

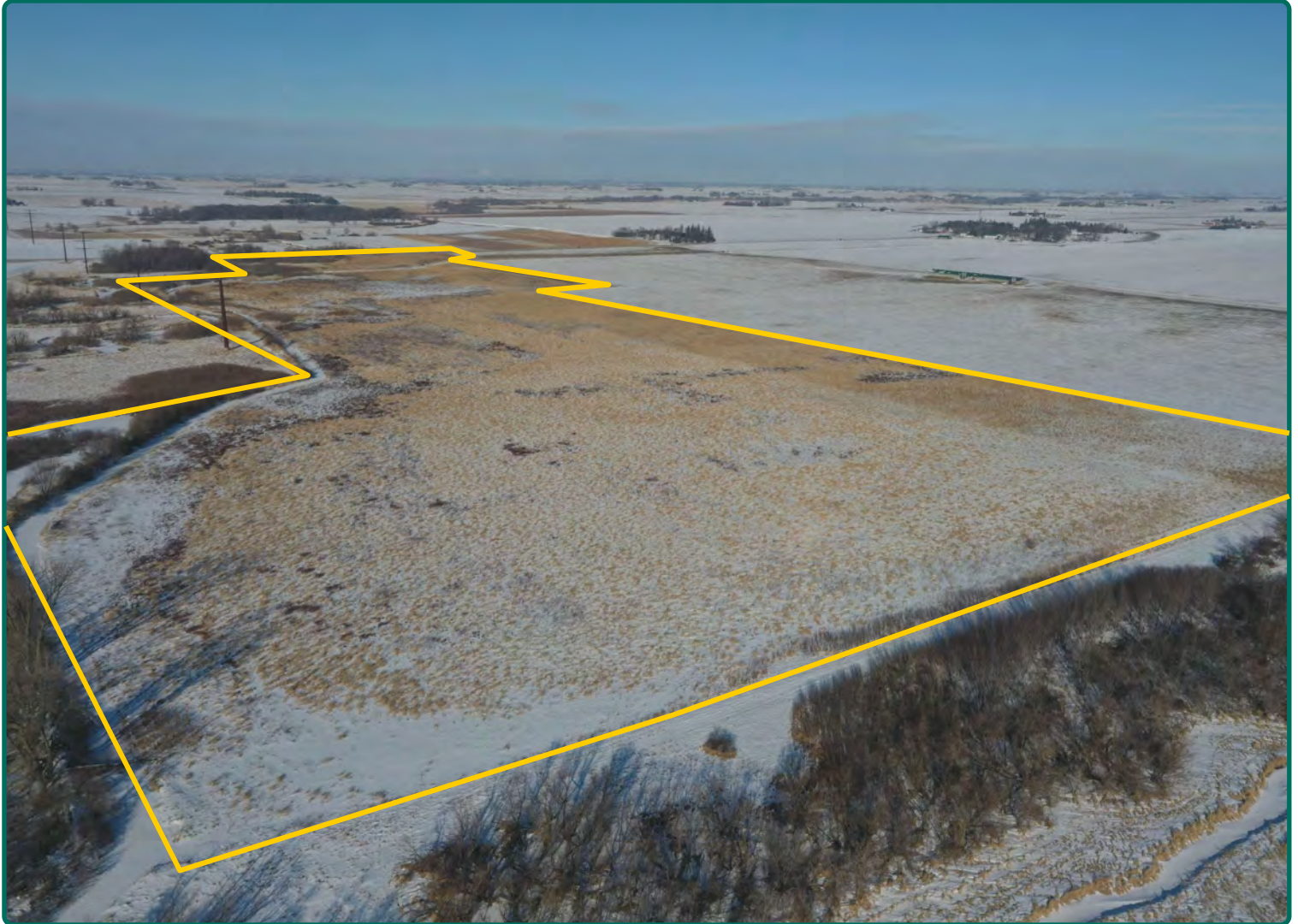
Land For Sale

ACREAGE:

113.78 Acres, m/l

LOCATION:

Black Hawk County, IA



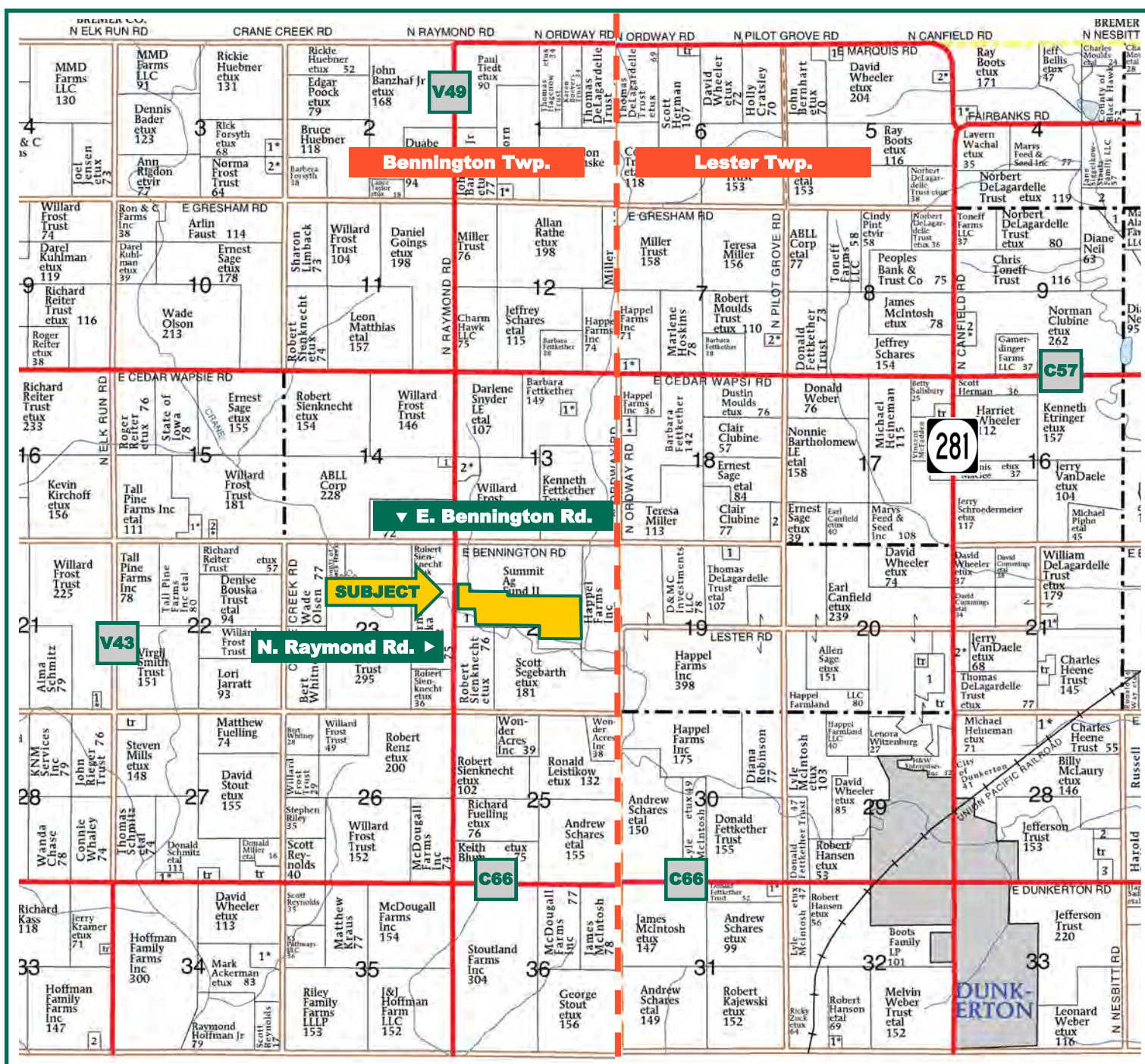
Property *Key Features*

- Great Investment Opportunity Providing Nearly a 4% Gross Return
- Excellent Hunting Habitat 5 Miles from Waterloo, Iowa
- Stable Returning Asset with Annual CRP Income

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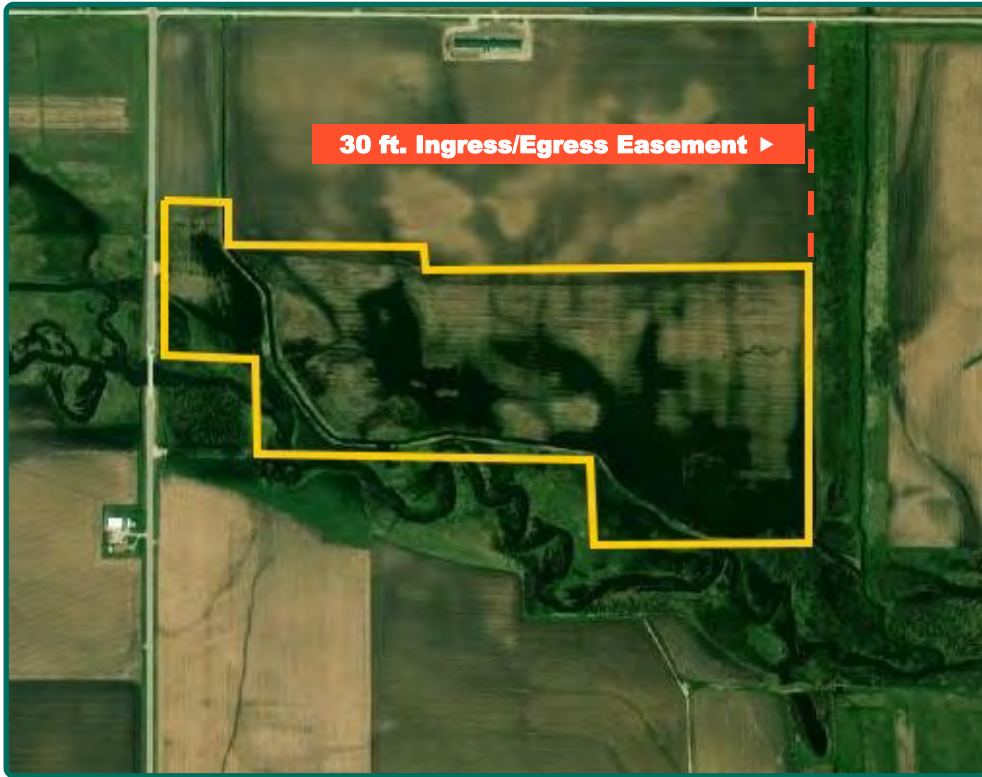


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CRP Acres: 96.74
Soil Productivity: 55.31 CSR2

Property Information

113.78 Acres, m/I

Location

2½ miles northwest of Dunkerton, Iowa.

Legal Description

Parcel "C" in Section 24, Township 90 North, Range 12 West of the 5th P.M. Exact legal can be seen on survey 2021-00004314.

Price & Terms

- \$725,000
- \$6,371.95/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2021 - 2022: \$2,383.20
Net Taxable Acres: 113.78
Tax per Net Taxable Acre: \$20.94
Tax Parcel ID #: 901224176002

Lease Status

No lease in place.

FSA Data

Farm Number 8107, Tract 11264
CRP Acres: 96.74

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains CRP.

CRP Contracts

There are two CRP contracts on this farm:

- 74.27 acres enrolled in a CP-23 contract that pays \$300.01/acre or \$22,282.00 annually and expires 9/30/2025.
- 22.47 acres enrolled in a CP-42 contract that pays \$292.39/acre or \$6,570.00 annually and expires 9/30/2026.

Soil Types/Productivity

Primary soils are Marshan clay loam and Coland clay loam. CSR2 on the CRP acres is 55.31. 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

Level.

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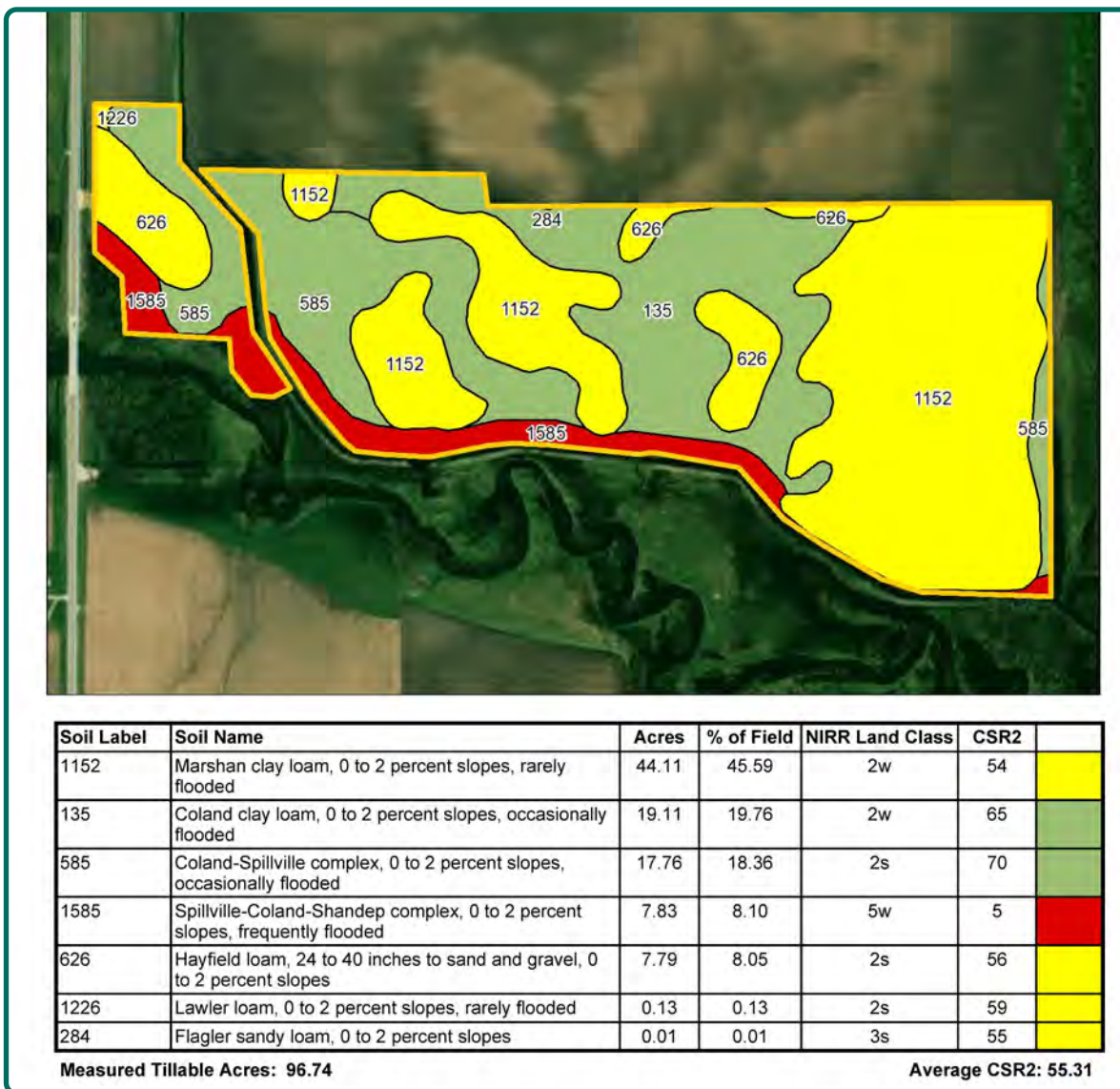
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Buildings/Improvements

None.

Water & Well Information

None known.

Easements

There is a 30-ft easement for ingress and egress leading to the NE corner of the farm.

Comments

Attractive investment opportunity that also provides quality hunting habitat. Located in the Crane Creek corridor which provides miles of continuous timber and native prairie.

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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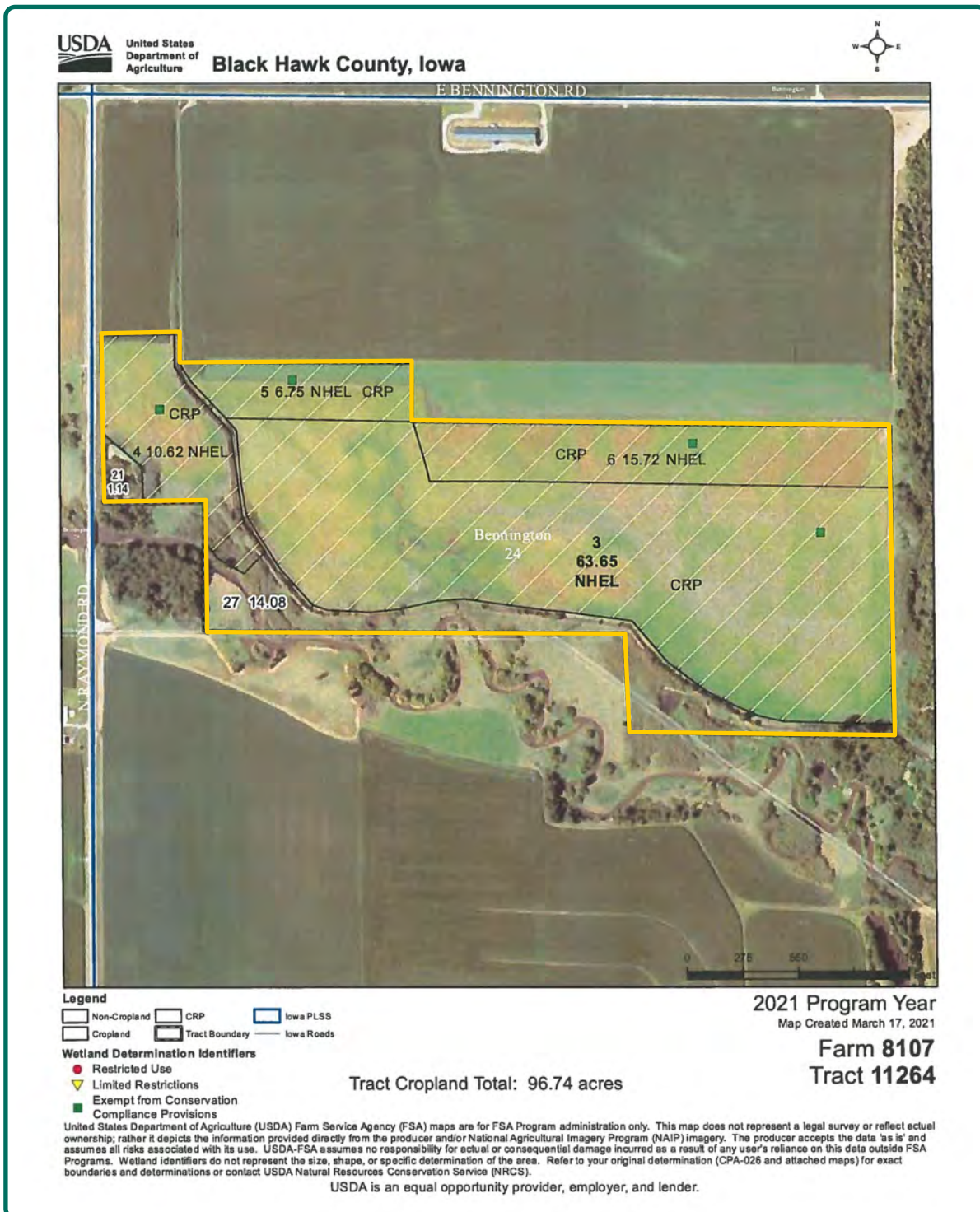
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Northwest Looking Southeast



Southwest Looking Northeast



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