

LAND FOR SALE

Delaware County, IA

55.69
+/- ACRES



MATT TOBIN

563-451-7390

MATT@HIGHPOINTLANDCOMPANY.COM



**HIGH POINT
LAND COMPANY**

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SCAN FOR
MORE INFO



REAL ESTATE LICENSE:
S68963000



SUMMARY OF PROPERTY

55.69+/- Acres • Delaware County, IA

Listing Price: \$975,000

Description: High Point Land Company is honored to present 55.69+/- acres of productive Delaware County farmland located in section 15 of South Fork Township. This farm is conveniently located 1/2 mile west of X47 between Hopkinton and Worthington and consist of 53.65+/- FSA certified cropland acres.

This 96% tillable farm's soils consist mostly of the highly productive, Dinsdale and Nordness silt loams, boasting an average CSR2 rating of 69.9 across the entirety. The farm offers exceptional access for large equipment off of 305th street.

Land is tightly held in Delaware County and rarely become available to the public and this is a great opportunity for the investor or farmer to add this beautiful farm to their existing portfolio.

For more details contact Local Land Specialist Matt Tobin at 563-451-7390 or email at matt@highpointlandcompany.com.

Property Address:

TBD 305th St, Hopkinton, IA 52237

Property Features:

- 55.69 Total taxable acres
- 53.65 FSA certified Cropland acres
- 69.9 CSR2
- Highly Productive Dinsdale and Nordness Silt Loam Soils
- Excellent Access for Large Equipment
- 3.5 miles East of Hopkinton
- 4.2 miles Southwest of Worthington
- Over 96% productive tillable land

Driving Directions:

From Hopkinton, Travel 3.2 miles West on Hwy 38, Turn Left (North) on X47, Travel 1 mile, turn Right (East) on 305th Street, Travel .75 miles and the Farm lays on the North Side of the Road.

100,000
ACRES SOLD

PROPERTY PHOTOS



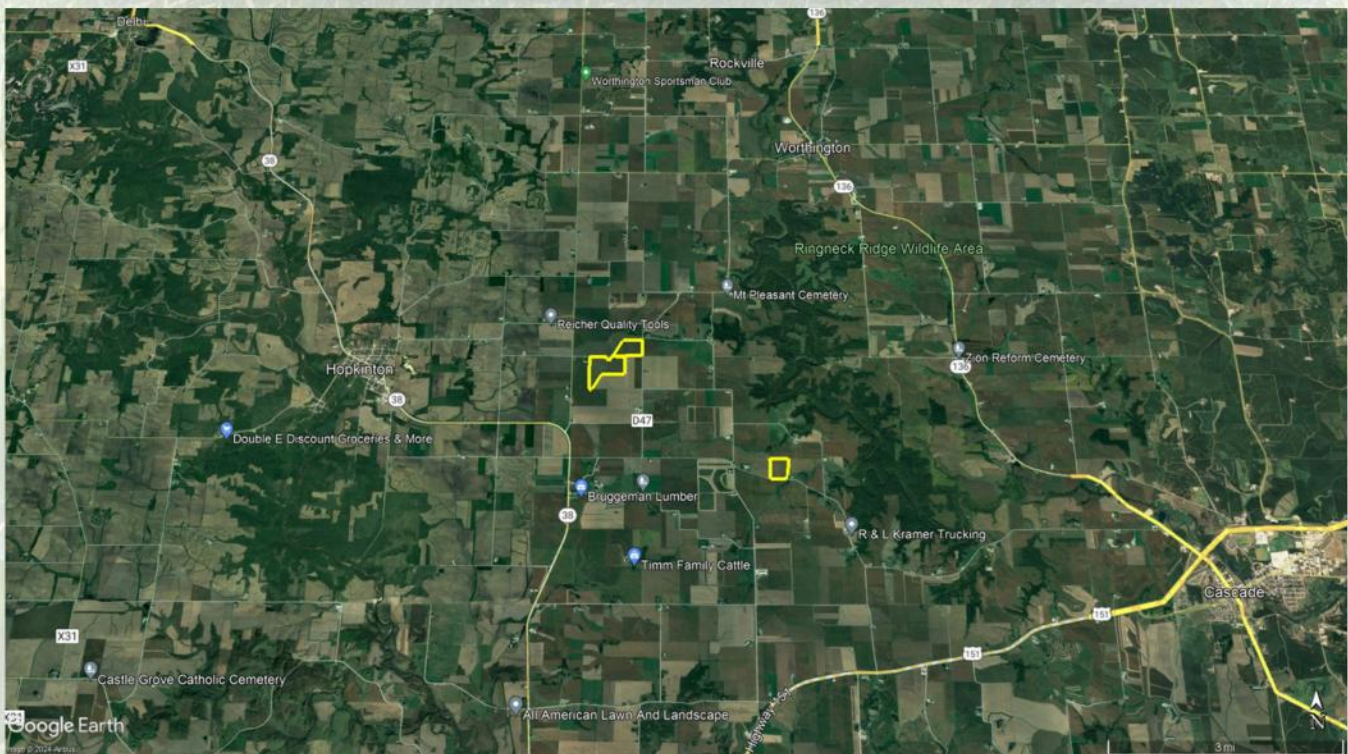
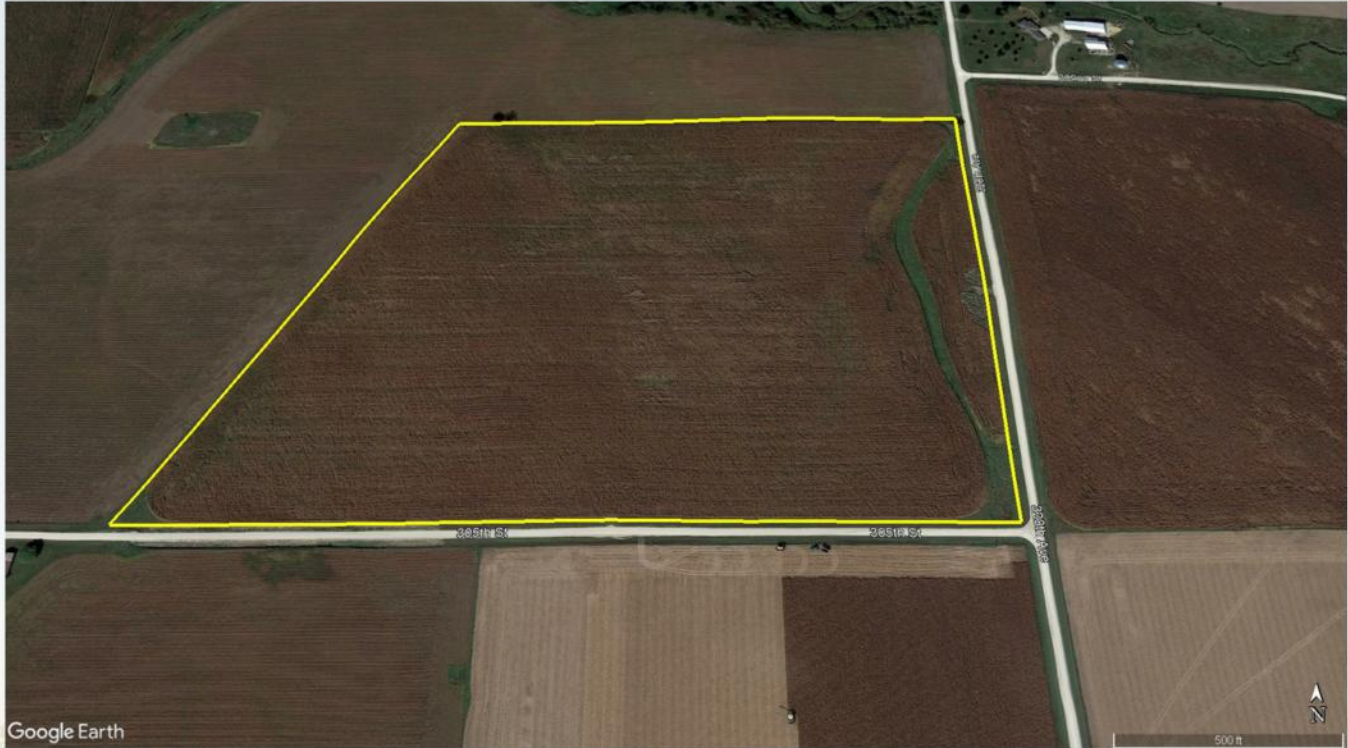
100,000
ACRES SOLD

PROPERTY PHOTOS



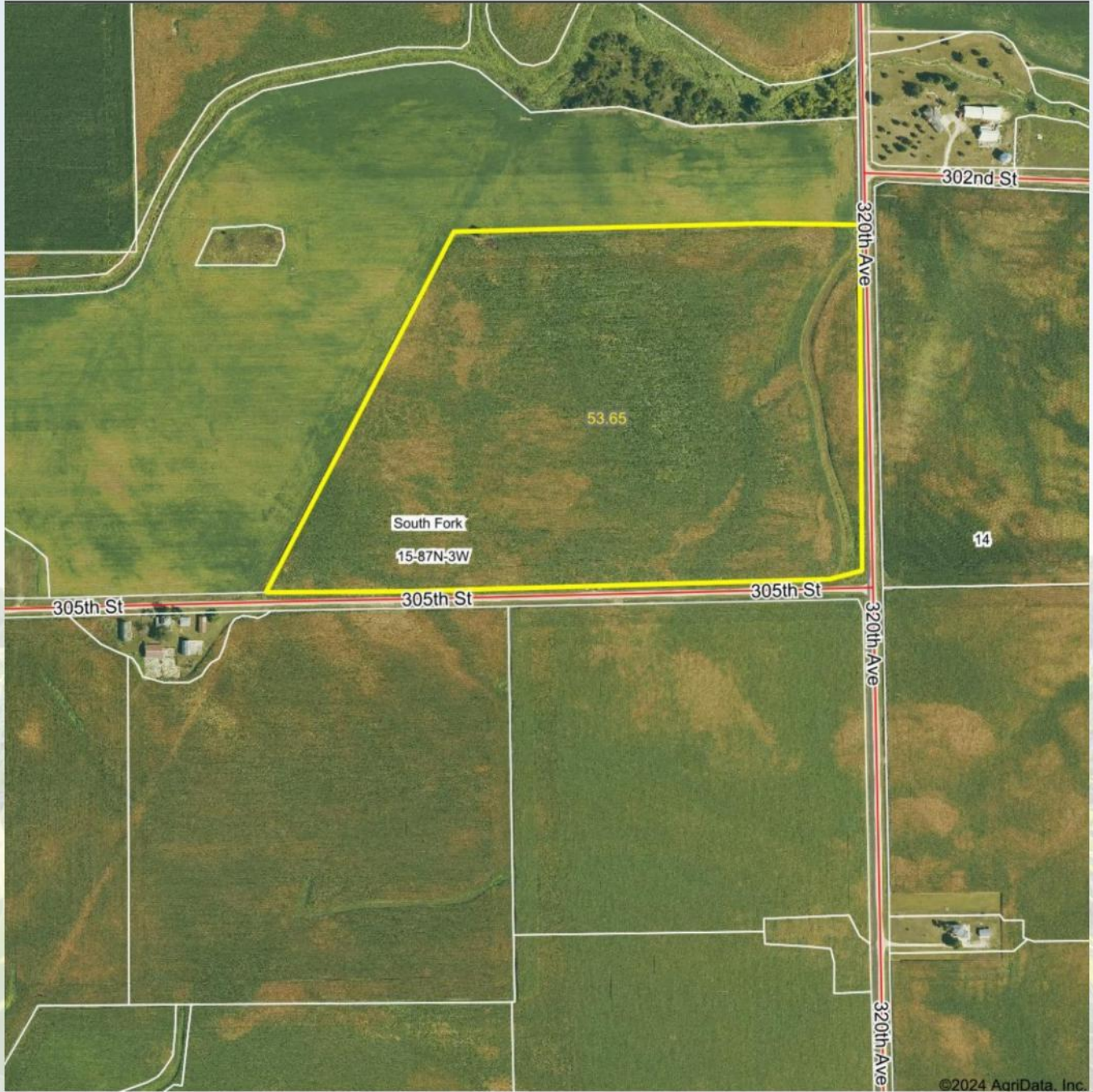
100,000
ACRES SOLD

AERIAL PHOTOS



100,000
ACRES SOLD

AERIAL MAP



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 42° 20' 55.07, -91° 10' 26.39



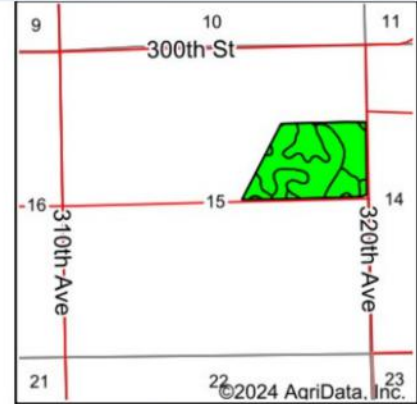
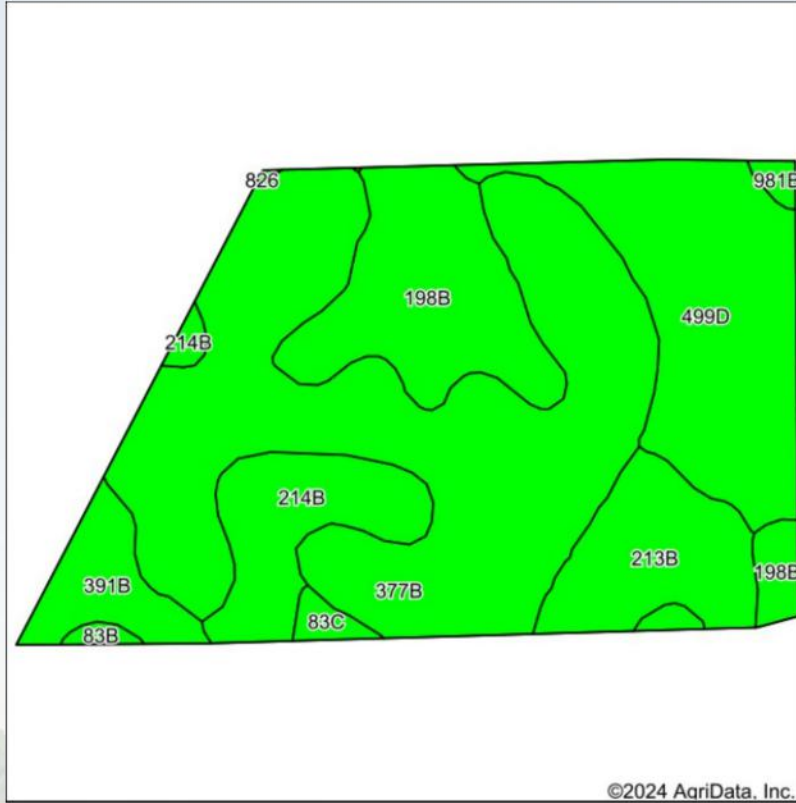
15-87N-3W
Delaware County
Iowa



6/24/2024



SOIL MAP



State: **Iowa**
 County: **Delaware**
 Location: **15-87N-3W**
 Township: **South Fork**
 Acres: **53.65**
 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	
377B	Dinsdale silt loam, 2 to 5 percent slopes	23.79	44.4%		Ile	95	88	88	70	76	
499D	Nordness silt loam, 5 to 14 percent slopes	9.78	18.2%		Vls	5	50	50	44	34	
198B	Floyd loam, 1 to 4 percent slopes	7.56	14.1%		Ilw	89	88	83	66	88	
213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent	4.54	8.5%		Ile	53	71	71	70	60	
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent	4.41	8.2%		Ile	49	66	63	66	50	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	2.40	4.5%		Ilw	87	89	87	72	86	
83B	Kenyon loam, 2 to 5 percent slopes	0.45	0.8%		Ile	90	89	89	71	77	
83C	Kenyon loam, 5 to 9 percent slopes	0.45	0.8%		Ille	85	88	88	70	75	
981B	Worthen silt loam, 2 to 5 percent slopes	0.27	0.5%		Ile	94	94	94	80	86	
Weighted Average						2.74	69.9	*n 77.9	*n 76.9	*n 64.5	*n 67

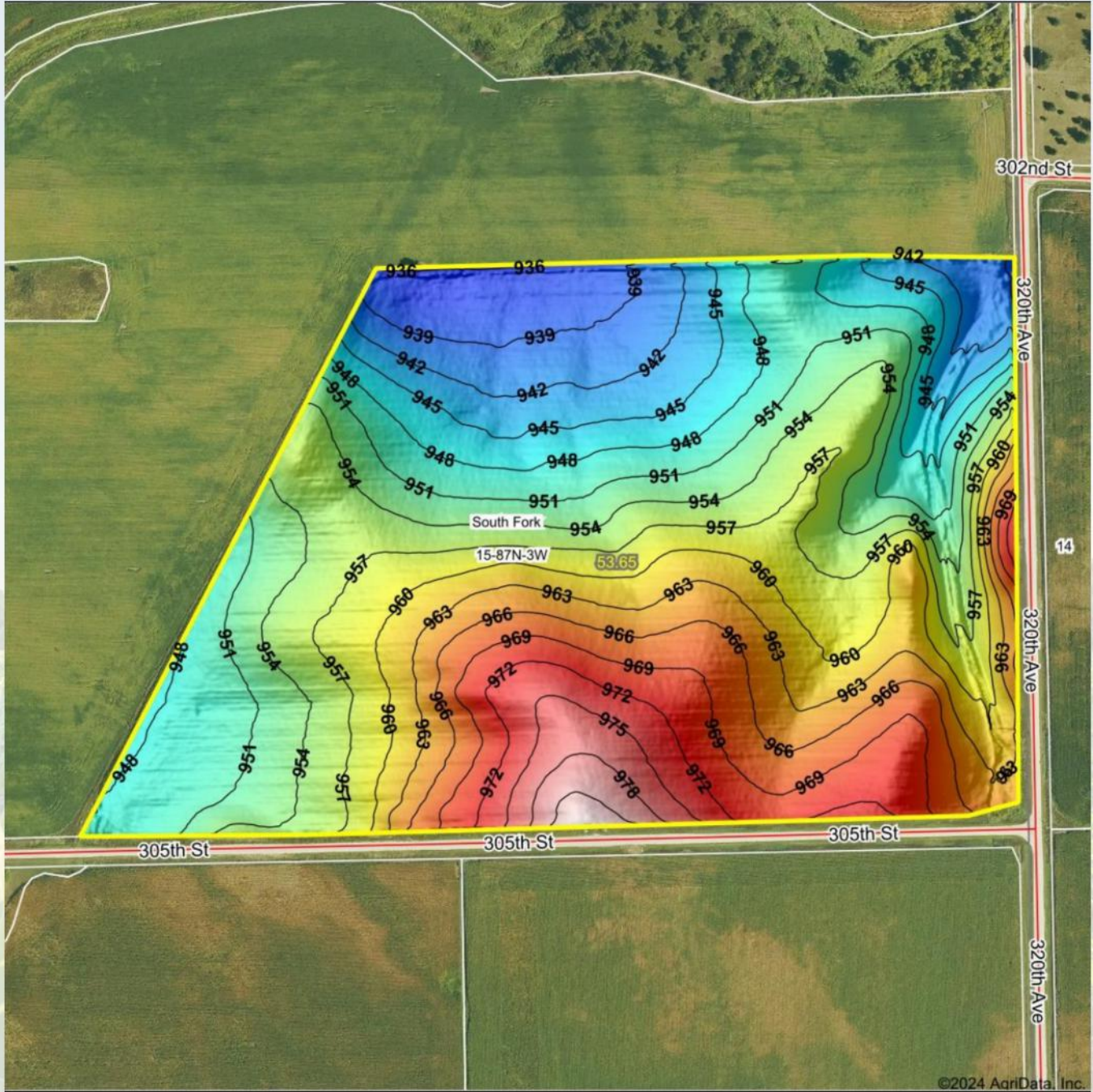
**IA has updated the CSR values for each county to CSR2.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

100,000
ACRES SOLD

TOPOGRAPHY MAP



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Source: USGS 1 meter dem
Interval(ft): 3
Min: 934.7
Max: 983.9
Range: 49.2
Average: 956.0
Standard Deviation: 10.17 ft



6/24/2024

15-87N-3W
Delaware County
Iowa

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Standard Deviation: 10.17 ft

Boundary Center: 42° 20' 55.07, -91° 10' 26.39



WETLANDS MAP



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



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0ft 563ft 1126ft

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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