

# LAND

# FOR SALE

DELAWARE COUNTY, IA

**77**  
+/- ACRES

Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



Real Estate License:  
S68963000

513 W Bremer Ave  
Waverly, IA 50677

# MATT TOBIN

# 563-451-7390

Matt@HighPointLandCompany.com



# HIGH POINT LAND COMPANY

HIGHPOINTLANDCOMPANY.COM







# Summary of Property

## 77+/- Acres • Delaware County, IA

**Listing Price: \$1,078,000**

### **DESCRIPTION**

High Point Land Company is pleased to present 77+/- acres located 1.5 miles North of Lake Delhi, between Delaware and Manchester Iowa. The farm consists of 66.86+/- FSA certified Cropland acres carrying an average CSR2 rating of 55.1. The soils on the tillable acres consist of Fayette silt loam, paha, Chelsea loamy fine sand and Colo-Ely complex. Currently the tillable acres are enrolled in the Conservation Reserve Program generating \$18,482 annually and the contract is set to expire September 30th 2027.

There is a 3.5 acre established pond in the Southeast corner of the Property that is stocked with fish and has a dock. With the established evergreen wind break around the pond, this creates an excellent setting for a private secluded camping site next to the established pond. The property offers multiple excellent buildable sites on either road with great access.

Whether you are looking to add a mostly tillable 80 to your farming operation or Land portfolio, or wanting a nice recreational property with upland game and fishing opportunities this property's diversity offers an excellent opportunity in an area where land rarely comes available to the public.

For more information please contact Local land specialist and listing agent Matt Tobin at 563-451-7390 or [matt@highpointlandcompany.com](mailto:matt@highpointlandcompany.com).

### **Property Address:**

TBD 210th Ave, Delhi, IA 52223

### **Property Features:**

77+/- Acres  
66.86 FSA Certified Cropland Acres  
55.1 CSR2  
Tillable Acres Enrolled in CRP  
3.5 Acres Secluded Pond with Evergreen Windbreak  
Stocked Pond with Dock  
Located between Delhi and Delaware  
Located 1.5 Miles from Lake Delhi  
Excellent Access off 230th Street and 210th Ave

### **Driving Directions:**

From Delaware, travel South on Highway 38 1 mile, turn right on 230th Avenue, travel .2 miles and turn right 230th Street, travel 1.5 miles and the farm is on the Left (South)



75,000  
ACRES SOLD

# Property Photos





75,000  
ACRES SOLD

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# Property Photos

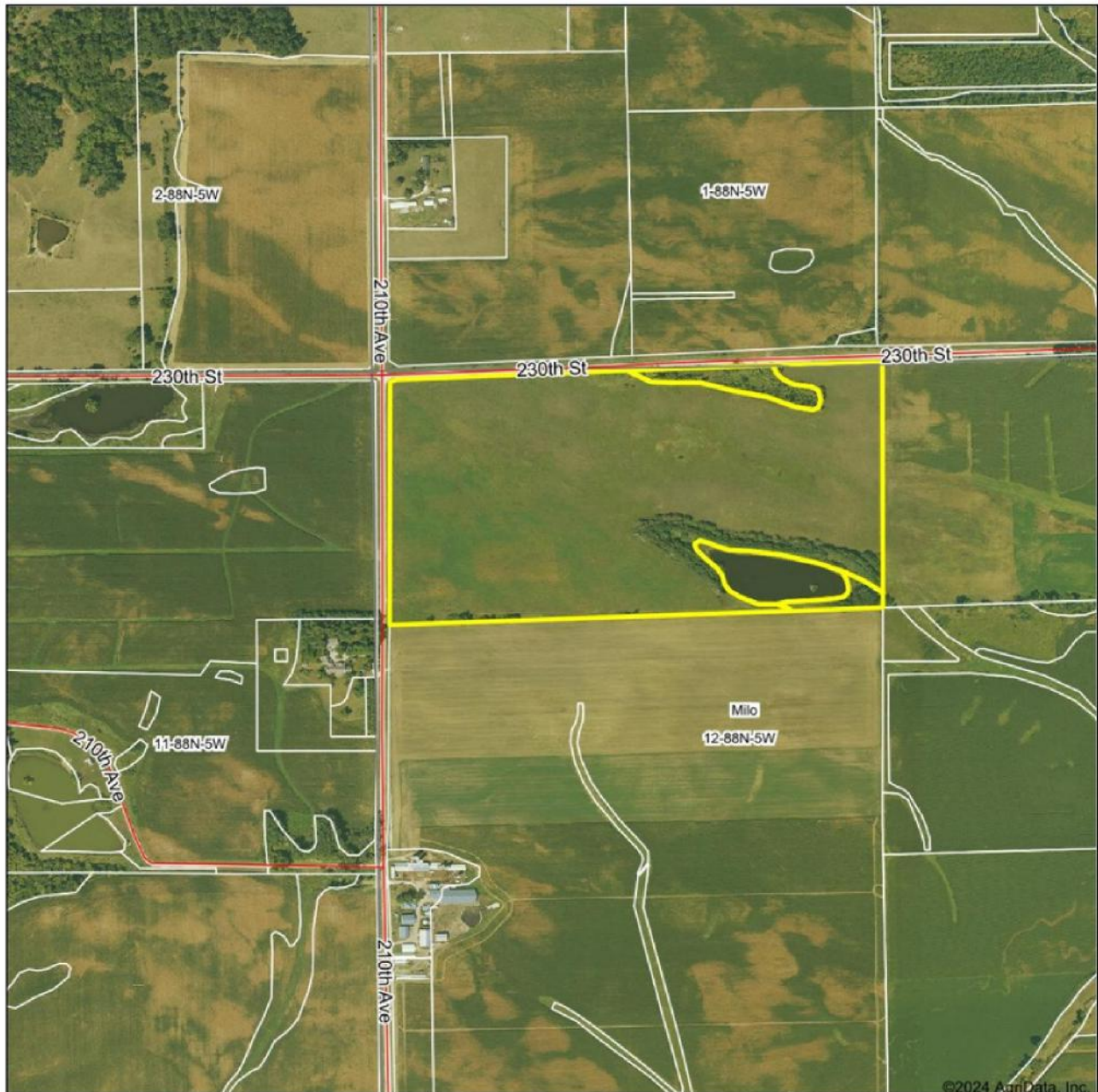




75,000  
ACRES SOLD

# Aerial Map

Aerial Map



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Boundary Center: 42° 27' 14.58, -91° 22' 41.68

0ft 829ft 1658ft

12-88N-5W  
Delaware County  
Iowa



4/4/2024

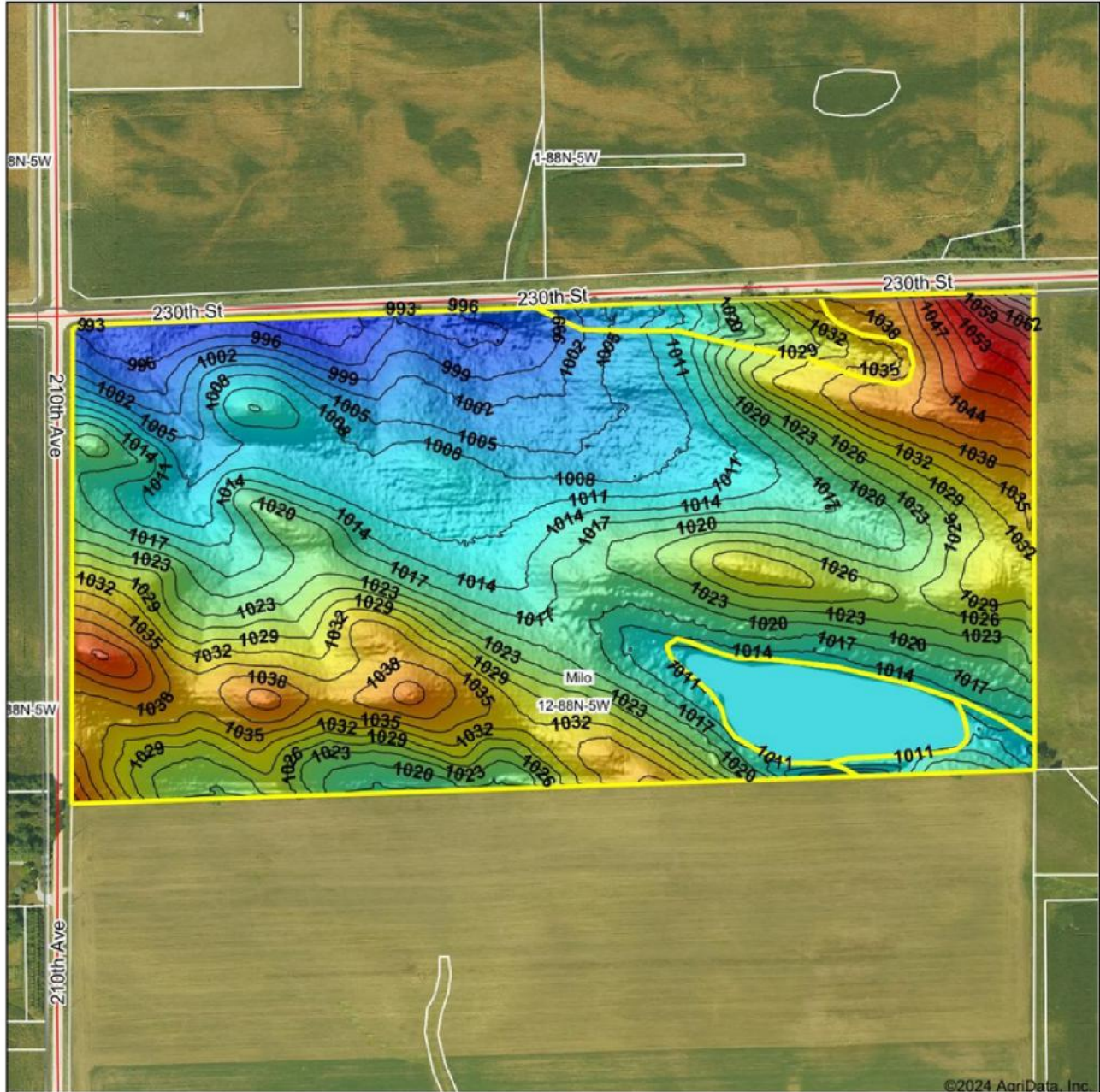
Field borders provided by Farm Service Agency as of 5/21/2008



**75,000**  
ACRES SOLD

# Topo Hillshade Map

## Topography Hillshade



©2024 AgriData, Inc.



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 3

Min: 990.3

Max: 1,073.0

Range: 82.7

Average: 1,019.9

Standard Deviation: 13.09 ft



4/4/2024

**12-88N-5W**  
**Delaware County**  
**Iowa**

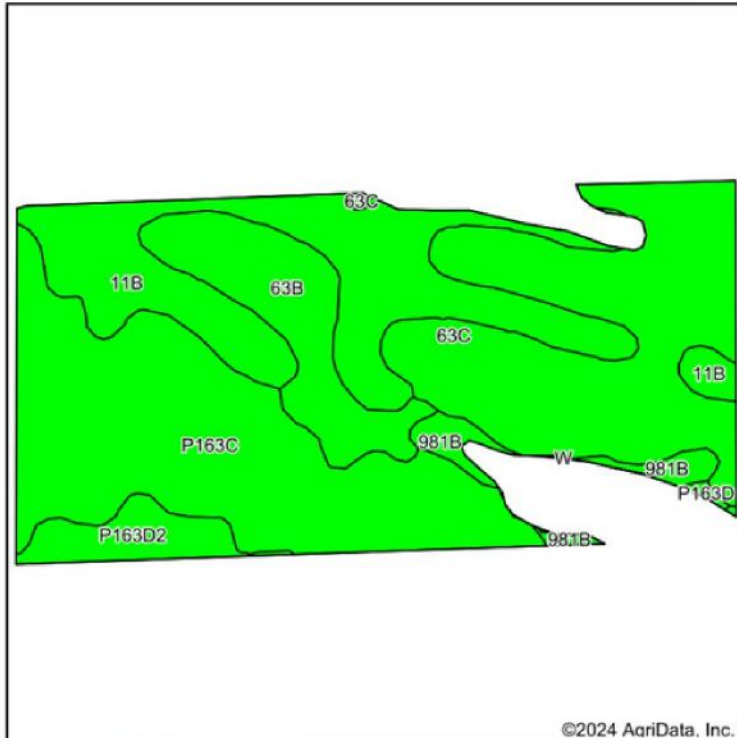
Boundary Center: 42° 27' 14.58, -91° 22' 41.68





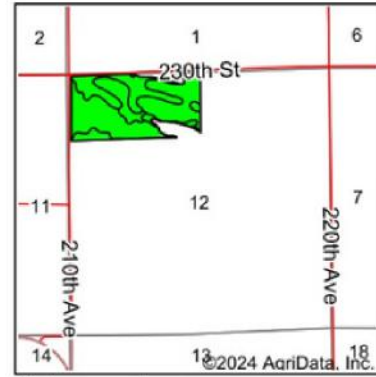
# Soils Map

## Soils Map



©2024 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: Iowa  
 County: Delaware  
 Location: 12-88N-5W  
 Township: Milo  
 Acres: 71.7  
 Date: 4/4/2024



Area Symbol: IA055, Soil Area Version: 30											
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
P163C	Fayette silt loam, paha, 5 to 9 percent slopes	22.86	31.9%		IIIe	78	83	83	72	75	
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	19.87	27.7%		IVs	14	50	50	42	29	
11B	Colo-Ely complex, 0 to 5 percent slopes	16.63	23.2%		IIw	86	92	92	64	76	
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	7.44	10.4%		IVs	19	51	51	42	29	
P163D2	Fayette silt loam, paha, 9 to 14 percent slopes, eroded	2.91	4.1%		IIIe	47	73	73	63	61	
981B	Worthen silt loam, 2 to 5 percent slopes	1.85	2.6%		IIe	94	94	94	80	86	
P163D	Fayette silt loam, paha, 9 to 14 percent slopes	0.14	0.2%		IIIe	50	78	77	68	69	
<b>Weighted Average</b>						<b>3.12</b>	<b>55.1</b>	<b>*n 72.5</b>	<b>*n 72.5</b>	<b>*n 58.6</b>	<b>*n 57.4</b>

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

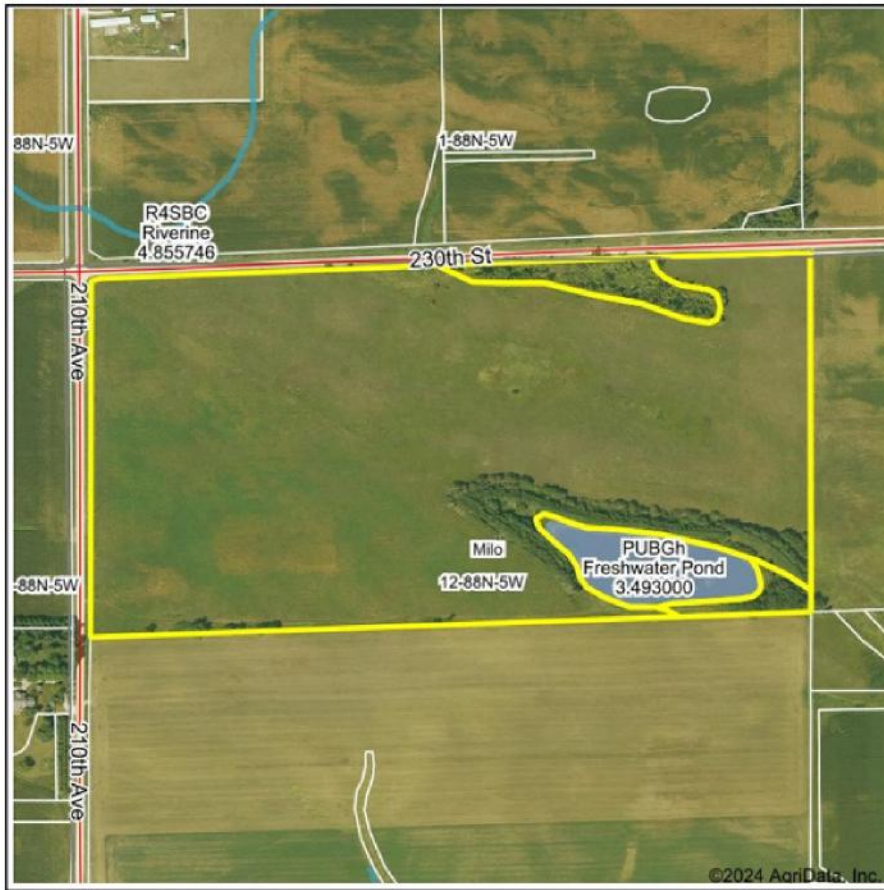
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



## Wetlands Map



State: Iowa  
 Location: 12-88N-5W  
 County: Delaware  
 Township: Milo  
 Date: 4/4/2024



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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0ft 663ft 1326ft

Classification Code	Type	Acres
PUBGh	Freshwater Pond	3.49
Total Acres		3.49

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>





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