

Land For Sale

ACREAGE:

246.67 Acres, m/l

LOCATION:

Delaware County, IA

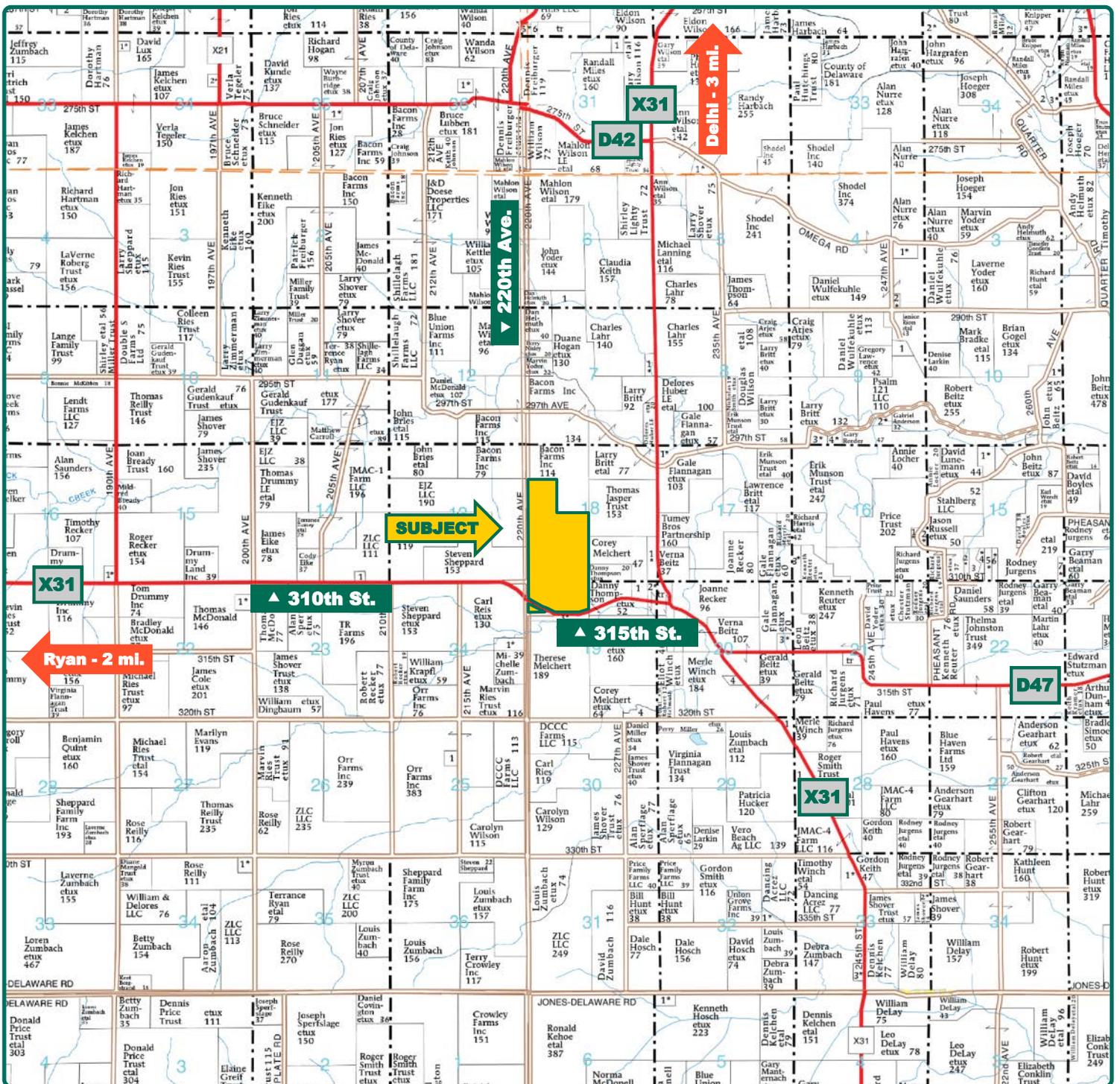


Property *Key Features*

- **Virginia Drummy Estate Farm**
- **Pattern Tiled Farm Located 1 Mile West of Buck Creek**
- **77.20 CSR2 on the Acres Currently in Production**

Troy Louwagie, ALC
Licensed in IA & IL
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 in IA & IL
TroyL@Hertz.ag

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



| | |
|-----------------------------|-------------------|
| FSA/Eff. Crop Acres: | 242.21 |
| CRP Acres: | 4.32 |
| Cert. Grass Acres: | 3.51 |
| Corn Base Acres: | 170.20 |
| Bean Base Acres: | 59.30 |
| Oat Base Acres: | 10.30 |
| Soil Productivity: | 76.70 CSR2 |

Property Information

246.67 Acres, m/l

Location

From Delhi: 6½ miles south on County Road X31 and ¾ mile west on X31 (310th Street). Farm is located on the north side of the road.

From Ryan: ½ miles south on State Highway 13 and 6 miles east on X31 (310th Street). Farm is located on the north side of the road.

Legal Description

The SW¼ of the NW¼ and the SW¼ of Section 18 and the N½ of the NW¼ lying north of the road of Section 19; all located in Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa.

Price & Terms

- \$2,590,035
- \$10,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2020 Lease.

Real Estate Tax

Taxes Payable 2020 - 2021: \$7,038.00
Gross Acres: 246.67
Net Taxable Acres: 243.67
Tax per Net Taxable Acre: \$28.88

FSA Data

Farm Number 5312, Tract 3874
FSA/Eff. Crop Acres: 242.21
CRP Acres: 4.32
Cert. Grass Acres: 3.51
Corn Base Acres: 170.20
Corn PLC Yield: 166 Bu.

Bean Base Acres: 59.30
Bean PLC Yield: 58 Bu.
Oat Base Acres: 10.30
Oat PLC Yield: 67 Bu.

CRP Contracts

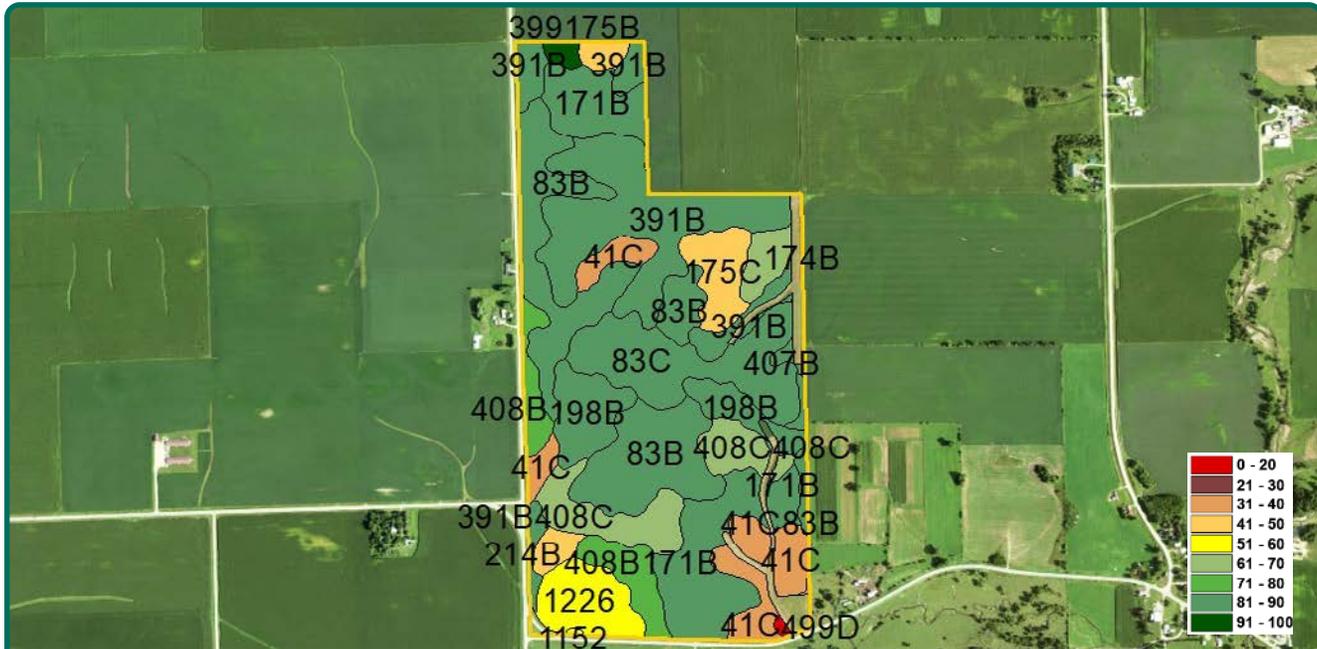
There are 4.32 acres enrolled in a CP-8A contract that pays \$1,169.00 annually and expires September 30, 2020. This contract will not be renewed and the 4.32 acres will be available for production for the 2021 crop year.

Soil Types/Productivity

Primary soils are Kenyon, Clyde-Floyd and Bassett. CSR2 on the FSA/Eff. crop acres is 76.70. CSR2 on the acres currently in production is 77.20. The CSR2 on the acres currently in production and CRP acres is 77.30. See soil map for detail.

Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

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



Measured Tillable Acres 238.70 Avg. CSR2 77.20

| Soil Label | Soil Name | CSR2 | Percent of Field | Non_Irr Class | Acres |
|------------|--------------------------------------|------|------------------|---------------|-------|
| 83B | Kenyon loam, 2 to 5 percent slopes | 90 | 19.9% | Ile | 47.20 |
| 391B | Clyde-Floyd complex, 1 to 4 percent | 87 | 18.6% | IIw | 44.21 |
| 171B | Bassett loam, 2 to 5 percent slopes | 85 | 13.1% | Ile | 31.23 |
| 83C | Kenyon loam, 5 to 9 percent slopes | 85 | 10.2% | IIIe | 24.29 |
| 41C | Sparta loamy fine sand, 5 to 9 | 34 | 7.1% | IVs | 16.82 |
| 408C | Olin fine sandy loam, 5 to 9 percent | 66 | 7.0% | IIIe | 16.66 |
| 198B | Floyd loam, 1 to 4 percent slopes | 89 | 6.3% | IIw | 14.99 |
| 408B | Olin fine sandy loam, 2 to 5 percent | 72 | 4.8% | Ile | 11.3 |
| 1226 | Lawler loam, 0 to 2 percent slopes, | 59 | 4.5% | IIs | 10.7 |
| 175C | Dickinson fine sandy loam, 5 to 9 | 45 | 3.5% | IIIe | 8.4 |
| 174B | Bolan loam, 2 to 5 percent slopes | 64 | 1.8% | IIs | 4.4 |
| 214B | Rockton loam, 20 to 30 inches to | 49 | 1.1% | Ile | 2.6 |
| 175B | Dickinson fine sandy loam, 2 to 5 | 50 | 0.9% | IIIe | 2.1 |
| 399 | Readlyn silt loam, 1 to 3 percent | 91 | 0.6% | Iw | 1.4 |
| 407B | Schley loam, 1 to 4 percent slopes | 81 | 0.3% | IIw | 0.8 |
| 499D | Nordness silt loam, 5 to 14 percent | 5 | 0.2% | VIIs | 0.4 |
| 1152 | Marshan clay loam, 0 to 2 percent | 54 | 0.1% | IIw | 0.2 |
| 109C | Backbone fine sandy loam, 5 to 9 | 31 | 0.1% | IVs | 0.1 |

Land Description

Level to gently rolling.

Drainage

This farm is pattern tiled. Contact the listing agent for tile maps.

Comments

This is a nice-laying, productive Delaware County farm with a 77.20 CSR2 on the acres currently in production.

Troy Louwagie, ALC

Licensed in IA & IL

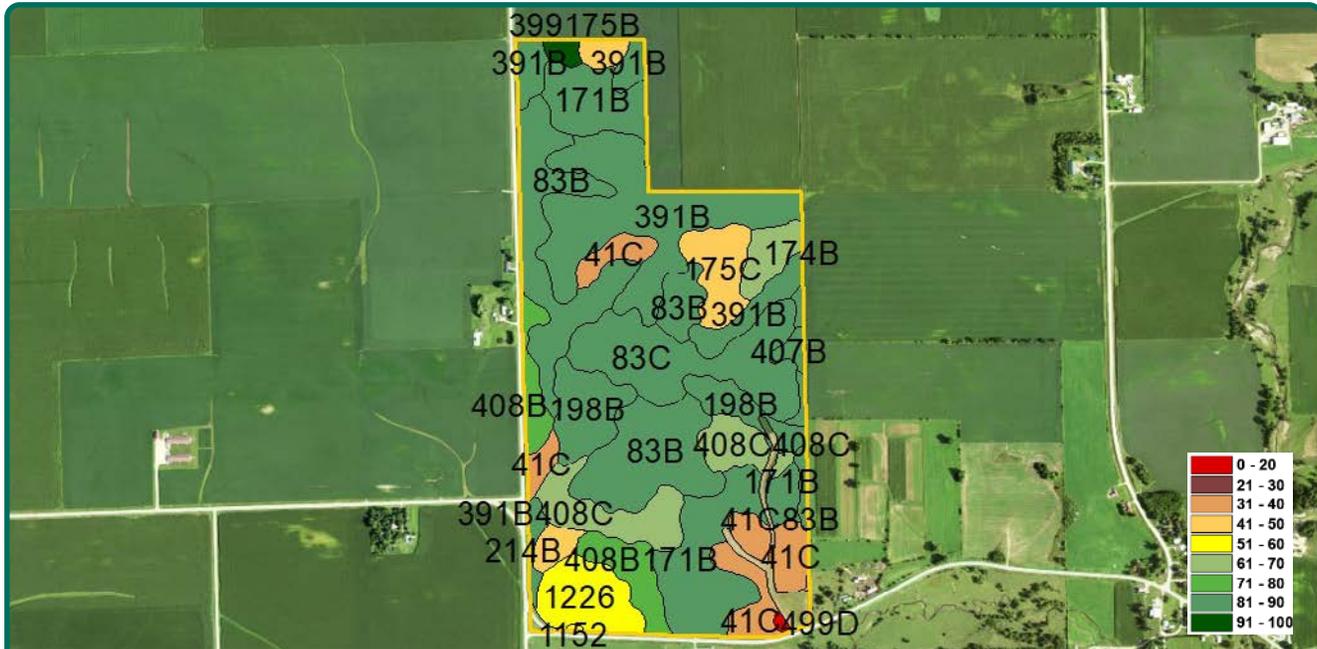
TroyL@Hertz.ag

319-895-8858

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

www.Hertz.ag

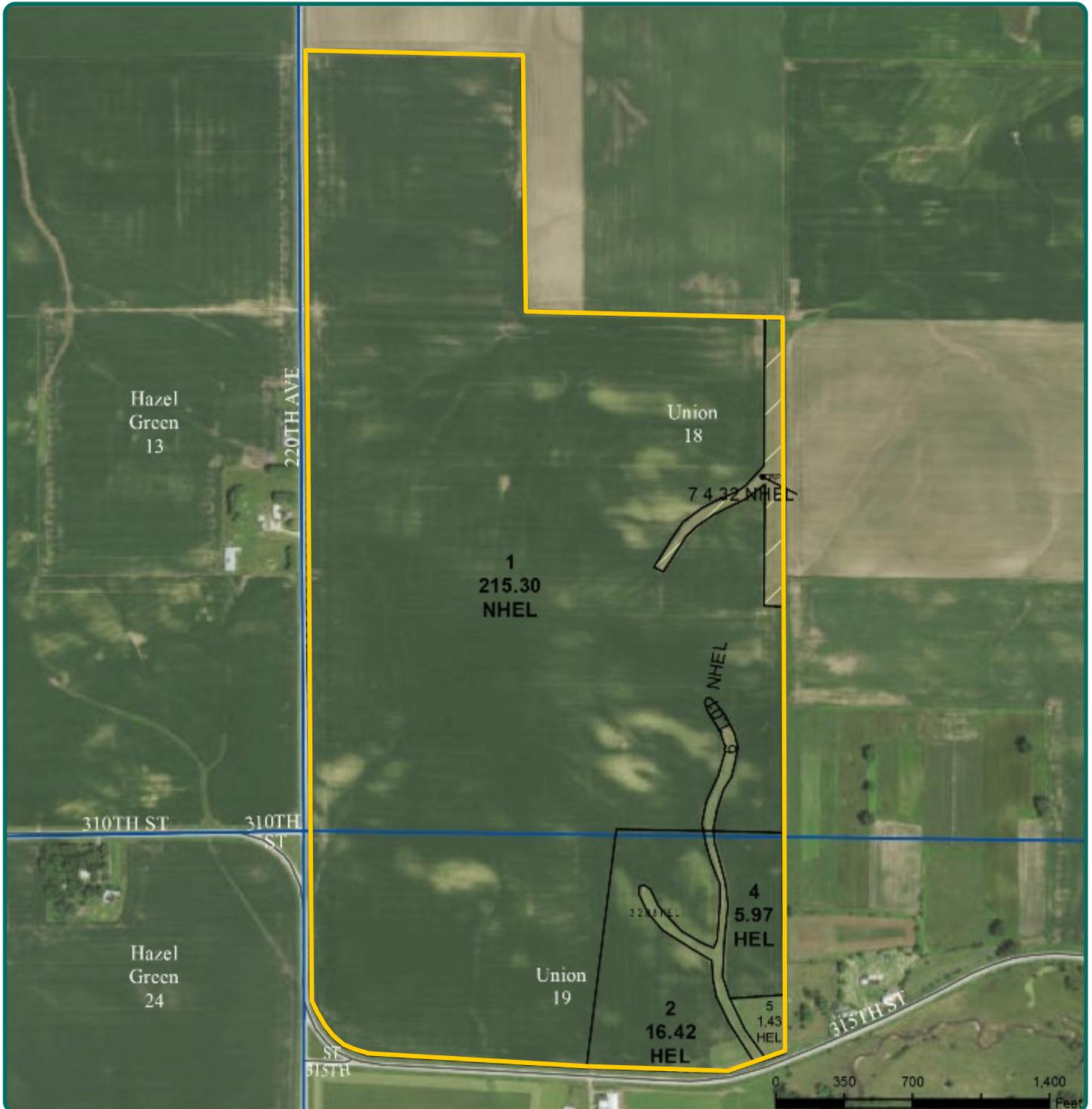


| Measured Tillable Acres | | 243.02 | Avg. CSR2 | | 77.30 |
|-------------------------|--------------------------------------|--------|------------------|---------------|-------|
| Soil Label | Soil Name | CSR2 | Percent of Field | Non_Irr Class | Acres |
| 83B | Kenyon loam, 2 to 5 percent slopes | 90 | 19.7% | Ile | 47.79 |
| 391B | Clyde-Floyd complex, 1 to 4 percent | 87 | 19.2% | Ilw | 46.45 |
| 171B | Bassett loam, 2 to 5 percent slopes | 85 | 12.9% | Ile | 31.23 |
| 83C | Kenyon loam, 5 to 9 percent slopes | 85 | 10.1% | Ille | 24.46 |
| 41C | Sparta loamy fine sand, 5 to 9 | 34 | 6.9% | IVs | 16.82 |
| 408C | Olin fine sandy loam, 5 to 9 percent | 66 | 6.9% | Ille | 16.66 |
| 198B | Floyd loam, 1 to 4 percent slopes | 89 | 6.2% | Ilw | 14.99 |
| 408B | Olin fine sandy loam, 2 to 5 percent | 72 | 4.7% | Ile | 11.3 |
| 1226 | Lawler loam, 0 to 2 percent slopes, | 59 | 4.4% | Ils | 10.7 |
| 175C | Dickinson fine sandy loam, 5 to 9 | 45 | 3.5% | Ille | 8.4 |
| 174B | Bolan loam, 2 to 5 percent slopes | 64 | 2.1% | Ils | 5.0 |
| 214B | Rockton loam, 20 to 30 inches to | 49 | 1.1% | Ile | 2.6 |
| 175B | Dickinson fine sandy loam, 2 to 5 | 50 | 0.9% | Ille | 2.1 |
| 407B | Schley loam, 1 to 4 percent slopes | 81 | 0.6% | Ilw | 1.5 |
| 399 | Readlyn silt loam, 1 to 3 percent | 91 | 0.6% | Iw | 1.4 |
| 499D | Nordness silt loam, 5 to 14 percent | 5 | 0.2% | Vls | 0.4 |
| 1152 | Marshan clay loam, 0 to 2 percent | 54 | 0.1% | Ilw | 0.2 |
| 109C | Backbone fine sandy loam, 5 to 9 | 31 | 0.0% | IVs | 0.1 |

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 in IA & IL
TroyL@Hertz.ag

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



Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

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



Troy Louwagie, ALC

Licensed in IA & IL

TroyL@Hertz.ag

319-895-8858

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

www.Hertz.ag

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

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