



Beautiful Recreational Land - Located North of Hopkinton, Iowa

Property Information

Location

From Hopkinton - Heading north on Hwy 38: Turn right on NE Culver Road, (follow Culver Road, eventually turns left into 285th Avenue) 1 ½ mile north on 285th Avenue and ¼ mile west on 285th Street.

Legal Description

The E½ of the NE¼ of Section 1, Township 87 North, Range 4 West of the 5th P.M., AND the NW¼ of Section 6, Township 87 North, Range 3 West of the 5th P.M., Delaware County, Iowa. The exact legal description to be taken from an abstract.

Price & Terms

- \$1,071,000
- \$4,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2017 Cash Rent Lease on the cropland.

Real Estate Tax - Estimated

Taxes Payable 2016 - 2017: \$1,500

Net Taxable Acres: 237

Tax per Net Taxable Acre: \$6.33

Majority of the timber is enrolled in the Timber Reserve Program and is exempt from Real Estate Taxes.

FSA Data - Estimated

Crop Acres: 68.1

Approximately 8 acres are not in hay.

The farm is not enrolled in the government program.

Soil Types/Productivity

The soil on this farm is Fayette. See soil map for detail.

- **CSR2:** 22.3 per 2016 AgriData, Inc., based on FSA crop acres.

- **CSR:** 35.7 per 2016 AgriData, Inc., based on FSA crop acres.

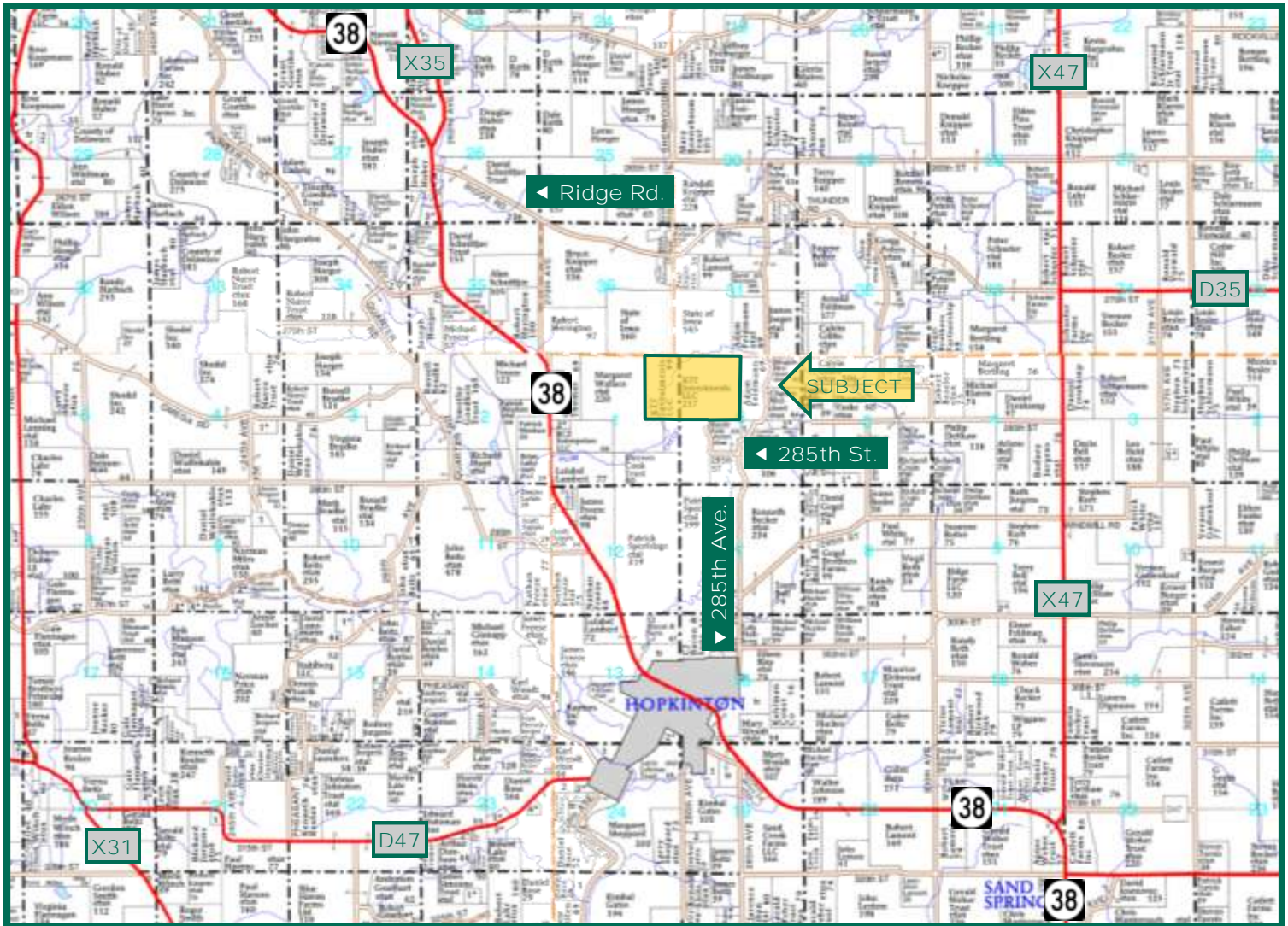
Land Description

Rolling mature timber with gorgeous views.

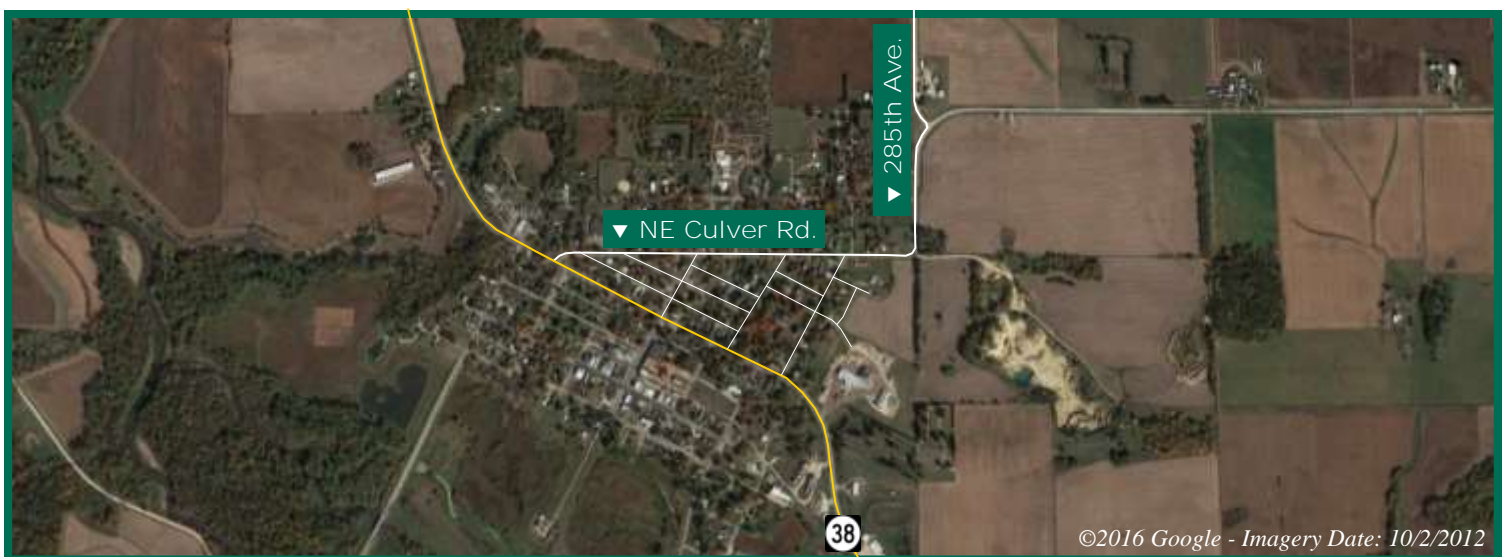
Buildings/Improvements

This property includes a 42' x 80' Lester shop that was built in 2007. Building includes a ¾ bathroom, kitchen and wood burning fireplace with gas starter. The shop has 16' side walls and four overhead doors. The building is entirely insulated and heated. The living area is heated with radiant heat and the storage area is heated with a forced air LP furnace. The north portion is used for living quarters and the south portion is used for equipment storage. There is a 12' x 27' area used as a living area/bedroom and is air conditioned. There is a large pad of

Plat Map

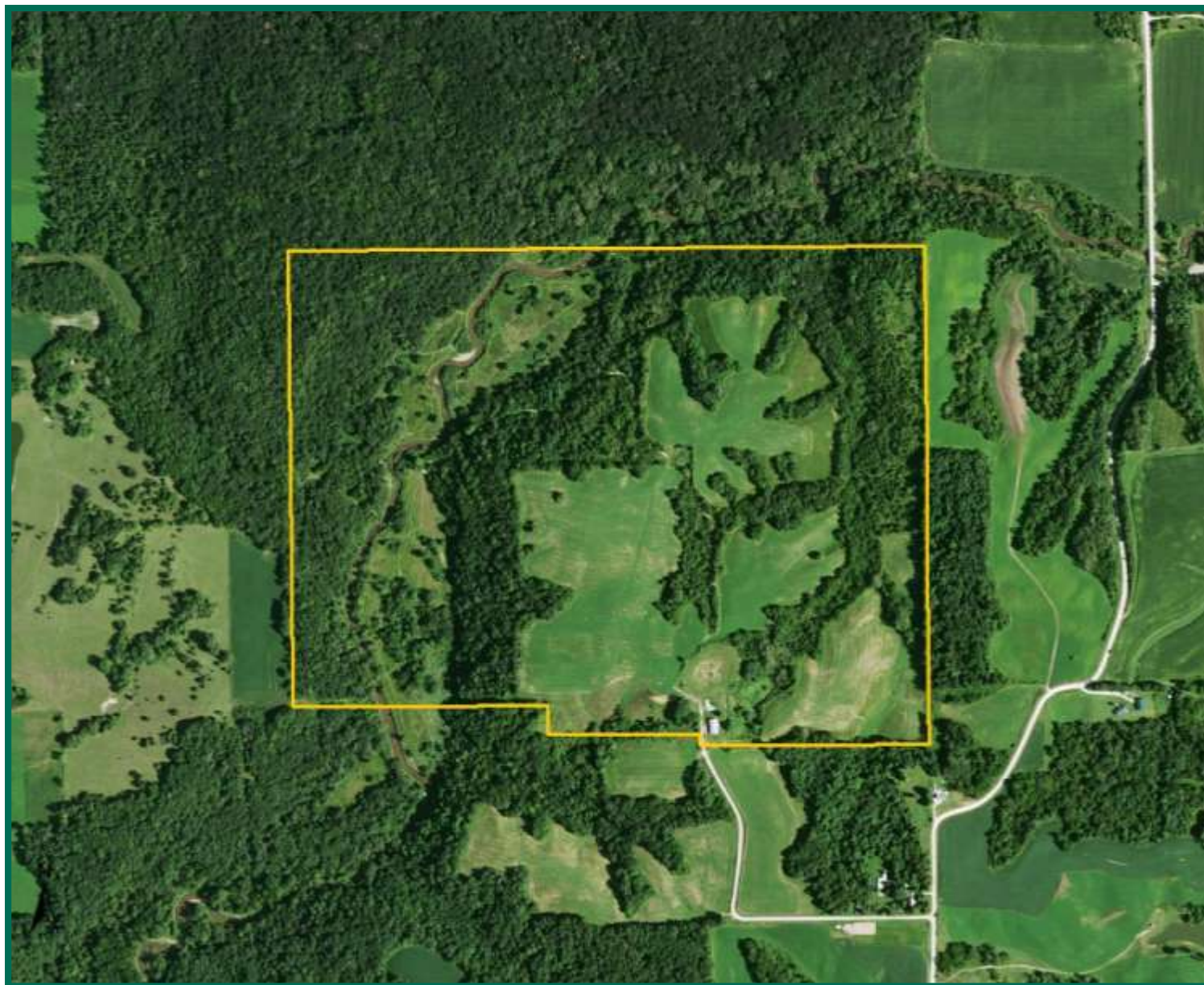


Map reproduced with permission of Farm & Home Publishers, Ltd.



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concrete north of the shop used as a staging area for campers.

Water & Well Information

There is a newer drilled well located northeast of the shop. The septic tank and leach field is located directly north of the shop.

LP Tank

The 500 gallon LP tank is owned and will stay with the property.

Creek

Plum Creek crosses through the west portion of this farm. This is a beautiful spring-fed creek that is clear and full of fish.

Comments

This is one of the most attractive recreational properties in Delaware County. It consists of a variety of mature oaks, walnuts, hickories and other hard woods. There are over 10 miles of

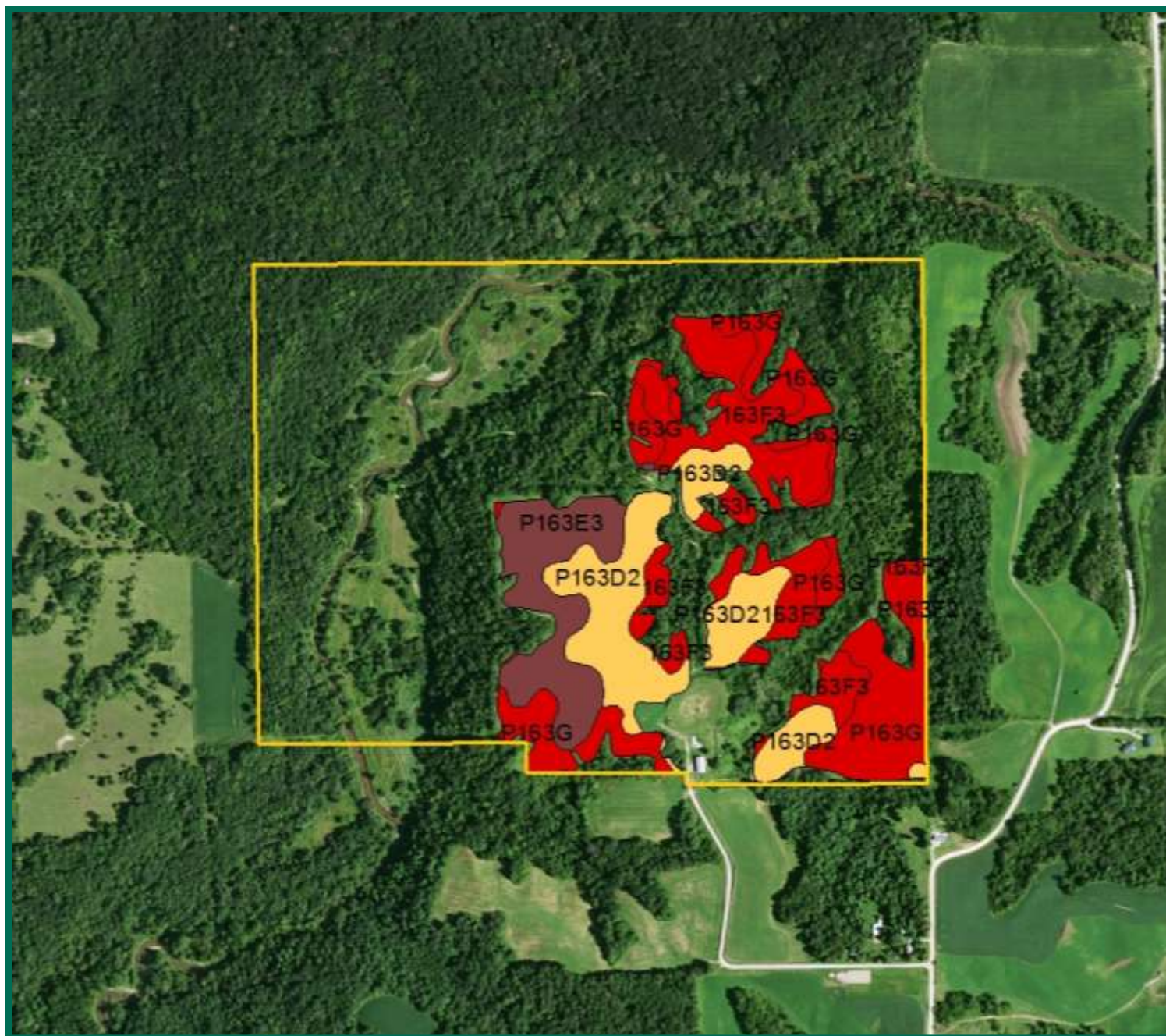
groomed trails for 4-wheeler riding, walking or snowmobiling. There is an abundance of deer and turkey located in and around this property. The State of Iowa owns 300 acres to the north.

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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Soil Map

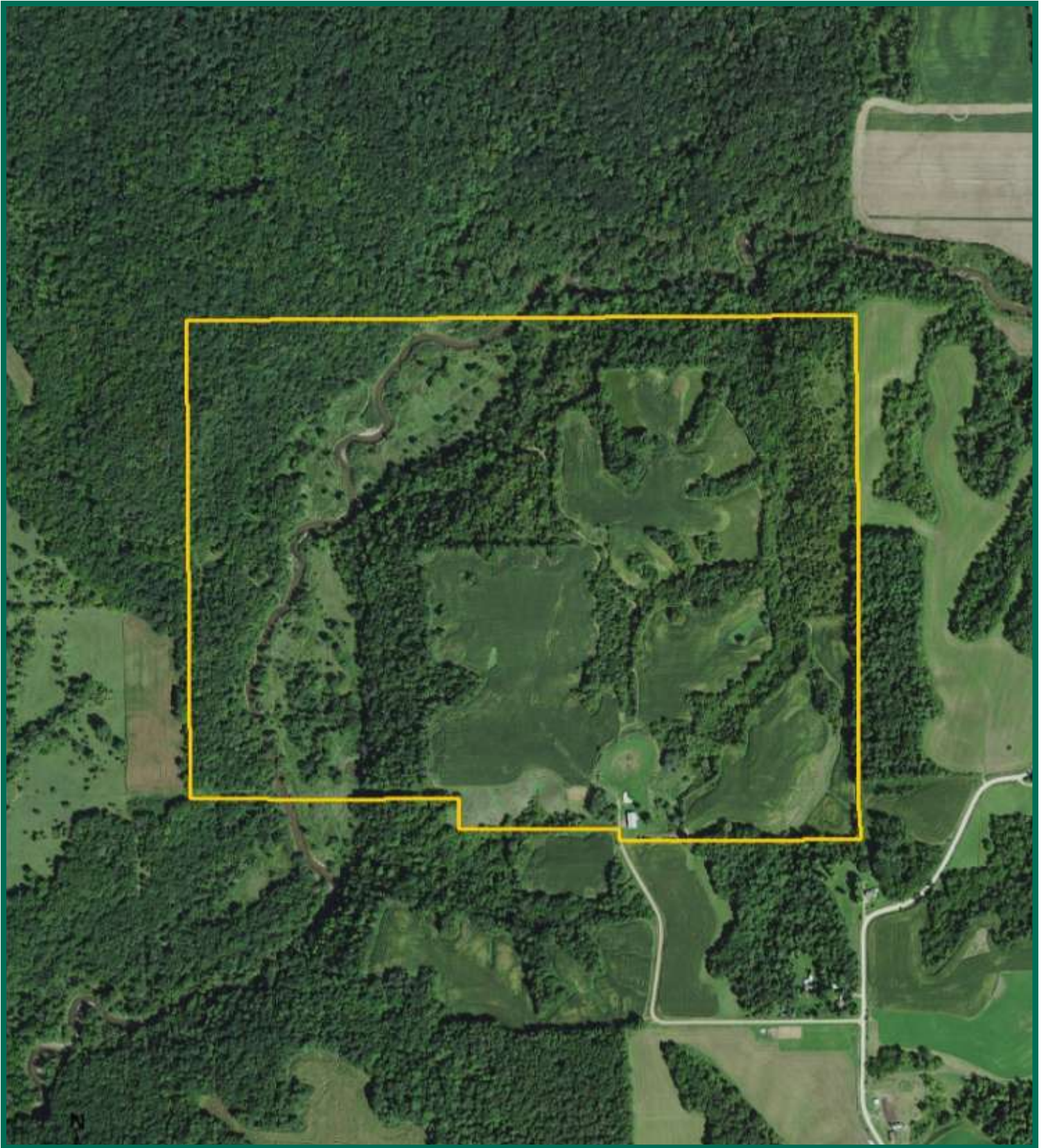


Measured Tillable Acres		68.1	Avg. CSR:		35.7	Avg. CSR2:		22.3
Soil Label		Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
163F3	Fayette silty clay loam, 18 to 25		25	13	26.4%	Vlle	17.97	
P163D2	Fayette silt loam, paha, 9 to 14		58	47	26.6%	Ille	18.13	
P163E3	Fayette silty clay loam, paha, 14 to		45	28	17.0%	Vle	11.58	
P163F2	Fayette silt loam, paha, 18 to 25		28	19	0.7%	Vle	0.47	
P163G	Fayette silt loam, paha, 25 to 40		20	5	29.3%	Vlle	19.97	

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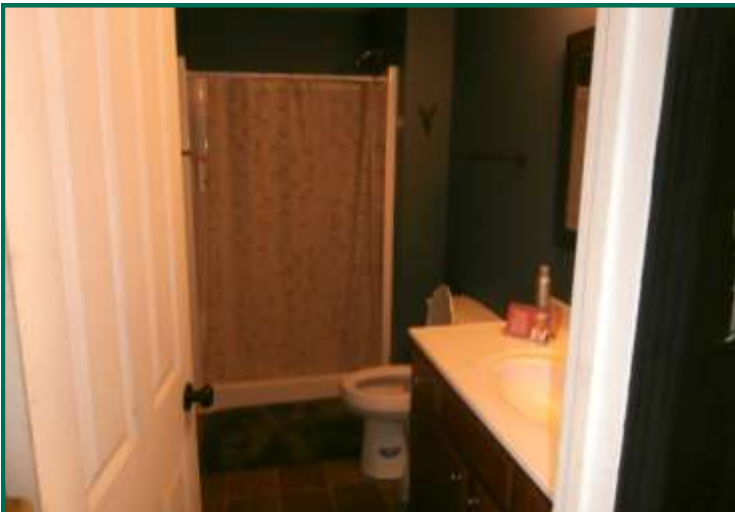
Aerial Photo



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Photos: 238 Acres m/l, Delaware County, IA



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