

Land For Sale

ACREAGE:

156 Acres, m/l

LOCATION:

Black Hawk County, IA

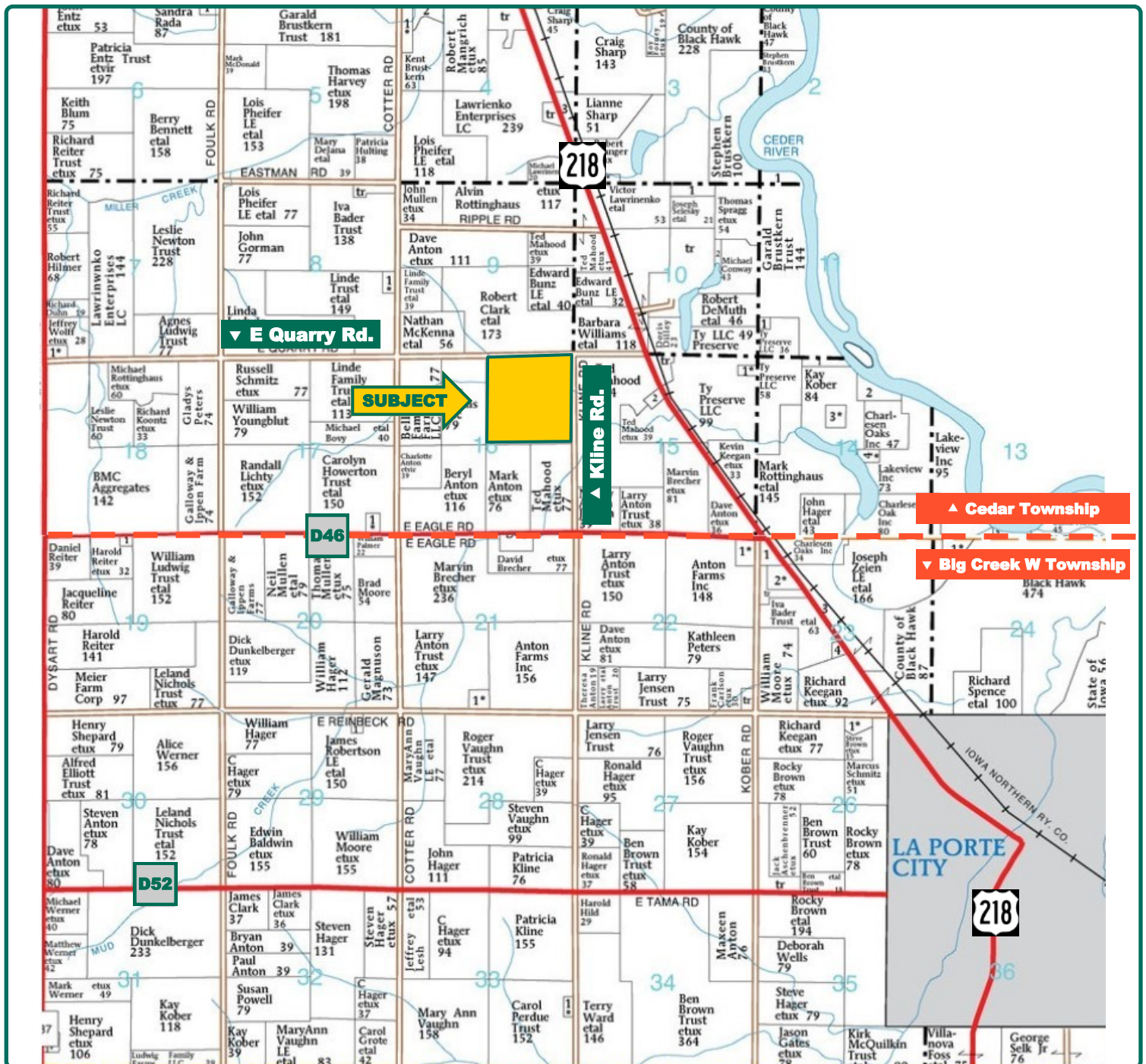


Property Key Features

- **Productive Soils With CSR2 Of 79.12**
- **Located In A Strong Farming Community**
- **Good-Quality Black Hawk County Farm**

Clint Kaller, AFM
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FSA/Eff. Crop Acres:	147.47
Cert. Grass Acres:	4.45
Corn Base Acres:	97.60
Bean Base Acres:	32.20
Soil Productivity:	79.12 CSR2

Property Information

156 Acres, m/l

Location

Approximately 3 miles northwest of LaPorte City at the corner of E. Quarry Rd. and Kline Rd.

Legal Description

NE 1/4 of Section 16, Township 87 North, Range 12 West of the 5th P.M., Black Hawk County, IA. Cedar Township.

Price & Terms

- \$1,350,000
- \$8,653.85/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Land Description

Nearly level to gently sloping.

Possession

Negotiable. The farm has an open lease for the 2020 crop year.

Real Estate Tax

Taxes Payable 2019 - 2020: \$4,594
Net Taxable Acres: 156

FSA Data

Farm Number 6740, Tract 2176
FSA/Eff. Crop Acres: 147.47
Cert. Grass Acres: 4.45
Corn Base Acres: 97.6
Corn PLC Yield: 171 Bu.
Bean Base Acres: 32.2
Bean PLC Yield: 43 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Sawmill silty clay loam and Aredale loam. CSR2 on the FSA/Eff. crop acres is 79.12. See soil map for detail.

Buildings/Improvements

- 64' x 42' Flat barn built in 1940
- 50' x 16' Concrete Silo built in 1967
- 60' x 16' Concrete Silo built in 1967
- 54' x 34' Lean-To built in 1967
- 50' x 40' Machine/Utility Bldg. built in 1969
- 60' x 16' Concrete Silo built in 1967
- 32' x 28' Crib built in 1940
- 1,936 sq. ft. Pole Barn
- 18' x 36' Steel Grain Storage built in 1978
- 24' x 30' Steel Grain Storage built in 1982

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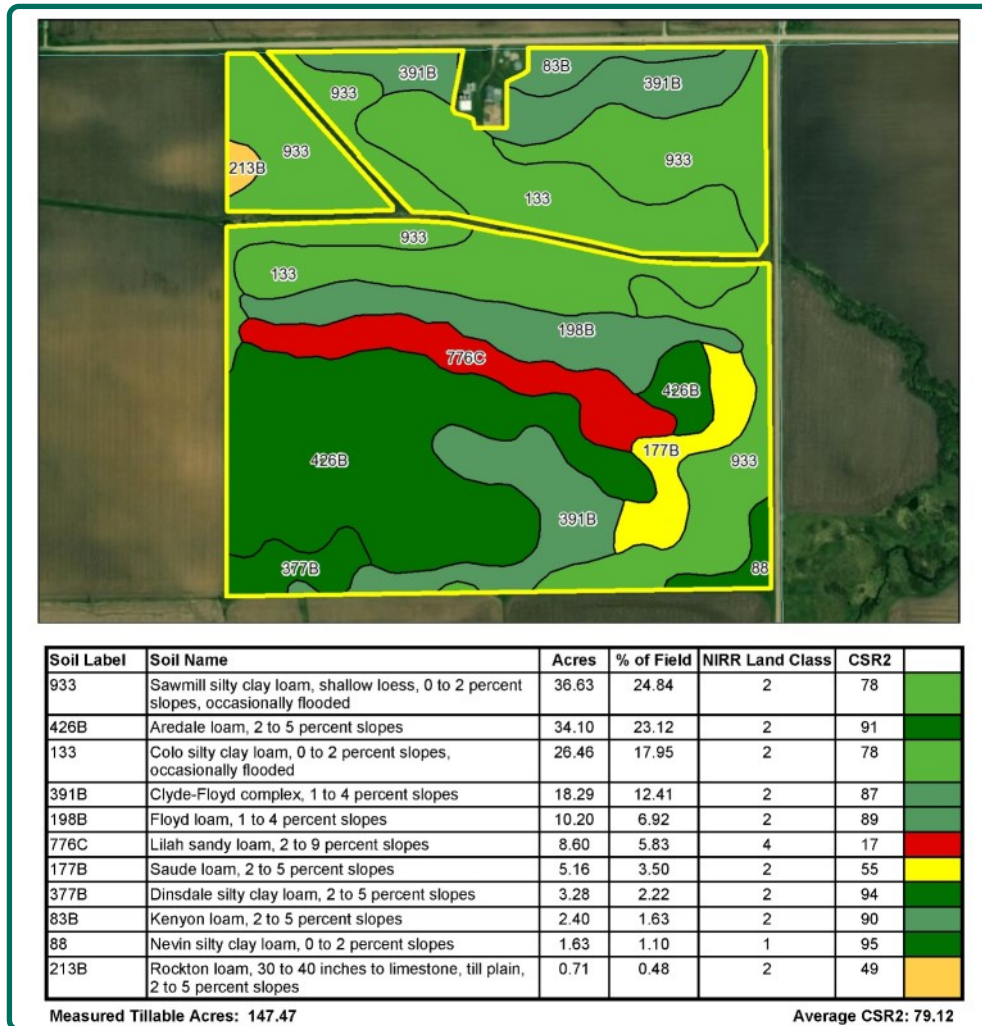
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Drainage

Some pattern tile. Tile maps available upon request.

Water & Well Information

There is a well located at the building site.

Pipeline

A natural gas pipeline runs through the south portion of the farm. Map available upon request.

Comments

This is a good-quality Black Hawk County farm located in a strong farming community.

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.

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Looking West



Looking Southwest



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