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Farmland Available

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Black Hawk County

128 ACRES M/L

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LISTING #15840



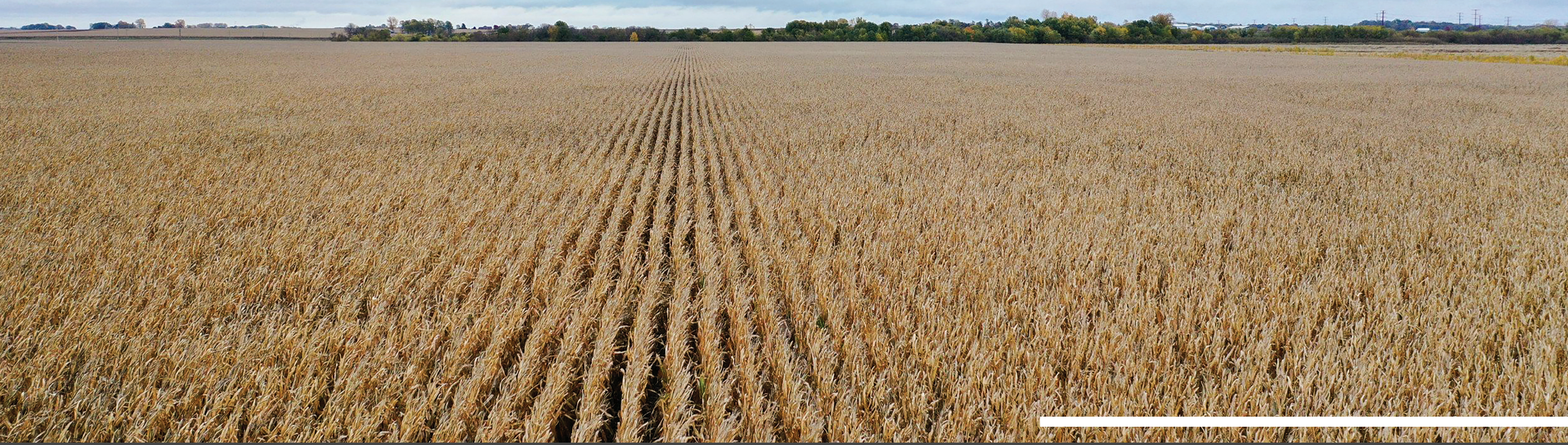
PeoplesCompany.com | Listing #15840



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BLACK HAWK COUNTY

Black Hawk County farmland available! Offering 128 acres M/L with approximately 125.41 FSA cropland acres carrying a CSR2 of 67.2. This farm features a flat topography with a high percentage of tillable land and a manure easement allowing for strong yields and great returns. An attractive lease for the 2022 row crop season creates an attractive return for anyone looking to add to their farmland portfolio. A drainage agreement with the landowner to the south allows for repair and future addition of tile, if desired. The farm is located just northwest of Dunkerton along paved North Raymond Road and East Bennington Road in Section 24 of Bennington Township, Black Hawk County, Iowa.

LISTING
#15840



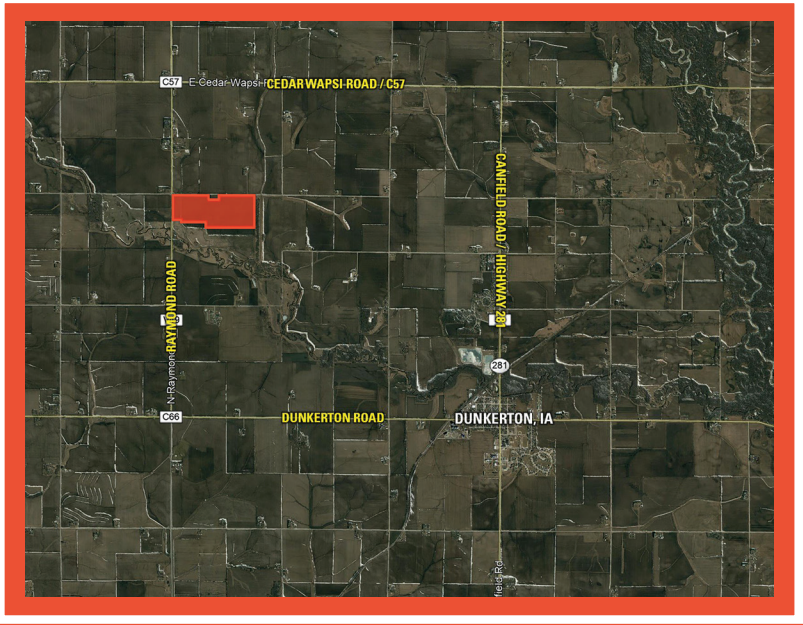
FARM DETAILS
FSA Cropland Acres: 125.41
Corn Base: 125.27 Acres with a PLC Yield of 151



DIRECTIONS

From Dunkerton: Travel west on Dunkerton Road for 2.5 miles to Raymond Road. Travel north on Raymond Road for 2 miles to the intersection of Bennington Road. The property is located at the southeast corner of the intersection.

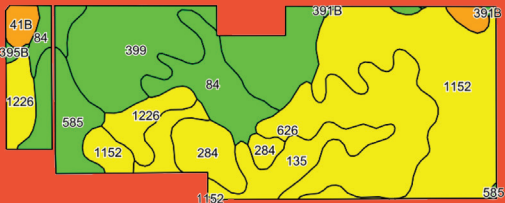
128 Acres M/L



TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
1152	Marshan clay loam	31.29	25.0%		54
399	Readlyn silt loam	24.91	19.9%		91
626	Hayfield loam	20.77	16.6%		56
84	Clyde silty clay loam	11.38	9.1%		88
135	Coland clay loam	11.07	8.8%		65
585	Spillville-Coland complex	8.16	6.5%		74
1226	Lawler loam	7.73	6.2%		59
284	Flagler sandy loam	6.59	5.3%		55
41B	Sparta loamy fine sand	2.90	2.3%		39
395B	Marquis loam	0.39	0.3%		91
391B	Clyde-Floyd complex	0.22	0.2%		87
			Weighted Average	67.2	

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NET TAXES
\$3,460.12

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