



AGRI • MANAGEMENT S E R V I C E S

80 Acres m/l
Buchanan County, IA
\$504,000 (\$6,300/acre)

Farm for Sale Schmitt Farm

Location: Located 5 miles Southwest of Rowley, in Section 16 of Homer Township; north of 310th Street. Look for signs.

Acreage Breakdown:

Total Acres: 80.0 A m/l
 Tillable Acres: 75.1 A m/l

Soil Productivity:

Tillable CSR2: 57.2 Tillable CSR: 66.0

Taxes: \$1,682.00.

Possession: At time of closing. Available for 2019 crop season.

FSA Farm Base Acres:

The base acres are estimates and may vary slightly after the farm reconstitution plan is complete.

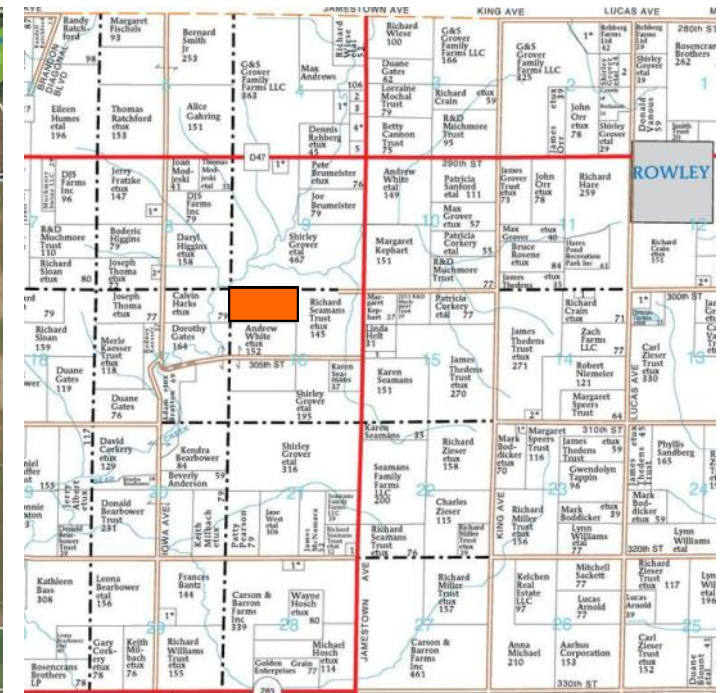
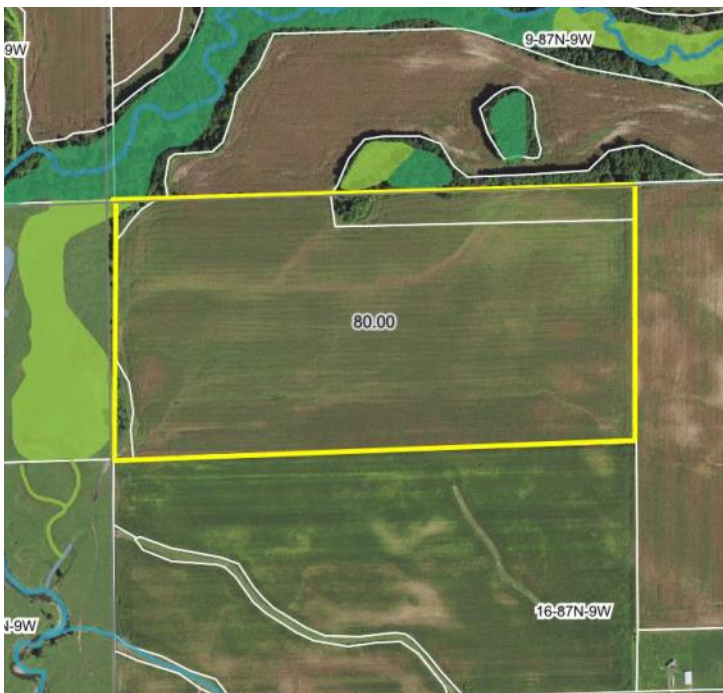
Corn Base Acres: 44.70

Corn PLC Yield: 121

Soybeans Base Acres: 30.40

Soybeans PLC Yield: 34

Comments: Seller to grant access easement from adjoining pasture to the southeast.



Agri Management Services

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Appraisals

Richard Isaacson, AFM, ARA
 Ben Isaacson
 John Airy

Farm Management

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Real Estate Sales

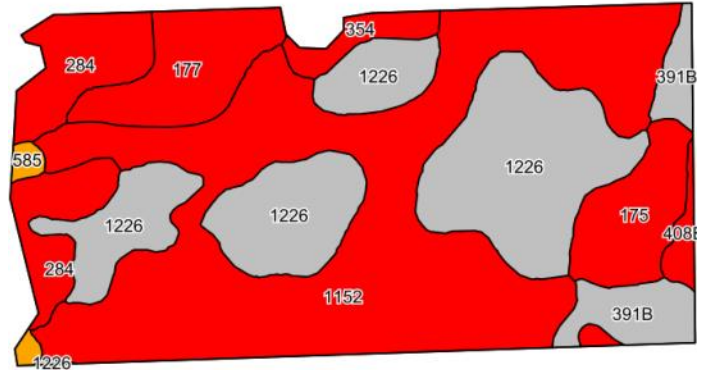
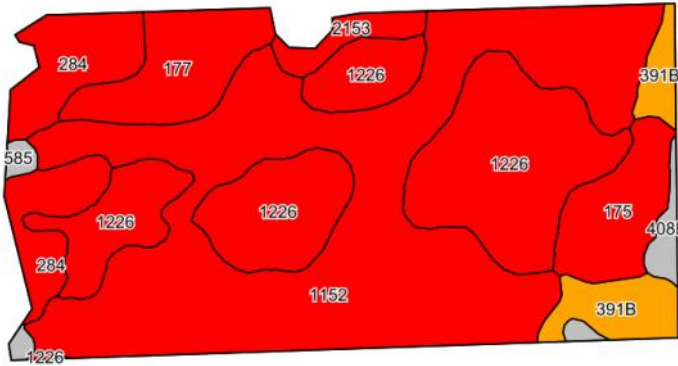
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Agri Management Services or its staff. All acres are considered more or less.



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Tillable Soil Map - CSR2

Tillable Soil Map - CSR



Code	Soil Description	Acres	% of field	CSR2 Legend	Non-Irr Class	CSR2*	CSR
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	33.14	44.1%		llw	54	68
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	20.13	26.8%		lls	59	72
284	Flagler sandy loam, 0 to 2 percent slopes	6.38	8.5%		llls	55	50
177	Saude loam, 0 to 2 percent slopes	4.85	6.5%		lls	60	63
175	Dickinson fine sandy loam, 0 to 2 percent slopes	4.16	5.5%		llls	55	60
391B	Clyde-Floyd complex, 1 to 4 percent slopes	3.52	4.7%		llw	87	76
2153	Shandep clay loam, 0 to 2 percent slopes, ponded, occasionally flooded	1.37	1.8%		Vw	21	
408B	Olin fine sandy loam, 2 to 5 percent slopes	1.00	1.3%		lle	74	67
585	Spillville-Coland complex, 0 to 2 percent slopes	0.55	0.7%		llw	76	80
Weighted Average						57.2	66.0



***CSR vs. CSR2:** The USDA Natural Resources Conservation Service (NRCS) released an updated Corn Suitability Rating soil survey for Iowa in January 2014, called CSR2. It is a revised formula of the original CSR formula which has been used since 1971 to measure potential soil productivity. It is likely the CSR values based on the CSR2 formula will be different than the original CSR values. During this transition to the CSR2 formula, Agri Management Services will provide both the CSR and CSR2 values.

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Pictures of Farm

View of Farm from the Northeast

View of Farm from the Northwest

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