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DAIRY FARM FOR SALE

160± Acres, Clinton County, Michigan

OFFERED AT
\$3,125,000

Highlights:

- 580 cow dairy farm located in Elsie Michigan
- Double 12 Herringbone Parlor
- 160 acres total, 118 tillable
- Two homes, dairy barns/parlor on 20 acres
- 16 acres of woods
- 3 tower pivot irrigator

For additional information, please contact:

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Property Information

Directions to Property: 5264 East Maple Rapids Road, Elsie, Michigan 48831. Located approximately 5 miles West of Elsie, Michigan, and 12 Miles Northeast of Saint Johns, Michigan.

Legal Description: Dairy Farm Commonly known as 5264 E. Maple Rapids Road, Elsie MI 48831 - Parcel #060-008-200-005-00, 85 +- acres, and 5112 E. Maple Rapids Road, Elsie MI 48831 - Parcel #060-008-200-010-00, 75 +- acres.

Farm Data:

• Tract 1:	
Cropland	59 acres
Timber	16 acres
Buildings	10 acres
Total	85 acres

• Tract 2:	
Cropland	59 acres
Buildings	9.5 acres
Other	6.5 acres
Total	75 acres

2022 Taxes:

- Tract 1:**
1 - Parcel #060-008-200-005-00, 85 acres, barns, home
 - Summer - \$5,148; Winter - \$7,861.
- Tract 2:**
2 - Parcel #060-008-200-010-00, 75 acres, barns, home
 - Summer - \$1,339; Winter - \$2,041.

Buildings:

Tract 1: 3744 square feet, four bedroom, one bath home, barns, and 85 acres. Excellent condition, built in 2014.

Tract 2: 1916 square feet, three bedroom, one bath home, barns, and 75 acres. Good condition, built in 1918.



Property Description: Operational Summary - The milking center building includes a double 12 milking parlor. There are three freestall barns that have a total of approximately 494 freestalls and the facility contains feed and manure storage improvements. There is a springer/dry cow barn with an additional 86 free stalls. There is a calf barn, transition barns, heifer barns, sheds, shop, and other buildings on the main site. The freestall barns are naturally ventilated and have open ridges and sidewall curtains. The capacity of the facility can be increased to stocking levels of 110% to 115% of stall capacity without materially affecting milk yield. The manure system is designed to use sand bedding in the freestalls and the manure is scrapped through the exercise alleys in each barn to the pits. Forages are stored in bunks and on a concrete silage pad, allowing for a total mixed ration to be formulated for various production stages to be fed to the herd. Feeding is done inside the freestall barns and outside the freestall barns under overhangs, on a smooth surface manger with a feed barrier. The facility is designed for the housing and management of the dairy herd, as well as starting calves and raising youngstock on site. Feed is raised and manure is spread on the surrounding fields.

Two (2) homes are on the farm. A primary residence for the farm owners, built in 2014 - 4 bedroom, 1 bath two story, and a secondary residence lived in by a family member and is a 1918 - 3 bedroom, 1 bath two story home, both in excellent condition. The secondary residence has a life lease in place for the current resident, but may be negotiated to be released.

Farm Acres: Total acres of 160, with 118 tillable, 19.5 buildings, 16 wooded and 6.5 ditches/drives/waste. Soils are mostly Parkhill/Corunna Loam type soils.



Property Location



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pk	Parkhill loam, 0 to 1 percent slopes	61.86	37.34	0	62	2w
Cr	Corunna sandy loam	39.07	23.58	0	61	2w
Co	Colwood loam	23.3	14.06	0	74	2w
MetaaA	Metamora-Conover complex, 0 to 3 percent slopes	22.65	13.67	0	48	2w
CvraB	Conover loam, 0 to 3 percent slopes	18.77	11.33	0	53	2w
TOTALS		165.65(*)	100%	-	60.51	2.0



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