



83 Acres m/l, Delaware County, IA

Schnittjer Farm

71.6 CSR - Located 3 miles southeast of Delhi

Date: Tues, April 22, 2014

Time: 10:00 a.m.

Auction Site:

St. John's Catholic Church - Parish Hall

Address:

303 South Street
Delhi, IA 52223

Property Information

Location

From Delhi: 3 miles southeast on Hwy 38.

Legal Description

Parcels A, B and F located in Sections 26, 27 and 34 of Township 88 North Range 4 West of the 5th P.M., Delaware County, Iowa.

Real Estate Tax

Taxes Payable 2013 - 2014: \$2,092.00

Net Taxable Acres: 83.04

Tax per Net Tax. Ac.: \$25.19

FSA Data

Farm Number: 4594

Tract Number: 4693

Crop Acres: 79.8

Corn Base: 40.3

Corn Direct/CC Yields: 130/130

Bean Base: 25.7

Bean Direct/CC Yields: 41/41

Oats Base: 8.0

Bean Direct/CC Yields: 62/62

Soil Types / Productivity

Primary soils are Bertrand, Rowley and Fayette. See soil map for detail.

- **CSR:** 71.6 per AgriData, Inc., 2014, based on FSA crop acres.
- **CSR:** 70.38 per County Assessor, based on net taxable acres.

- **CSR2:** 65.3 per AgriData, Inc., 2014, based on FSA crop acres.

Land Description

This farm would be considered as gently rolling with good eye appeal.

Buildings/Improvements

None.

Easement

The Miles family owns 40 acres of timber to the west of this farm. The Miles family has an ingress egress easement across the northly boundary of the Schnittjer farm to access their timber.

Comments

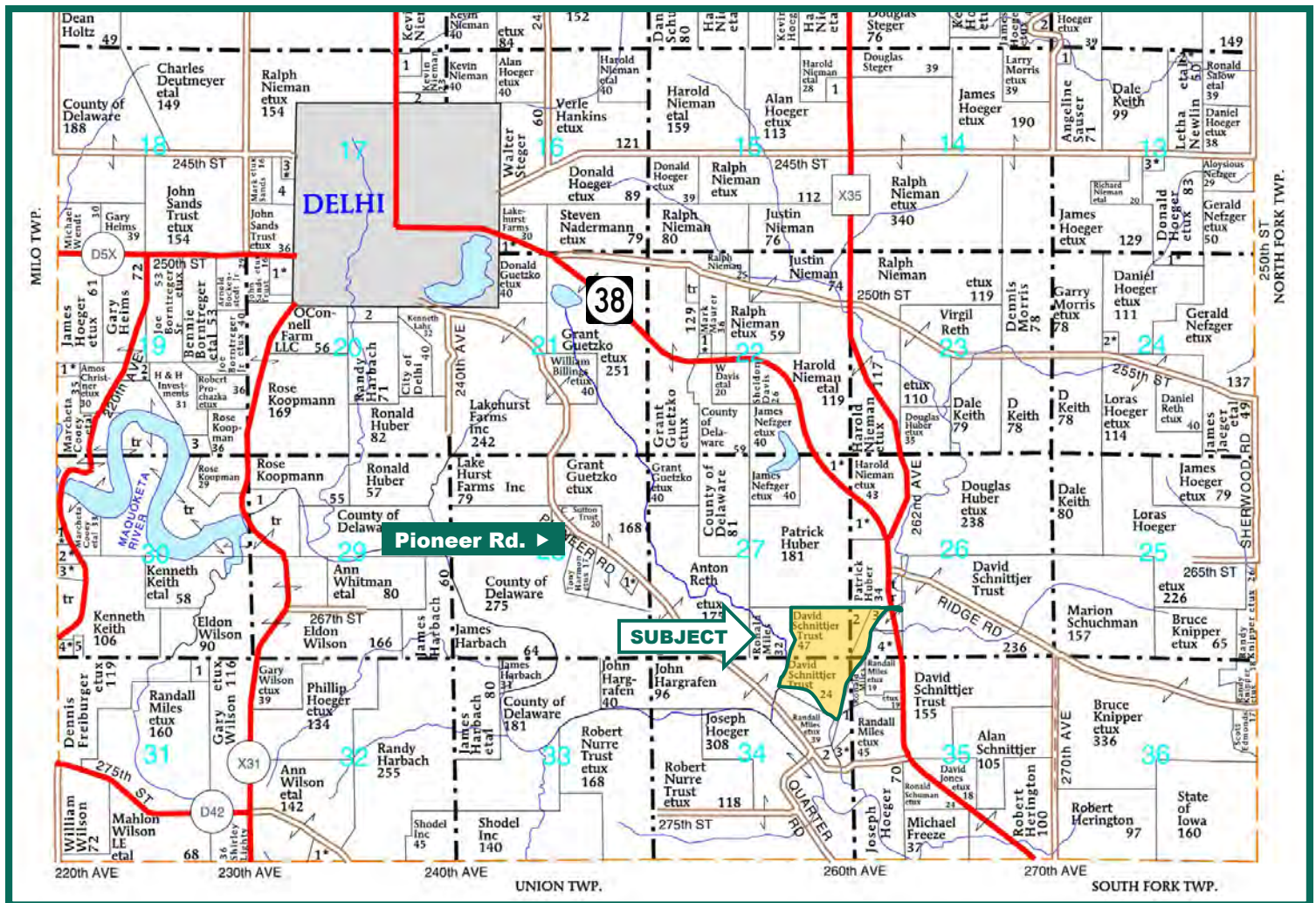
This is a good quality Delaware County farm located in a strong area. This farm is available to be farmed for 2014!

Troy R. Louwagie, ALC
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Plat Map



Map reproduced with permission of [Farm & Home Publishers, Ltd.](#)

Auction Information

Method of Sale

- Property will be sold as a single tract of land consisting of 83 acres. The bids will be dollars per acre will be multiplied by 83 acres to determine the total sales price.
- Seller reserves the right to refuse any and all bids

Seller

David Schnittjer Revocable Trust

Agency

Hertz Real Estate Services, Inc. and their representatives are Agents of the Seller.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on April 22, 2014. Final settlement will require certified check or wire transfer. Closing will occur May 20, 2014. Possession will be granted the day of the auction on April 22, 2014. Taxes will be prorated to closing.

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its

accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

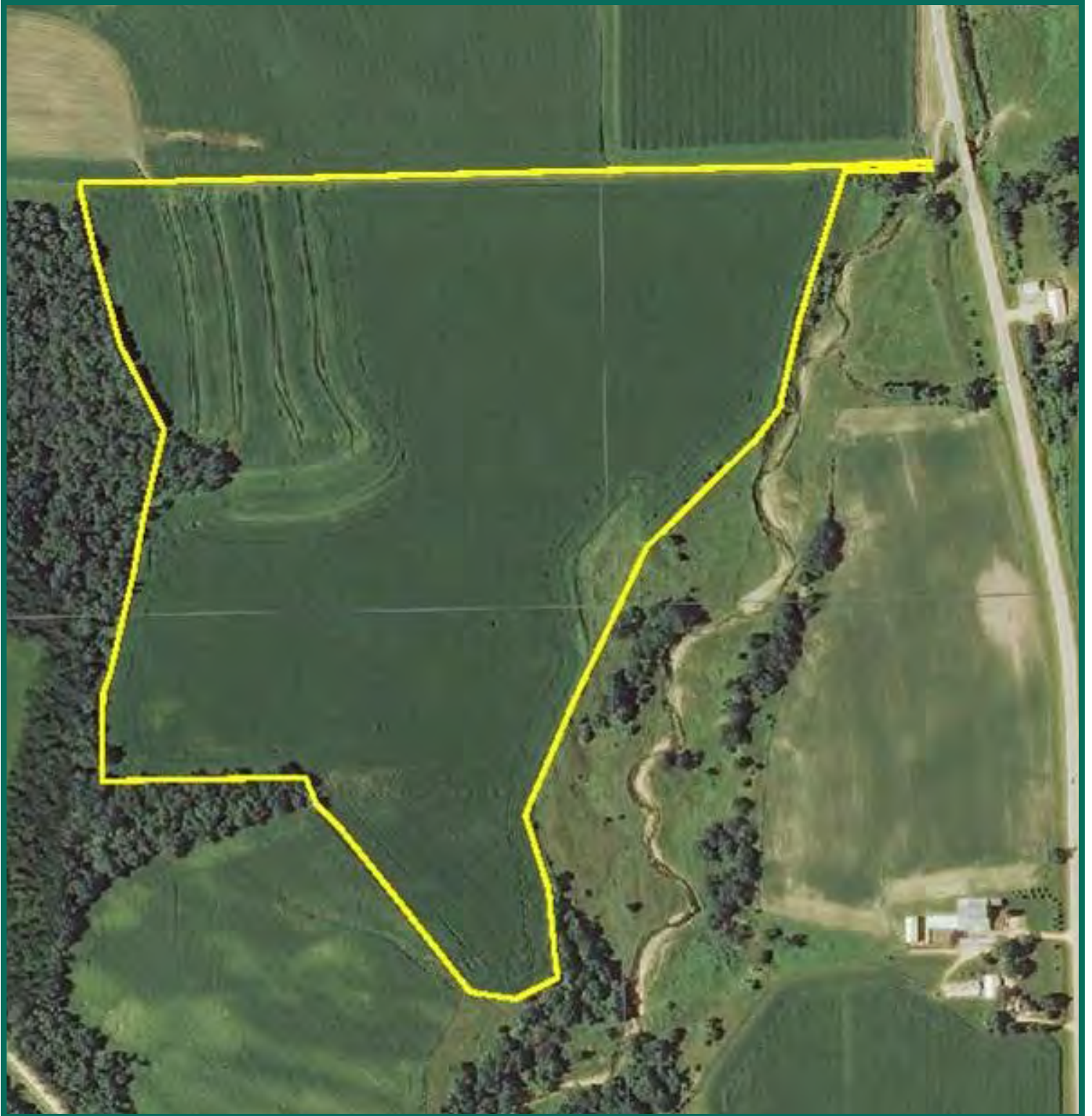
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Aerial Photo

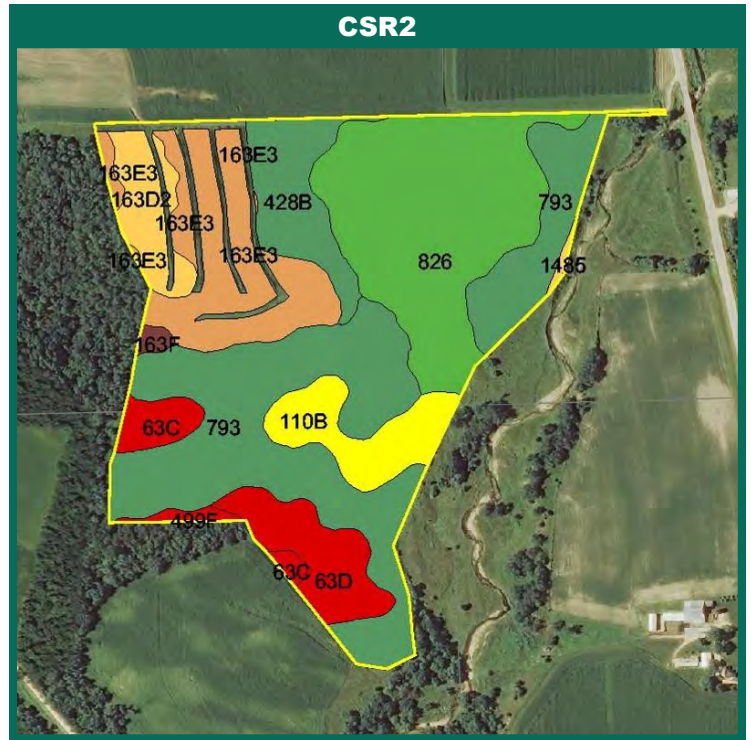
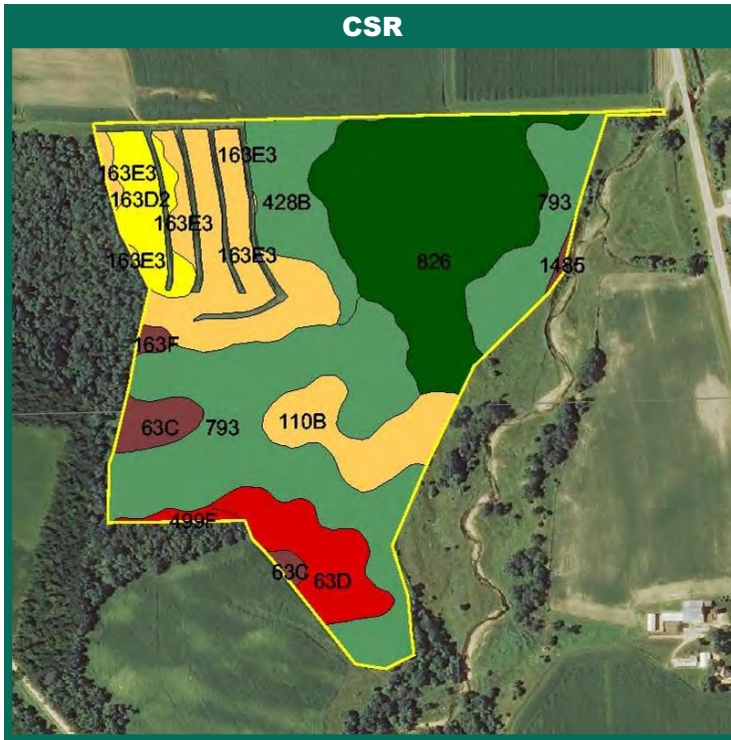


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Soil Maps



Measured Tillable Acres		79.8	Avg. CSR*	71.6	Avg. CSR2	65.3
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
110B	Lamont fine sandy loam, 2 to 5	47.0	52	0.6	Ille	5.1
1485	Spillville loam, channeled, 0 to 2	25.0	41	5.4	Vw	0.3
163D2	Fayette silt loam, 9 to 14 percent	58.0	50	10.3	Ille	3.6
163E3	Fayette silty clay loam, 14 to 18	45.0	31	1.1	Vle	10.2
163F	Fayette silt loam, 18 to 25 percent	30.0	21	3.9	Vle	0.4
428B	Ely silty clay loam, 2 to 5 percent	88.0	88	2.1	Ile	5.6
499F	Nordness silt loam, 14 to 25 percent	5.0	5	3.3	Vlls	0.5
63C	Chelsea loamy fine sand, 5 to 9	21.0	10	5.9	IVs	2.1
63D	Chelsea loamy fine sand, 9 to 14	11.0	5	3.5	Vls	5.0
793	Bertrand silt loam, 0 to 2 percent	85.0	89	3.2	I	27.1
826	Rowley silt loam, 0 to 2 percent	95.0	74	2.6	I	19.7

*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

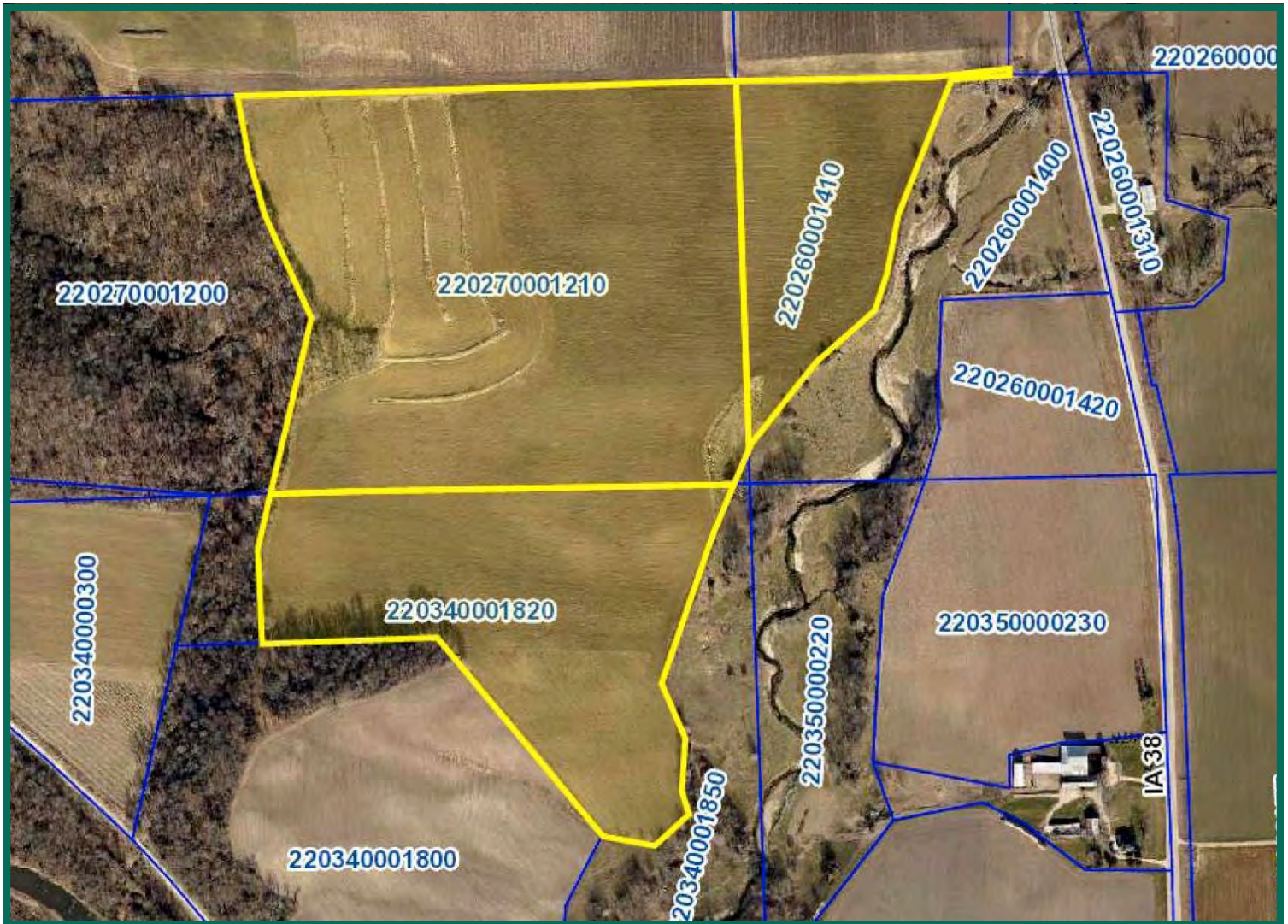
CSR/CSR2 UPDATE: The State of Iowa has historically used Corn Suitability Rating (CSR) as its soil productivity index. To better recognize soil type variability, the USDA Natural Resources Conservation Service (NRCS) is in the process of reclassifying soil map units in various Iowa counties. In recognition of this change and in an effort to make the CSR more consistent across the state, Iowa State University has developed a new formula called **CSR2**, which does not directly correlate to the previous CSR values, but *replaces* them. There may be a significant difference between the old CSR value and the new CSR2 value on any given farm. We are providing both CSR and CSR2 soil maps during this transition period to illustrate any changes. For additional information regarding CSR2, please see the link on our website at www.Hertz.ag.

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