

LAND FOR SALE

Delaware County, IA

100.98
+/- ACRES



MATT TOBIN

563-451-7390

MATT@HIGHPOINTLANDCOMPANY.COM



**HIGH POINT
LAND COMPANY**

HIGHPOINTLANDCOMPANY.COM

SCAN FOR
MORE INFO



REAL ESTATE LICENSE:
S68963000



SUMMARY OF PROPERTY

100.98+/- Acres • Delaware County, IA

Listing Price: \$2,100,000

Description: High Point Land company is honored to present a tremendous opportunity to add to any farming operation or investment portfolio. This highly productive piece of tillable land is located in section 15 of South Fork township, just 3 miles East of Hopkinton Iowa, in Southeastern Delaware County.

The FSA office states that this property consists of 100.98+/- total farmland acres with 99.44+/- of that being certified cropland in one unobstructed field. The productive soil types on this farm include both Kenyon Loam and Clyde-Floyd Complex, which generate an impressive 88.8 CSR2 across its entirety. With 1 wide open field with long rows and great access, the farm lays out well allowing it to be efficiently farmed with today's large equipment.

This farm has a tremendous location, with access to multiple grain markets and just 1/4 mile off X47. The combination of highly productive soils, location, nearly 100% tillable and the efficiency of one large unobstructed field checks all the boxes to make this property a great investment in Iowa farmland.

For more information contact Iowa Land Specialist Matt Tobin at 563-451-7390 or email him at matt@highpointlandcompany.com.

Property Address:

TBD 305th St, Hopkinton, IA 52237

Property Features:

- 100.98 +/- Total acres
- 99.44 +/- FSA certified cropland acres
- Impressive 88.8 CSR2
- Highly Productive Kenyon Loam and Clyde-Floyd Complex soils
- 100% tillable with virtually no waterways
- Excellent location 1/4 off Hwy X47
- 1 large wide-open field with 1/2 mile rows
- 3 miles East of Hopkinton
- 8.5 miles Northwest of Cascade

Driving Directions:

From Hopkinton, Travel East on Hwy 38 for 3.1 miles, Turn Left (North) on X 47, travel 1.1 miles and turn Right onto 305th Street, travel 1/4 mile and the lays on the South side of the road.

100,000
ACRES SOLD

PROPERTY PHOTOS



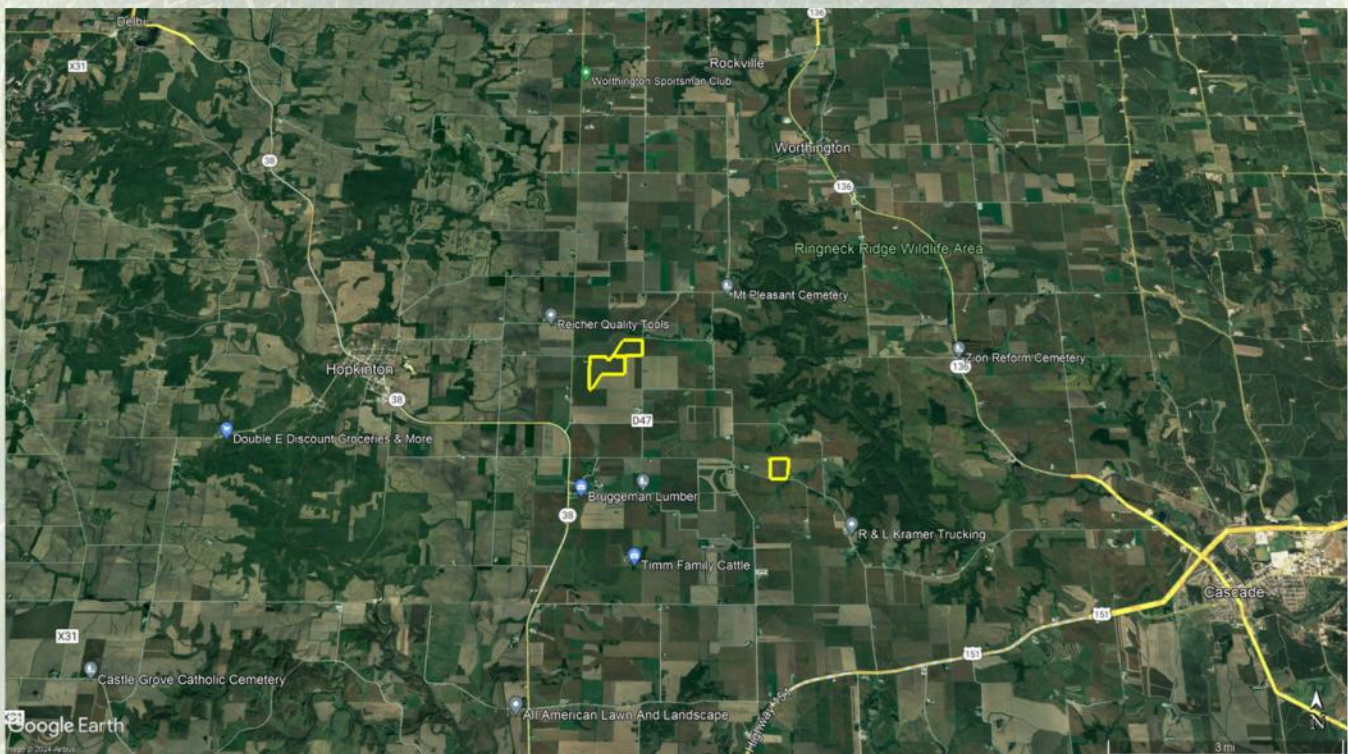
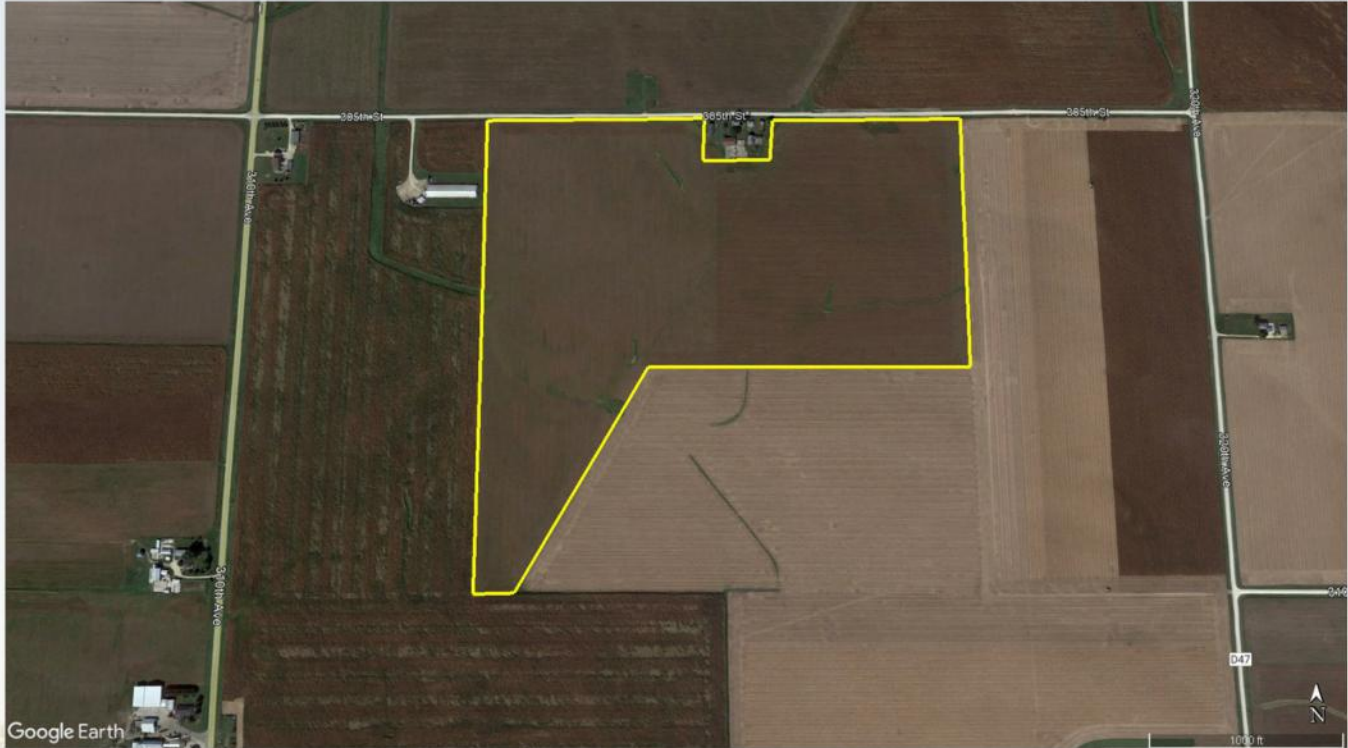
100,000
ACRES SOLD

PROPERTY PHOTOS



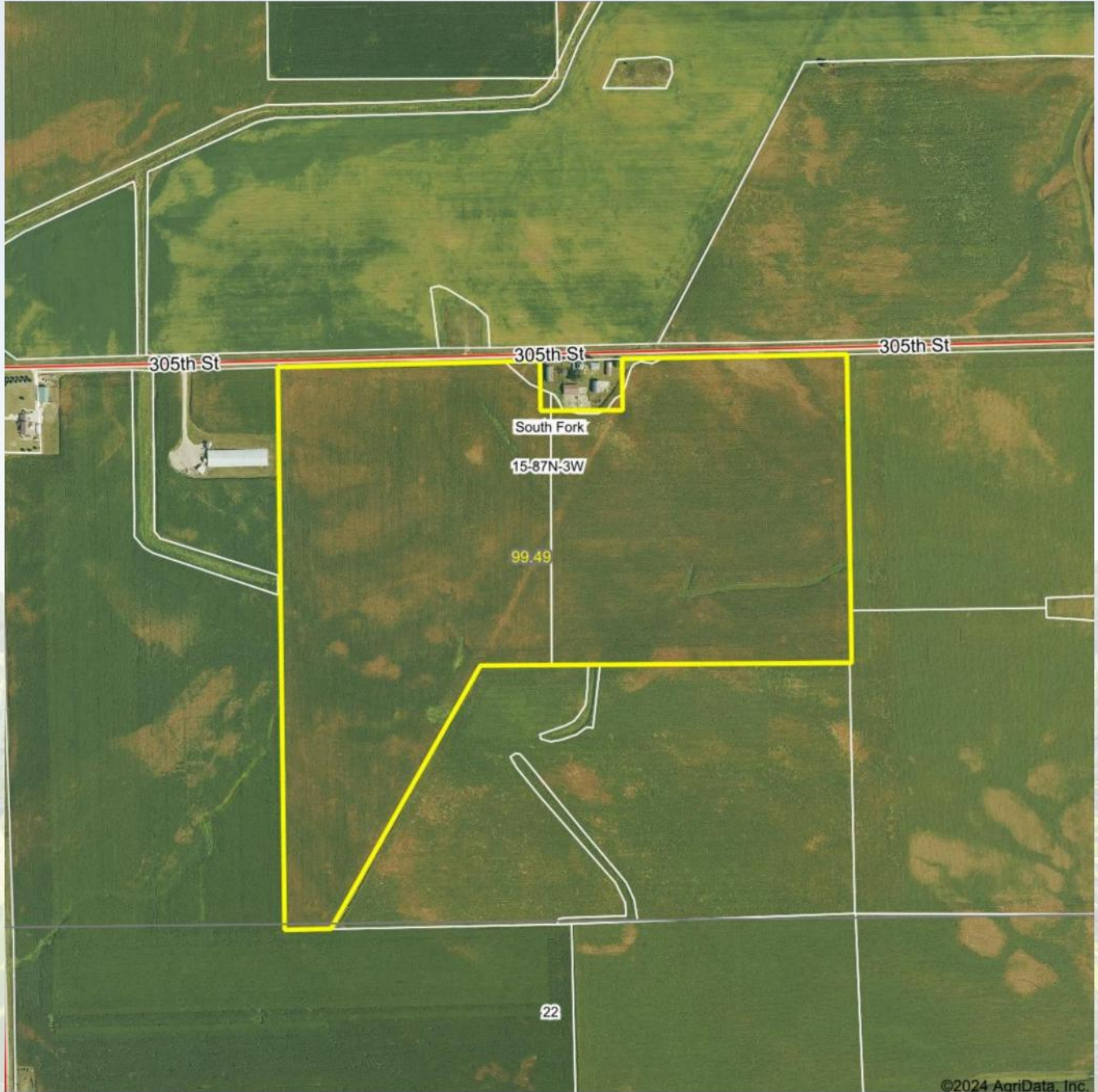
100,000
ACRES SOLD

AERIAL PHOTOS



100,000
ACRES SOLD

AERIAL MAP



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Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Boundary Center: 42° 20' 35.12, -91° 10' 46.95

15-87N-3W
Delaware County
Iowa

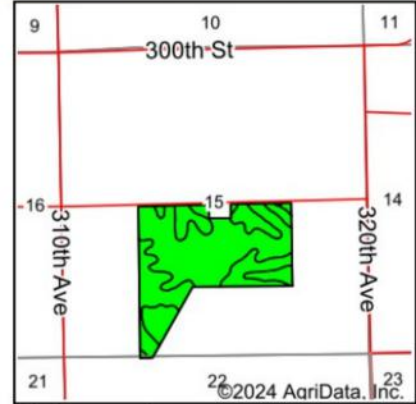
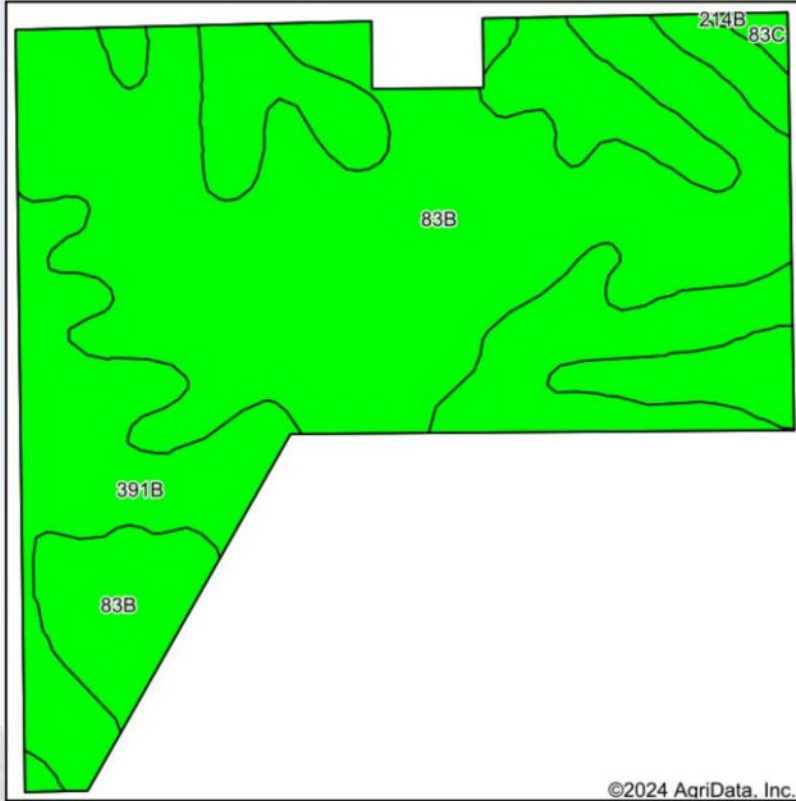
0ft 724ft 1448ft



6/24/2024



SOIL MAP



State: **Iowa**
 County: **Delaware**
 Location: **15-87N-3W**
 Township: **South Fork**
 Acres: **99.49**
 Date: **6/24/2024**



Soils data provided by USDA and NRCS.

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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	
83B	Kenyon loam, 2 to 5 percent slopes	62.00	62.4%		lle	90	89	89	71	77	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	36.86	37.0%		llw	87	89	87	72	86	
83C	Kenyon loam, 5 to 9 percent slopes	0.53	0.5%		llle	85	88	88	70	75	
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent	0.10	0.1%		lle	49	66	63	66	50	
Weighted Average						2.01	88.8	*n 89	*n 88.2	*n 71.4	*n 80.3

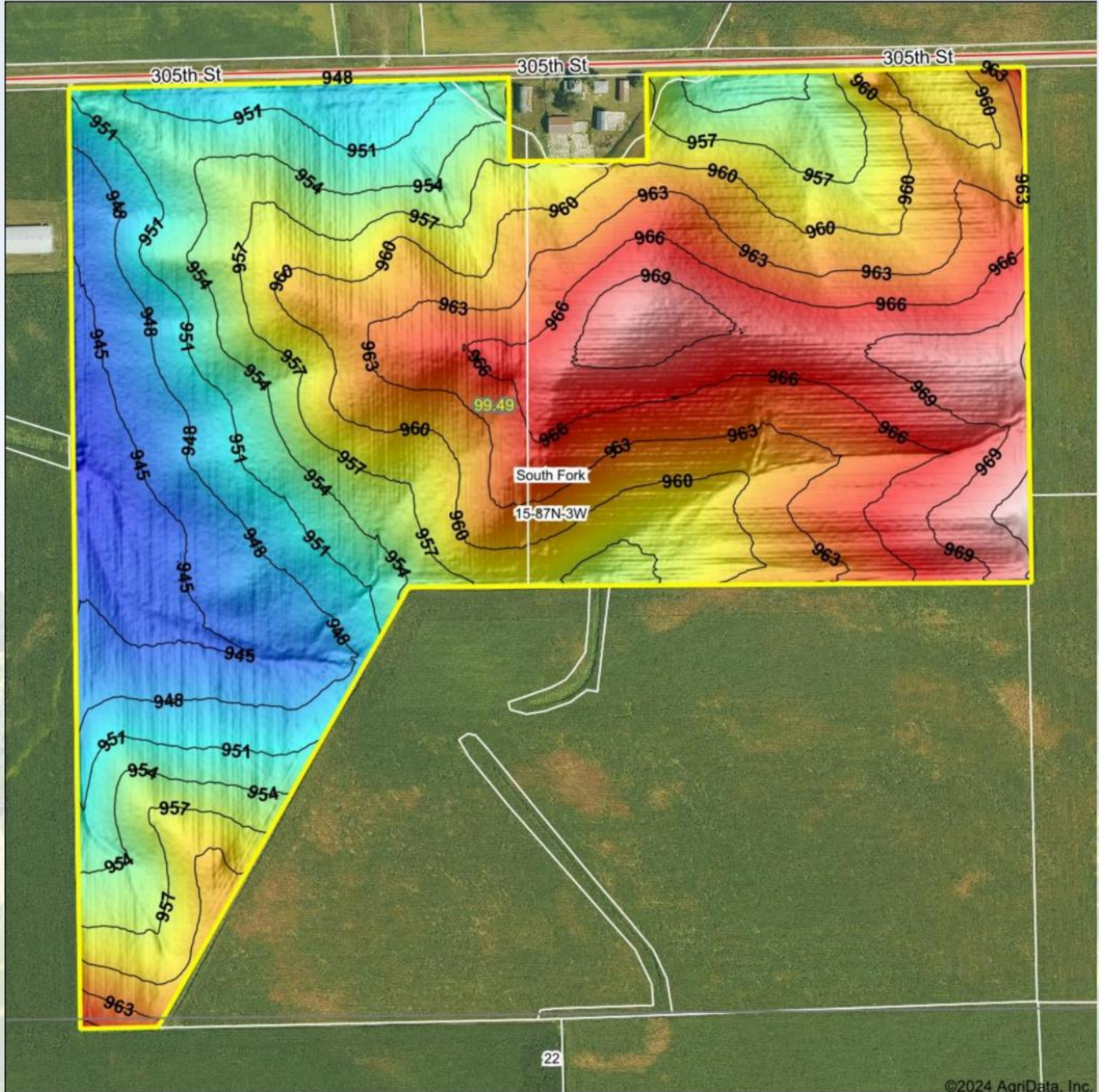
**IA has updated the CSR values for each county to CSR2.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



TOPOGRAPHY MAP



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Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 942.5
 Max: 974.3
 Range: 31.8
 Average: 957.8
 Standard Deviation: 7.35 ft



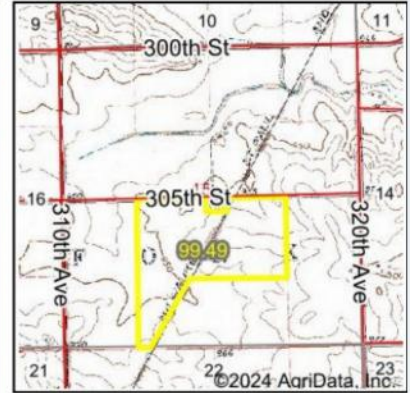
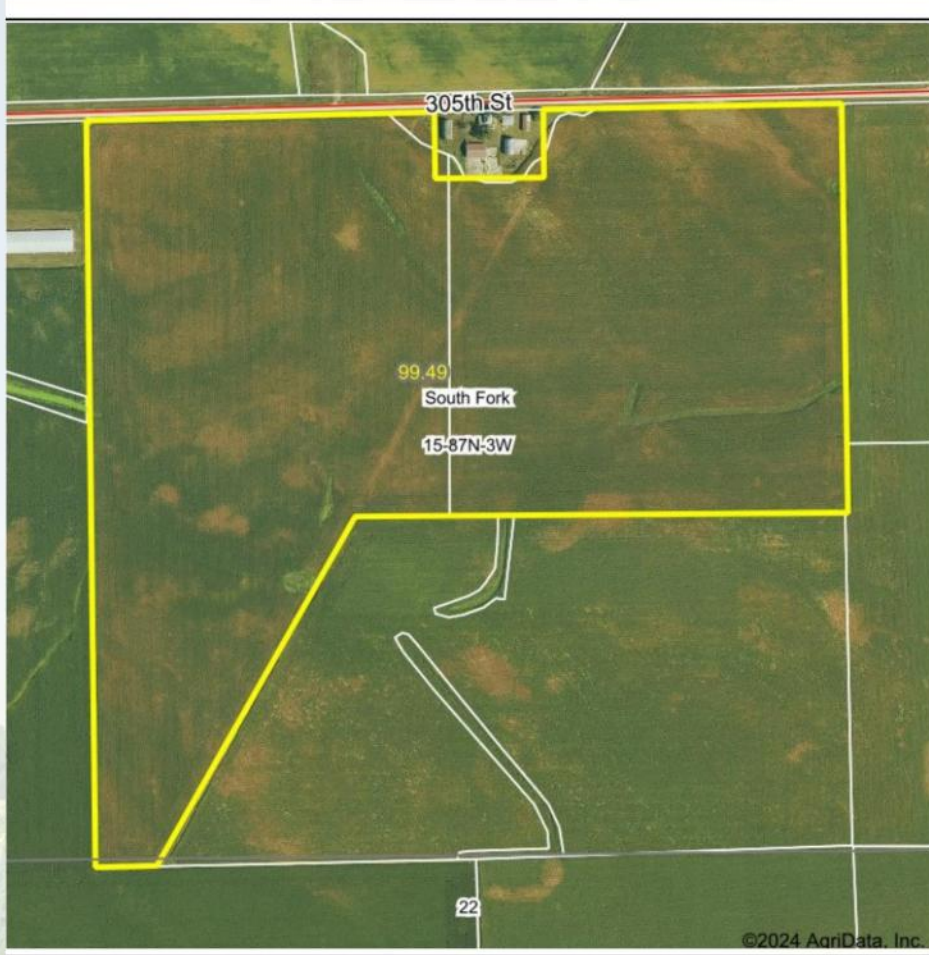
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WETLANDS MAP



State: **Iowa**
 Location: **15-87N-3W**
 County: **Delaware**
 Township: **South Fork**
 Date: **6/24/2024**



0ft 673ft 1346ft

Classification Code	Type	Acres
PEM1Ax	Freshwater Emergent Wetland	0.00
Total Acres		0.00

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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