

## Bennett Trust Farm

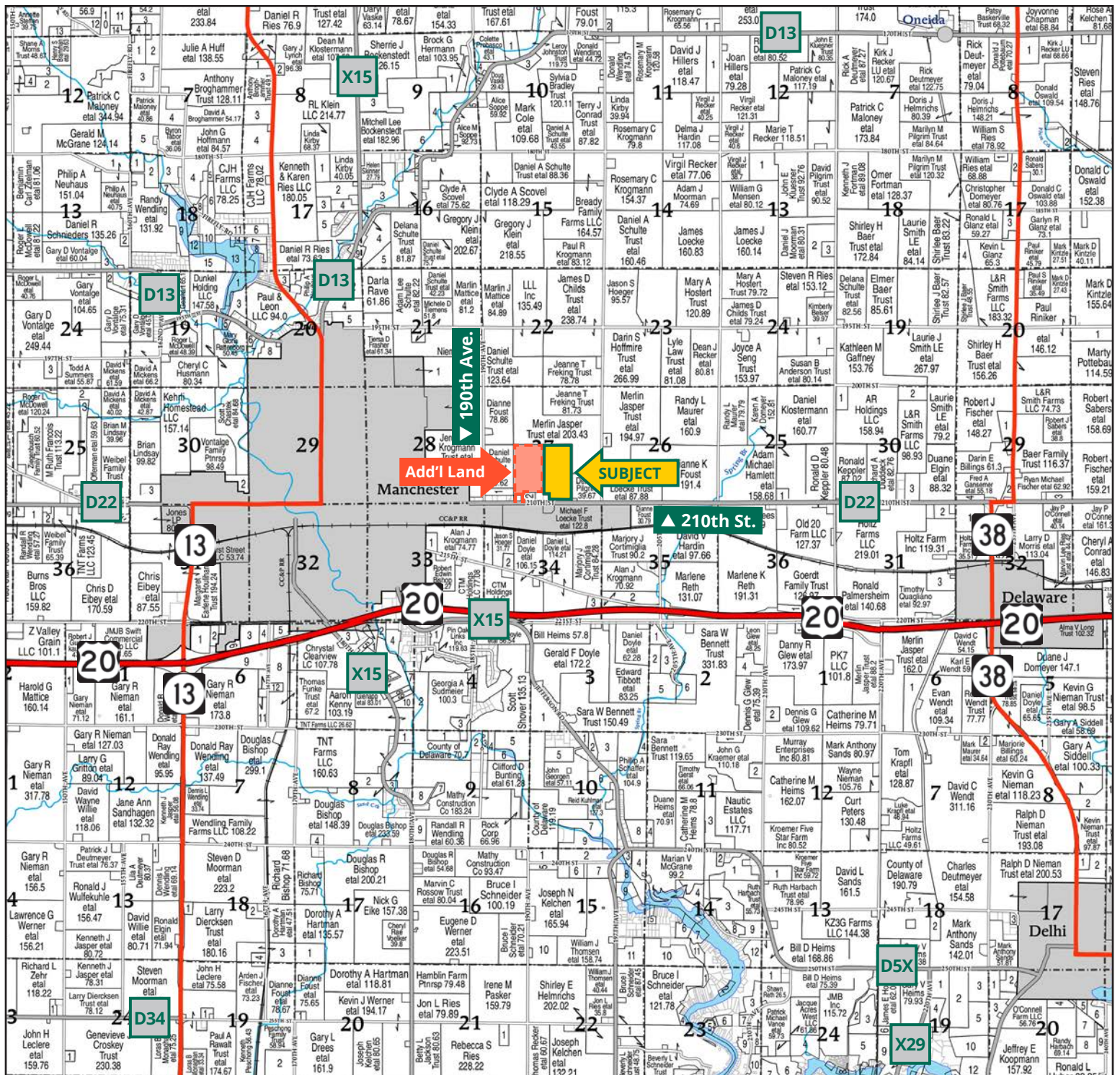


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Mount Vernon, IA 52314-0050 | [www.Hertz.ag](http://www.Hertz.ag)

**77.20 Acres, m/l**  
**Delaware County, IA**





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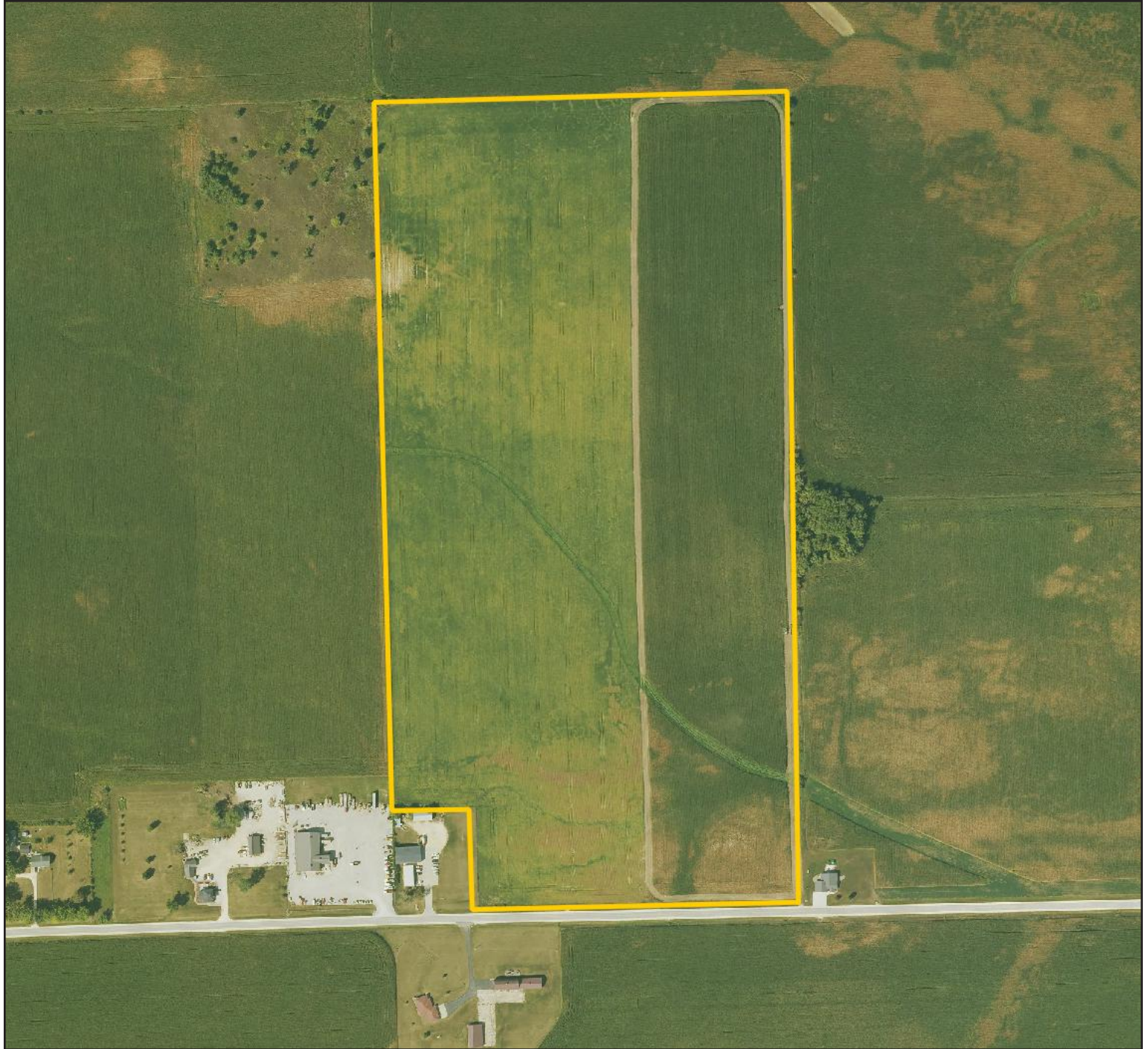
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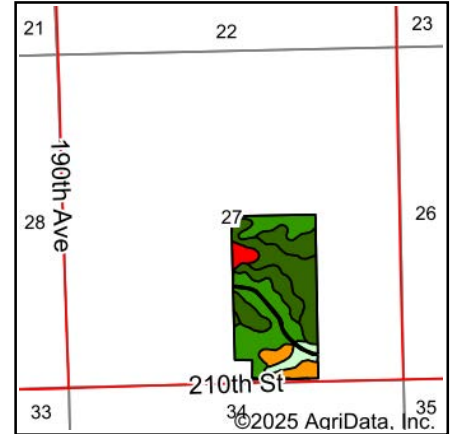
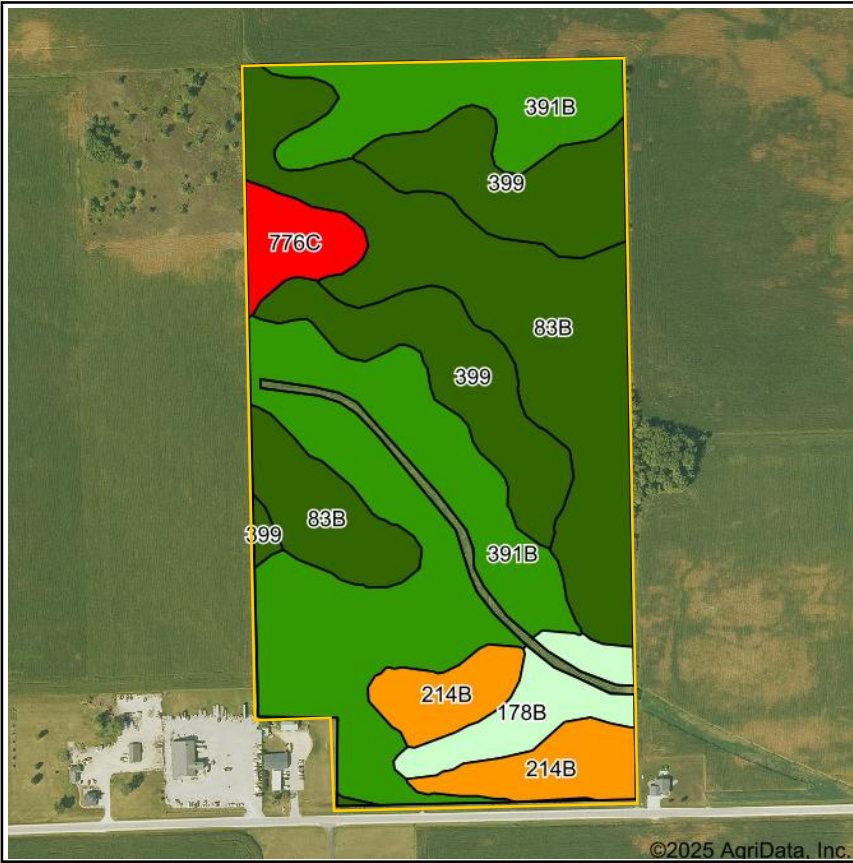


FSA/Eff. Crop Acres: 76.27 | Soil Productivity: 81.50 CSR2



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State: **Iowa**  
 County: **Delaware**  
 Location: **27-89N-5W**  
 Township: **Delaware**  
 Acres: **76.27**  
 Date: **3/13/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA055, Soil Area Version: 31

| Code             | Soil Description                                           | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|------------------|------------------------------------------------------------|-------|------------------|-------------|------------------|--------|
| 391B             | Clyde-Floyd complex, 1 to 4 percent slopes                 | 28.31 | 37.1%            |             | IIw              | 87     |
| 83B              | Kenyon loam, 2 to 5 percent slopes                         | 21.75 | 28.5%            |             | Ile              | 90     |
| 399              | Readlyn silt loam, 1 to 3 percent slopes                   | 13.62 | 17.9%            |             | Iw               | 91     |
| 214B             | Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent | 5.93  | 7.8%             |             | Ile              | 49     |
| 178B             | Waukee loam, 2 to 5 percent slopes                         | 3.99  | 5.2%             |             | Ils              | 64     |
| 776C             | Lilah sandy loam, 2 to 9 percent slopes                    | 2.67  | 3.5%             |             | IVs              | 5      |
| Weighted Average |                                                            |       |                  |             | 1.89             | 81.5   |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Location

**From Manchester:** At the intersection of 190th Ave. and 210th St., a ½ mile east on 210th St. The property is on the north side of the road.

## Simple Legal

The W½ of the SE¼, except the West 250 feet of the South 350 feet, in Section 27, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa. *Final abstract/title documents to govern legal description.*

## Price & Terms

- \$1,231,340.00
- \$15,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing

## Possession

Negotiable. Subject to 2025 lease.

## Real Estate Tax

Taxes Payable 2024-2025: \$2,890.00  
Net Taxable Acres: 77.20  
Tax per Net Taxable Acre: \$37.44

## Lease Status

This farm is leased for the 2025 crop year.

## FSA Data

Farm Number 5568, Tract 2022  
FSA/Eff. Crop Acres: 76.27  
Corn Base Acres: 52.35  
Corn PLC Yield: 140 Bu.  
Bean Base Acres: 5.08  
Bean PLC Yield: 65 Bu.

## Soil Types/Productivity

Primary soils are Clyde-Floyd, Kenyon and Readlyn. CSR2 on the FSA/Eff. crop acres is 81.50. See soil map for detail.

## Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

## Land Description

The topography is gently rolling.

## Drainage

Drainage is natural with some tile. Tile maps are not available.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

This is a highly productive Delaware County Farm located on a hard-surfaced road east of Manchester.

## 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.

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Southwest Corner Looking Northeast



Southeast Corner Looking Northwest





North Looking South



Northeast Corner Looking Southwest







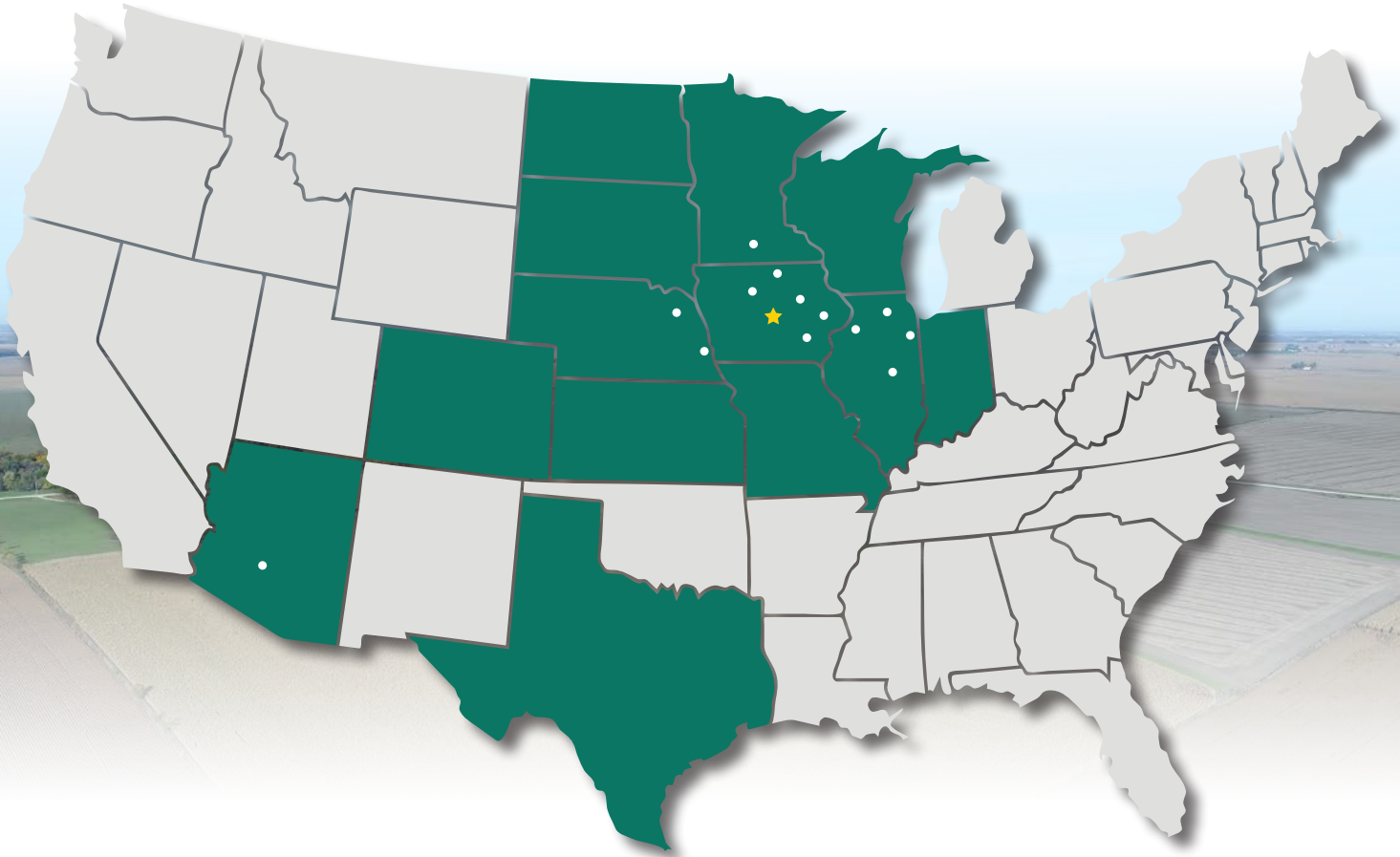








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