



140 Acres m/l, Delaware County, IA Schlarman Farm

84.6 CSR2 - Located southeast of Ryan, Iowa.

Property Information

Location

From Ryan - Intersection of Hwy 13 and County Rd. D47: 7 miles east on County Rd. D47, 2 miles south on County Rd. X31 and ½ mile west on 330th Street. The farm is located on the north side of the road.

Legal Description

East 15 acres of the W ½ of the SW ¼, and the E ½ of the SW ¼, and the S ½ of the SE ¼ of Section 29, Township 87 North, Range 4 West of the 5th P.M., except Lots 2 & 3 of the Plat of the Subdivision of the SE ¼ of the SW ¼ and part of the SW ¼ of the SW ¼; all in Section 29, Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa To be known as Bacon Farm, according to Plat recorded in Book 5 Plats, Page 55, but including Lot 1 of said Subdivision.

Price & Terms

- \$1,197,000
- \$8,550/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2016 - 2017: \$5,116.00
Net Taxable Acres: 139.4
Tax per Net Taxable Acre: \$36.70

FSA Data

Farm Number 5885, Tract 11674
Crop Acres: 131.26*
(*Includes 6.4 acres of CRP)
Corn Base: 87.1
Corn PLC Yield: 138 Bu.
Bean Base: 37.7
Bean PLC Yield: 40 Bu.

CRP Contracts

There are 6.4 acres enrolled in the CRP Program at \$177.80 per acre with a total annual payment of \$1,138.00. This contract expires September 30, 2017.

Soil Types/Productivity

Primary soils are Kenyon, Clyde-Floyd and Floyd. See soil map for detail.

- **CSR2:** 84.6 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 77.0 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 84.5 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

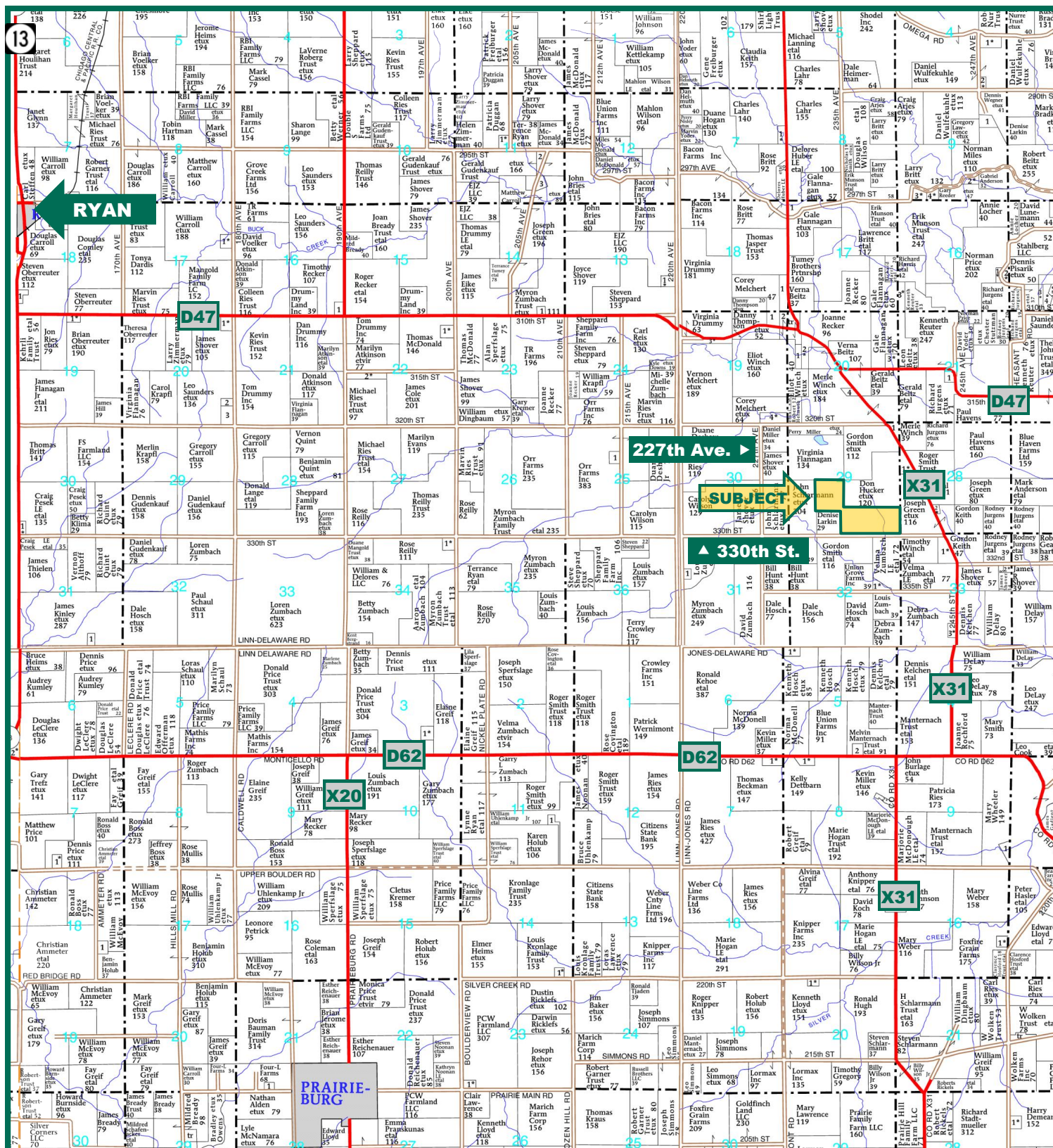
Comments

This is a nice Delaware County farm with high quality soils.

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Plat Map

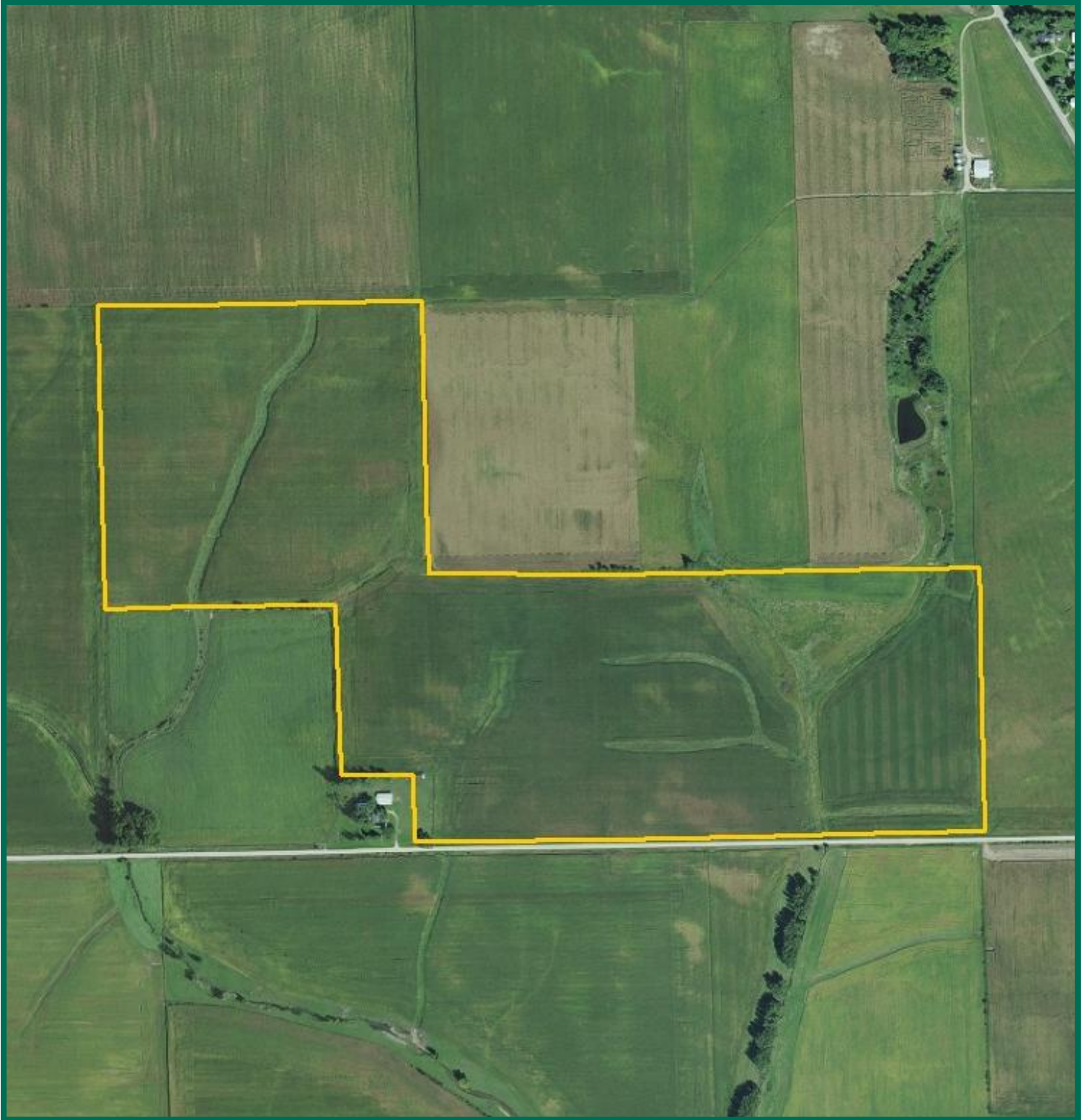


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Aerial Photo

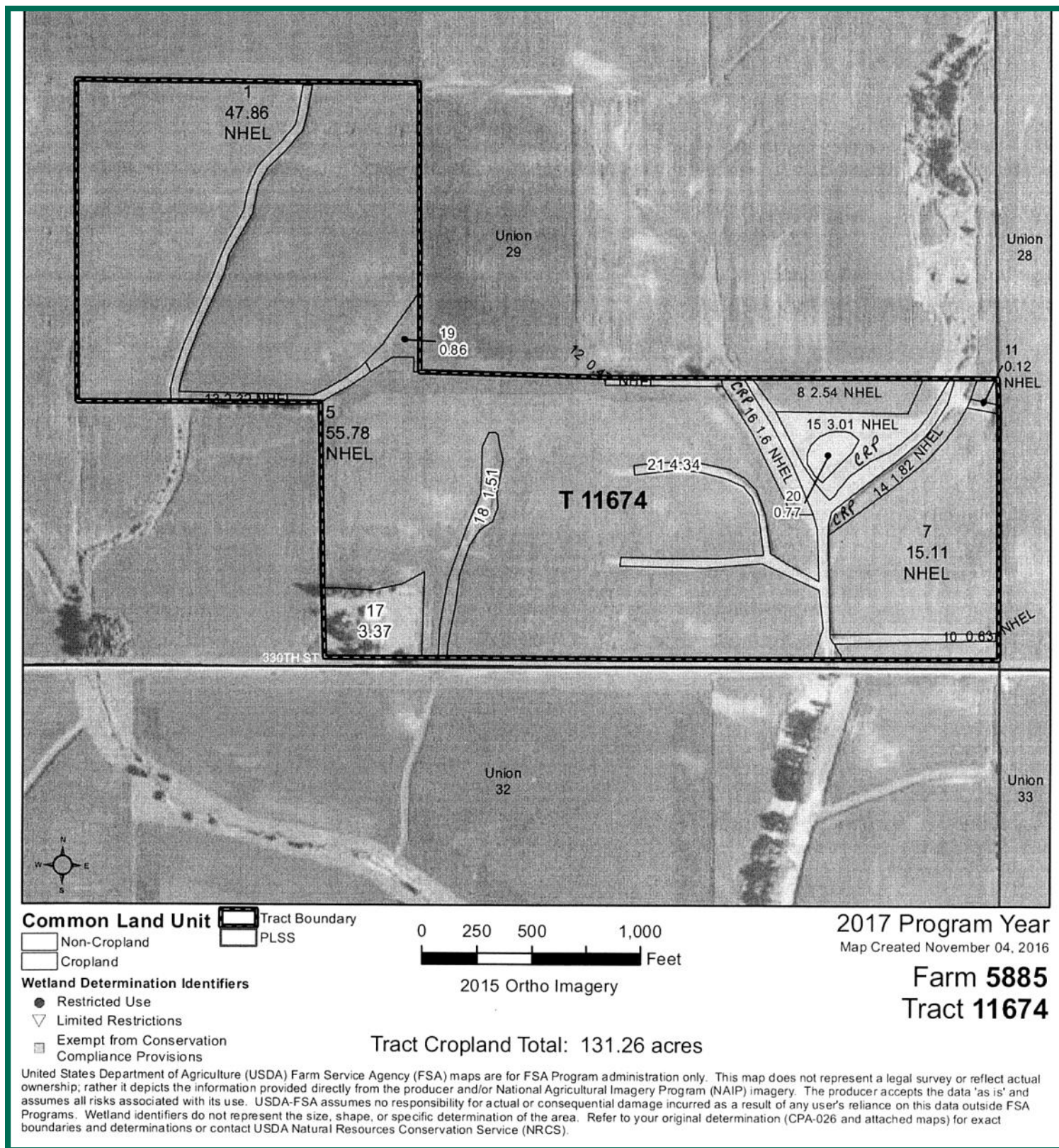


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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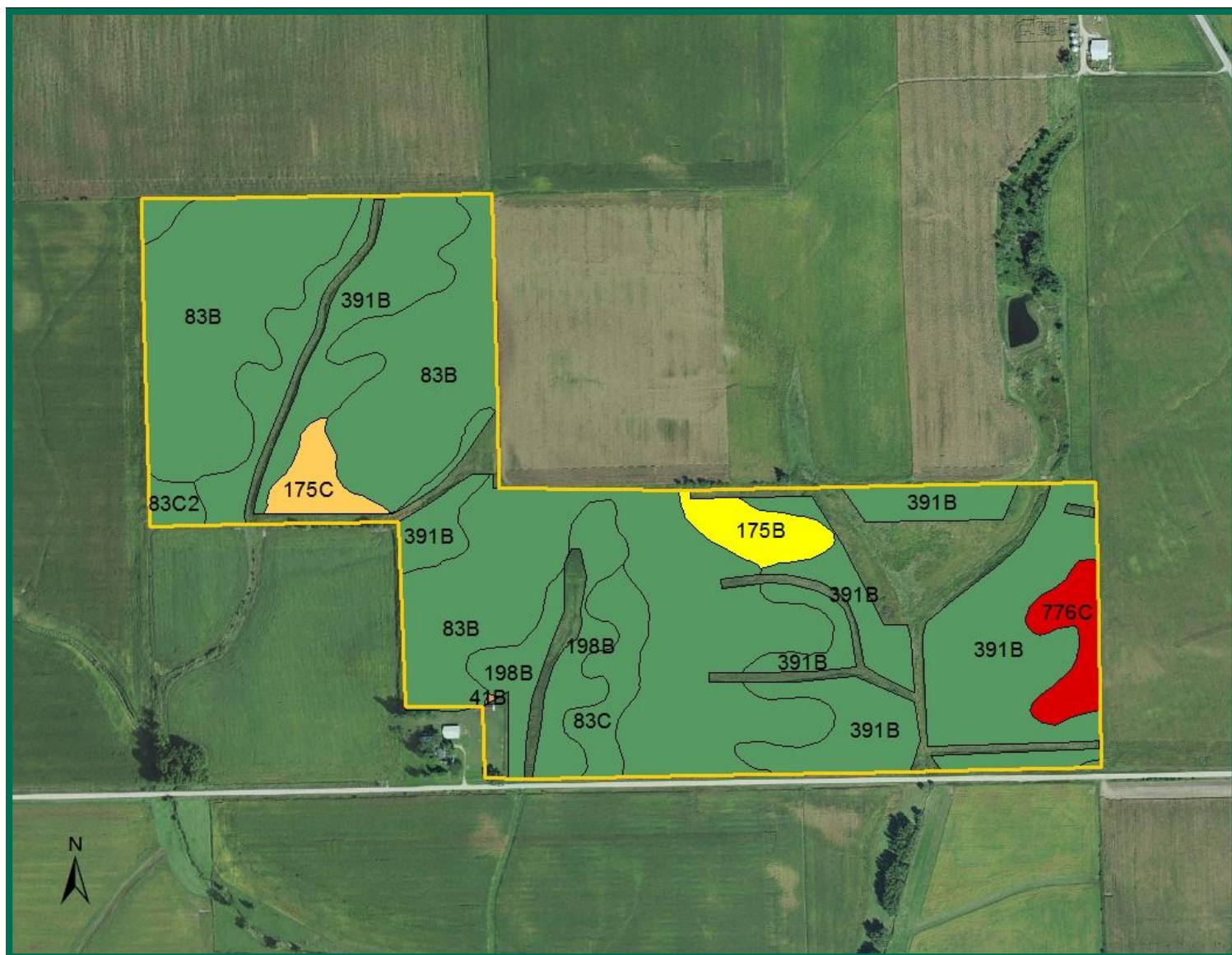
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Soil Map



Measured Tillable Acres 124.8 Avg. CSR: 77.0 Avg. CSR2: 84.6

| Soil Label | Soil Name | CSR | CSR2 | Percent of Field | Non_Irr Class | Acres |
|------------|-------------------------------------|-----|------|------------------|---------------|-------|
| 175B | Dickinson fine sandy loam, 2 to 5 | 55 | 51 | 2.5% | Ille | 3.10 |
| 175C | Dickinson fine sandy loam, 5 to 9 | 40 | 46 | 2.0% | Ille | 2.46 |
| 198B | Floyd loam, 1 to 4 percent slopes | 75 | 89 | 6.1% | Ilw | 7.50 |
| 391B | Clyde-Floyd complex, 1 to 4 percent | 74 | 87 | 34.2% | Ilw | 42.07 |
| 41B | Sparta loamy fine sand, 2 to 5 | 40 | 39 | 0.0% | IVs | 0.03 |
| 776C | Lilah sandy loam, 2 to 9 percent | 8 | 5 | 2.6% | IVs | 3.23 |
| 83B | Kenyon loam, 2 to 5 percent slopes | 86 | 90 | 48.4% | Ile | 59.57 |
| 83C | Kenyon loam, 5 to 9 percent slopes | 76 | 85 | 3.3% | Ille | 4.0 |
| 83C2 | Kenyon loam, 5 to 9 percent slopes, | 69 | 84 | 0.9% | Ille | 1.1 |

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