

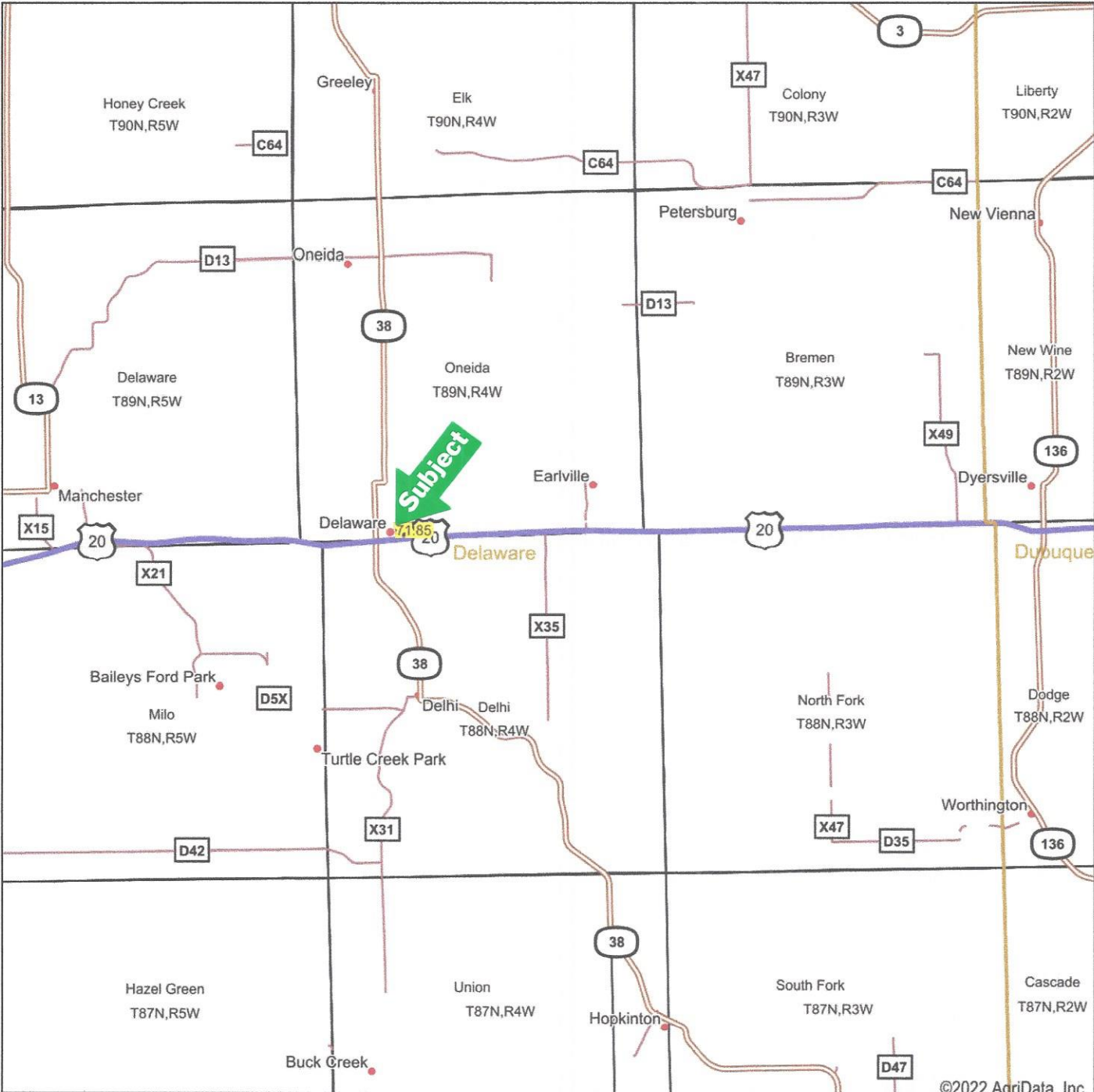
***Wegmann Real Estate is Pleased to Present for Sale 71.85+- Acres in Delaware County.***

- Owners:** Lucasland LLC
- Property Address:** 0 217<sup>th</sup> St., Manchester, Iowa 52057
- Legal Description:** E1/4 SW SE & SE SE Sec. 32 as described Bk. S Pg.170; SW SW 33-89-4; in the city limits of Delaware, IA.
- Total Taxable Acres:** 71.85
- Effective Cropland Acres:** 40.66 Weighted CSR2 - 82.7  
See attached aerial & soil maps.
- Acres enrolled in CRP:** 10.4 \$265.68/ac. rental rate. CSR2 - 78.9  
CRP contracts expires 09-30-2024
- Wooded & Non Till Acres:** 20.79
- Building Improvements:** Older quonset frame machine shed & stave silo.
- Annual Property Tax:** \$ 1,960 /yr.
- Assessor Parcels:** 480000403300, 480000403400, 48000040341
- Zoning:** Current Use is crop production & CRP There is no official zoning ordinance in the city of Delaware.
- Price & Terms:** \$725,000 10% Cash Down w/Offer Acceptance  
Buyer receives 100% of CRP payment beginning 10/01/2022. Open cropland lease for 2023. Closing & Possession as agreed after the 2022 crop has been harvested.

**Broker's Comments:** Excellent opportunity for crop farmers expand your cropland base or for buyers looking for cash rental income, recreation & potential building sites. Residential development and commercial uses are a potential. High quality-Non Highly Erodible (NHEL) cropland with slopes ranging from 0% to 5%. Excellent access & visibility from four lane Hwy. 20 and very close proximity to the intersection of State Hwys. 20 & 38 between Dyersville & Manchester. Tile map available upon request.

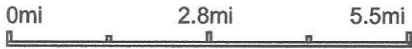
*The information for this brochure was collected from sources deemed reliable, however cannot be guaranteed by Wegmann Real Estate. All acres are considered more or less unless otherwise stated. All property boundaries as depicted are approximate. Soil Productivity Ratings were obtained from Agri Data Software. Buyers are encouraged to perform their own due diligence. Property is being sold "as is, where is."*

# Overview Map



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map center: 42° 28' 0.54, -91° 17' 6.8



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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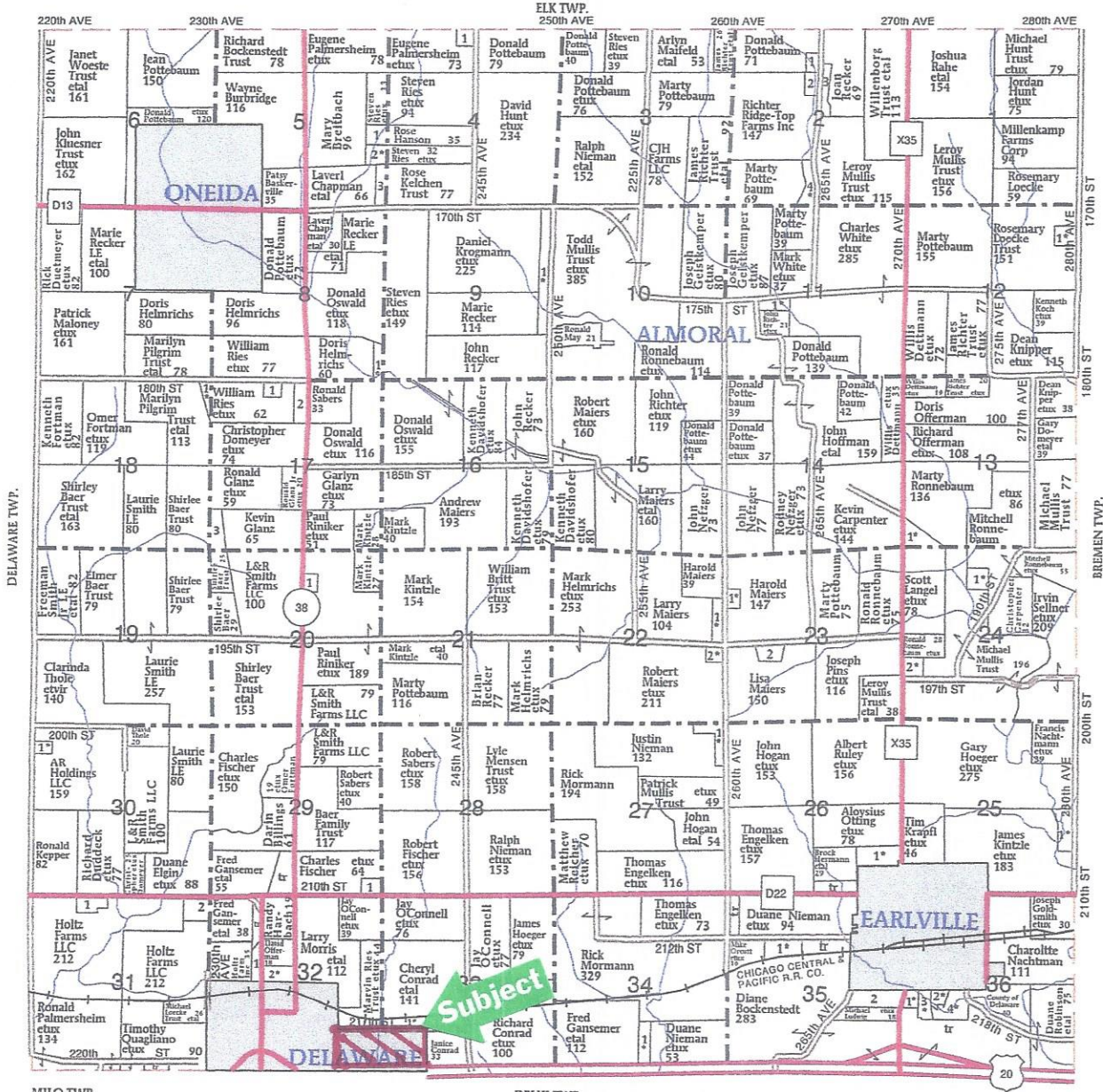


T-89-N

# ONEIDA PLAT

(Landowners)

R-4-W



MILO TWP.

DELHI TWP.



# Aerial Map



Map Center: 42° 28' 19.9, -91° 19' 56.87



**32-89N-4W**  
**Delaware County**  
**Iowa**



7/11/2022

Maps Provided By:



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



# Aerial Map



©2022 AgriData, Inc.

Map Center: 42° 28' 19.66, -91° 19' 55.3



**32-89N-4W**  
**Delaware County**  
**Iowa**



7/11/2022

Maps Provided By:



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





- Legend**
- Non-Cropland
  - Cropland
  - CRP
  - Tract Boundary
  - Iowa PLSS
  - Iowa Roads

- Wetland Determination**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions

**Tract Cropland Total: 51.21 acres**

**2021 Program Year**  
Map Created February 24, 2021

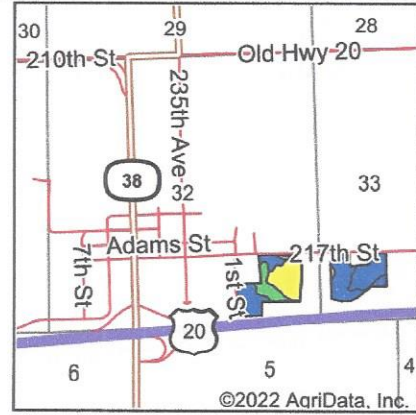
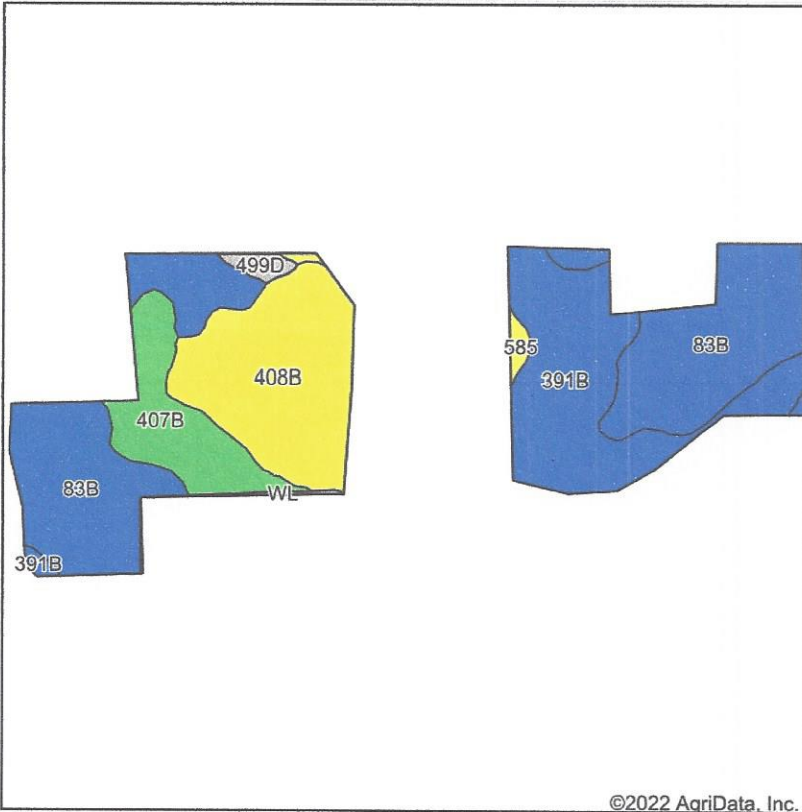
**Farm 4771**  
**Tract 360**

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USDA is an equal opportunity provider, employer, and lender.



# Soils Map



State: **Iowa**  
 County: **Delaware**  
 Location: **32-89N-4W**  
 Township: **Oneida**  
 Acres: **40.66** Cropland  
 Date: **7/11/2022**

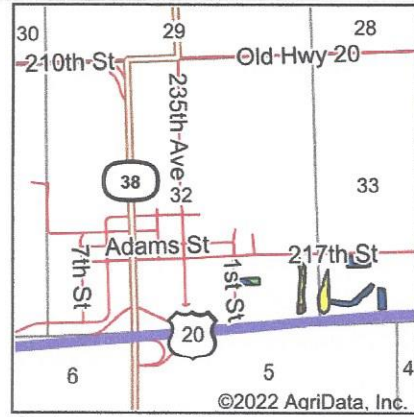
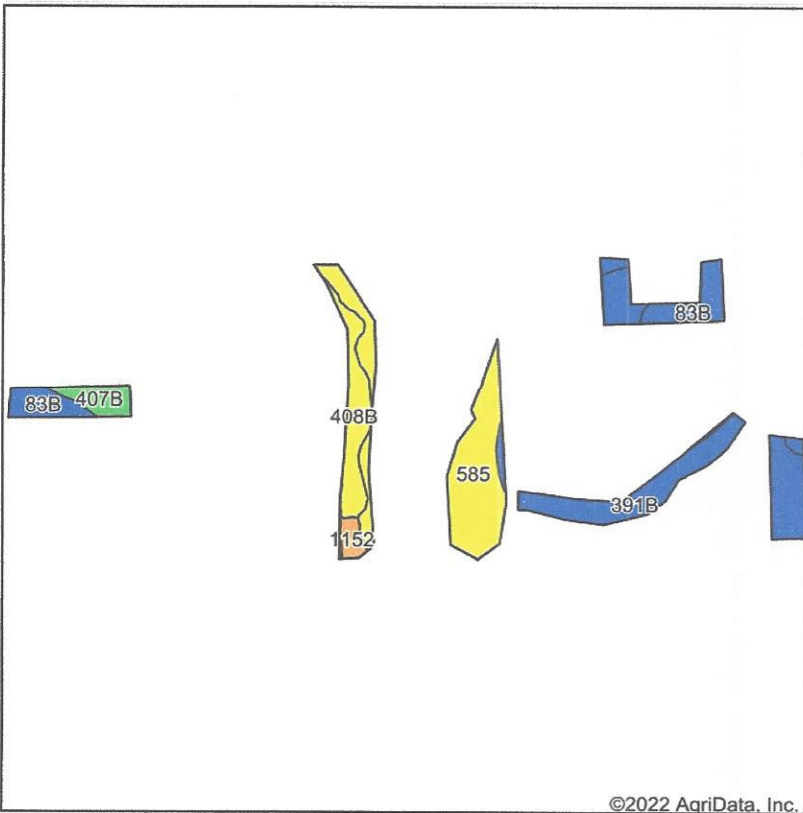


Area Symbol: IA055, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Corn Bu	Oats Bu	Soybeans Bu	
83B	Kenyon loam, 2 to 5 percent slopes	16.51	40.6%		Ile	90	86	210	91	61	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	9.45	23.2%		Ilw	87	74				
408B	Olin fine sandy loam, 2 to 5 percent slopes	9.14	22.5%		Ile	72	68				
407B	Schley loam, 1 to 4 percent slopes	4.52	11.1%		Ilw	81	71				
499D	Nordness silt loam, 5 to 14 percent slopes	0.45	1.1%		Vls	5	5				
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	0.41	1.0%		Ilw	70	83				
WL	Water, waste lagoon	0.18	0.4%			0					
<b>Weighted Average</b>						<b>*-</b>	<b>82.7</b>	<b>*-</b>	<b>85.3</b>	<b>37</b>	<b>24.8</b>

\*\*IA has updated the CSR values for each county to CSR2.  
 \*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 \*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

# Soils Map









State: **Iowa**  
 County: **Delaware**  
 Location: **32-89N-4W**  
 Township: **Oneida**  
 Acres: **10.41** CRP  
 Date: **7/11/2022**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA055, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Corn Bu	Oats Bu	Soybeans Bu	
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	3.37	32.4%		Ilw	70	83				
391B	Clyde-Floyd complex, 1 to 4 percent slopes	3.34	32.1%		Ilw	87	74				
83B	Kenyon loam, 2 to 5 percent slopes	1.55	14.9%		Ile	90	86	210	91	61	
408B	Olin fine sandy loam, 2 to 5 percent slopes	1.30	12.5%		Ile	72	68				
407B	Schley loam, 1 to 4 percent slopes	0.58	5.6%		Ilw	81	71				
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.27	2.6%		Ilw	54	68				
<b>Weighted Average</b>						<b>2.00</b>	<b>78.9</b>	<b>77.6</b>	<b>31.3</b>	<b>13.5</b>	<b>9.1</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method