



## 391 Acres m/l, Delaware County, IA

### Schnittjer Farm

**63.0 CSR — This farm is located 2 ½ Miles Southeast of Delhi, Iowa**

#### Property Information

##### Location

This farm is located 2 ½ miles southeast of Delhi on Highway 38.

##### Address

2631 Ridge Road, Hopkinton, IA 52237

##### Legal Description

The SE ¼ and the E ½ of the SW ¼ of Section 26 and the N ½ of the NE ¼ and the E ½ of the NW ¼ of Section 35; all located in Township 88 North Range 4 West of the 5th P.M., Delaware County, Iowa. The exact legal to be determined by the abstract.

##### Price & Terms

- \$3,128,000
- \$8,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

##### Possession

At closing, subject to the 2014 Cash Rent Lease which is terminated effective March 1, 2015.

##### Real Estate Tax

Taxes Payable in 2014 - 2015: \$12,042.00  
Net Taxable Acres: 390.87 Acres  
Tax per Net. Tax. Ac.: \$30.81

##### FSA Data

Farm Number: 2912  
Tract Number: 2177  
**Crop Acres: 280.75**  
Corn Base: 147.2 Acres  
Corn Direct/CC Yields: 130/130 Bu/Ac.  
Bean Base: .6 Acres  
Bean Direct/CC Yields: 39/39 Bu/Ac.  
Barley Base: 8.6 Acres  
Barley Direct/CC Yields: 49/49 Bu/Ac.  
Wheat Base: 15.6 Acres  
Wheat Direct/CC Yields: 40/40 Bu/Ac.

Oat Base: 12.3 Acres

Oat Direct/CC Yields: 62/62 Bu/Ac.

##### Soil Types / Productivity

Primary soils are Rowley, Ely, and Seaton. See soil map for detail.

- **CSR2:** 57.3 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 63.0 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 54.2 per County Assessor, based on net taxable acres.

##### Land Description

This farm includes a mixture of rolling cropland, pasture and extensive livestock buildings.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.*

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# Aerial Photo



## Buildings / Improvements

**Livestock Barns** - Two of these barns are traditional livestock barns. There are also three free-stall dairy barns that are in good condition.

**Loafing Sheds** - There are three loafing sheds with concrete feed floors.

**Machine Sheds** - There are two machine sheds.

**Commodity Building/Shop** - 7,500 square feet, built in 2009, 2,500 square feet of the building is heated with a concrete floor.

**Dairy Parlor** - Built in 2000, not in use poor condition.

**Grain Bins** - There are three grain bins with 29,000 bushel capacity.

**Bunk House** - Three bedroom bunkhouse with kitchen, eating area, three bedrooms and one full bathroom.

## Water & Well Information

Well water.

## House

Two story brick home built in 1872 with four bedrooms and one bath. The kitchen,

plumbing and electrical have all been updated.

## Mobile Home

There is a mobile home located in the northwest portion of the farm along Highway 38. There is a two-stall, detached garage.

## Brokers Comments

This is a rare opportunity to purchase a large livestock farm with a mixture of cropland, pasture and extensive livestock buildings!

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## R-4-W

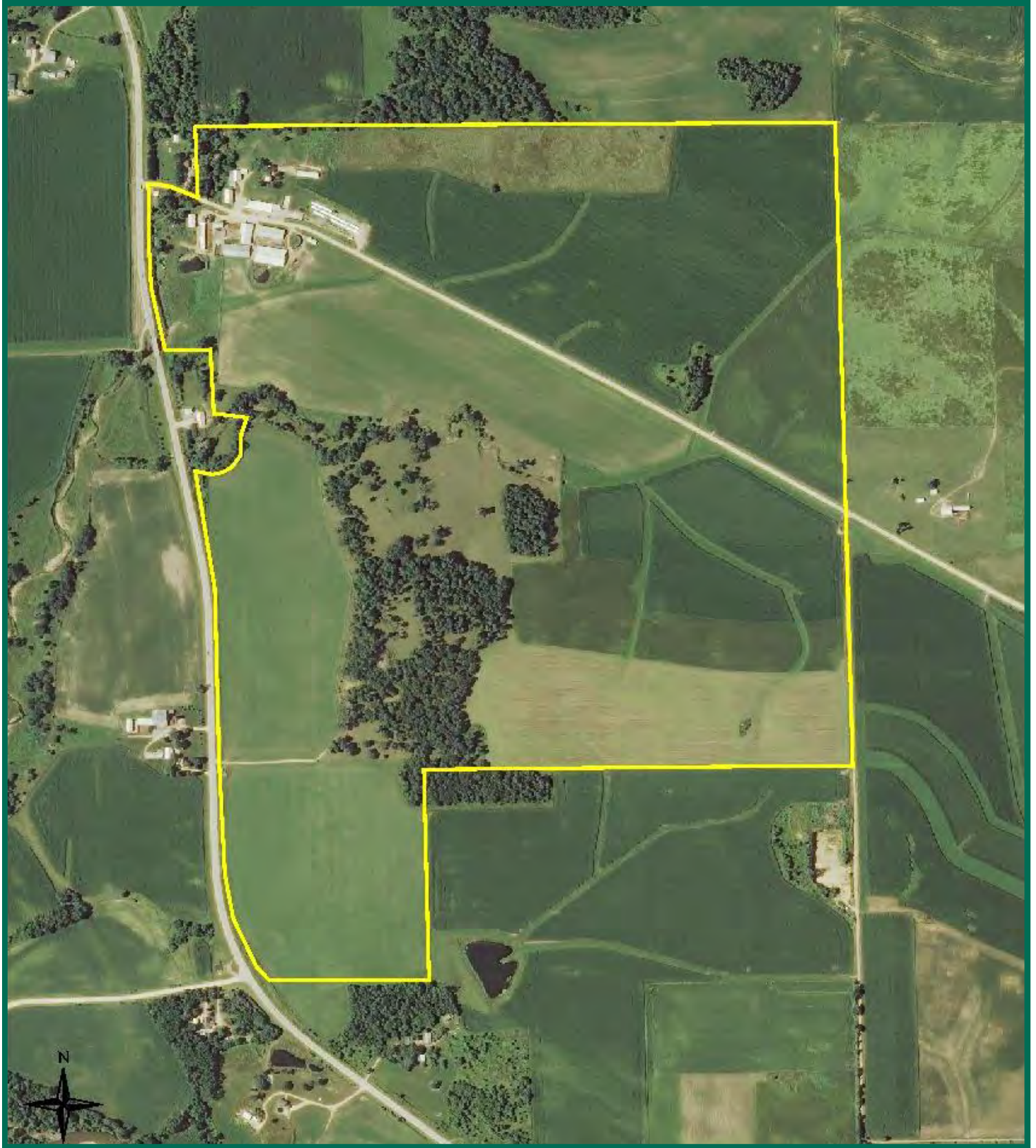
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*Map reproduced with permission of Farm & Home Publishers, Ltd.*

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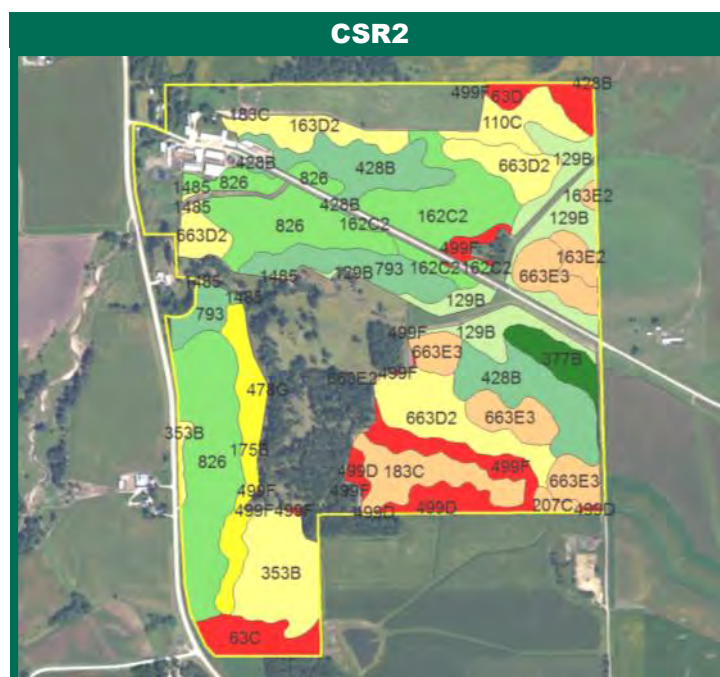
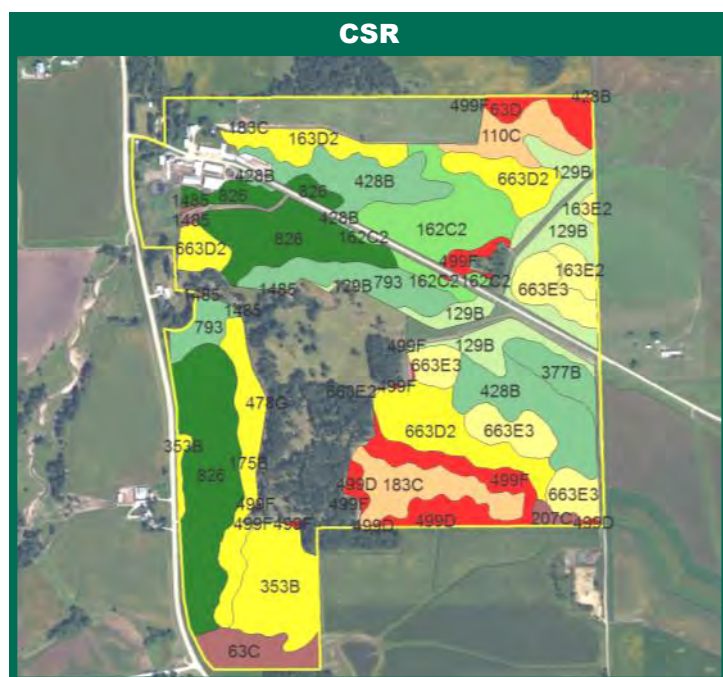


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# Soil Maps



Measured Tillable Acres		280.8	Avg. CSR	63.0	Avg. CSR2*	57.3		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
110C	Lamont fine sandy loam, 5 to	32	47	2.9%	IIIe	8.08		
129B	Arenzville-Chaseburg silt	63	66	8.0%	Ile	22.50		
1485	Spillville loam, channeled, 0	25	41	0.2%	Vw	0.67		
162C2	Downs silt loam, 5 to 9	73	80	7.2%	IIIe	20.34		
163D2	Fayette silt loam, 9 to 14	58	50	2.8%	IIIe	7.96		
163E2	Fayette silt loam, 14 to 18	48	35	1.3%	IVe	3.74		
175B	Dickinson fine sandy loam, 2	55	51	4.4%	IIIe	12.37		
183C	Dubuque silt loam, 20 to 30	33	35	4.1%	IIIe	11.6		
207C	Whalan loam, 20 to 30	28	33	0.5%	IIIe	1.5		
353B	Tell silt loam, 2 to 5 percent	58	44	6.3%	Ile	17.7		
377B	Dinsdale silt loam, 2 to 5	90	95	2.1%	Ile	6.0		
428B	Ely silty clay loam, 2 to 5	88	88	9.9%	Ile	27.9		
478G	Nordness-Rock outcrop	5	5	0.0%	Vlls			
499D	Nordness silt loam, 5 to 14	5	5	0.7%	VIIs	1.9		
499F	Nordness silt loam, 14 to 25	5	5	5.2%	Vlls	14.5		
63C	Chelsea loamy fine sand, 5	21	10	2.7%	IVs	7.7		
63D	Chelsea loamy fine sand, 9	11	5	1.8%	VIIs	5.1		
663D2	Seaton silt loam, 9 to 14	58	50	9.1%	IIIe	25.6		

**CSR/CSR2 UPDATE:** In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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## **Photos:** 391 Acres m/l, Delaware County, IA



Dwelling



Commodity Shed/Shop



Free-Stall Barn



Free-Stall Barn



Free-Stall Barn



Feed Lot



Machine Shed



Grain Storage



Free-Stall Barn

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Feed Lot



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Barns



Building Site



Mobile Home & Detached Garage



Pasture



Cropland



Cropland



Cropland

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