

Farmland Available

BLACK HAWK



DUNKERTON ROAD | FAIRBANK, IA 50629



County

289
ACRES M/L

LISTING 17657 | 289 ACRES M/L | ASKING PRICE \$3,164,550

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IA LIC S63642000

 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

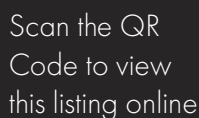
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The farm is easily accessible with nearly two miles of road frontage along three sides from Duffy Road, Black Hawk-Buchanan Avenue, and the paved Dunkerton Road. The Fairbank Ethanol plant is just minutes away with the Cedar Rapids grain market accessible in less than an hour. Additional future wind or solar energy income may be possible with a 345kV MidAmerican transmission line running along the property's northern edge. The opportunity to own a large, contiguous farm in this area is extremely rare. The farm is leased for 2024 and has been very well maintained for many years by a long-term tenant but would be open for the 2025 crop season. This land is located in Section 25 of Lester Township, Black Hawk County, Iowa.

\$10,950 PER ACRE

DIRECTIONS: From Fairbank, IA: Travel south on Baxter Avenue for 4.5 miles to Dunkerton Road. Head west on Dunkerton Road for 1 mile to Black Hawk-Buchanan Avenue. The farm is located at the northwest corner of this intersection with additional frontage along Duffy Road.

Legal Description - The Southwest Quarter of the Northwest Quarter of the Northeast Quarter; The South 20 acres of the Southwest Quarter of the Southeast Quarter, except the East 1 1/2 rods thereof; The Southwest Quarter of the Southeast Quarter; The West 30 acres of the Northwest Quarter of the Southeast Quarter; The East One-half of the Southwest Quarter except that part thereof conveyed to the District Township of Lester in 36 LD 495 and 58 LD 329; The Northeast Quarter of the Northwest Quarter except that part thereof bounded as follows: Beginning at the Northeast corner of said Northwest Quarter; thence West 16 feet; thence Southeasterly to a point on the East line of said Northwest Quarter which is 33 feet South of the point of beginning; thence North 33 feet to the point of beginning; and The Southeast Quarter of the Northwest Quarter; All in Section No. 25, Township No. 90 North, Range No. 11 West of the Fifth Principal Meridian in Black Hawk County, Iowa, except that part thereof conveyed to Black Hawk County, Iowa for road purposes in 504 Deeds 93. Exact legal description to be taken from Abstract.



CURRENT TILLABLE SOILS

CSR2 71.7



Code	Soil Description	Acres	% of Field	Legend	CSR2
84	Clyde silty clay loam	71.00	27.54%		88
468B	Dunkerton sandy loam	63.34	24.57%		76
471	Oran loam	34.68	13.45%		74
63B	Chelsea loamy fine sand	29.13	11.30%		19
391B	Clyde-Floyd complex	17.55	6.81%		87
171B	Bassett loam	11.39	4.42%		85
198B	Floyd loam	11.06	4.29%		89
41B	Sparta loamy sand	8.98	3.48%		42
41	Sparta loamy sand	5.54	2.15%		48
63C	Chelsea loamy fine sand	3.03	1.18%		14
408B	Olin sandy loam	2.10	0.81%		64
585	Coland-Spillville complex	0.01	0.00%		70
Weighted Average					71.7





2300 Swan Lake Boulevard, Ste 300
Independence, IA 50644



PeoplesCompany.com
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