

# FOR SALE

Delaware County, Iowa

**\$1,950,000**

1 TRACT  
**187**  
ACRES+/-

**HOME, CATTLE LOTS, GRAIN BINS, BARNS, MACHINE SHED, HOG SHEDS AND LAND**

Farm located at 2393 280th Avenue, Earlville, IA 52041

**Hog Sheds** (1,200 to 1,300 pig spaces total)

- (2) hog sheds with 16 pens each
- (1) hog shed with 20 pens

**Nursery Shed**

- 600 head capacity (28) 4'x10' pens
- Plastic Floors
- Stainless Steel Feeders
- PVC gating
- Flushes to the neighboring hog shed pit

**Shop Building**

- 60'x120' shed
- 12' side doors
- 13' 6" end door clearance
- Fully concreted
- Water and electric

**Grain Bins**

- (1) 36' bin (22,000 bu) w/ grain spreader
- (1) 24' bin (7,000 bu)
- (1) 30' bin (8,000 bu) w/ drying floor, 3 bit stirator, LP fired Hi/ Low Burners

**Commodity Bunker**

- 54'x50' Concrete
- Divided into (2) bunkers that hold (2) semi loads of commodities each

**(81) Concrete Bunks**

- 648' of bunk lines
- Capable of feeding 430 head of cattle

**Feed Lot**

- Fencing w/ gating set up to turn 1,000 head (backgrounding) per year
- Full concrete in lots
- Waterers
- Shelter

**Older Barn**

- Older farrowing set up in basement and hay loft

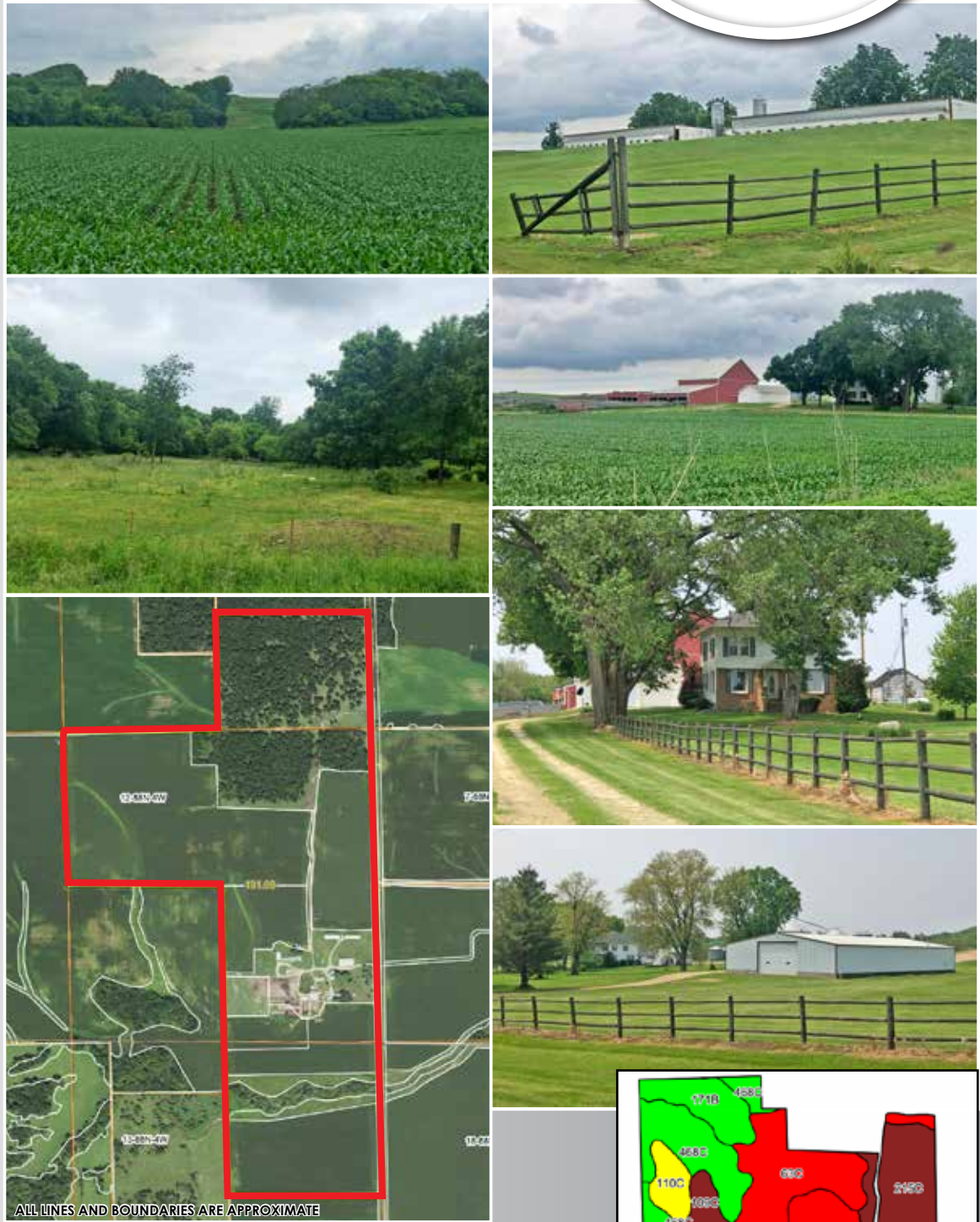
**Cattle sheds and other miscellaneous sheds on property**

**Wells and Water supply**

- (1) 160' well w/ 3 hp pump motor located on the NW corner of farm stead w/ 1 1/4" line feeding farm and buildings
- (1) 500' well near the house

**The Home**

- 4 bedroom
- 2 1/2 bathroom (upstairs bathroom is currently unused)
- GFA furnace w/ central air
- Partial basement
- Gas hot water heater
- Electric stove
- Well water
- Septic System
- Roof (new in 2018)



ALL LINES AND BOUNDARIES ARE APPROXIMATE

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Corn	Soybeans	*n NCCPI Soybeans
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	19.40	16.6%		IIIs	59	72			61
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	16.26	13.9%		IVs	19	36			30
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	16.12	13.8%		IVs	14	21			29
215C	Goss loam, 2 to 9 percent slopes	14.19	12.2%		IVs	34	20			53
468C	Olin variant sandy loam, 5 to 9 percent slopes	12.88	11.0%		IIIe	73	47			64
485	Spillville loam, 0 to 2 percent slopes	9.54	8.2%		IIw	87	92			82
171B	Bassett loam, 2 to 5 percent slopes	8.84	7.6%		IIe	85	81	215	62	76
109C	Backbone fine sandy loam, 5 to 9 percent slopes	5.87	5.0%		IVs	31	15			35
177	Saude loam, 0 to 2 percent slopes	5.84	5.0%		IIIs	60	63			59
110C	Lamont fine sandy loam, 5 to 9 percent slopes	4.31	3.7%		IIIe	47	32			51
585	Spillville-Coland complex, 0 to 2 percent slopes	3.00	2.6%		IIw	83	83			85
1485	Spillville loam, channeled, 0 to 2 percent slopes	0.44	0.4%		Vw	41	25			54
499D	Nordness silt loam, 5 to 14 percent slopes	0.08	0.1%		VIs	5	5			27
<b>Weighted Average</b>						<b>48.7</b>	<b>48.5</b>	<b>16.3</b>	<b>4.7</b>	<b>*n 53.3</b>

**SALOW FARMS**

Ron & Teresa Salow - Owners

Terry Hoenig

Sales Representative

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**SteffesGroup.com**

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