

LAND FOR SALE

Delaware County, IA

45.12
+/- 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

45.12+/- Acres • Delaware County, IA

Listing Price: \$721,920

Description: High Point Land company is honored to present an excellent opportunity to purchase farmland located on the Dubuque/Delaware County line in Southeast Delaware County, Iowa.

Located just 6 miles East of Hopkinton, Iowa, or 5.5 miles Northwest of Cascade, Iowa, this farm sets up well for the progressive operators of today, and the future. With large field drives accessing the farm this property can be easily accessed with semis and today's large equipment; and has excellent proximity to local grain markets.

Consisting of 45.12+/- total acres, including 44.61+/- FSA certified cropland acres. With the farm being nearly 100% tillable acres and no waterways to maintain, this farm offers excellent long wide-open rows and clean fence lines for efficient farming. The productive soils on this farm mostly include, Dickinson fine sandy loam, Clyde-Floyd complex and olin sandy loam.

For more information call local Land Specialist, Matt Tobin at 563-451-7390 or email matt@highpointlandcompany.com.

Property Address:

TBD Goosehill Rd, Hopkinton, IA 52237

Property Features:

- 45.12 Total acres
- 44.61+/- FSA certified Cropland Acres
- 61.5 CSR2 rating
- Nearly 100% productive tillable land
- Highly productive Soils including Clyde-Floyd Complex and Dickinson Fine sandy loam
- Excellent access off Paved Goose Hill Road
- Located between Hopkinton and Cascade

Driving Directions:

From Hopkinton, Travel East on Hwy 38 for 3.8 miles, Turn Left (East) on 328th Street (Goose Hill Road), Travel 3 miles and the Farm lays on the North Side of the Road.

100,000
ACRES SOLD

PROPERTY PHOTOS



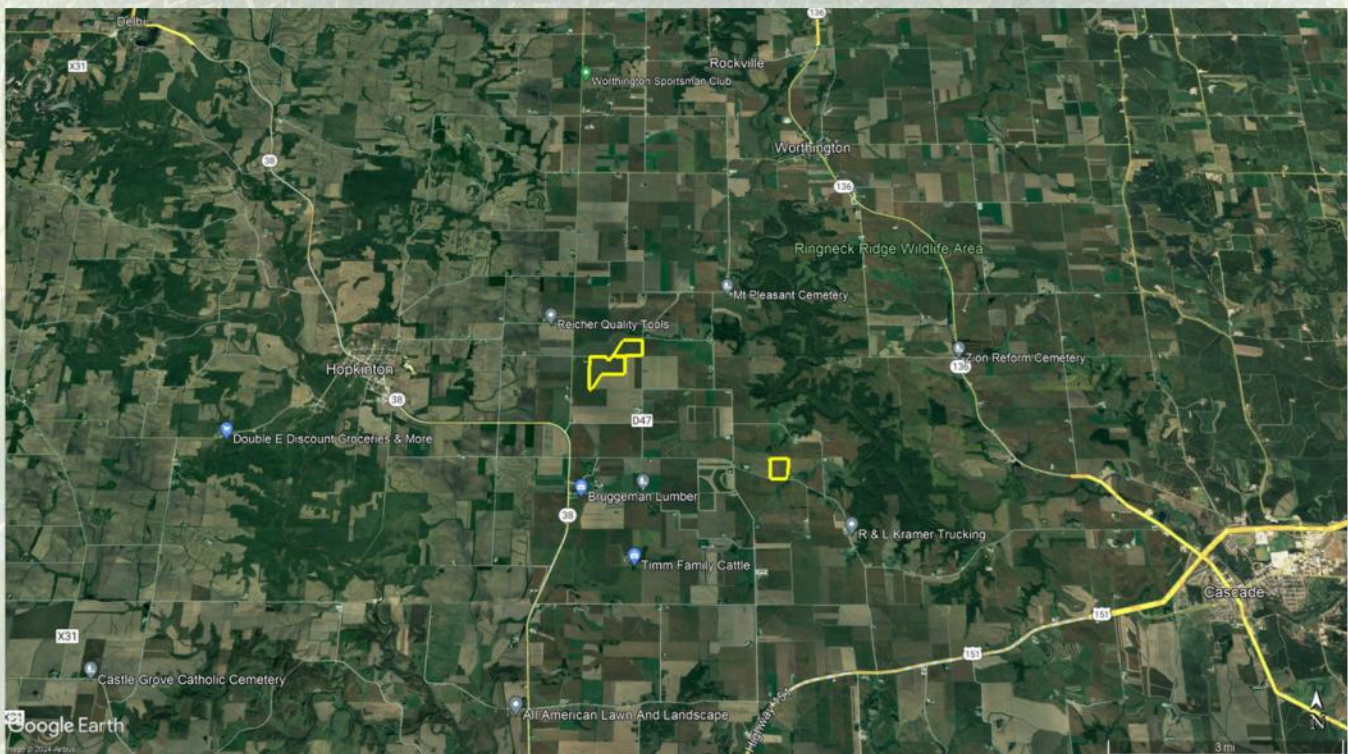
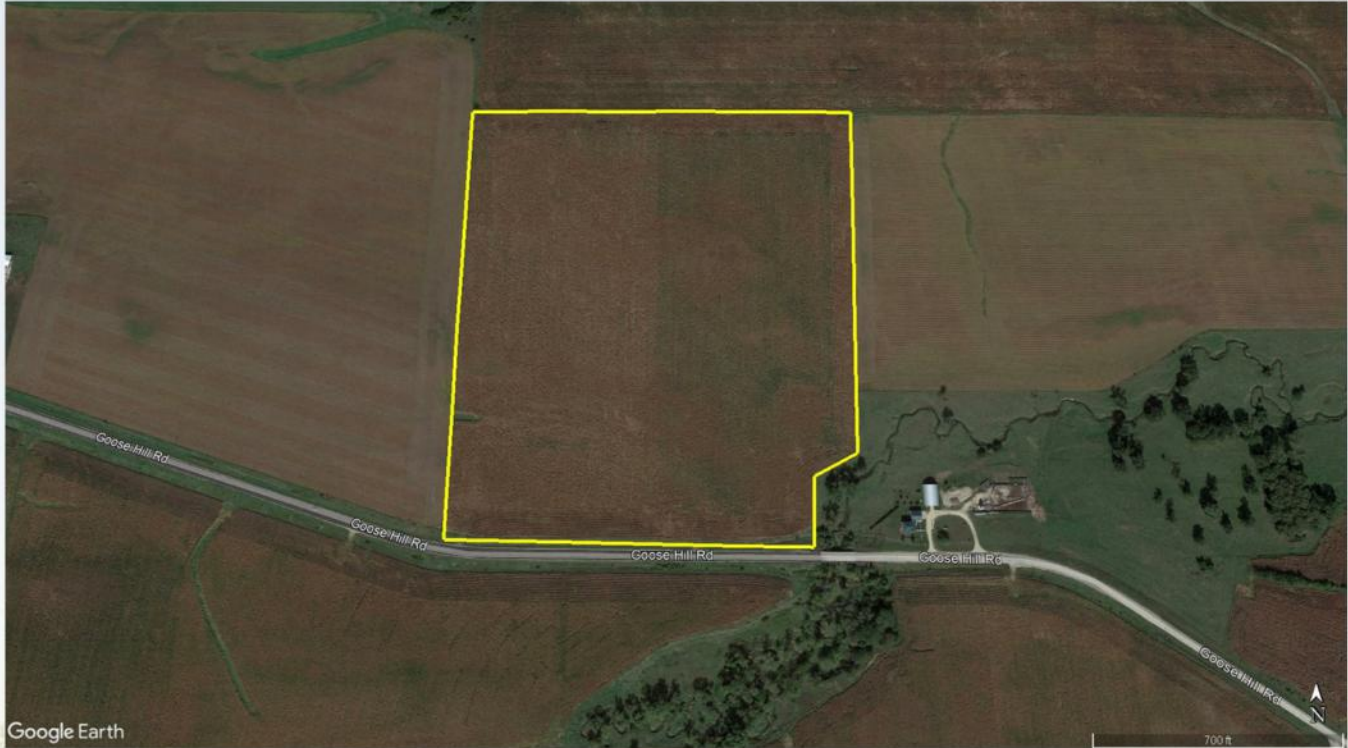
100,000
ACRES SOLD

PROPERTY PHOTOS



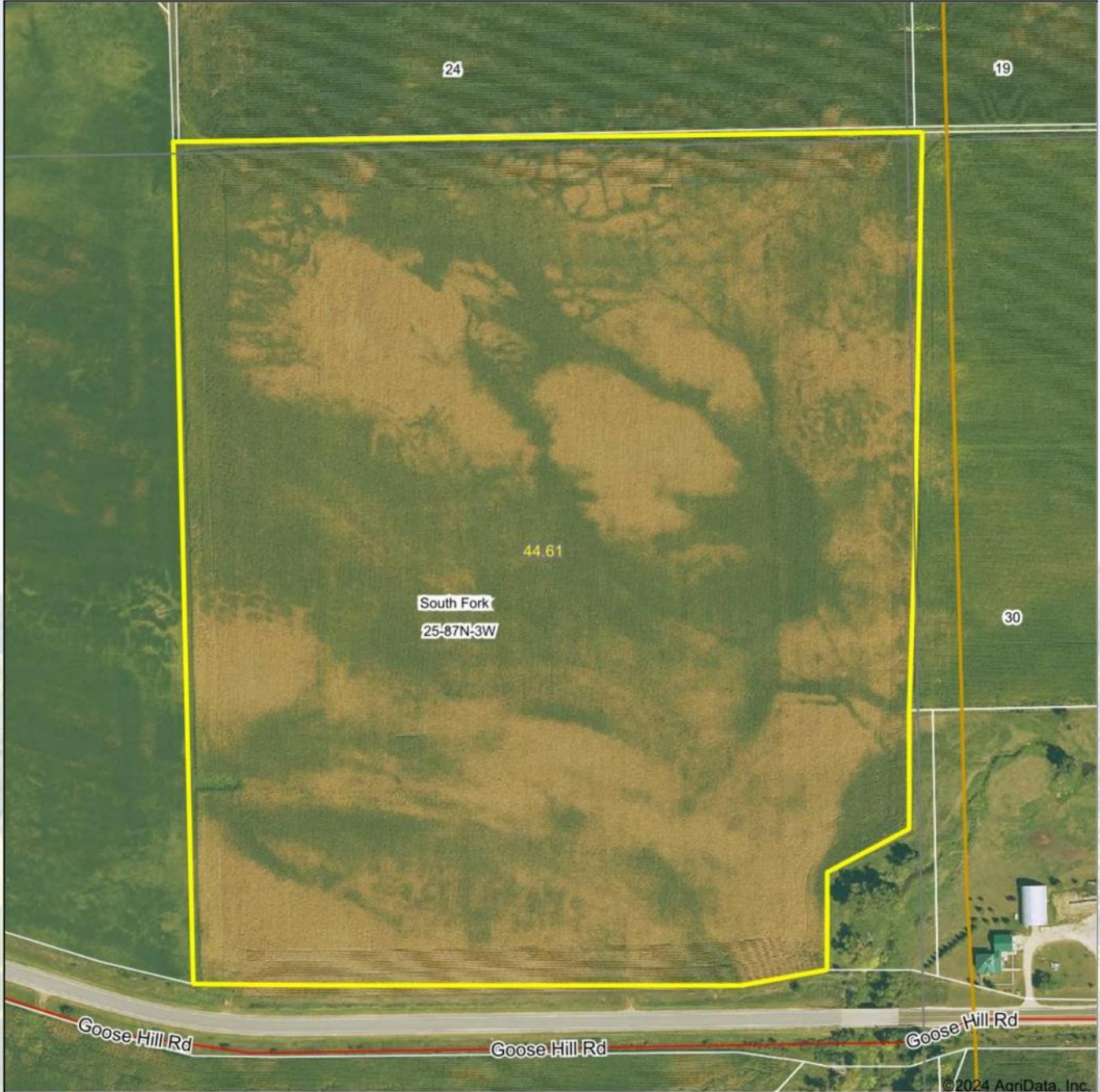
100,000
ACRES SOLD

AERIAL PHOTOS





AERIAL MAP



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Maps Provided By:



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Boundary Center: 42° 19' 22.07, -91° 7' 58.29

0ft 279ft 558ft

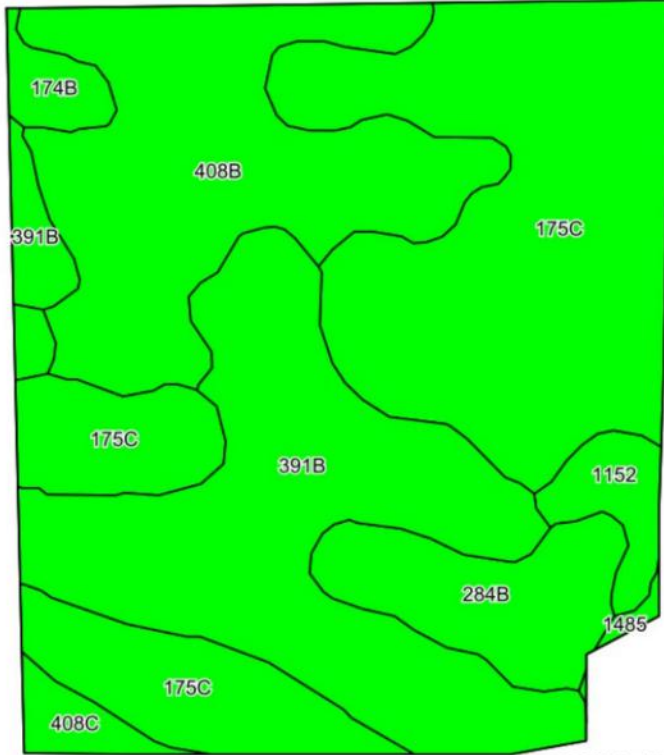
25-87N-3W
Delaware County
Iowa



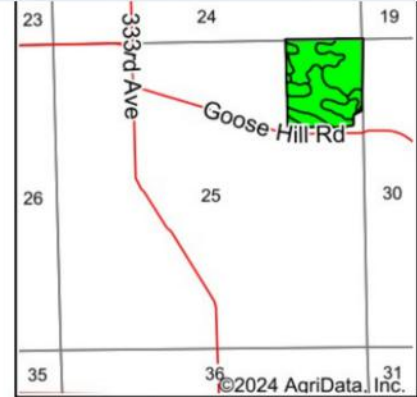
6/24/2024



SOIL MAP



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State: Iowa
 County: Delaware
 Location: 25-87N-3W
 Township: South Fork
 Acres: 44.61
 Date: 6/24/2024



Soils data provided by USDA and NRCS.

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	
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	17.14	38.5%		llle	45	61	61	52	36	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	11.91	26.7%		llw	87	89	87	72	86	
408B	Olin sandy loam, 2 to 5 percent slopes	9.50	21.3%		lle	64	72	72	59	57	
284B	Flagler fine sandy loam, 2 to 5 percent slopes	3.13	7.0%		llle	51	62	62	54	36	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	1.12	2.5%		llw	54	81	81	65	60	
408C	Olin sandy loam, 5 to 9 percent slopes	0.94	2.1%		lle	59	71	71	59	55	
174B	Bolan loam, 2 to 5 percent slopes	0.73	1.6%		lls	64	81	81	67	70	
1485	Spillville loam, channeled, 0 to 2 percent slopes	0.14	0.3%		Vw	41	59	59	33	49	
Weighted Average						2.46	61.5	*n 71.9	*n 71.4	*n 59.6	*n 55.4

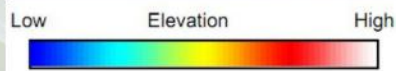
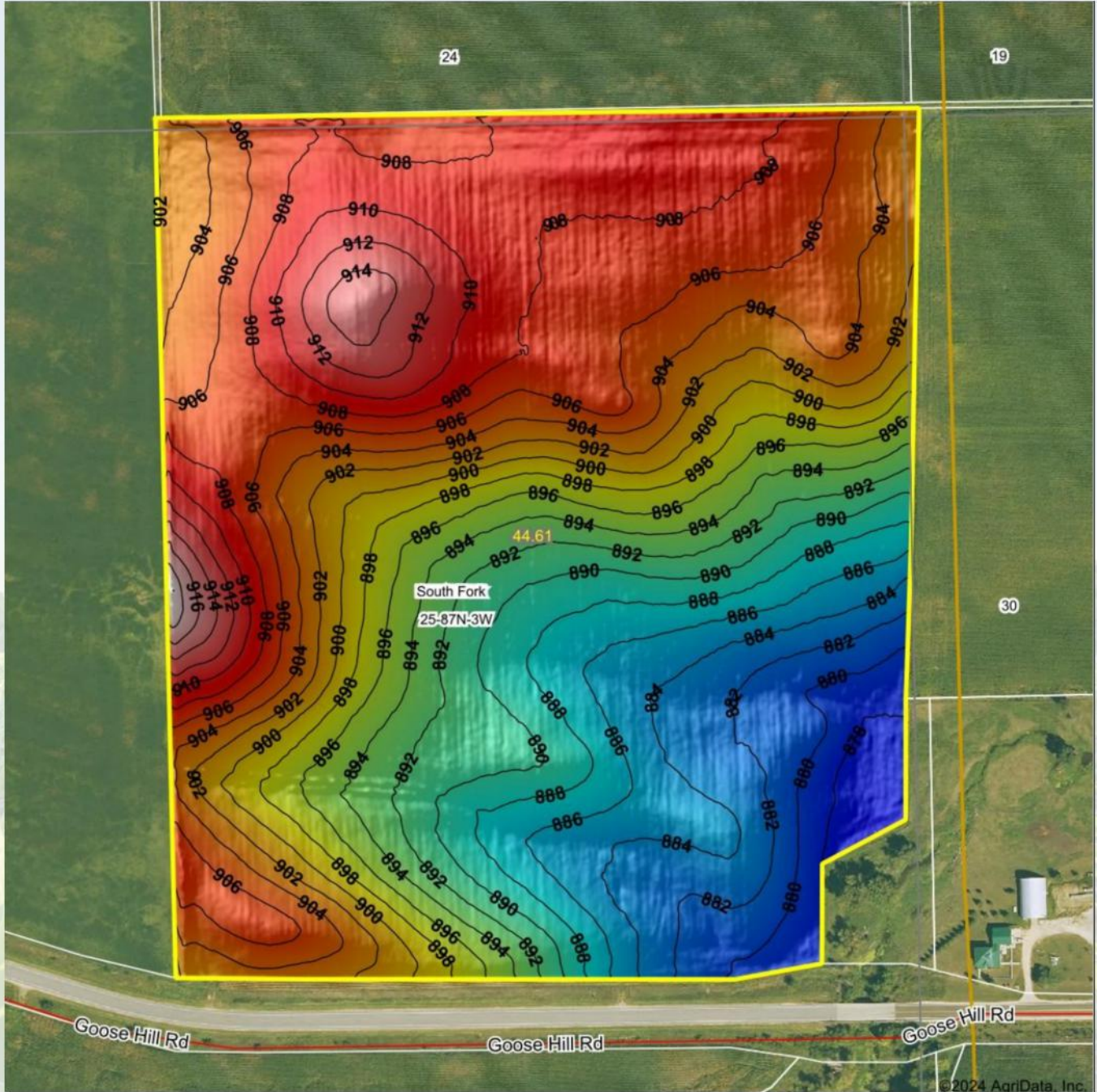
**IA has updated the CSR values for each county to CSR2.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

100,000
ACRES SOLD

TOPOGRAPHY MAP



Source: USGS 1 meter dem

Interval(ft): 2

Min: 876.7

Max: 920.0

Range: 43.3

Average: 898.4

Standard Deviation: 9.97 ft

0ft 274ft 547ft



25-87N-3W
Delaware County
Iowa

Boundary Center: 42° 19' 22.07, -91° 7' 58.29



Maps Provided By:



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WETLANDS MAP



State: **Iowa**
 Location: **25-87N-3W**
 County: **Delaware**
 Township: **South Fork**
 Date: **6/24/2024**



Maps Provided By:



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0ft 442ft 884ft

Classification Code	Type	Acres
		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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