

BUCHANAN COUNTY, IOWA

235 ACRES M/L

LISTING #17581

TRAVIS SMOCK

319.361.8089 | IA LIC S62642000

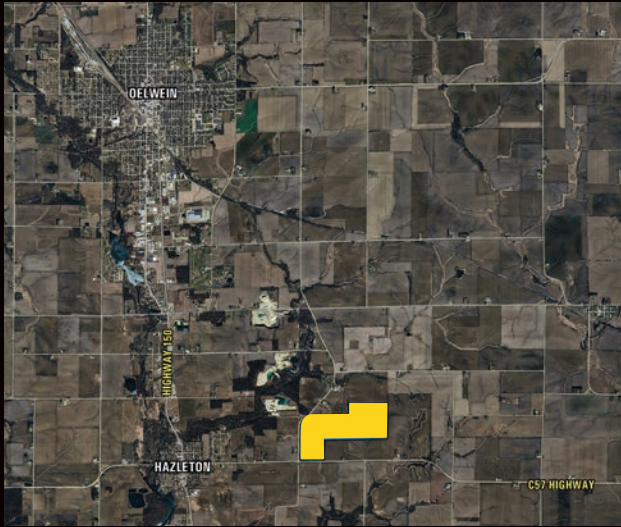
TRAVIS@PEOPLES COMPANY.COM

FARMLAND AVAILABLE

BUCHANAN COUNTY, IOWA

High-Quality Buchanan County, Iowa Farmland Available! Offering 235 acres m/l of productive land consisting of approximately 222.97 tillable acres carrying a CSR2 of 83. The four main soil types include Oran, Bassett, and Kenyon Loams, and Clyde-Floyd Complex. There are currently 208.27 acres m/l being farmed with 24.43 acres m/l being pastured. There is future value-added potential with the farm being located along the well-traveled Highway C57 along with being situated just north of a large electrical substation and near a MidAmerican transmission line.

Additionally, there would likely be the opportunity to expand the amount of land that is tillable for increased annual income. The farm is leased for the 2024 row crop season. The property is an ideal investment farm with the current tenant willing to sign a multi-year lease. The leaseback is preferred by the Sellers. This land is located just east of Hazleton along Highway C57 and Keokuk Avenue in Sections 11 & 12 of Hazleton Township, Buchanan County, Iowa.



DIRECTIONS

FROM DOWNTOWN HAZLETON: Travel east on Highway C57/Hayes Street for 1.25 miles to Keokuk Avenue. The property is located at the northeast corner of the intersection.

HIGHWAY C57 & KEOKUK AVENUE | HAZLETON, IA 50641

PRICE \$3,050,000

NET TAXES \$8,814.00



235 ACRES M/L



FSA TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
471	Oran loam	69.81	31.31%		74
171B	Bassett loam	52.63	23.60%		85
391B	Clyde-Floyd complex	50.95	22.85%		87
83B	Kenyon loam	27.48	12.32%		90
84	Clyde clay loam	10.15	4.55%		88
198B	Floyd loam	9.84	4.41%		89
399	Readlyn silt loam	2.12	0.95%		91

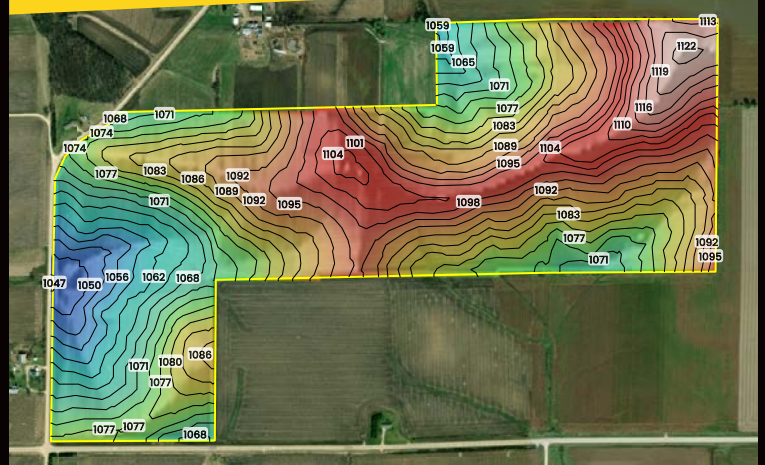
Weighted Average: 83.0

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TOPOGRAPHY MAP



FOR MORE INFORMATION VISIT
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2300 SWAN LAKE BOULEVARD
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INDEPENDENCE, IA 50644



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