

Land For Sale

ACREAGE:

80.00 Acres, m/l

LOCATION:

Delaware County, IA

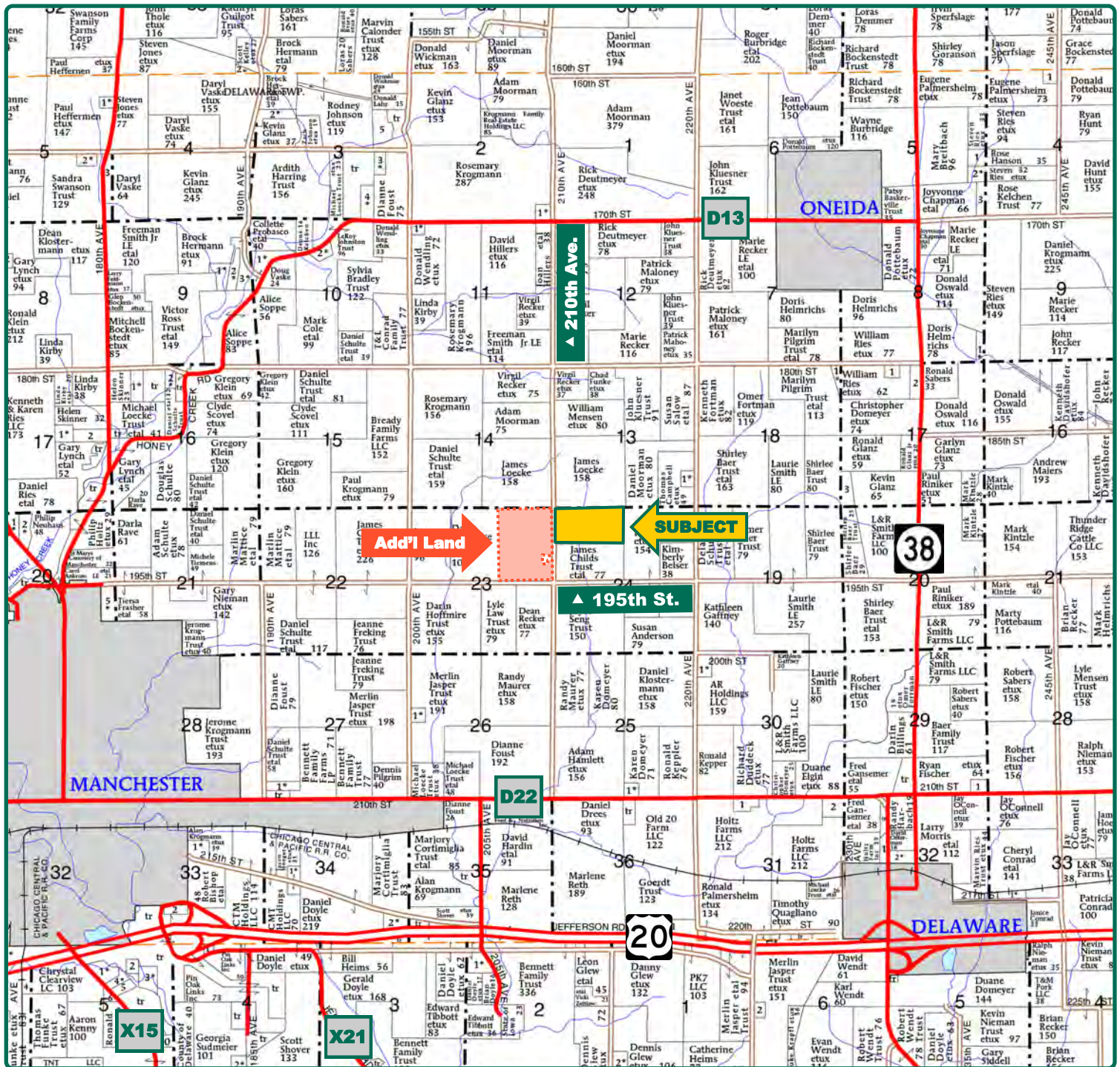


Property *Key Features*

- Located 3 Miles East of Manchester, Iowa
- 73.43 FSA/Eff. Crop Acres with an 88.40 CSR2
- Excellent-Quality Cropland with Additional Income from CRP

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



FSA/Eff. Crop Acres: 73.43
Certified Grass Acres: 0.37
CRP Acres: 4.49
Corn Base Acres: 73.43*
Soil Productivity: 88.40 CSR2

**Acres are estimated.*

Property Information

80.00 Acres, m/l

Location

From Manchester: 3 miles east on 195th St. and ¼ mile north on 210th Ave. The property is on the east side of the road.

Legal Description

The N½ of the NW¼ of Section 24, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa.

Price & Terms

- \$1,356,000.00
- \$16,950/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: \$3,204.00
 Gross Acres: 80.00
 Exempt Road ROW Acres: 1.00
 Net Taxable Acres: 79.00
 Tax per Net Taxable Acre: \$40.56
 Tax Parcel ID #: 140240000200

FSA Data

Farm 508, Part of Tract 2003
 FSA/Eff. Crop Acres: 73.43
 Certified Grass Acres: 0.37
 CRP Acres: 4.49
 Corn Base Acres: 73.43*
 Corn PLC Yield: 170 Bu.
**Acres are estimated pending reconstitution of farm by the Delaware County FSA office.*

CRP Contracts

There are 4.49 acres enrolled in a CP-8A contract that pays \$222.00/acre - or \$997.00 annually - and expires September 30, 2029.

Soil Types/Productivity

Primary soils are Clyde-Floyd and Kenyon. CSR2 on the FSA/Eff. crop acres is 88.40. See soil map for detail.

Land Description

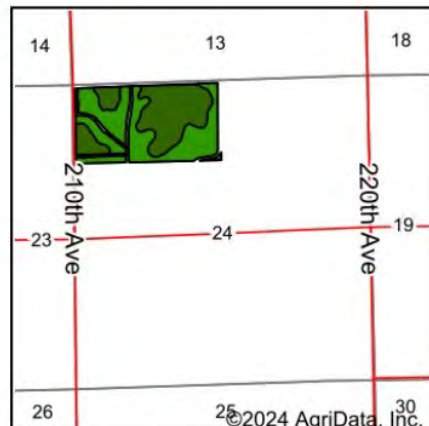
Topography is gently rolling.

Drainage

Drainage is natural with some tile.

Buildings/Improvements

None.





State: **Iowa**
County: **Delaware**
Location: **24-89N-5W**
Township: **Delaware**
Acres: **73.43**
Date: **5/16/2024**



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	CSR2**
391B	Clyde-Floyd complex, 1 to 4 percent slopes	39.11	53.3%		IIw	87
83B	Kenyon loam, 2 to 5 percent slopes	34.32	46.7%		IIe	90
Weighted Average					2.00	88.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Water & Well Information

None.

Comments

This is a productive Delaware County farm with an 88.40 CSR2.

Additional Land for Sale

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

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.

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

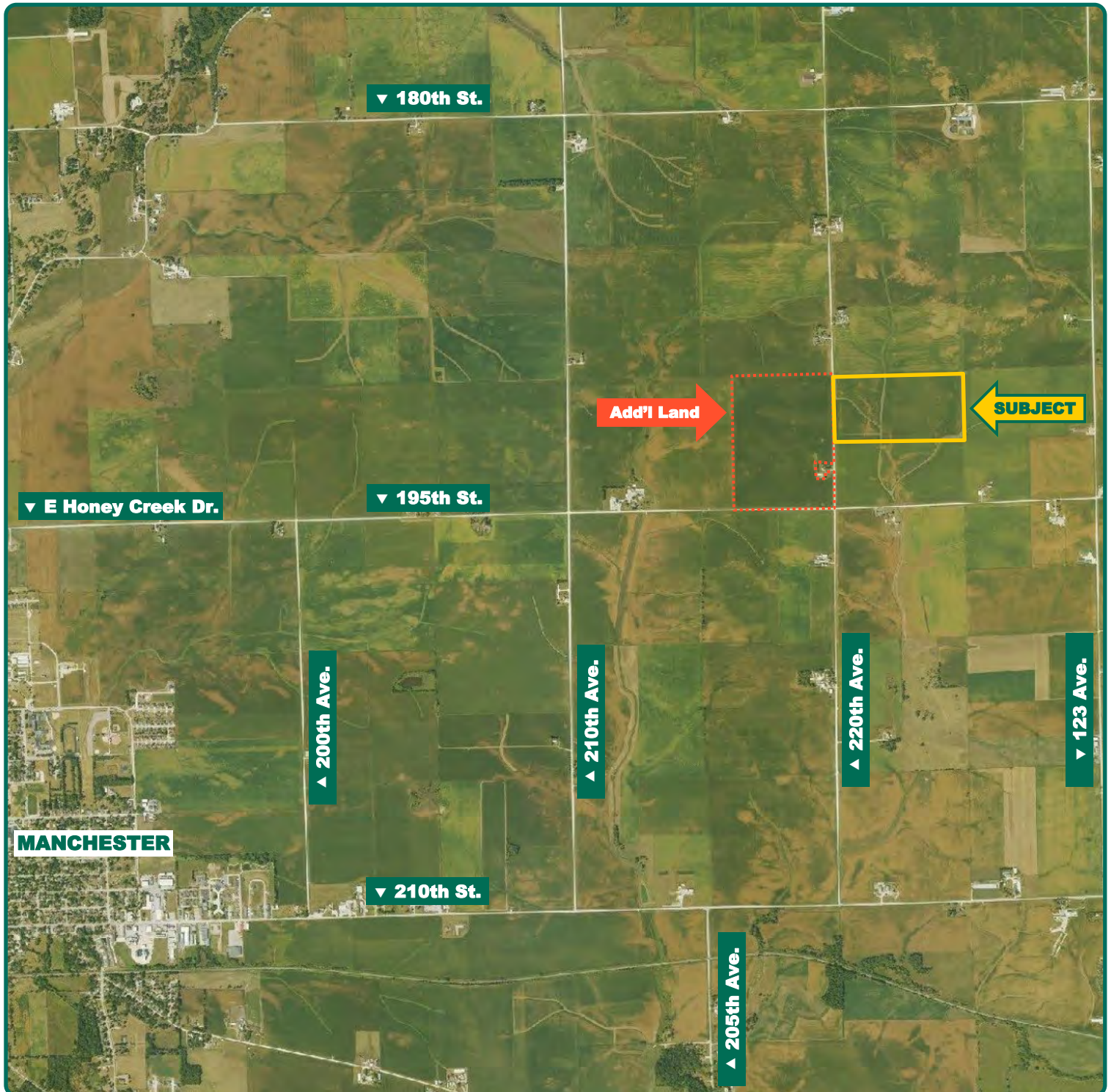
319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

Additional Land Aerial Photo



Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag