

Offers Due by
Thursday, April 24, 2025
 at 12:00 CDT (Noon)
 See Page 2 for Sale Procedure

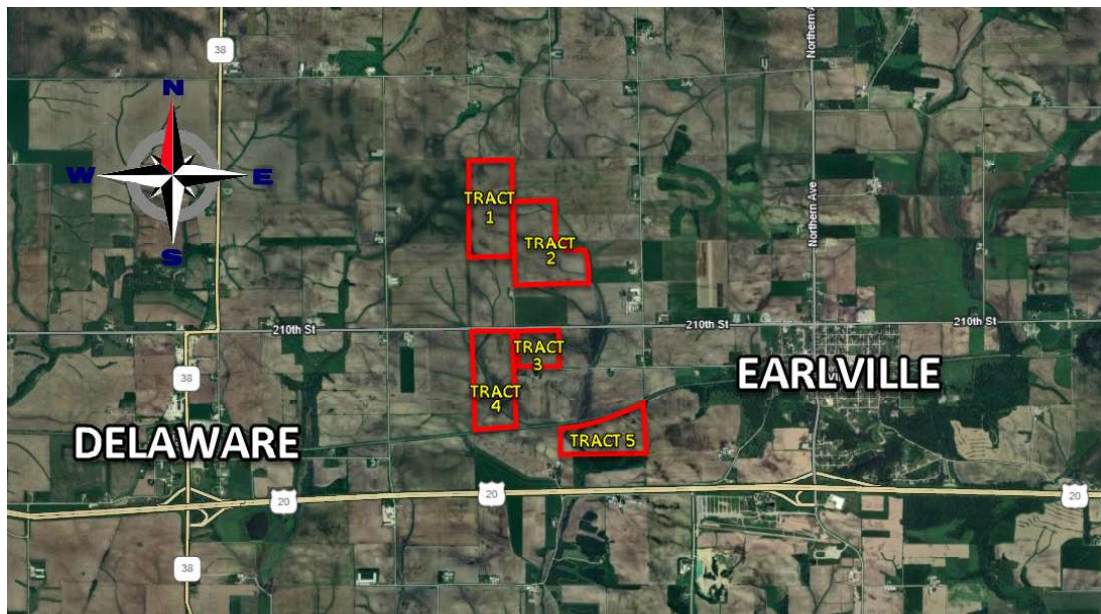
FARMLAND FOR SALE

Delaware County, IA
396 Acres M/L

Tract	Assessor Net Acres	FSA Acres M/L	FSA Tillable Acres	Tillable CSR2
1	90.00	90	90.00	87.3
2	105.22	109	104.82	72.0
1 & 2	195.22	199	194.82	79.1
3	36.25	36	36.25	77.4
4	90.92	94	86.21	75.0
5	67.90	67	62.47	54.0

Available in 5 tracts!

*Farms being sold on FSA Acres M/L



This is a rare opportunity to own high-quality farmland in Delaware County, located just 2 miles west of Earlville and 2 miles east of Delaware in Sections 27 and 34 of Oneida Township. The property is available in 5 tracts by bid, giving buyers the flexibility to purchase one or multiple tracts. Don't miss your chance to own productive land in a convenient location.



JOHN AIRY

*Real Estate Agent, Farm Manager
Auctioneer*

Licensed In Iowa

📞 319-350-0474

✉️ john@growthland.com

www.growthland.com

5475 Dyer Ave, Suite 141, Marion, IA 52302
Office: 319-377-1143

Sale Procedure

Delaware County, IA
396 Acres M/L

Offer Process

- Prospects will submit offers via customized bid form by **Thursday, April 24, 2025, at 12 PM CDT.**

Ask Agent for bid form.

- **Tract 1 and Tract 2:** tracts will be sold in the manner—individual or combined—that results in the highest total price.
- **Tracts 3, 4, and 5:** offered as individual tracts only.

Seller Options

Round One Bidding Process:

- Prospects will submit a bid **by Thursday, April 24, 2025, at 12 PM CDT. Ask Agent for bid form.**
- Accepting property "as is", "where-is"

Seller Options After Round One:

- Accept one bid
- Negotiate with one bid
- Reject all bids and retain ownership
- Ask bidders to proceed to a highest and final offer (Round Two).

Round Two Bidding Process:

- Bidders will be asked to submit highest and final bid **by Friday, April 25, 2025, at 12 PM CDT.**
- Seller can accept one of the bids after all final bids have been submitted with winning bidder being notified by **April 25, 2025, at 5 PM CDT.**
- Bidder identities will remain confidential.

Terms

Ten percent of the purchase price required from successful bidder as earnest money. Buyer(s) will sign Real Estate Sales Agreement and must be prepared for cash settlement of the purchase at the time of closing. **Sale must be court approved.**

Closing

- Ideally close within 45 days of final offer date.
- **SUBJECT TO COURT APPROVAL.**

Conditions

- This sale is subject to all easements, leases and any other restrictions of record.
- Buyer(s) understand they are purchasing the property "as is, where-is" unless specifically noted in offer.
- Any expenses post-closing are solely the responsibility of the Buyer(s).
- Farm available for 2025 crop season with possession available prior to closing.
- Prior to closing and where needed, boundary lines may be located and identified by survey.
- Right of First Refusal on Tract 1, Tract 2 and Tract 3. Contact Agent for details.
- Tract 1 encumbered by a Carbon Pipeline Easement. Contact Agent for details.
- No recorded access easement to transfer with Tracts 1 and 2. If needed, access easement will need to be agreed upon prior to closing.
- A verbal agreement for access to Tract 5 is in place. Call Agent for details.

Agency Disclosure

Growthland and their associates are agents of the Seller.

Plat Map

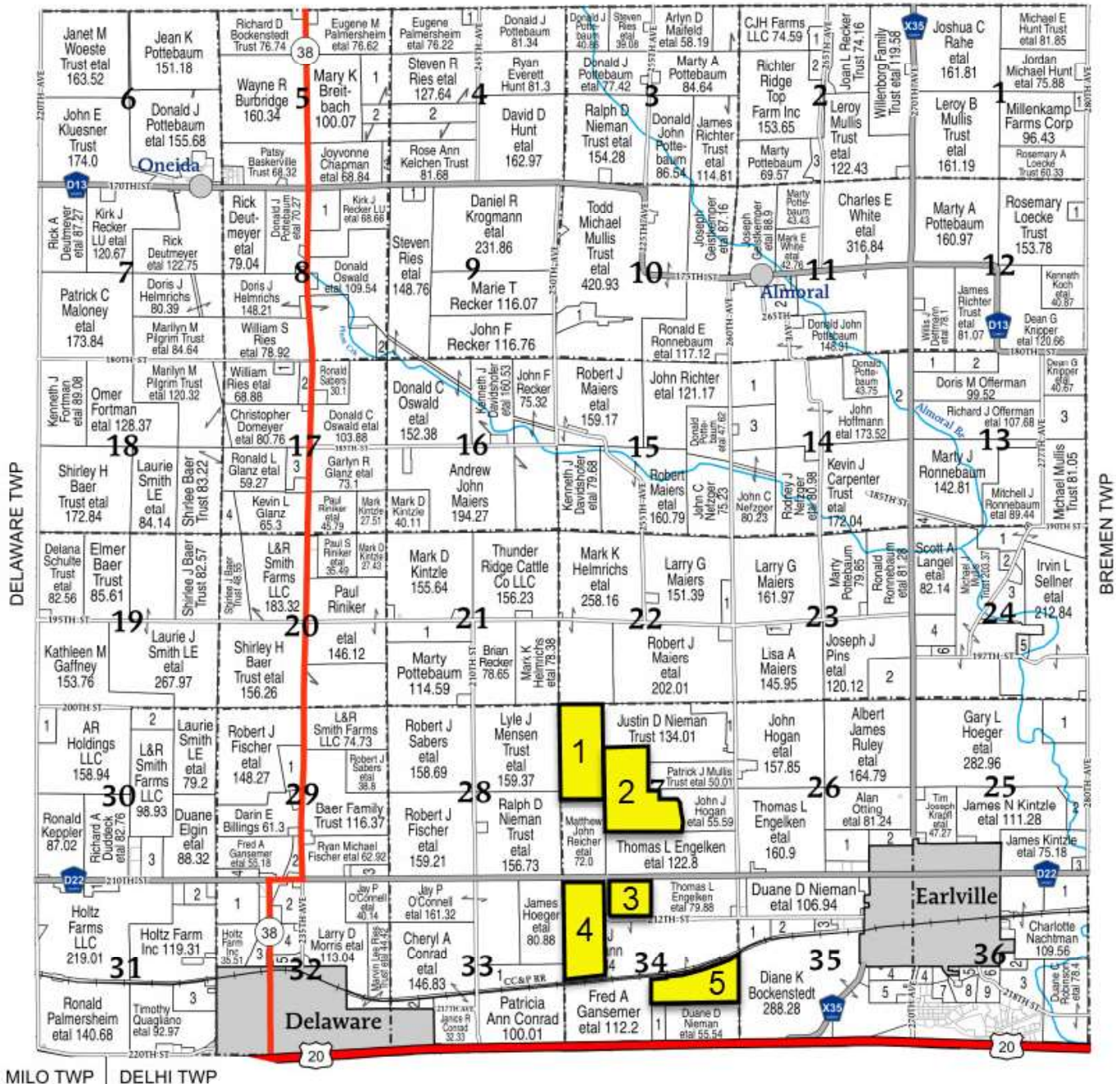
Delaware County, IA
396 Acres M/L

T-89-N

ONEIDA PLAT

R-4-W

(Landowners)
ELK TWP



DISCLAIMER - The Seller has supplied the information contained in this Document. Growthland has not audited or otherwise confirmed his information and makes no representations, expressed or implied, as to its accuracy or completeness or the conclusions to be drawn and shall in no way be responsible for the content, accuracy, and truthfulness of such information. Any and all representations shall be made solely by the Seller as set forth in a signed agreement or purchase contract, which agreement or contract shall control the representations and warranties, if any. The marketing information presented in this material is the result of the Seller's representations and research utilizing sources and materials considered to be reliable and to contain information deemed to be relevant to the Properties but without any guarantees or specific statements or implied warranties. Properties being sold "as-is; where-is". By requesting this information package, the recipient acknowledges the responsibility to perform a due diligence review prior to any acquisition of in whole or in part and or merger or interest with or of the Seller.

Tract 1

Acreage Breakdown:		
Taxable Acres:	90.0*	
Tillable Acres:	90.0**	
FSA Acres:	90.0**	
Soil Productivity:		
Tillable CSR2:	87.3	
Property Taxes:		
	\$3,136.00	
Parcel Numbers:		
	160270000710	160270000720
FSA Farm Base Acres:		
Corn Base Acres:	64.1	
Corn PLC Yield:	170	
Beans Base Acres:	20.5	
Beans PLC Yield:	44	

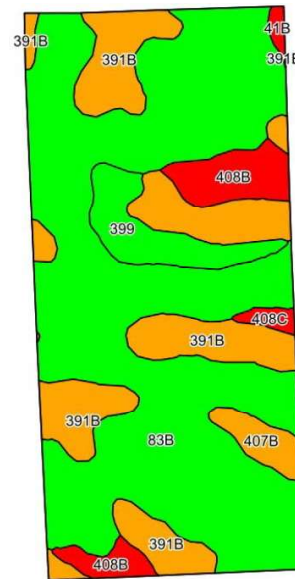
Comments:	
<ul style="list-style-type: none"> No recorded access easement to transfer with Tracts 1 and 2. If needed, access easement will need to be agreed upon prior to closing. Tract 1 encumbered by a Carbon Pipeline Easement. Prior to closing, boundary lines may be located and identified by survey Right of First Refusal on Tract 1. Contact Agent for details. 	
*If Tract 1 and 2 are sold separately, a parcel split will occur.	
Figures provided are estimates.	
**Pending FSA reconstitution after sale completion. The figures listed are estimates.	



Delaware County, IA 90 Acres M/L



View from the southwest looking northeast



Area Symbol: IA055, Soil Area Version: 31					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	57.51	63.9%		90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	19.68	21.9%		87
408B	Olin sandy loam, 2 to 5 percent slopes	4.97	5.5%		64
399	Readlyn silt loam, 1 to 3 percent slopes	4.75	5.3%		91
407B	Schley loam, 1 to 4 percent slopes	2.03	2.3%		81
408C	Olin sandy loam, 5 to 9 percent slopes	0.67	0.7%		59
41B	Sparta loamy sand, 2 to 5 percent slopes	0.39	0.4%		42
Weighted Average					87.3

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

Tract 2

Delaware County, IA
109 Acres M/L

Acreage Breakdown:

Taxable Acres: 105.22*
Tillable Acres: 104.82**
FSA Acres: 108.64**

Soil Productivity: Tillable CSR2: 72

Property Taxes: \$3,262.00*

Parcel Numbers: 160270000710 160270001110
160270001120

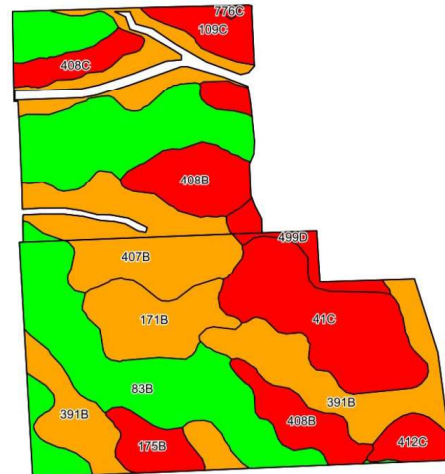
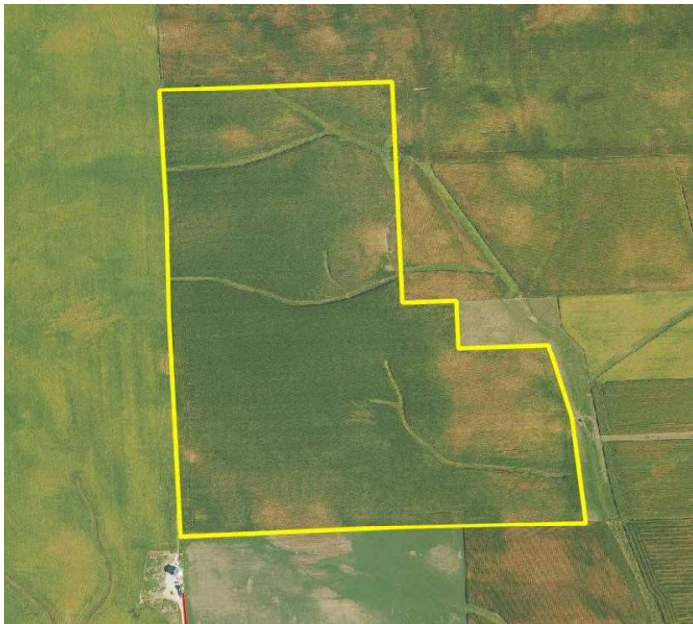
FSA Farm Base Acres: Corn Base Acres: 74.6
Corn PLC Yield: 170
Beans Base Acres: 23.9
Beans PLC Yield: 44

Comments:

- No recorded access easement to transfer with Tracts 1 and 2. If needed, access easement will need to be agreed upon prior to closing.
 - Prior to closing, boundary lines may be located and identified by survey
 - Right of First Refusal on Tract 2. Contact Agent for details.
- *If Tract 1 and 2 are sold separately, a parcel split will occur. Figures provided are estimates.
**Pending FSA reconstitution after sale completion. The figures listed are estimates.



View from the southeast looking northwest



Area Symbol: IA055, Soil Area Version: 31					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	31.23	29.8%		90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	20.41	19.5%		87
407B	Schley loam, 1 to 4 percent slopes	12.13	11.6%		81
41C	Sparta loamy sand, 5 to 9 percent slopes	12.11	11.6%		37
408B	Olin sandy loam, 2 to 5 percent slopes	8.93	8.5%		64
171B	Bassett loam, 2 to 5 percent slopes	6.40	6.1%		85
499D	Nordness silt loam, 5 to 14 percent slopes	3.07	2.9%		5
175R	Dinkinson fine sandy loam, 2 to 5 percent slopes	2.91	2.8%		50
109C	Backbone fine sandy loam, 5 to 9 percent slopes	2.73	2.6%		31
408C	Olin sandy loam, 5 to 9 percent slopes	2.52	2.4%		59
412C	Emeline loam, 2 to 9 percent slopes	2.23	2.1%		7
776C	Lilah sandy loam, 2 to 9 percent slopes	0.15	0.1%		5
				Weighted Average	72

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

Tract 1 & 2 Combined

Delaware County, IA
199 Acres M/L

Acreage Breakdown:	
Taxable Acres:	195.2
Tillable Acres:	194.82**
FSA Acres:	198.64**

Soil Productivity:	Tillable CSR2:	79.1
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Property Taxes:	\$6,398.00**
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Parcel Numbers:	160270000710	160270001120
	160270000720	160270001110

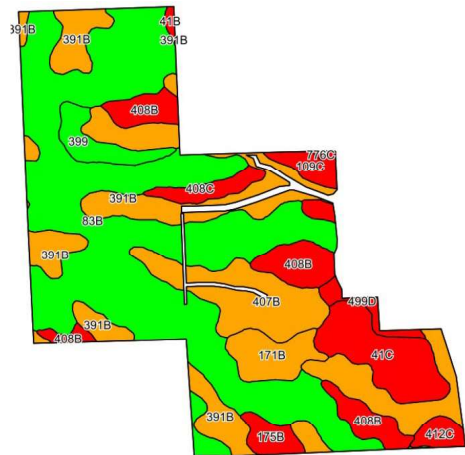
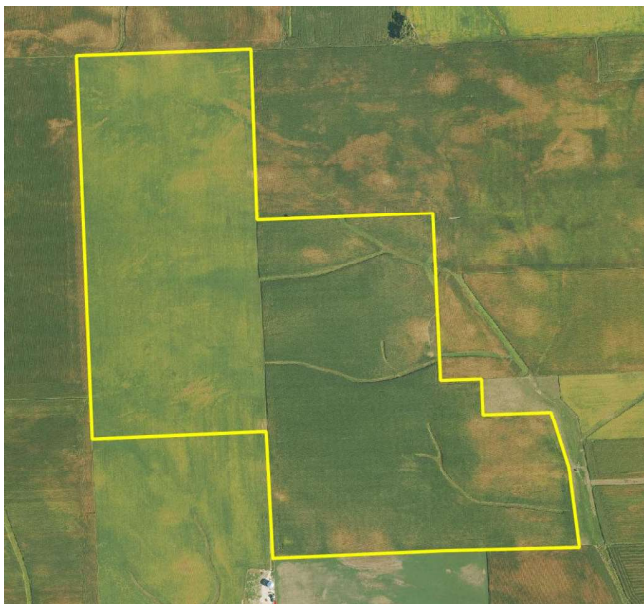
FSA Farm Base Acres:	Corn Base Acres:	138.7
	Corn PLC Yield:	170
	Beans Base Acres:	44.4
	Beans PLC Yield:	44

Comments:

- No recorded access easement to transfer with Tracts 1 and 2. If needed, access easement will need to be agreed upon prior to closing.
 - Tract 1 encumbered by a Carbon Pipeline Easement.
 - Prior to closing, boundary lines may be located and identified by survey.
 - Right of First Refusal on Tract 1 & 2. Contact Agent for details.
- *If Tract 1 and 2 are sold separately, a parcel split will occur.
Figures provided are estimates.
**Pending FSA reconstitution after sale completion. The figures listed are estimates.



View from the southeast looking northwest



Tract 3

Delaware County, IA
36 Acres M/L

Acreage Breakdown:

Taxable Acres: 36.25*
Tillable Acres: 36.25
FSA Acres: 36.25

Soil Productivity: **Tillable CSR2:** 77.4

Property Taxes: \$1,072.00*

Parcel Numbers: 160340000400

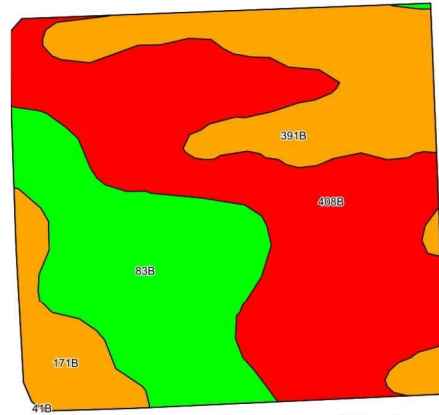
FSA Farm Base Acres: **Corn Base Acres:** 25.8
Corn PLC Yield: 170
Beans Base Acres: 8.3
Beans PLC Yield: 44

Comments:

- Nice 40-acre parcel bordered by Old Hwy 20 to the north, 253rd Ave to the west, and 212th St to the south.
 - Right of First Refusal on Tract 3. Contact Agent for details.
- *Figures provided are estimates. Final figures will be determined by Delaware County Assessor upon completion of parcel split.
- **Pending FSA reconstitution after sale completion. The figures listed are estimates.



View from the northeast looking southwest



Area Symbol: IA055, Soil Area Version: 31					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
408B	Olin sandy loam, 2 to 5 percent slopes	16.09	44.4%		64
83B	Kenyon loam, 2 to 5 percent slopes	9.58	26.4%		90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	7.95	21.9%		87
171B	Bassett loam, 2 to 5 percent slopes	2.63	7.3%		85
Weighted Average					77.4

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

Tract 4

Delaware County, IA
94 Acres M/L

Acreage Breakdown:

Taxable Acres: 90.92*
Tillable Acres: 86.21**
FSA Acres: 94.45**

Soil Productivity: Tillable CSR2: 75

Property Taxes: \$3,090.00*

Parcel Numbers: 160340000400 160340000410

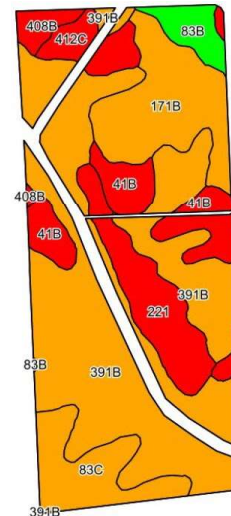
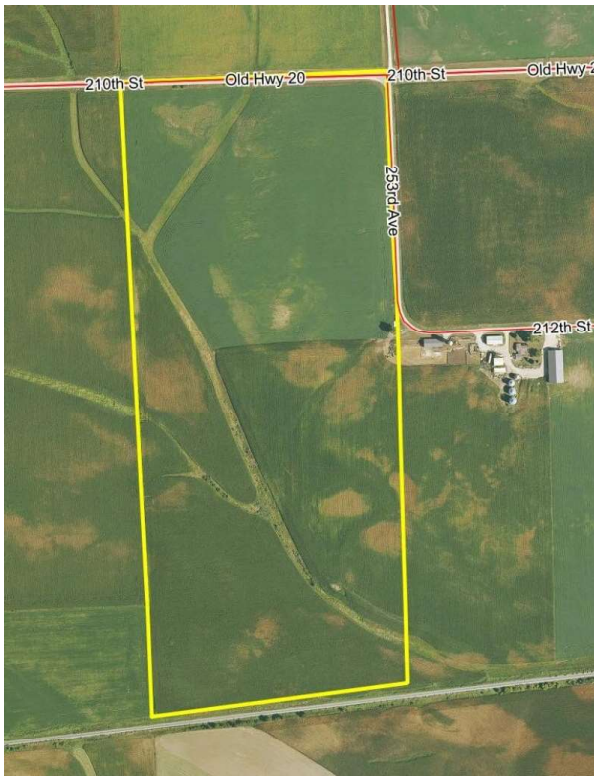
FSA Farm Base Acres: Corn Base Acres: 61.39
Corn PLC Yield: 170
Beans Base Acres: 19.63
Beans PLC Yield: 44

Comments:

- Bordered to the north by Old Hwy 20 and partially on the east by 253rd Ave.
- *Figures provided are estimates. Final figures will be determined by Delaware County Assessor upon completion of parcel split.
- **Pending FSA reconstitution after sale completion. The figures listed are estimates.



View from the northwest looking southeast



Area Symbol: IA055, Soil Area Version: 31					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
391B	Clyde-Floyd complex, 1 to 4 percent slopes	42.48	49.3%		87
171B	Bassett loam, 2 to 5 percent slopes	11.94	13.9%		85
41B	Sparta loamy sand, 2 to 5 percent slopes	8.49	9.9%		42
221	Klossner muck, 1 to 4 percent slopes	7.98	9.3%		48
83C	Kenyon loam, 5 to 9 percent slopes	7.25	8.4%		85
412C	Emeline loam, 2 to 9 percent slopes	3.32	3.9%		7
83B	Kenyon loam, 2 to 5 percent slopes	2.71	3.1%		90
408B	Olin sandy loam, 2 to 5 percent slopes	1.88	2.2%		64
Weighted Average					75

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

Tract 5

Delaware County, IA
67 Acres M/L

Acreage Breakdown:	
Taxable Acres:	67.90
Tillable Acres:	62.47
FSA Acres:	67.48

Soil Productivity:	Tillable CSR2:	54
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Property Taxes:	\$1,508.00
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Parcel Numbers:	160340001400
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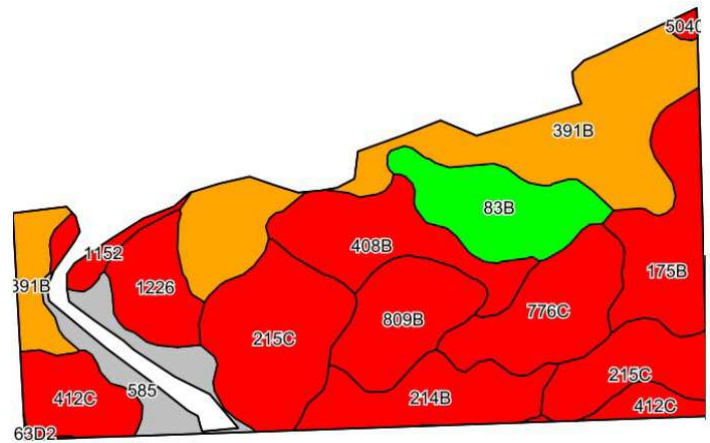
FSA Farm Base Acres:	Corn Base Acres:	26.3
	Corn PLC Yield:	170
	Beans Base Acres:	26.7
	Beans PLC Yield:	44

Comments:	
• A verbal agreement for access to Tract 5 is in place. Call Agent for details	
**Pending FSA reconstitution after sale completion. The figures listed are estimates.	

There is 1.5 acres of wetland and 9.5 acres west of the creek that is HEL with additional provisions due to "sodbusting". Contact agent for further information.



View from the southwest looking northeast



Area Symbol: IA055, Soil Area Version: 31				
Code	Soil Description	Acres	Percent of field	CSR2 Legend
391B	Clyde-Floyd complex, 1 to 4 percent slopes	13.57	21.7%	
215C	Goss loam, 2 to 9 percent slopes	9.78	15.7%	
408B	Olin sandy loam, 2 to 5 percent slopes	5.00	8.0%	
776C	Lilah sandy loam, 2 to 9 percent slopes	4.94	7.9%	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	4.88	7.8%	
83B	Kenyon loam, 2 to 5 percent slopes	4.78	7.7%	
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent	4.27	6.8%	
809B	Bertram fine sandy loam, 2 to 5 percent slopes	4.24	6.8%	
412C	Emeline loam, 2 to 9 percent slopes	3.84	6.1%	
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	3.09	4.9%	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	2.89	4.6%	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.97	1.6%	
5040	Anthropic Udorthents, 2 to 9 percent slopes	0.22	0.4%	
Weighted Average				54

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