

Listing #13914

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DELAWARE COUNTY  
IA

72  
ACRES M/L

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MANCHESTER, IA  
INDUSTRIAL PARK

CANADIAN NATIONAL RAIL LINE

CODE	SOIL DESCRIPTION	ACRE	FIELD %	CSR2 LEGEND	NON IRR CLASS *C	IRR CLASS *C	CSR2**	CSR
391B	Clyde-Floyd complex, 1 to 4 percent slopes	43.04	63.4%		llw		87	74
408B	Olin find sandy loam, 2 to 5 percent slopes	13.19	19.4%		lle		73	68
83B	Kenyon loam, 2 to 5 percent slopes	8.52	12.6%		lle		90	86
41B	Sparta loamy fine sand, 2 to 5 percent slopes	2.20	3.2%		IVs	lle	39	40
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.89	1.3%		llw		54	68

Weighted Average: 82.5      73.2



**Price:** \$795,000

**Listing #13914**

**Price/Acre** \$11,041

Grant Street, Manchester, IA 52057

## DESCRIPTION

Offering 72 acres m/l in the industrial park area of Manchester, Iowa! According to the City's Comprehensive Plan, the future land use for this property is General Industrial. This farm offers 67.84 FSA Cropland acres of which 64.9 acres m/l that carry a CSR2 of 82.5 are currently being farmed. Farming is enhanced by over 21,000 feet of drainage tile that was installed in 2013. There are an additional 2.94 acres currently enrolled into CRP programs paying \$824 annually and expiring in 2019 and 2024. City water, Alliant Energy Electric, Black Hills Energy Gas Lines, and Fiber Optic utilities are located along the south and east portion of the property. City Sewer is located across Grant Street to the south. Additionally, the Canadian National Rail Line runs along the northern border.

## LEGAL DESCRIPTION

72 acres m/l lying in the W<sup>1</sup>/<sub>2</sub> of the SW<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> of Section 32 and in the S<sup>1</sup>/<sub>2</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 31; all in Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa. Exact legal to be taken from Abstract.

## FARM DETAILS

**FSA Cropland Acres:** 67.84

**Total Base Acres:** 63.4

**Corn Base:** 45.6 Acres with a PLC Yield of 167

**Soybean Base:** 17.8 Acres with a PLC Yield of 49

**CRP Acres:** 2.94

0.5 Acres enrolled into a CP21 contract paying \$181 annually & expiring in 2024

2.44 Acres enrolled into a CP8A contract paying \$643 annually & expiring in 2019

## IMPROVEMENTS

21,000 feet of tile installed in 2003

## DIRECTIONS

From Highway 20: Take Highway 13 exit and head North for 1 mile. The farm will be on the East side of the road along the South side of the railroad tracks.



## DETAILS

**MLS Number:** 542885

**Net Taxes:** \$1,526.00

**Sign on Property:** Yes

**CSR2:** 82.5

**School District:** West Delaware School District

**Possession:** At Closing,

**General Area:** Manchester Industrial Park

Subject to Tenant's Rights

