

# FAY RANCHES<sup>®</sup> Inc.

## SCHULTZ FARMS

Delta Junction, Alaska

\$6,750,000 | 5,592± acres

Seller Financing Available to Qualified Buyers

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS





Schultz Farms | Delta Junction, Alaska

# INTRODUCTION

The Schultz Farms property story began at the local high school gym on March 13, 1982. The State of Alaska held a land auction that day and sold 15 large tracts of land. This was called the Delta II Land Sale, and the Schultz Family was the new owner of 1,882± acres, Tract 5, of spruce forest. The land was cleared and brought into cultivation during the next several years. Small grains, barley, and oats were grown, and markets were developed. During the '80s and '90s, additional land was acquired, and the final cleanup of the land clearing process was done on all fields to make it possible to farm them as they are today. Today, the farm still produces barley, oats and wheat, native grass seed, and hay crops. Canola and field peas have also been grown when markets present the opportunity for sales.

This offering consists of 5,592± acres with a full line of equipment to make it a turn-key operation. It is located just east of Delta Junction, where the base of the operation is situated on a hard surface road with 3-phase power available. Updated double-wall fuel storage was added last year. The perimeter is fenced, and field roads have been added to help with moving fully loaded trucks in and out. The property has a well-equipped heated shop, 50' x 80' with 340 square feet of office space, a 50' x 100' metal Quonset building, a 40' x 60' insulated shop building, two generators, and much more. Sixty thousand bushels grain storage with two grain dryers is included. There are four wells on the property, three with 6-inch casing and one with 8-inch casing. There are no property taxes, and Alaska has no income taxes on individuals.

Pictures do not capture the experience of interior Alaska in the summer or winter. Summers are warm with nearly 24 hours of daylight for almost 60 days; crops grow like crazy, with temperatures regularly climbing to 80 degrees.

Wintertime in interior Alaska offers some of the most breathtaking aurora borealis shows throughout the winter, with the best in mid to late October or March. Schultz Farms offers lots of room for snowmobiles, side-by-sides, and ATVs.



# QUICK FACTS

- 5,592± acres
- Three hours Southeast of Fairbanks
- Three hours West of the Canada | US border on the Alaska Highway
- Over 100 pieces of farm and shop equipment
- Irrigation equipment comes with sale
- No property taxes
- Fenced perimeter
- 4,000 square foot shop
- 2,500 square foot shop
- 5,000 square foot metal storage building
- Massive underground aquifer, four wells located on the property







# LOCATION

Delta Junction is located southeast of Fairbanks, approximately 98 miles on the Richardson Highway. Schultz Farms is approximately 20 miles east of Delta Junction.



# GETTING THERE

From Fairbanks International Airport - travel southeast on the Richardson Highway for 118 miles.

From Anchorage - Travel east on the Glenn Highway to Glennallen, Alaska. At the intersection, turn left and travel north to Delta Junction. From Delta Junction, travel east on the Alaska Highway approximately 20 miles.

# AIRPORT SERVICES

Delta Junction has a 2500' long and 60' wide gravel airstrip with no tower.





# AREA HISTORY

Delta Junction is located in the Tanana Valley, known for its fertile and productive soils and great growing season. It is also home to the Pogo Gold Mine, where over 300 people work year-round. The Granite and the White Mountains surround it in full view. Delta Junction is home to the 90,000± acre bison Sanctuary, where over 500 bison roam freely. Alaska became a State in 1959 under President Eisenhower.









# ACREAGE

- 5,592± acres
- Tract No. 5 - 1,882.26± surveyed acres
- Tract No. 3 - 1,426.66± surveyed acres
- U2, U3 - 1,888.06± surveyed acres
- U1-A - 390.05± surveyed acres
- 25 - 5.0± surveyed acres
- 5,000± acres currently tillable
- 5,200± maximum tillable acres







# TIMBERLAND

All Timber rights appurtenant owned by Seller will convey to the Buyer at closing.

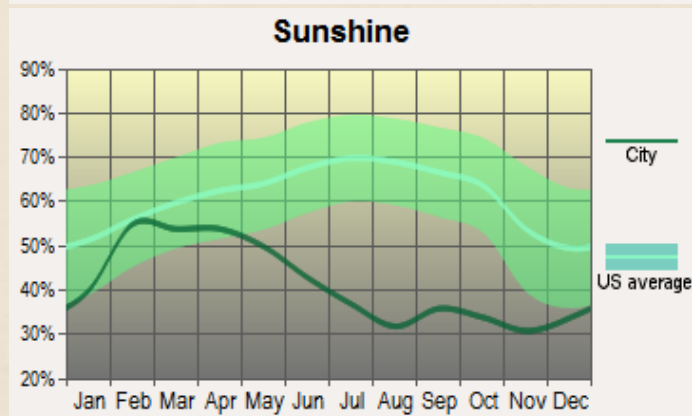
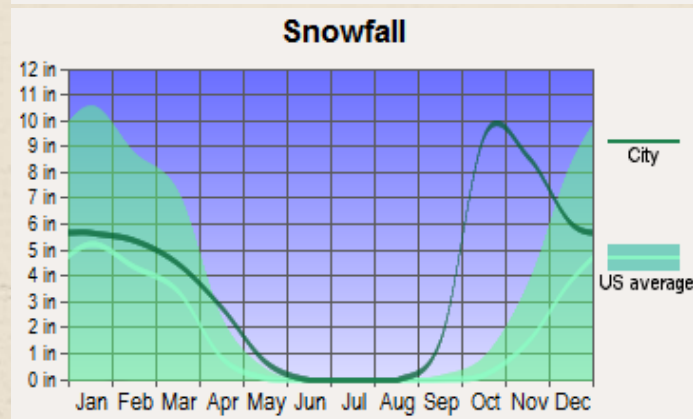
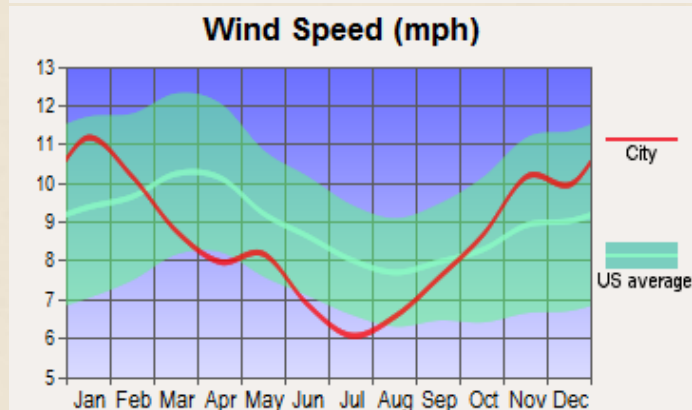
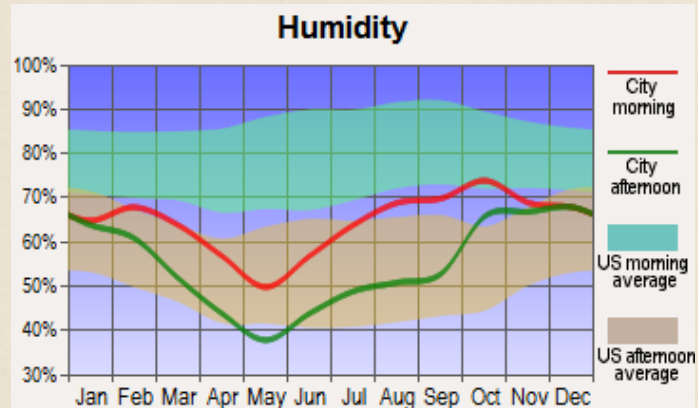
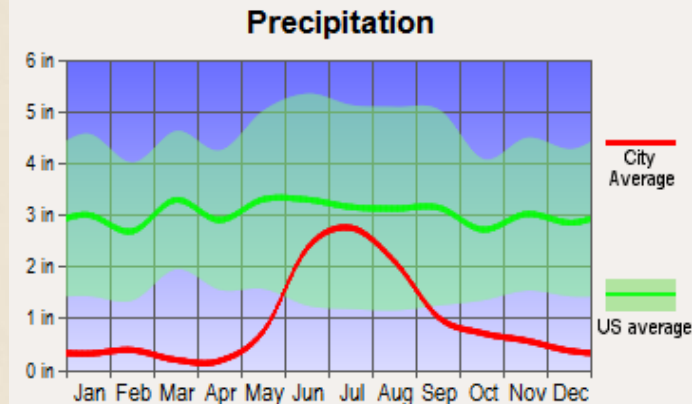
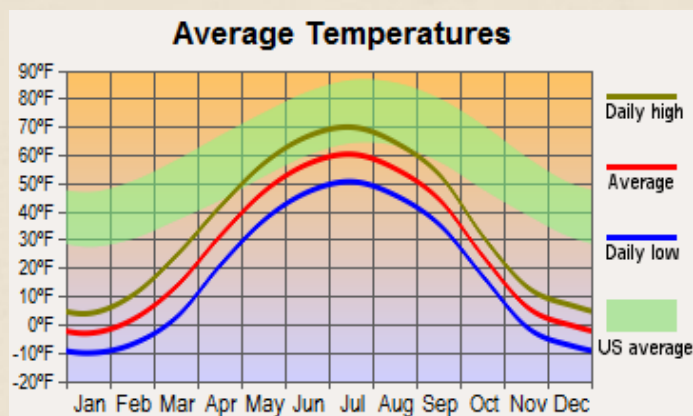
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# CLIMATE

## Climate data for Delta Junction, Alaska

Data courtesy of <http://www.city-data.com/city/Delta-Junction-Alaska.html>







# BUILDINGS

Tract 25 Shop, 5± acre parcel:

- 50' x 80'
- Has three 45' vans out the back door for parts storage; wired for lights

Tract 5 Buildings:

- Quonset 50' x 100'
- Machine shed with straight walls; 40' x 60' lean-to









# EQUIPMENT









# ALASKA AT ITS BEST

Situated in Tanana Valley is the largest agricultural area in the State of Alaska, with the snow-covered Alaska Range making for a breathtaking backdrop. The Gerstle and Tanana Rivers merge at the base of these tree-covered mountains rising to the north. The Granite Mountain Range is also visible along with other mountain ranges making this area one of the most beautiful in the state.





# HUNTING

## IN THE AREA

- Moose
- Bear
- Bison
- Sheep
- Caribou
- Waterfowl
- Upland Bird





# HARVESTING

“Canola yields were acceptable, around 1,500 lbs. per acre. The quality was good. One year we pressed oil out of it with a screw press, then blended it 50-50 with diesel fuel. It ran just fine in the farm tractors. Standing across the yard from a running tractor, it smelled like french fries cooking.”

~ Mike Schultz

Harvest season begins early to mid-September and typically lasts 2+ weeks.







- GRP acres on Tr. U, 143.68± acres, \$1,796 annual income
- CRP acres on Tr. U, 870.28± acres, \$33,071 annual income
- CRP acres on Tr. 3, 85.74± acres, \$2,824 annual income
- Total acres of grain production, typically 1,800-2,000 acres
- Total acres of grass seed production, typically 500± acres
- Total acres of brome hay production, 326± acres
- Barley, oats, and fallow income varies
- Inputs range from \$125 - \$150
- Grain markets are direct sales
- Contact Troy Dana for numbers





# INCOME OPPORTUNITY

- Currently operating on 3,400± acres of 5,500± acres
- 950± acres in CRP Program with nine years remaining
- Barley and oats are proven profitable
- Livestock expansion possible
- 4-year Average Gross Revenue \$1,422,050
- This offering is one of the very few offering this size available in Alaska
- For equipment list, contact agent









# WATER SOURCES | WATER RIGHTS

The water source for the farm comes from four wells located on the property. The 6” wells can generate 300-500 Gallons per Minute (GPM) and provide year-round potable water. The 8” well can produce between 500-1,000 GPM. There is an 8” well and three 6” wells.

## **Irrigation wells on neighboring farms**

A 0.5 miles center pivot takes three days to make one revolution and delivers 1” of water per acre under the pivot. The well is 60’ deep, 18” casing, and was tested having 6,000 GPM with no head pressure or open discharge. Three 0.25 mile center pivots supplied by one well. Water is piped to the center of each pivot through 8” pipe. He can run two pivots simultaneously. This well is 80’ feet deep, 12” casing, and delivered 3,000 GPM when tested by the well driller. Both are pumped using diesel engines, right angle gearboxes with submersible pumps.

The static water level in our wells is around 15 feet down, with a well depth of 40 feet. There is minimal draw-down when pumped. For spray water, we simply use a centrifugal pump (2 inches) above ground to pump all the water we ever need.

This water supply, the low cost of access to it, and high quality of drinking water should be stressed to people who live outside the area.

# MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the Seller will convey to the Buyer at closing. Mineral rights are not guaranteed. It is suggested that the Buyer conduct a mineral search with a title company.

# CONSERVATION | STEWARDSHIP

Each of us at Fay Ranches has a love of the land and a desire to see it remain as productive agricultural ground as well as quality fish and wildlife habitat. Through promoting the use of thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, our clients’ conservation ethic and land-use practices have significantly enhanced the landscape on which we work.







# SUMMARY

This outstanding property located in the heart of the Tanana Valley surrounded by several mountain ranges provides the best Alaska has to offer. Highly productive soils, endless water, easy access, proven financial performance, products, production capacity, and customers. Comfortably accessible year-round, either from Fairbanks or Anchorage, this farm offers it all to the investor, adventurer, thrill-seeker, outdoor enthusiast, or trophy hunter.









# PRICE

\$6,750,000

# TERMS

Cash or other terms acceptable by Seller  
Seller financing available to qualified Buyers

# CONTACT

This is an exclusive co-marketing agreement with Fay Ranches, Inc and Mt. Hayes, Inc. Realtors. Please contact **Troy Dana at 360-402-5500 | [tdana@fayranches.com](mailto:tdana@fayranches.com)** or **Becky Peterson 907-987-0903 | [mthayesbecky@gmail.com](mailto:mthayesbecky@gmail.com)** to schedule a showing. An agent from Fay Ranches or Mt. Hayes, Inc. Realtors must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at [www.fayranches.com](http://www.fayranches.com).

# NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.



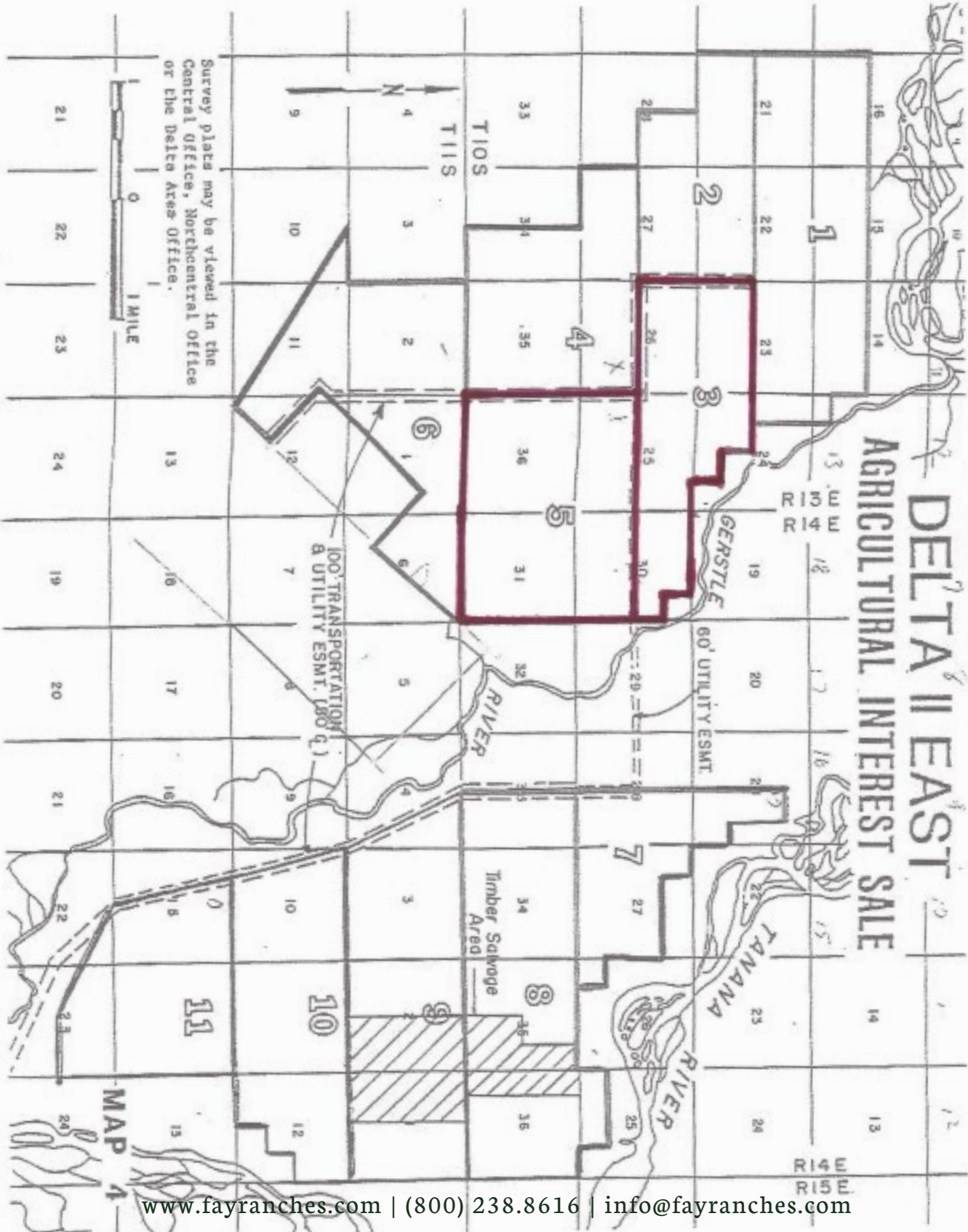








# DELTA II EAST AGRICULTURAL INTEREST SALE





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# FAY RANCHES<sup>®</sup> *Inc.*

Invest & Enjoy

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