

Land For Sale

ACREAGE:

109.60 Acres, m/l

LOCATION:

Delaware County, IA



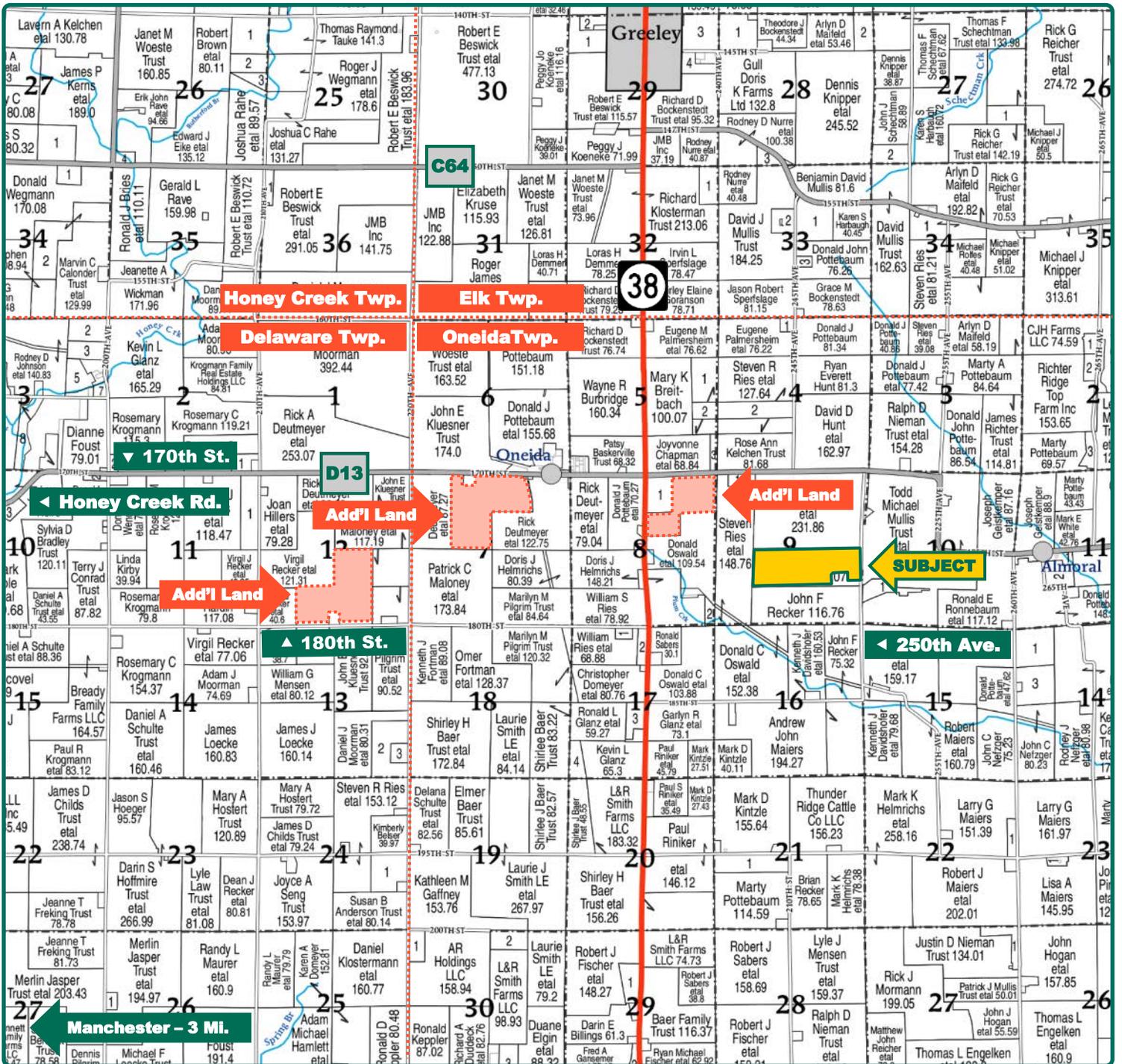
Property Key Features

- Located 3 Miles Southeast of Greeley, Iowa
- 101.49 FSA/Eff. Crop Acres with a 59.20 CSR2
- Productive Farmland with Additional Income from CRP

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|--|---|---|



| | |
|-----------------------------|-------------------|
| FSA/Eff. Crop Acres: | 101.49 |
| CRP Acres: | 4.87 |
| Corn Base Acres: | 92.19 |
| Bean Base Acres: | 9.30 |
| Soil Productivity: | 59.20 CSR2 |

Property Information

109.60 Acres, m/l

Location

From Greeley: 2½ miles south on IA-38, 1½ miles east on 170th St. (Oneida Blacktop) and ½ mile south on 250th Ave. The property is on the west side of the road.

Legal Description

The N½ of the SE¼ (except any part that may be east of the highway and further excepting the house, buildings and 5.40 acres), and the NE¼ of the SW¼, all in Section 9, Township 89 North, Range 4 West of the 5th P.M., Delaware County, Iowa. Updated abstract to govern.

Price & Terms

- \$1,233,000.00
- \$11,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2024 lease.

Real Estate Tax

Taxes Payable 2023 - 2024: \$1,919.00*
Gross Acres: 109.60
Exempt Road ROW Acres: 0.94
Net Taxable Acres: 109.06
Tax per Net Taxable Acre: \$17.60*
Tax Parcel ID #: 160090001210 & part of 160090001200

**Taxes estimated pending recent survey of acreage. Delaware County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Farm 5910, Tract 292
FSA/Eff. Crop Acres: 101.49
CRP Acres: 4.87
Corn Base Acres: 92.19
Corn PLC Yield: 137 Bu.
Bean Base Acres: 9.30
Bean PLC Yield: 42 Bu.

CRP Contracts

There are 4.87 acres enrolled in a CP-8A contract that pays \$300.00/acre - or \$1,461.00 annually - and expires September 30, 2031.

Soil Types/Productivity

Primary soils are Kenyon and Emeline. CSR2 on the FSA/Eff. crop acres is 59.20. See soil map for detail.

Land Description

Topography is level to gently rolling.

Drainage

Drainage is natural with some tile. Contact listing agent for maps.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a nice Delaware County farm located in a strong area.

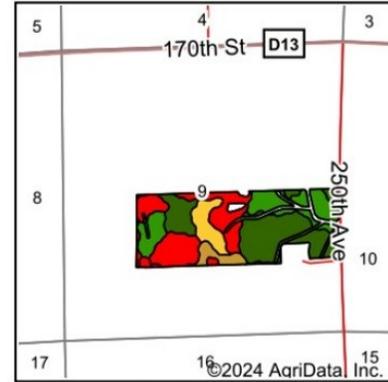
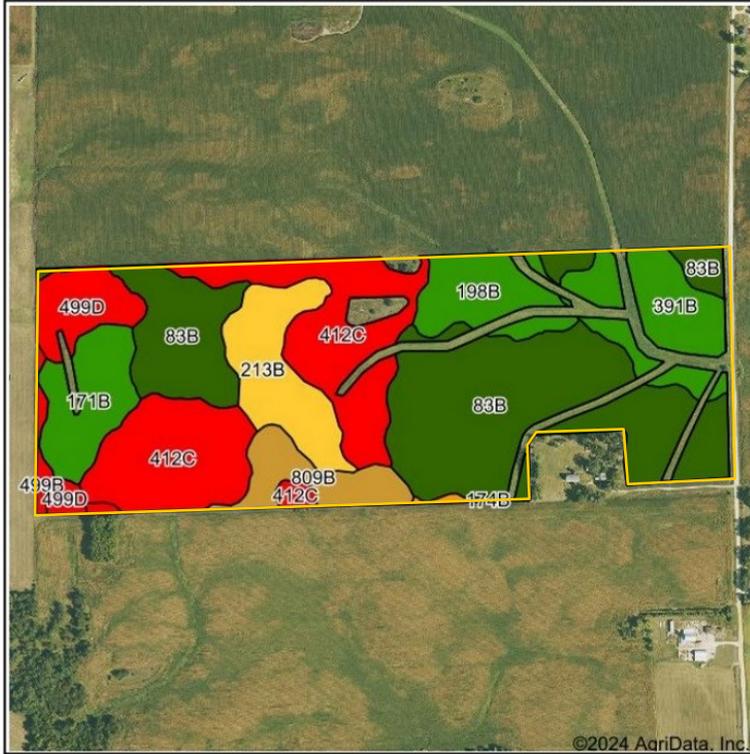
Additional Land for Sale

Seller has three additional tracts of land for sale located west of this property. See Additional Land Aerial Photo.

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State: **Iowa**
 County: **Delaware**
 Location: **9-89N-4W**
 Township: **Oneida**
 Acres: **101.49**
 Date: **5/9/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA055, Soil Area Version: 30

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | Irr Class *c | CSR2** |
|-------------------------|--|-------|------------------|---|------------------|--------------|-------------|
| 83B | Kenyon loam, 2 to 5 percent slopes | 36.49 | 36.0% |  | IIe | | 90 |
| 412C | Emeline loam, 2 to 9 percent slopes | 23.42 | 23.1% |  | IVs | | 7 |
| 391B | Clyde-Floyd complex, 1 to 4 percent slopes | 8.53 | 8.4% |  | IIw | | 87 |
| 213B | Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent | 8.44 | 8.3% |  | IIe | | 53 |
| 171B | Bassett loam, 2 to 5 percent slopes | 6.84 | 6.7% |  | IIe | | 85 |
| 198B | Floyd loam, 1 to 4 percent slopes | 6.27 | 6.2% |  | IIw | | 89 |
| 499D | Nordness silt loam, 5 to 14 percent slopes | 5.22 | 5.1% |  | VIIs | | 5 |
| 809B | Bertram fine sandy loam, 2 to 5 percent slopes | 4.82 | 4.7% |  | IVs | | 39 |
| 499B | Nordness silt loam, 2 to 5 percent slopes | 1.12 | 1.1% |  | IVs | | 5 |
| 41B | Sparta loamy sand, 2 to 5 percent slopes | 0.22 | 0.2% |  | IVs | IIe | 42 |
| 174B | Bolan loam, 2 to 5 percent slopes | 0.11 | 0.1% |  | IIIs | | 64 |
| Weighted Average | | | | | 2.79 | * | 59.2 |

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

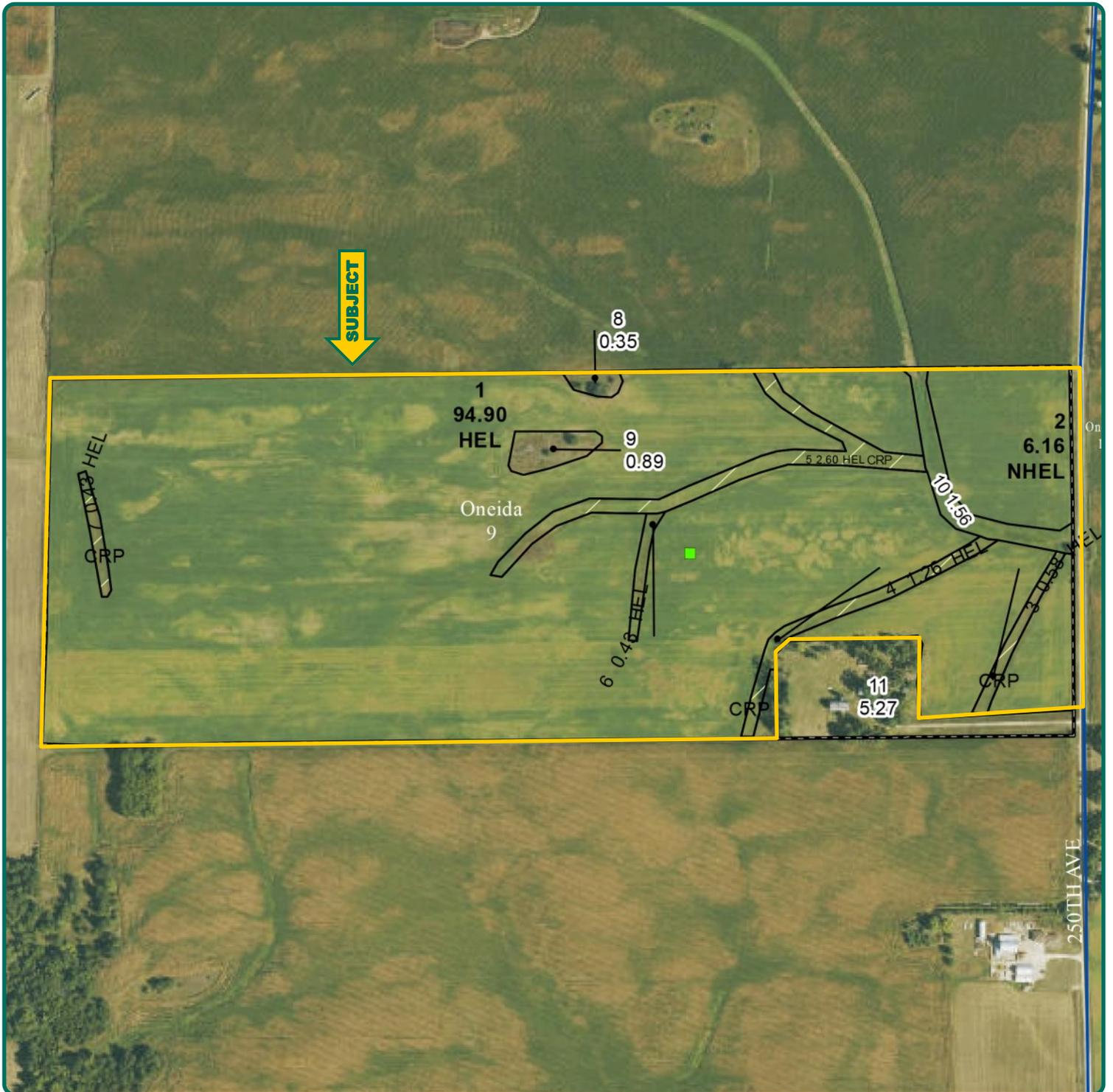
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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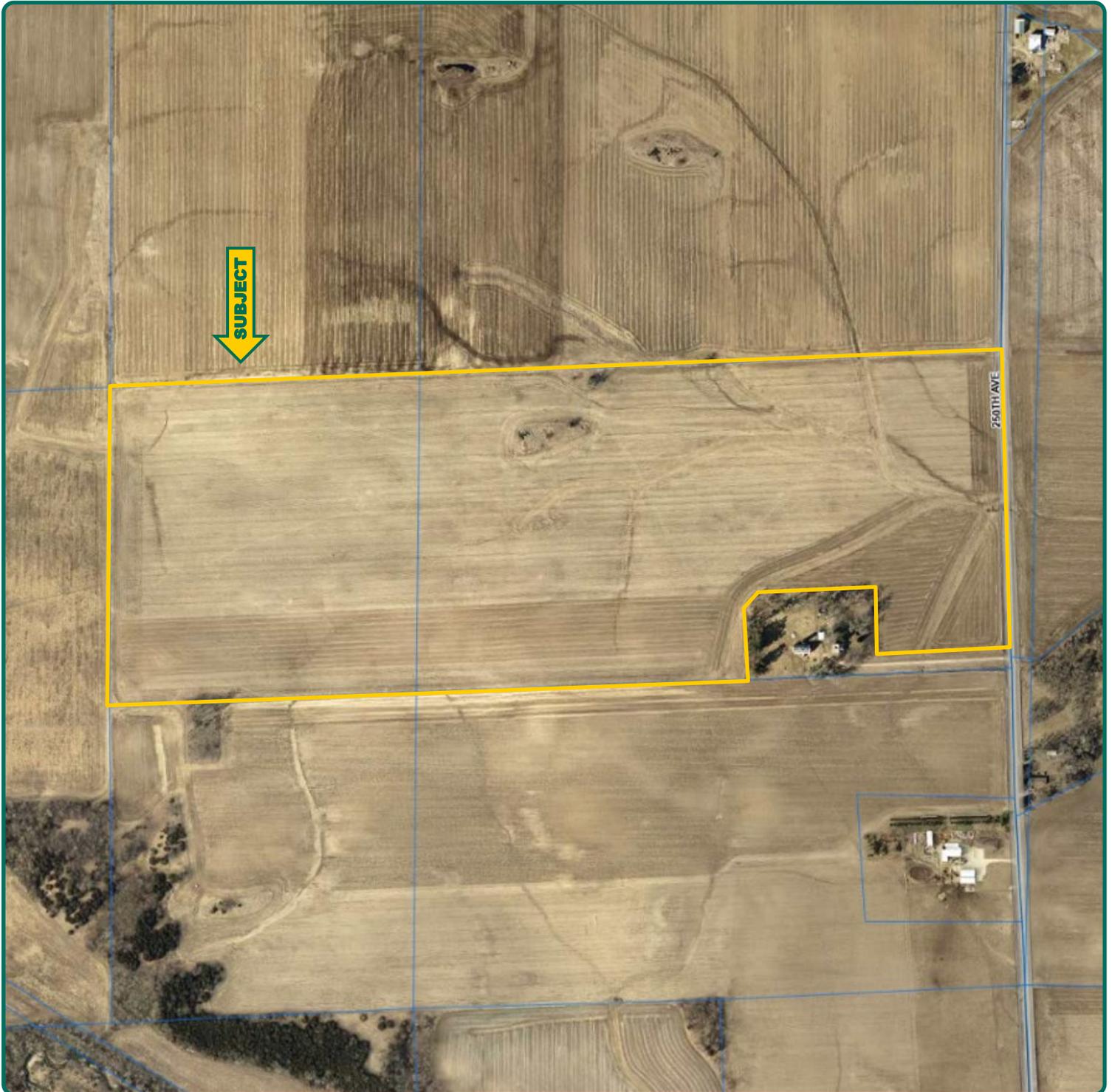
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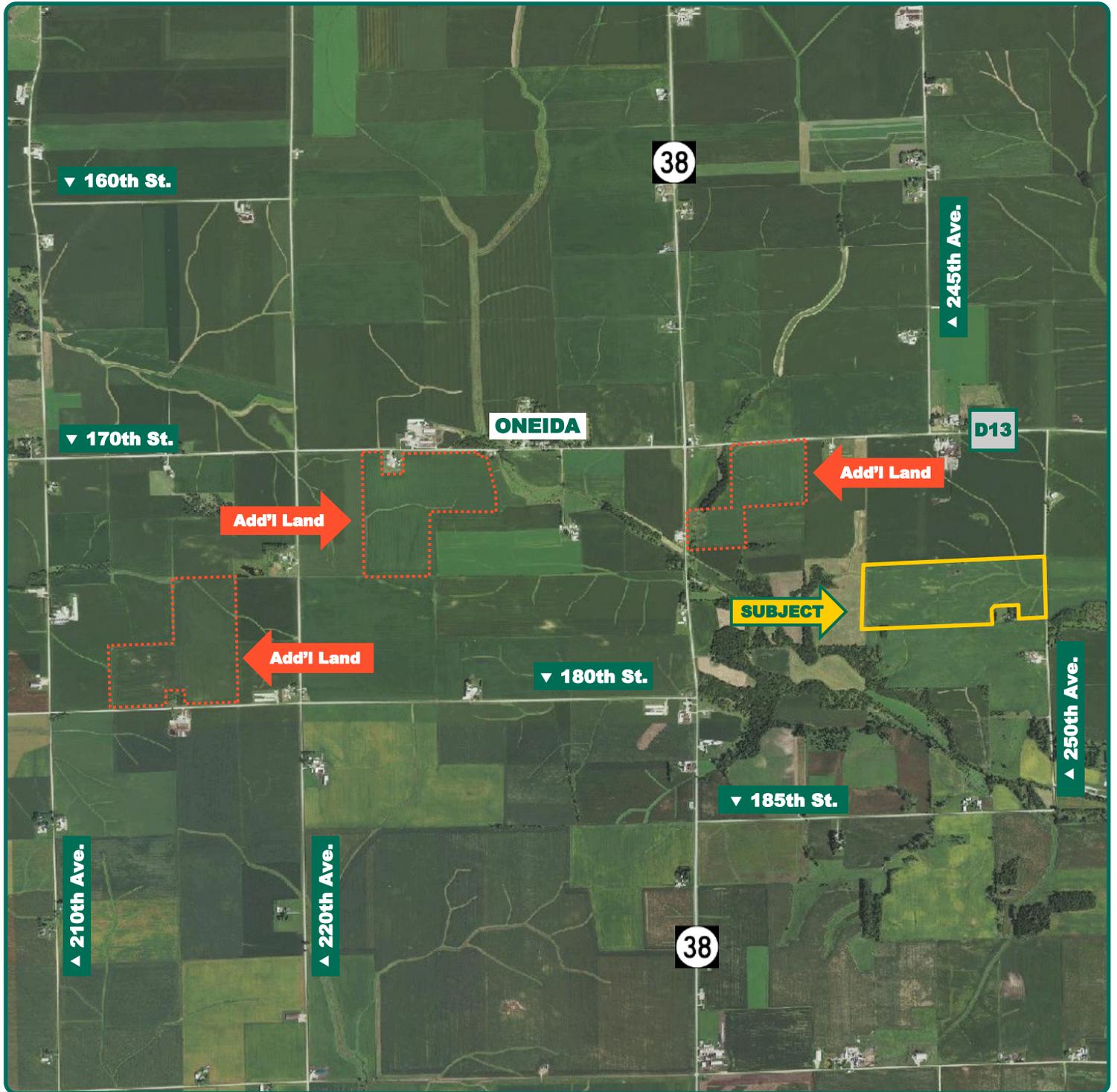


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Additional Land Aerial Photo



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