



Land For Sale

ACREAGE:

LOCATION:

19.5 Acres, m/l

Delaware County, IA



Property *Key Features*

- 12.27 Acres Tillable
- 7.23 Acres Timber/Recreational
- Great building site!

John Tuthill

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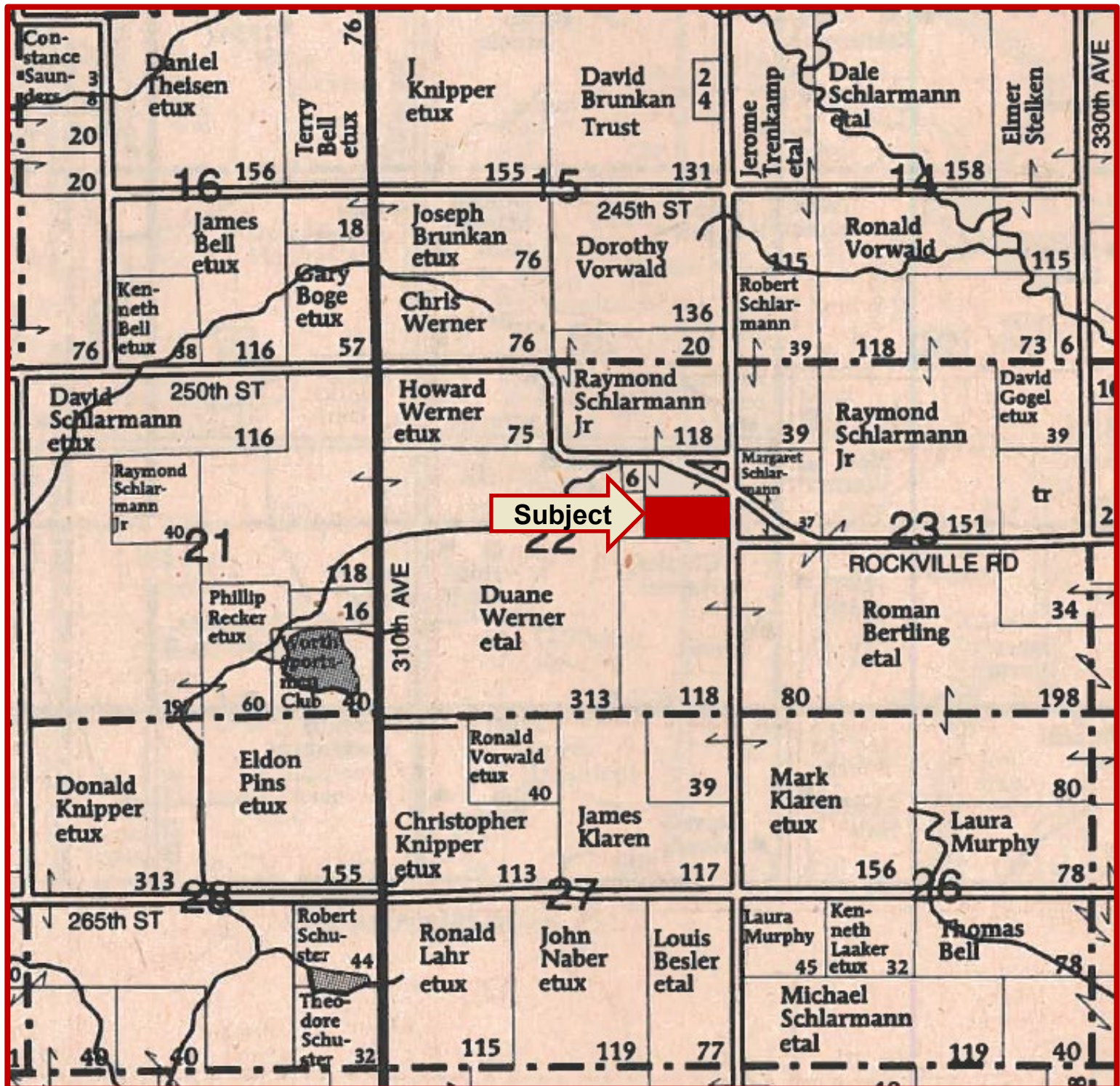
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Gross Acres: 19.5 Ac
Tillable Acres: 12.27 Ac
Soil Productivity: 34.4 CSR2

Property Information
19.5 Acres, m/l**Location**

From Hwy 20: One mile west of Dyersville, turn south onto 320th Ave. Continue south on 320th Ave for 3.5 miles. The property will be on your right.

From Hwy 136: Four miles south of Dyersville, turn west onto Rockville Rd. Continue on Rockville Rd for 2.7 miles before turning north onto 320th Ave. The property is immediately on your left.

Legal Description

S 1/2 SE NE

Approximate Address

2539 320th Ave, Worthington, IA 52078

Price & Terms

- \$125,342
- \$6,428/acre
- 10% down upon acceptance of offer; balance due in cash at closing
- Closing on or before 11/30/19

Possession

At closing (farm lease possession 3/1/20)

Real Estate Tax—Estimated

Taxes Payable 2018 - 2019: \$182.00

Net Taxable Acres: 19.5

Tax per Net Taxable Acre: \$9.33

FSA Data

Part of Farm No. 1422, Tract 2379

FSA/Eff. Crop Acres: 10.5*

Cert. Grass Acres: 0

Corn Base Acres: 6.70

Corn PLC Yield: 166 Bu.

Bean Base Acres: 0

Bean PLC Yield: 0 Bu.

**Includes Certified Grass Acres*

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
41C	Sparta loamy fine sand, 5 to 9 percent slopes	34	0.9	9.0%
83B	Kenyon loam, 2 to 5 percent slopes	90	0.4	3.4%
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	50	3.1	29.7%
213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent	53	0.0	0.2%
323B	Terril loam, sandy substratum, 2 to 5 percent slopes	80	1.3	12.8%
412C	Emeline loam, 2 to 9 percent slopes	7	4.5	43.2%
499D	Nordness silt loam, 5 to 14 percent slopes	5	0.2	1.8%
Totals for Area of Interest			10.4	100.0%



Soil Types/Productivity

Primary soils in the tillable area are Emeline loam and Dickinson fine sandy loam. CSR2 based on the Web Soil Survey. See soil map for detail.

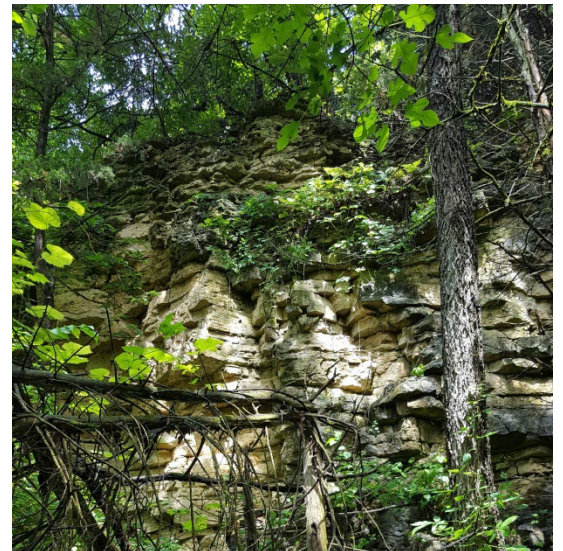
Land Description

Gently rolling tillable acres with multiple building site possibilities. Timber for recreational use or could partially be cleaned up to maximize production. A depleted, overgrown quarry lies in the middle of the property.

Comments

This is a nice Delaware County farm located less than 5 miles SW of Dyersville. It consists of 19.5 total acres. The tillable area is currently in a corn/soybean rotation.

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



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