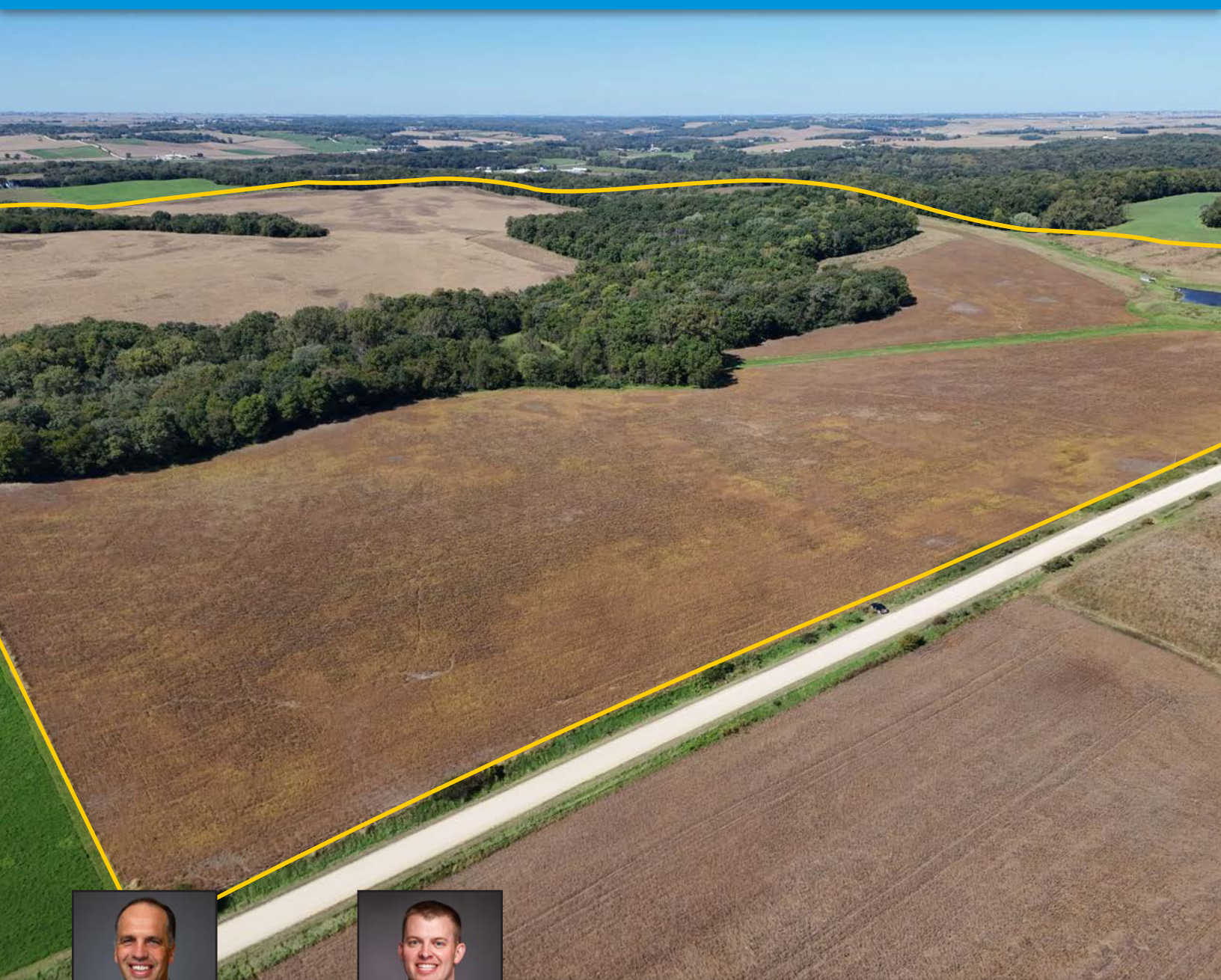


Sperfslage Farm



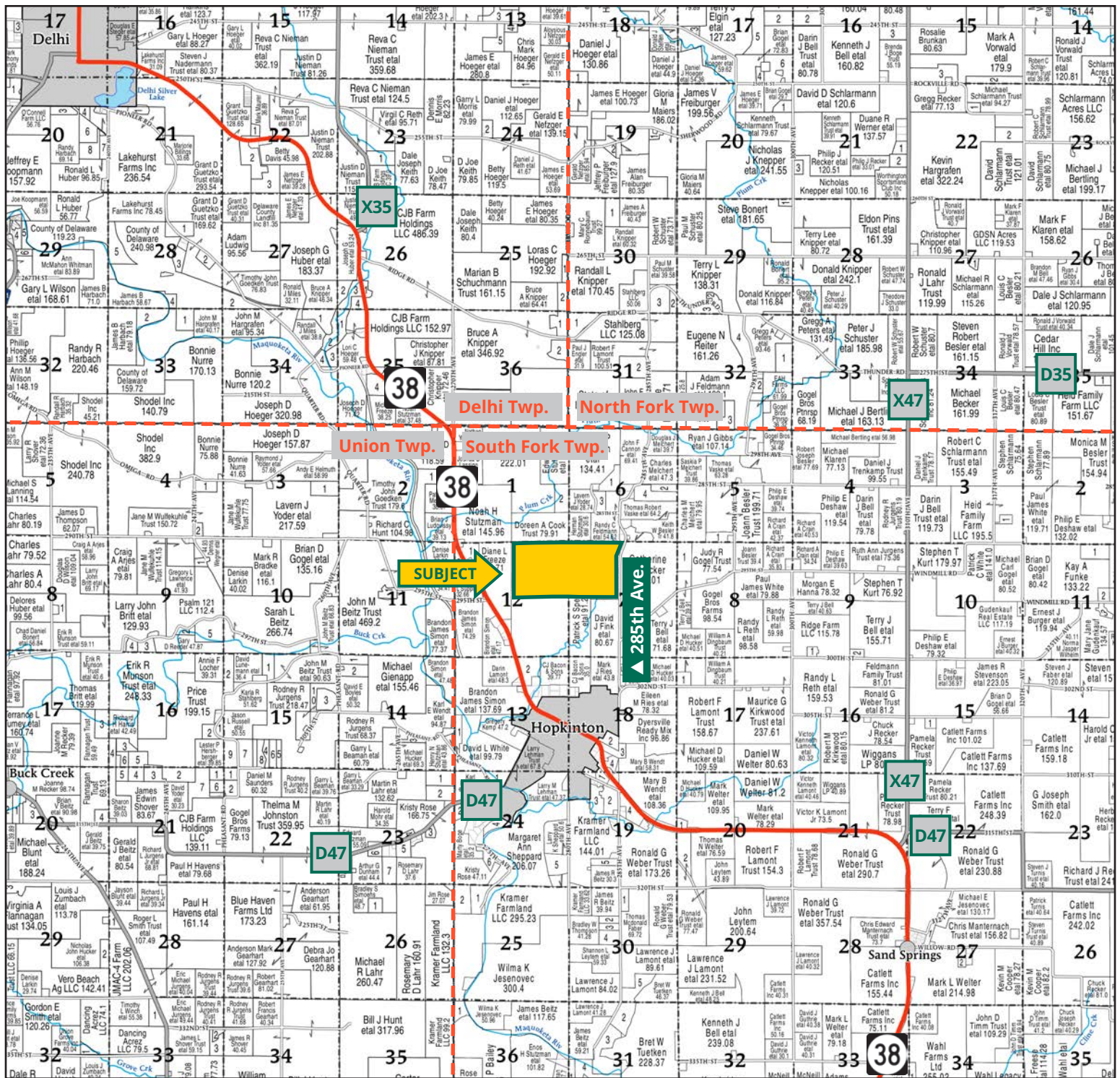
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300.66 Acres, m/I
Delaware County, IA



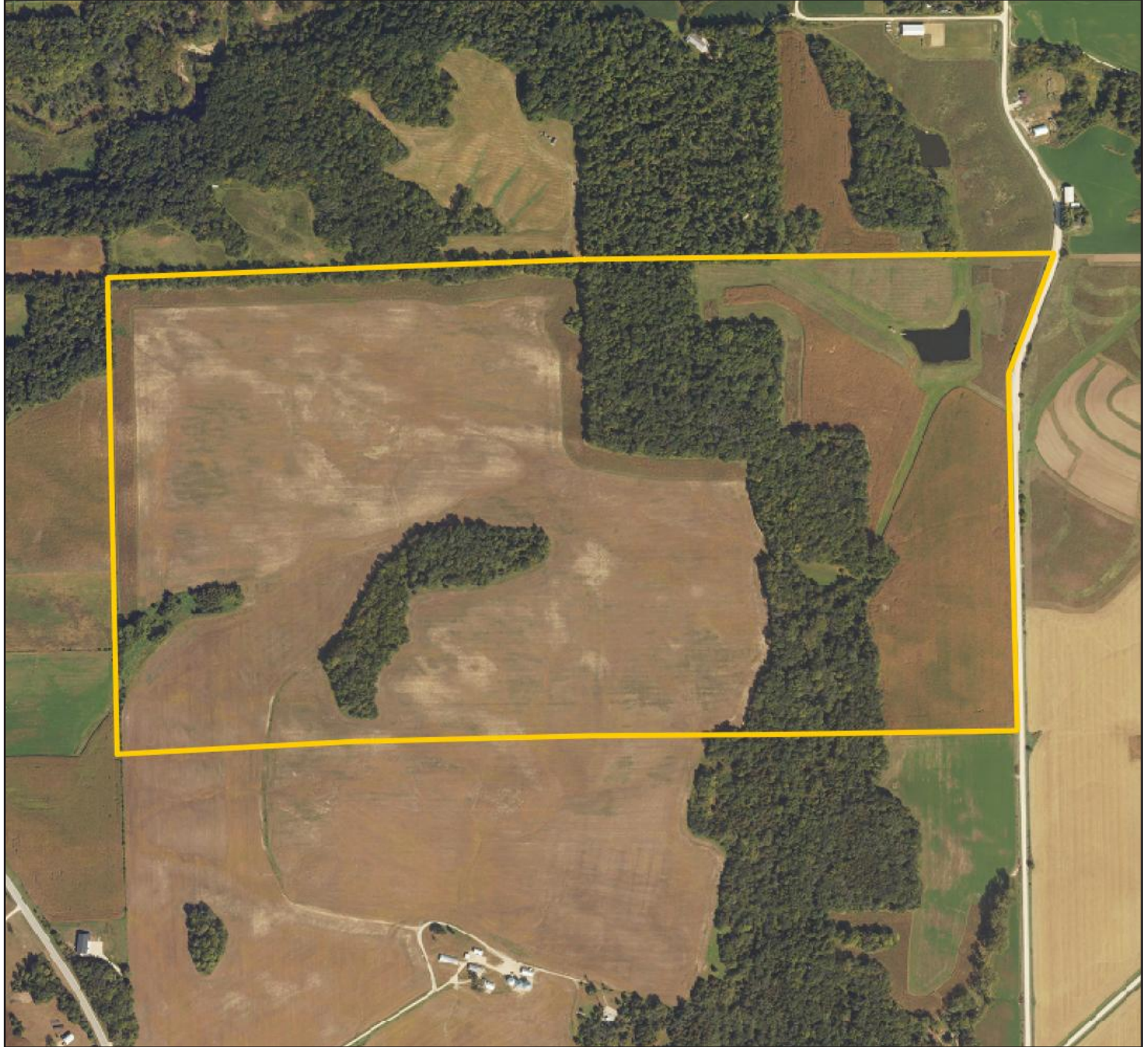
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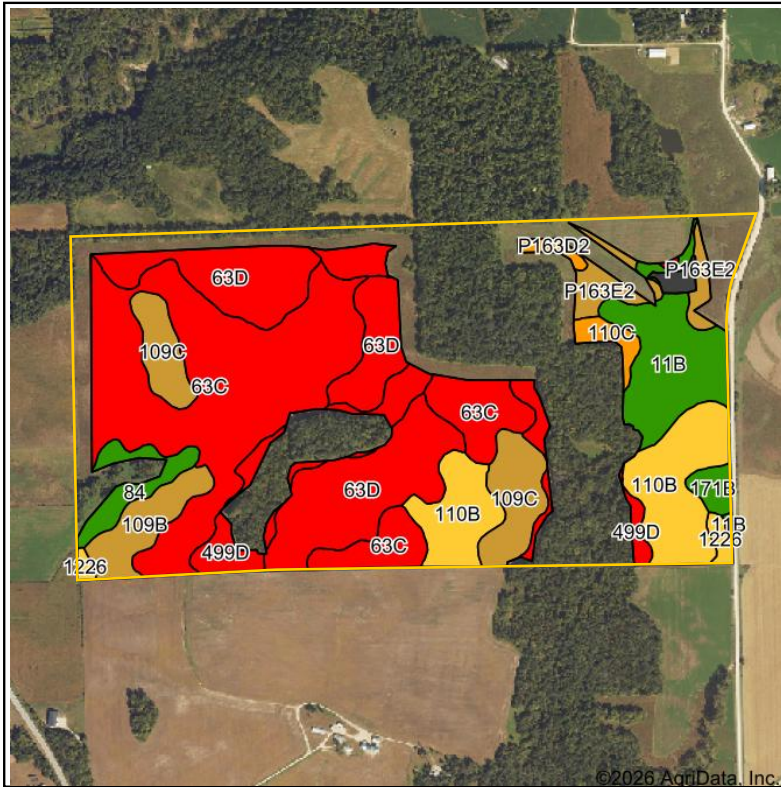
Est. FSA/Eff. Crop Acres: 198.71 | CRP Acres: 34.40 | Grass Acres: 5.11 | Soil Productivity: 28.00 CSR2



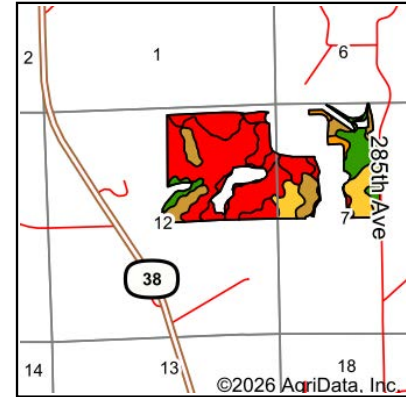
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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Delaware**
 Location: **12-87N-4W**
 Township: **South Fork**
 Acres: **198.71**
 Date: **10/7/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA055, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	65.35	32.7%		IVs	14
63D	Chelsea loamy fine sand, 9 to 14 percent slopes	41.05	20.7%		VIIs	5
110B	Lamont fine sandy loam, 2 to 5 percent slopes	23.19	11.7%		IIIe	52
11B	Colo-Ely complex, 0 to 5 percent slopes	16.33	8.2%		IIw	86
499D	Nordness silt loam, 5 to 14 percent slopes	13.92	7.0%		VIIs	5
109C	Backbone fine sandy loam, 5 to 9 percent slopes	13.48	6.8%		IVs	31
109B	Backbone fine sandy loam, 2 to 5 percent slopes	7.29	3.7%		IVs	36
P163E2	Fayette silt loam, paha, 14 to 18 percent slopes, eroded	5.55	2.8%		IVe	35
84	Clyde clay loam, 0 to 3 percent slopes	4.93	2.5%		IIw	88
110C	Lamont fine sandy loam, 5 to 9 percent slopes	2.33	1.2%		IIIe	47
171B	Bassett loam, 2 to 5 percent slopes	2.17	1.1%		Ile	85
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	1.77	0.9%		IIIs	59
P163D2	Fayette silt loam, paha, 9 to 14 percent slopes, eroded	1.21	0.6%		IIIe	47
P163F2	Fayette silt loam, paha, 18 to 25 percent slopes, eroded	0.14	0.1%		VIe	19
Weighted Average					4.17	28

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Hopkinton: 1 mile north on 285th Ave. The property is located on the west side of the road.

Simple Legal

The NE¼ of Section 12, Township 87 North, Range 4 West of the 5th P.M., that part of the NW¼ of Section 7, Township 87 North, Range 3 West of the 5th P.M., and that part of Parcel 'I,' lying in the NW¼ of the NE¼ of Section 7, Township 87 North, Range 3 West of the 5th P.M., Delaware County, Iowa. *Final abstract/title documents to govern legal description.*

Address

2933 285th Ave.
Hopkinton, Iowa 52237

Price & Terms

- \$2,480,445.00
- \$8,250/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2026-2027: \$3,126.00
Net Acres: 300.66
Tax Exempt Forest Reserve Acres: 1.48
Net Taxable Acres: 299.18

Lease Status

Lease is open for the 2027 crop year.

FSA Data

Farm 5592, Part of Tract 5337
FSA/Eff. Crop Acres: 175.49*
CRP Acres: 34.40
Cert. Grass Acres: 4.86
Oats Base Acres: 0.66*
Oats PLC Yield: 53 Bu.
Corn Base Acres: 127.90*
Corn PLC Yield: 144 Bu.
Bean Base Acres: 48.47*
Bean PLC Yield: 46 Bu.

Farm 4712, Tract 5128
FSA/Eff. Crop Acres: 23.22
Cert. Grass Acres: 0.25
Oats Base Acres: 0.50
Oats PLC Yield: 53 Bu.
Corn Base Acres: 18.77
Corn PLC Yield: 144 Bu.
Bean Base Acres: 3.55
Bean PLC Yield: 46 Bu.
**Acres are estimated pending reconstitution of farm by the Delaware County FSA office.*

CRP Contracts

There are 34.40 acres enrolled in a CRP contract, 10.00 acres in CP-42 and 24.40 acres in CP-43. This contract pays \$198.41/acre, a total of \$6,825.00 annually, and expires September 30, 2030.

Soil Types/Productivity

Primary soils are Chelsea and Lamont. CSR2 on the estimated FSA/Eff. crop acres is 28.00. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

The farm is gently rolling to rolling.

Drainage

Drainage is natural with some tile. Contact the listing agent for details.

Buildings/Improvements

Northwest of the pond is a 10' x 27' shed with a 10' x 7' porch, constructed in 2014.

Water & Well Information

None.

Pond

An attractive 1.2-acre pond is located in the northeast portion of the farm. This deep pond has been stocked with fish.

Comments

This is a nice Delaware County farm which includes a mixture of cropland, mature timber and CRP. Many deer, turkey and other wildlife live on and around the property.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Southeast Corner Looking Northwest



Northwest Corner Looking Southeast



Southeast Looking Northwest



Northeast Looking Southwest



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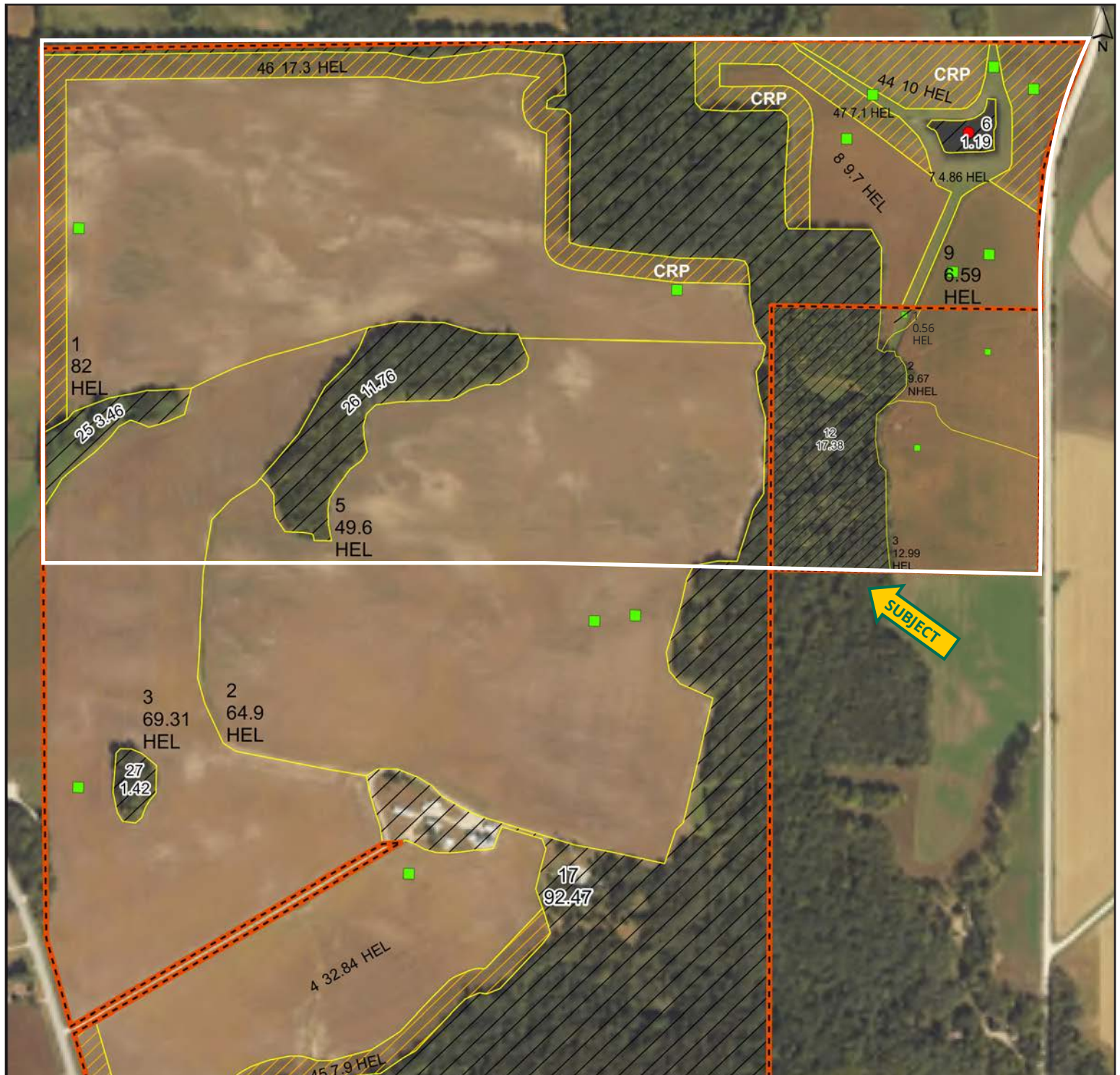
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Southwest of Pond Looking Northeast



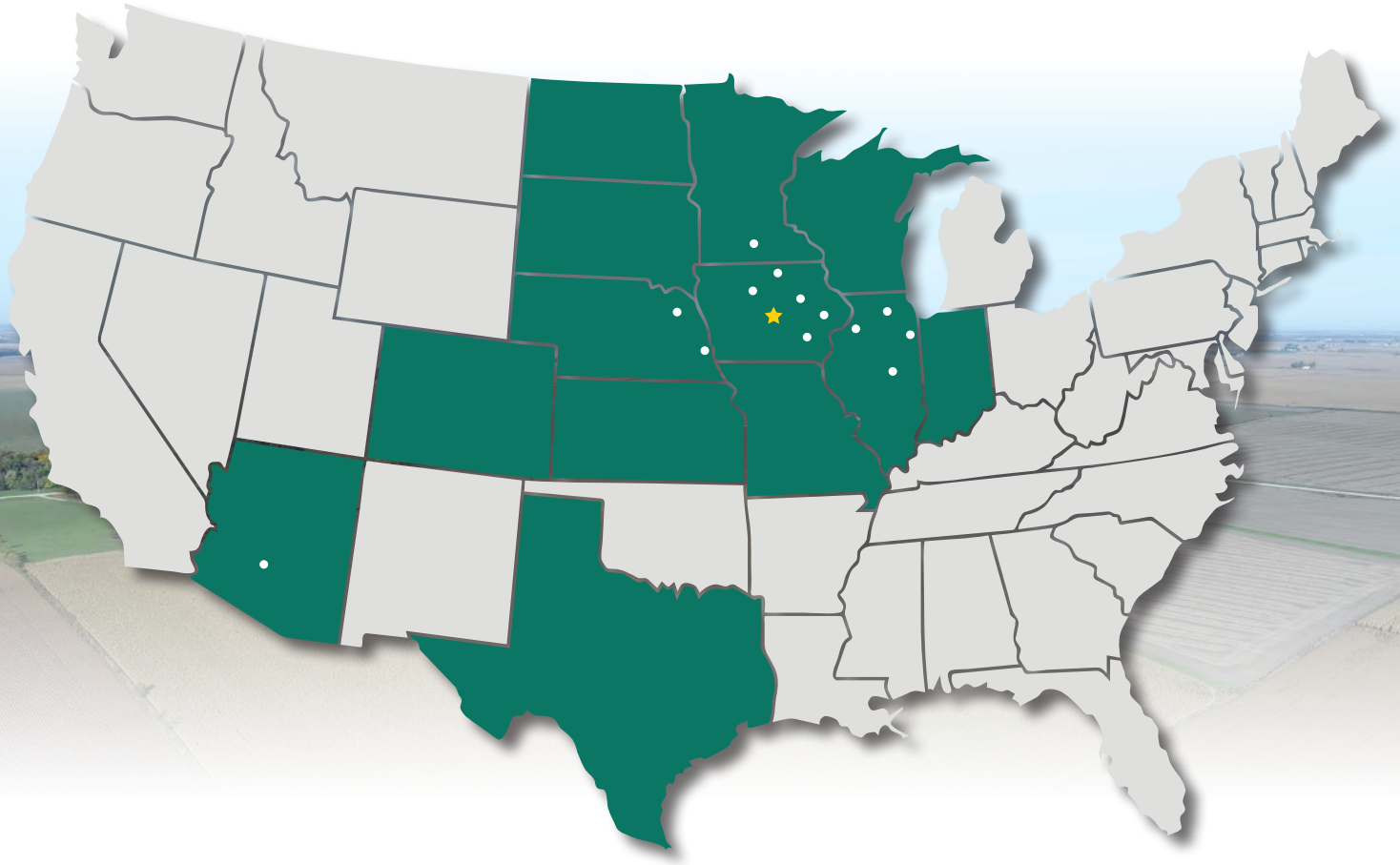
Northwest of Pond Looking Southeast







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