

Growthland

Recently renamed from Agri-Management Services

8.5 Acres m/l (pending survey)
Delaware County, IA
\$414,950

Acreage For Sale

1478 300th St
Ryan, IA

Location: Located one mile west of Ryan and Highway 13 at 1478 300th St, Ryan, Iowa. Two miles from Highway 13 and five miles from Highway 20.

Comments: Conveniently located within 30 minutes of many cities: Manchester, Monticello, Marion, Central City and Independence. The acreage is to be surveyed with an estimated 8.5 acres (actual acres to come from the survey). Includes a house, shop, grain bins and a livestock building. Two-story dwelling has 2,268 finished square feet, three bedrooms, 1.5 bathrooms, one-car attached garage and ample storage space. Dwelling is cleaned and "move-in" ready. The shop is heated,

insulated, has a concrete floor, and includes the hoist. Four grain bins provide 18,000 bushels of storage. Larger bin has a drying system installed in 2015. **Extremely rare chance to purchase a move-in ready, rural acreage on a hard-surface road within a half hour of numerous cities.**

School District: West Delaware Community School District

Taxes: Estimated \$2,840.26 annually (site to be surveyed, so this is an estimate only)

Possession: At closing.

Acreage Breakdown:

Tillable Acres: 2.7 A m/l (CSR2 of 89.0)

Building Acres: Remainder of surveyed acres



Contact Us

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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Growthland or its staff. All acres are considered more or less.

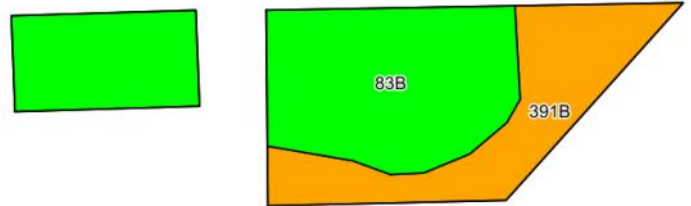
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Tillable Aerial Map

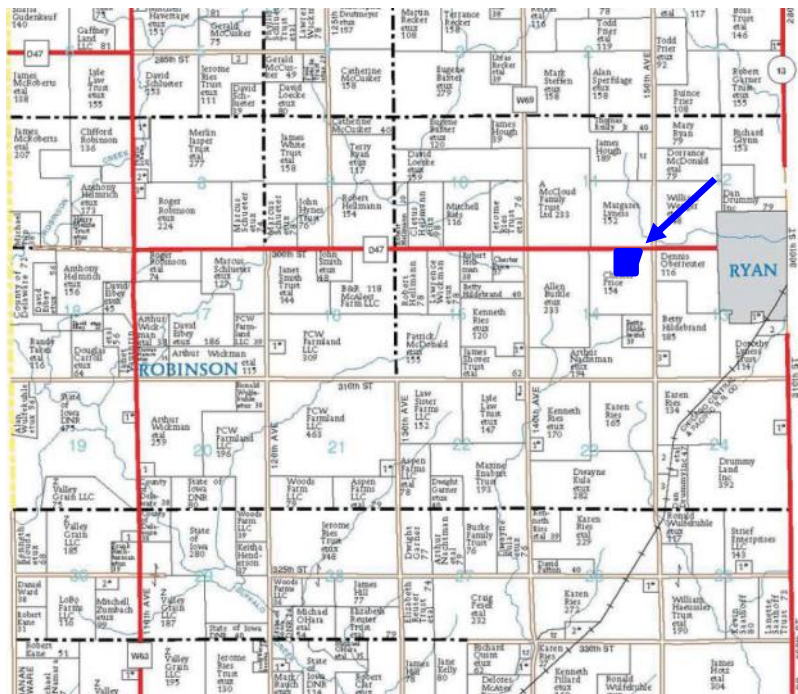


Tillable Soil Map - CSR2



Code	Soil Description	Acres	% of field	CSR2	CSR2*
426C	Aredale loam, 5 to 9 percent slopes	2.24	42.2%		86
391B	Clyde-Floyd complex, 1 to 4 percent slopes	1.63	30.7%		87
Weighted Average					89.0

Maps Provided By:
 **surety**
 CUSTOMIZED ONLINE MAPPING
 AgriData, Inc. 2014 www.AgriDataInc.com



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Photos



**Front of the 2 story, 3 bedroom,
1 1/2 bath house**



**East side of the house and one car
attached garage**



**48' x 52' shop
with 12'x12' & 14'x20' overhead doors
15 1/2 foot side walls**



**Interior of insulated shop
Hoist included
LP Heater**

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Grain Bins



**Livestock building with concrete floors
and waterlines. cement stave silo
currently not being used**



Kitchen



Living Room

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Dining Room



Sewing room or office



Screened in front porch



Bedroom

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