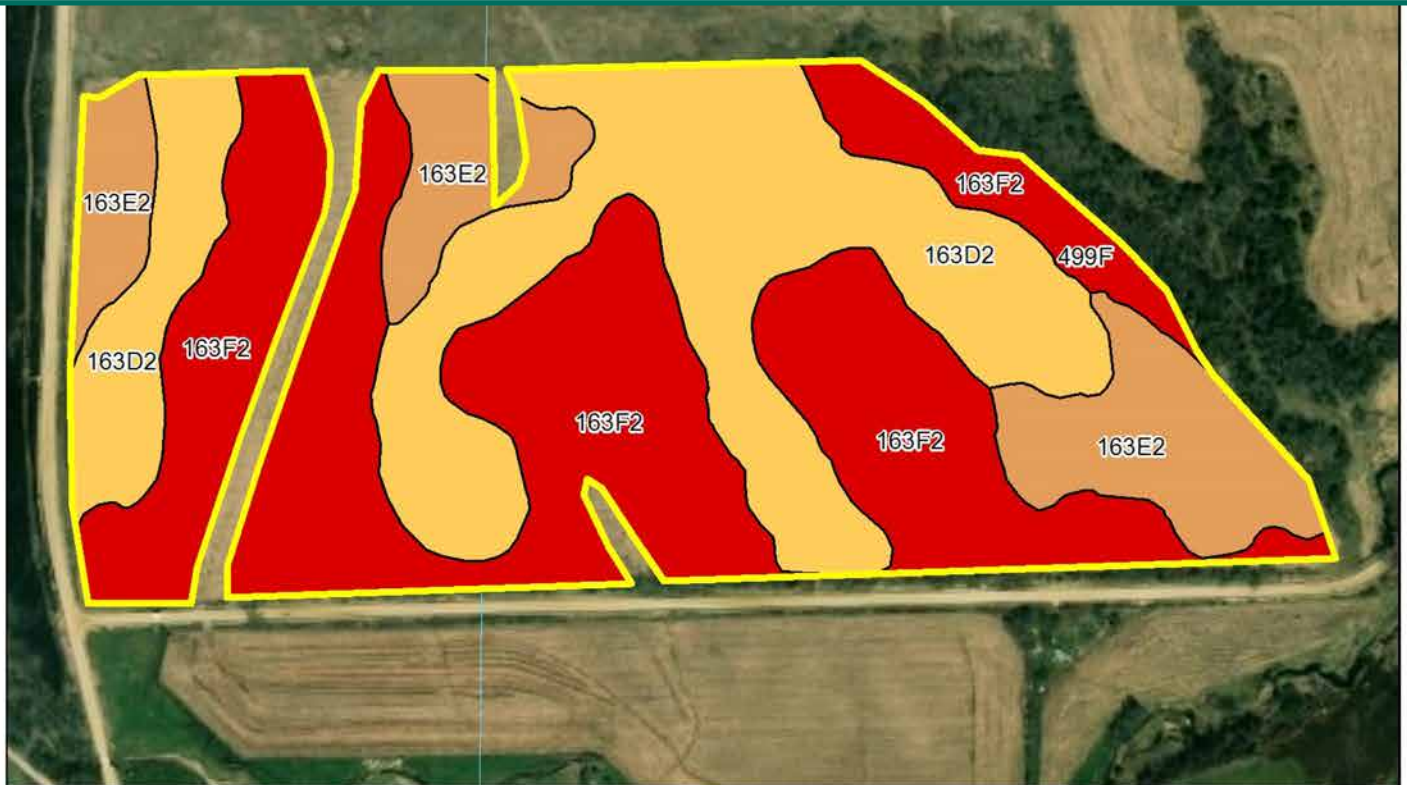
**Acres and bases are estimated pending reconstitution of farm by FSA office.*

Land Description

Moderately sloping.

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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	35.03	49.64	6	18	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	24.41	34.59	3	46	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	11.12	15.76	4	35	
499F	Nordness silt loam, 14 to 25 percent slopes	0.01	0.01	7	5	

Measured Tillable Acres: 70.57

Average CSR2: 30.36

Buildings/Improvements

None.

Comments

Nice sized tract with good fertility.

Drainage

Natural drainage.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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SOIL ANALYSIS REPORT

LAB NUMBER	SAMPLE IDENTIFICATION	ORGANIC MATTER L.O.I.	PHOSPHORUS			NEUTRAL AMMONIUM ACETATE (EXCHANGEABLE)				pH		CATION EXCHANGE CAPACITY C.E.C. meq/100g	PERCENT BASE SATURATION (COMPUTED)				
			P ₁ (WEAK BRAY) 1:7	P ₂ (STRONG BRAY) 1:7	OLSEN BICARBONATE P	POTASSIUM K	MAGNESIUM Mg	CALCIUM Ca	SODIUM Na				% K	% Mg	% Ca	% H	% Na
			percent RATE	ppm RATE	ppm RATE	ppm RATE	ppm RATE	ppm RATE	ppm RATE	SOIL pH 1:1	BUFFER INDEX						
293																	
69962	1	3.6 H	106 VH	116 VH		222 VH	387 VH	1482 M		6.1	6.7	13.0	4.4	24.8	57.0	13.8	
69963	2	4.5 H	97 VH	118 VH		310 VH	564 VH	1797 M		6.2	6.7	16.5	4.8	28.5	54.5	12.2	
69964	3	5.1 VH	89 VH	111 VH		245 VH	669 VH	2103 M		6.0	6.6	19.6	3.2	28.4	53.6	14.8	
69965	4	3.7 H	24 H	35 M		153 M	715 VH	2259 M		6.4	6.7	19.3	2.0	30.9	58.5	8.6	
69967	5	4.4 H	76 VH	99 VH		155 M	549 VH	1977 M		6.3	6.7	16.6	2.4	27.6	59.5	10.5	
69968	6	3.8 H	24 H	31 M		128 M	492 VH	1857 M		5.8	6.6	16.9	1.9	24.3	54.9	18.9	
69969	7	3.8 H	34 VH	44 H		156 M	579 VH	1902 M		6.1	6.7	17.1	2.3	28.2	55.6	13.9	

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Looking north



Looking southwest



Looking west



Looking southeast



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