

BLACK HAWK COUNTY

IOWA LAND AVAILABLE



TRAVIS SMOCK | 319.361.8089

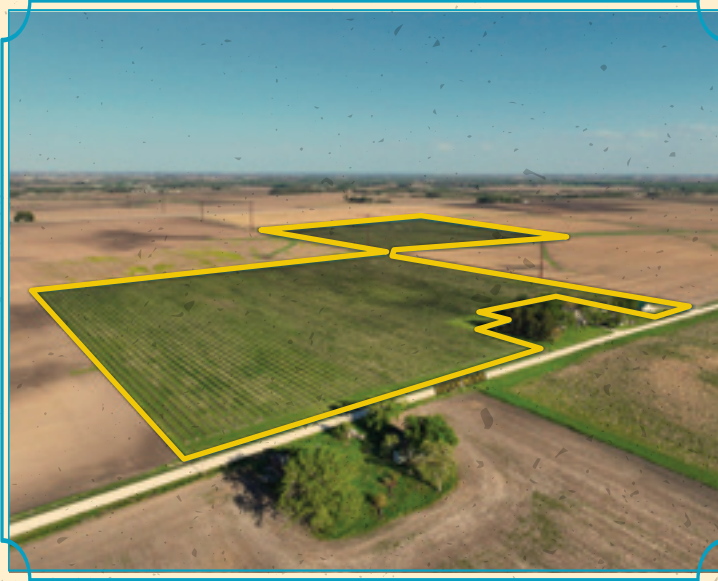
Travis.Smock@PeoplesCompany.com

IA LIC S62642000

77
ACRES M/L

LISTING #19439
PC PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

BLACK HAWK COUNTY



LAND DETAILS

Offering 77 acres m/l of farmland in Black Hawk County, Iowa. The farm includes approximately 74.39 cropland acres with a CSR2 of 52.9 and is currently planted to aronia berries. The permanent crop planting is irrigated by a drip irrigation system supplied by two 250-foot-deep wells installed in 2017. The property also features a 60 ft x 45 ft Spahn & Rose pole building, constructed in 2017, with 16-foot sidewalls, a sliding door, two walk-in doors, and a 16 ft x 14 ft insulated overhead door. Access between the two parcels is provided by a 16-foot-wide owned strip of land, along with a 41-foot-wide easement, for a total access width of 57 feet.

The opportunities on this property are endless. The existing irrigation system allows for continued aronia berry production or conversion to other permanent or annual irrigated crops. Power and water are available on-site, and the pole building provides an excellent foundation for an acreage site or farm operation. In addition to its agricultural potential, the farm is adjacent to 345 kV MidAmerican Energy power lines, offering potential future renewable energy income opportunities.

The property is located in a strong agricultural area, with the POET ethanol plant in Fairbank, Iowa, just seven miles away. Don't miss the opportunity to own this unique property located along Duffy Road in Sections 24 and 25 of Lester Township in Black Hawk County, Iowa.

PEOPLESCOMPANY.COM

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.



IOWA LAND AVAILABLE

Scan the QR code to view this listing online



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	CSR2	
63B	Chelsea loamy fine sand	25.91	34.83%	19	Red
84	Clyde silty clay loam	23.98	32.24%	88	Green
471	Oran loam	13.19	17.73%	74	Green
63C	Chelsea loamy fine sand	8.43	11.33%	14	Red
398	Tripoli clay loam	2.48	3.33%	82	Green
391B	Clyde-Flyod complex	0.23	0.31%	87	Green
171B	Bassett loam	0.17	0.23%	85	Green
Weighted Average				52.9	



DIRECTIONS

From Dunkerton: Travel east on Dunkerton Road for 3.25 miles to Duffy Road. Head north on Duffy Road for one mile, and the farm will be located on the east side of the road.

TRAVIS SMOCK | 319.361.8089

Travis.Smock@PeoplesCompany.com

IA LIC S62642000

LISTING #19439



2300 Swan Lake Boulevard, Suite 300
Independence, IA 50644



PeoplesCompany.com
Listing #19439

Designed by Ryan Ferguson

BLACK HAWK COUNTY

IOWA LAND AVAILABLE



TRAVIS SMOCK | 319.361.8089

Travis.Smock@PeoplesCompany.com

IA LIC S62642000



LISTING #19439