

FARM LAND FOR SALE



Delaware County, Iowa

90 ACRES M/L
CROPLAND & GRAIN STORAGE

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Listing #19778



PROPERTY OVERVIEW

Presenting 90 acres m/l of productive Delaware County, Iowa farmland for sale, ideally located between Dundee and Lamont along paved 120th Street, near the entrance to Backbone State Park. This highly tillable farm offers an estimated 87.45 tillable acres m/l plus 10,000+ bushels of on-farm grain storage, making it an attractive option for operators and land investors seeking a strong, income-producing asset.

The cropland carries an average CSR2 rating of 75.7, supported by proven soil types including Basset loam, Floyd loam, and Clyde-Floyd complex, all known for dependable yield potential in Northeast Iowa. Grain storage includes a 6,270-bushel bin (built 1977) and a 3,864-bushel drying bin (built 2000), providing valuable on-farm efficiency for harvest and marketing.

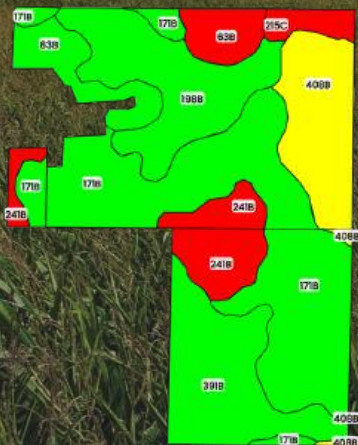
A portion of the property was previously enrolled in CRP, now expired, with the acres becoming available to farm in 2027. This tract sits in a tightly held area of Delaware County, with excellent access along 120th Street and 110th Avenue, located in Section 8 of Richland Township. The farm will be surveyed from a larger tract of land. This is a rare opportunity to purchase high-quality Iowa farmland with strong soils, grain storage, and long-term upside, ideal for farmers, investors, and 1031 exchange buyers seeking a well-located, productive asset.

DIRECTIONS

From Lamont: Head east out of town on 130th Street. Travel for 1.5 miles to Buchanan Delaware Avenue, then turn north. Travel for one mile on Buchanan Delaware Avenue to the intersection of 120th Street. Turn east on 120th Street and travel for 1.25 miles. The farm will be on the north side of the road with additional road frontage along 110th Avenue.

From Dundee: Head west out of town on 145th Street and travel until it curves into 120th Avenue. Follow the curve west as it turns into 135th Street and travel for 0.8 miles. Turn north onto 110th Avenue and travel for 1.5 miles to the intersection of 120th Street. Head east onto 120th Street and travel for 1.25 miles. The farm will be on the north side of the road with additional road frontage along 110th Avenue.

TOTAL SOILS MAP

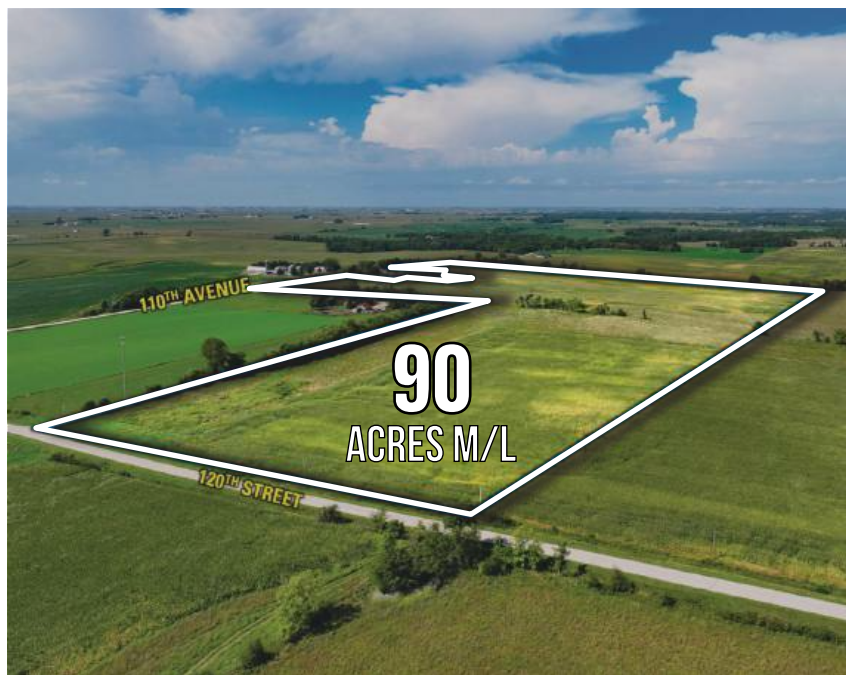
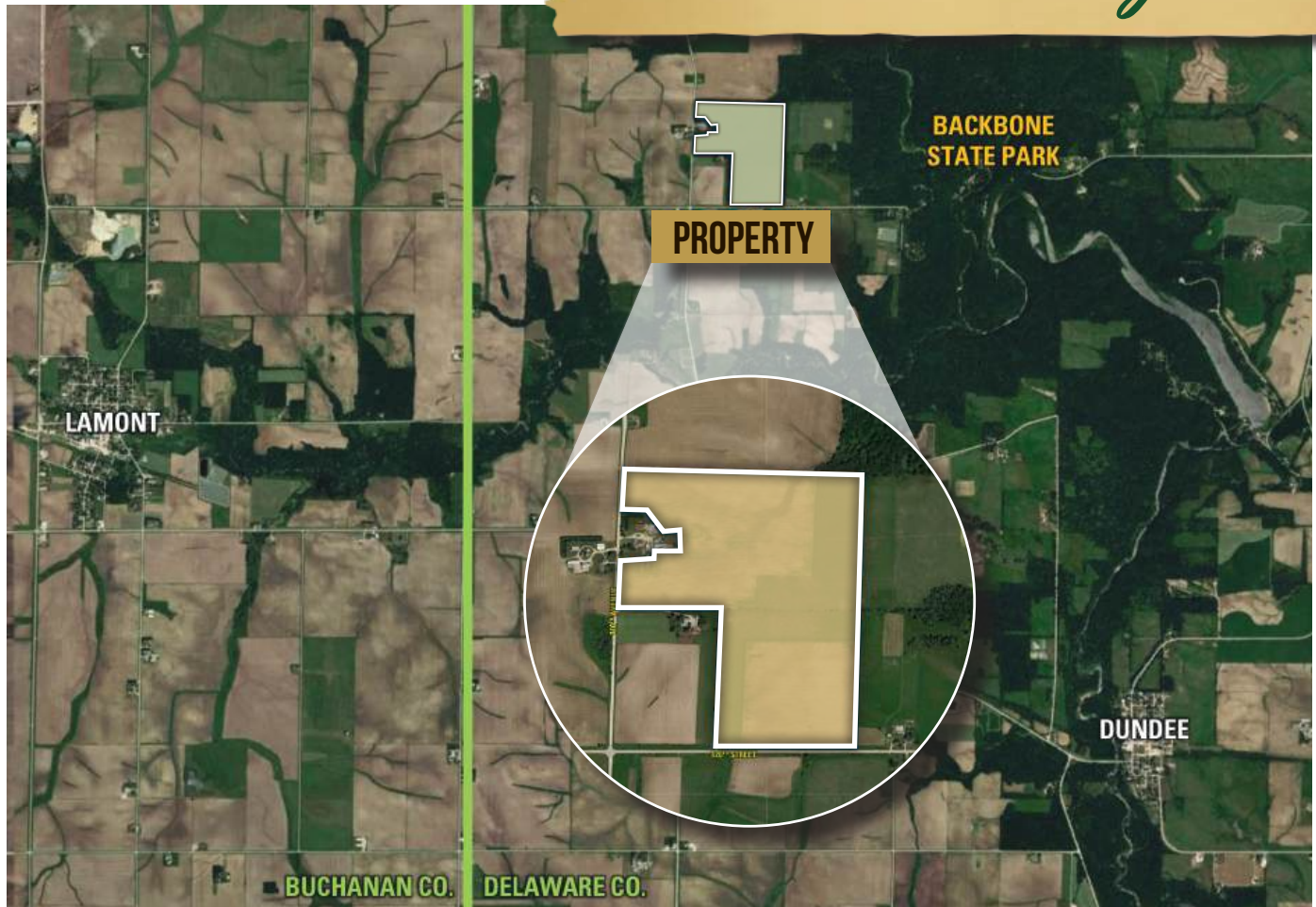


TOTAL SOILS

LEGEND	CODE	DESCRIPTION	ACRES	% of field	IA CSR2
	171B	Basset loam	32.54	37.22 %	85
	198B	Floyd loam	13.44	15.36 %	89
	391B	Clyde-Floyd complex	13.20	15.09 %	87
	408B	Olin sandy loam	10.36	11.85 %	64
	241B	Burkhardt-Saude complex	7.60	8.69 %	35
	83B	Kenyon loam	5.06	5.78 %	90
	63B	Chelsea loamy fine sand	3.26	3.73 %	19
	215C	Goss loam	2.00	2.28 %	34
AVERAGE:					75.7

GEOGRAPHICAL MAP

Delaware County, Iowa



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