

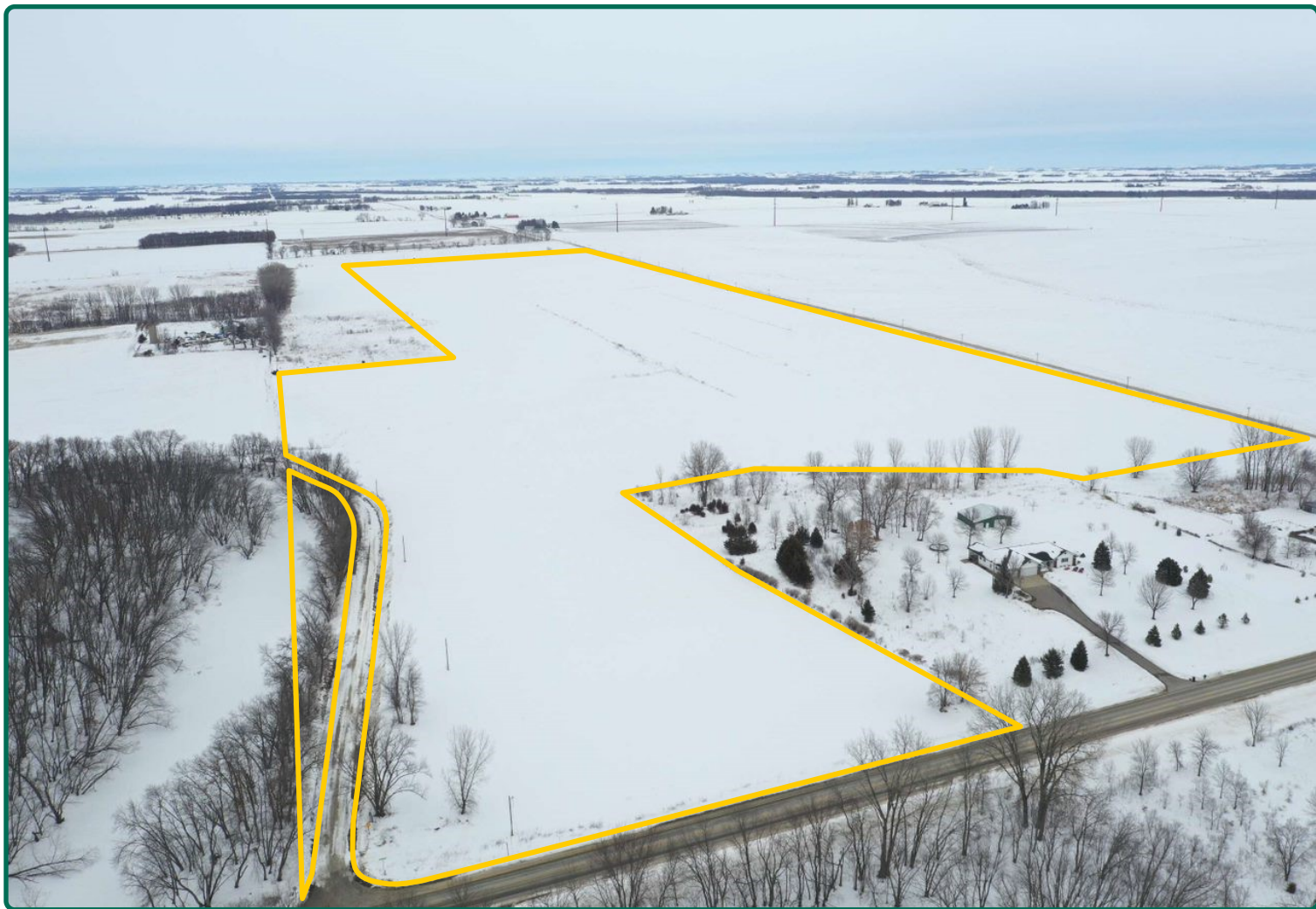
Land For Sale

ACREAGE:

60.00 Acres, m/l

LOCATION:

Black Hawk County, IA

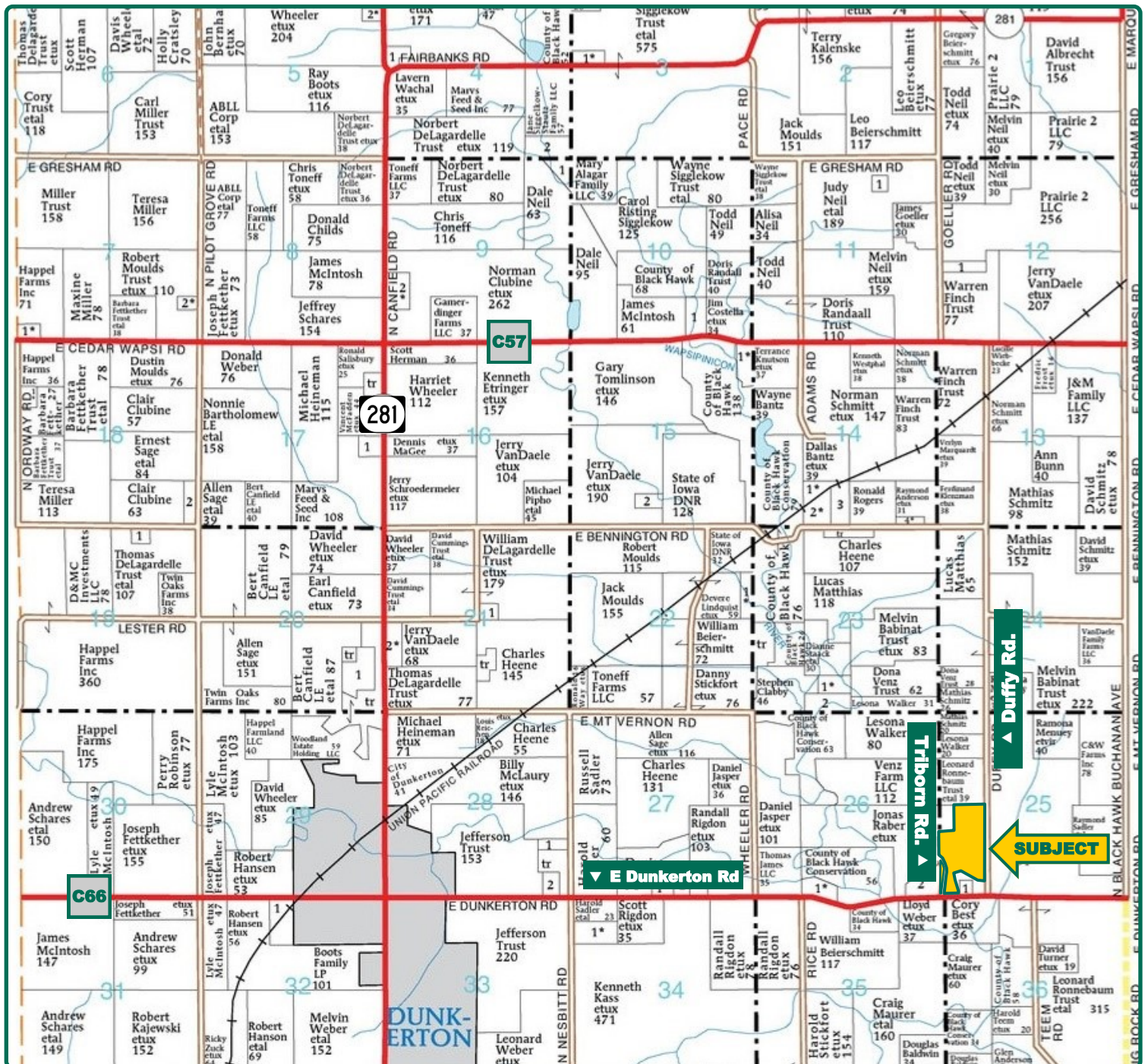


Property Key Features

- 45.22 Cropland Acres Currently Farmed, 14.47 Acres of Cropland in CRP
- Provides a Good Return on Investment
- Adjacent to Black Hawk County Conservation Land

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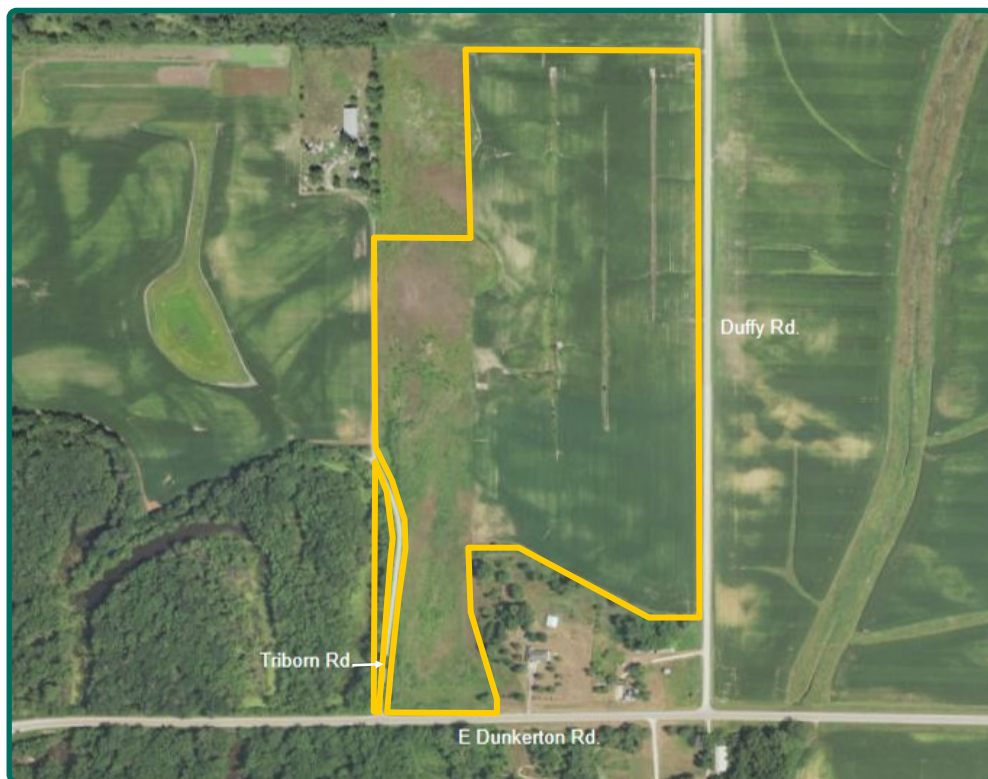
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FSA/Eff. Crop Acres:	45.22
CRP Acres:	14.47
Corn Base Acres:	37.28
Bean Base Acres:	7.08
Soil Productivity:	69.55 CSR2

Property Information

60.00 Acres, m/l

Location

Approximately 2½ miles east of Dunkerton on the west side of Duffy Rd.

Legal Description

Part of the W½ of the SW¼, of Section 25, with Exceptions, including, but not limited to, Parcel B and Triborn Rd. as shown by Plats of Survey on file with the County Recorder, all in Township 90 North, Range 11 West of the 5th P.M., Black Hawk County, IA.

Price & Terms

- \$420,000
- \$7,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to lease for the 2021 crop year.

Estimated Real Estate Tax

Taxes Payable 2020 - 2021: \$1,419*
Net Taxable Acres: 60.00
Tax per Net Taxable Acre: \$23.65*
**Taxes estimated pending survey of property. Black Hawk County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Leased for 2021 crop year.

FSA Data

Farm Number 7352, Tract 24617
FSA/Eff. Crop Acres: 45.22
CRP Acres: 14.47
Corn Base Acres: 37.28
Corn PLC Yield: 116 Bu.

Bean Base Acres: 7.08
Bean PLC Yield: 29 Bu.

CRP Contracts

- There are 5.41 acres enrolled in a CP-23 contract that pays \$1,095 annually and expires September 30, 2034.
- There are 9.06 acres enrolled in a CP-38E-2 contract that pays \$2,593 annually and expires September 30, 2030.

Land Description

Level to slightly rolling.

Soil Types/Productivity

Primary soils are Clyde-Floyd complex and Dunkerton sandy loam. CSR2 on the FSA/Eff. crop acres is 69.55. See soil map for detail.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	18.47	40.84	2	87	
468B	Dunkerton sandy loam, 2 to 5 percent slopes	14.64	32.37	2	76	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	8.60	19.03	4e	39	
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	1.75	3.87	4	19	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	1.64	3.64	4e	34	
63D	Chelsea loamy fine sand, 9 to 14 percent slopes	0.11	0.24	6	5	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.01	0.03	2	54	
585	Spillville-Coland complex, 0 to 2 percent slopes, occasionally flooded	0.00	0.00	2	74	

Measured Tillable Acres: 45.22

Average CSR2: 69.55

Mineral Rights

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

Drainage

See tile map.

Buildings/Improvements

None.

Water & Well Information

None known. Rural water along Duffy Rd.

Comments

Great mix of good farmland and CRP. Also potential building site along Duffy Rd. with Rural Water available. No well needed.

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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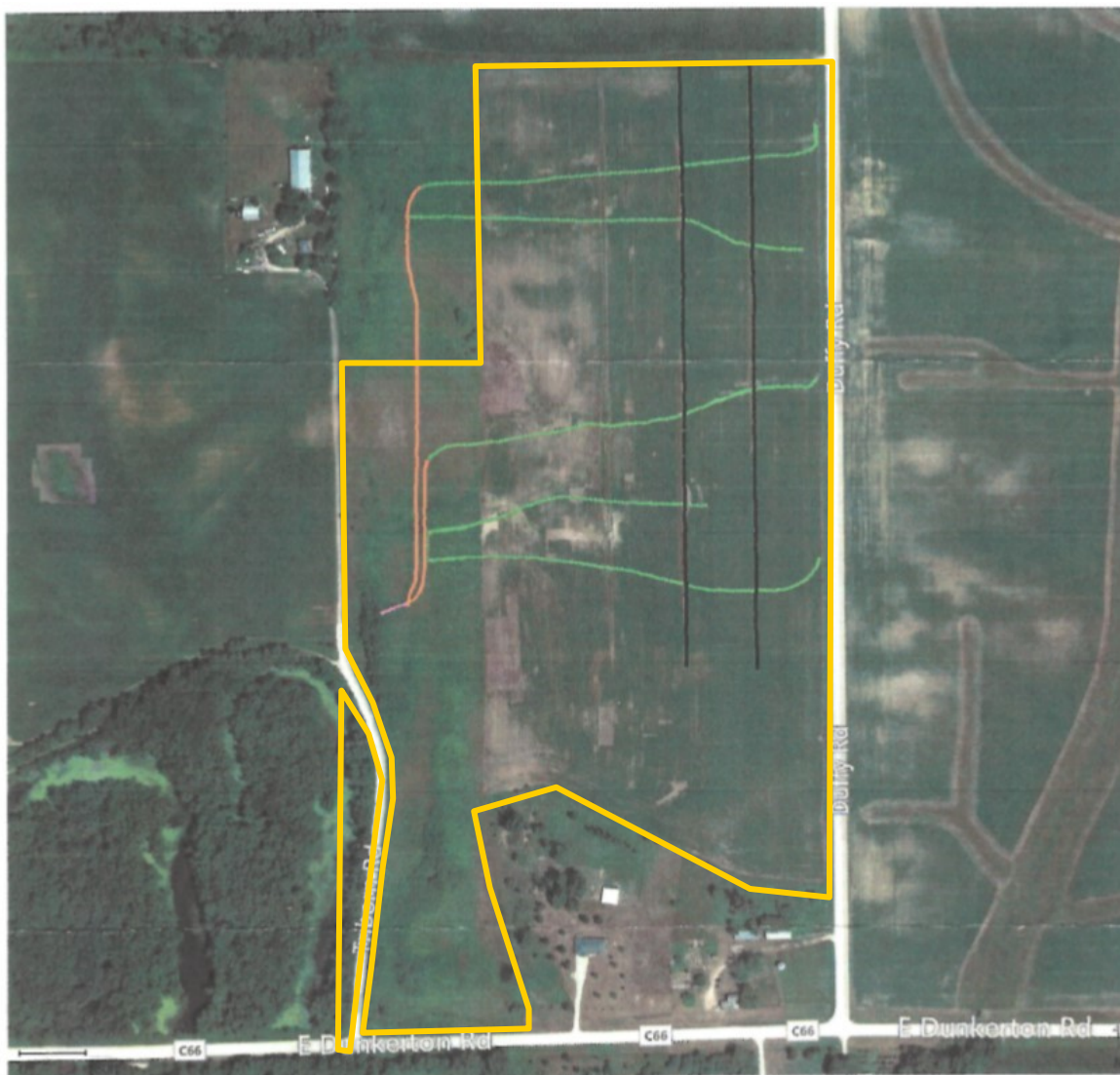
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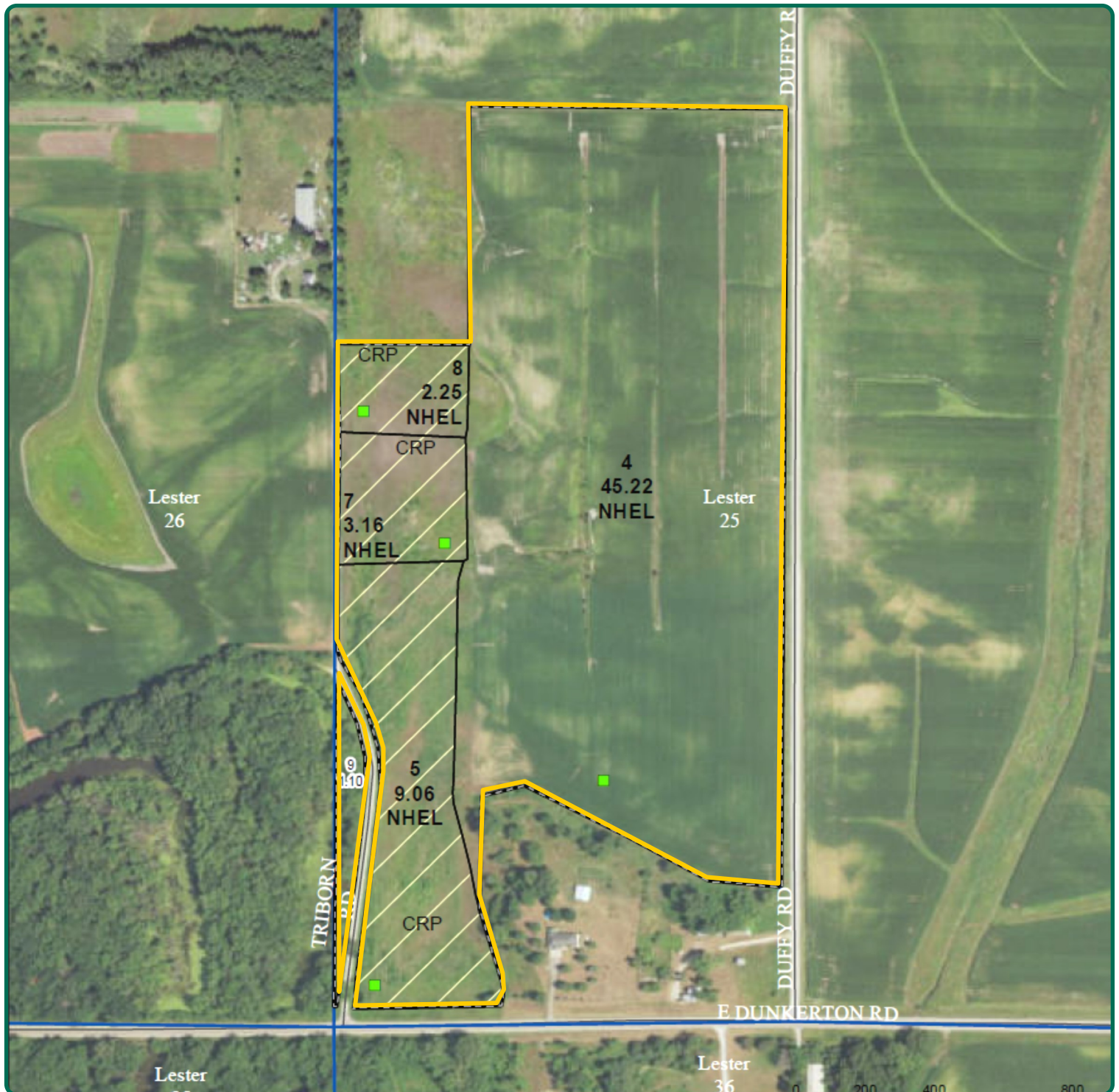
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Tile : Hershberger Tiling Inc.
Farm : Heene, Chuck
County : BH - Lester - Sec 25
Ending Date : 11/9/1999

Dataset - Name		
5	(4,688 ft)
6	(1,294 ft)
8	(56 ft)
TERACE	(2,971 ft)



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Looking North from East Dunkerton Rd.



Looking SE from NW corner



Looking South



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