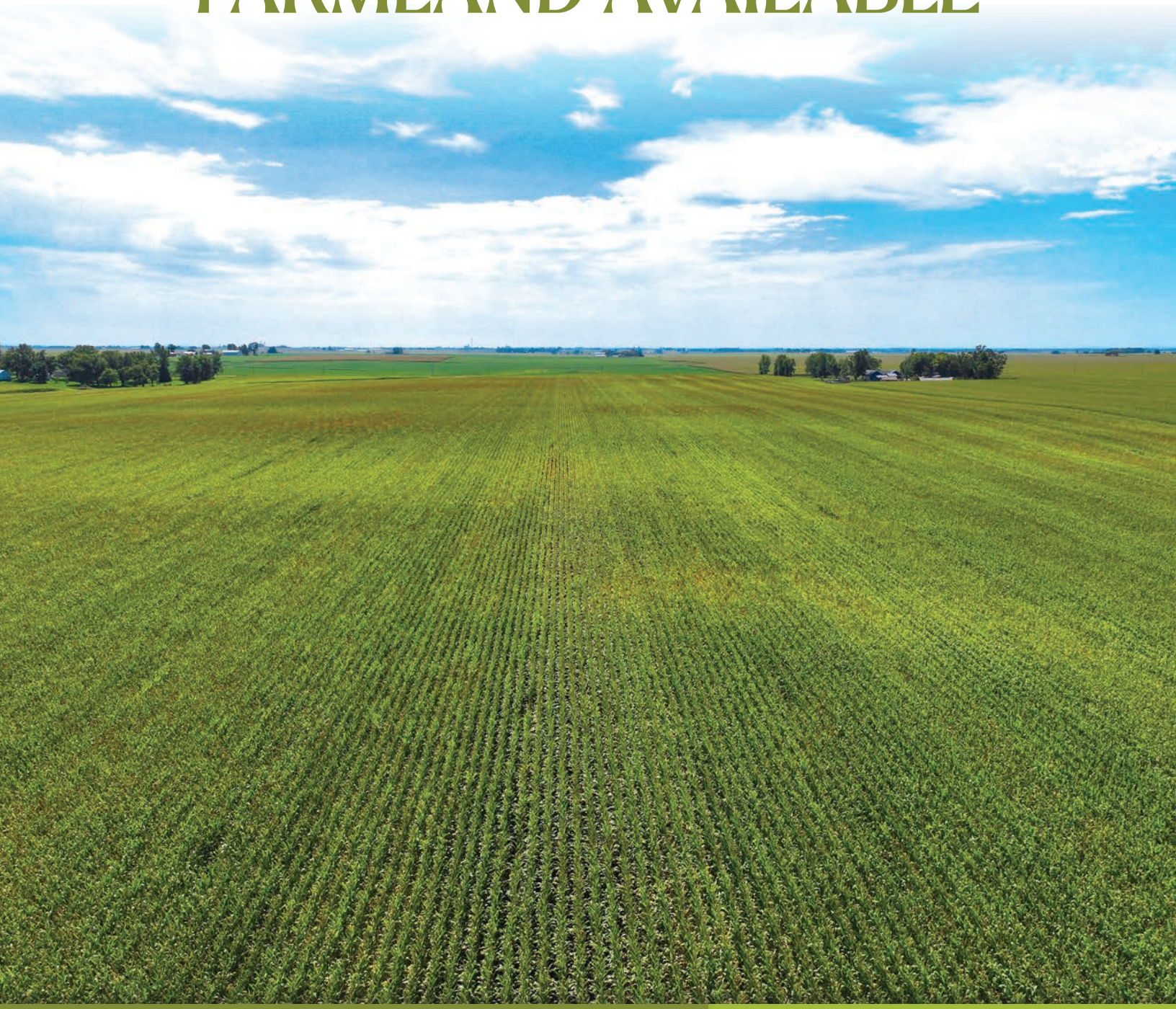
LISTING #19773

FARMLAND AVAILABLE



BLACK HAWK COUNTY, IOWA

80.54 ACRES M/L

TRAVIS SMOCK 319.361.8089 | IA LIC S62642000
TRAVIS.SMOCK@PEOPLESCOMPANY.COM

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

FARMLAND AVAILABLE

Offering 80.54 acres m/l of high-quality Black Hawk County farmland! This farm is located between Jesup and Waterloo along Independence Avenue and consists of 79.59 FSA Cropland Acres carrying an average CSR2 of 80.4. Of these cropland acres, 77.66 acres m/l are currently in row crop production, and 1.05 acres m/l are enrolled in a CP43 Prairie Strip CRP program paying $300/acre or $315 annually through 2034, with the remainder planted to grass. This nearly 100% tillable farm is located in a sought-after area where land rarely hits the open market. The farm has been owner-operated with excellent fertility and maintenance. The current owner is willing to continue leasing the property, or it can be available for the 2027 season. The adjoining 73.53 acre m/l property to the east is also available for purchase. The land is located in Section 22 of Barclay Township, Black Hawk County, Iowa.



Code	Descriptiopn	Acres	% of Field	IA CSR2
84	Clyde silty clay loam	35.74	45.50 %	88
399	Readlyn silt loam	17.70	22.53 %	91
408B	Olin sandy loam	5.54	7.06 %	64
41B	Sparta loamy sand	4.66	5.93 %	42
798	Protivin loam	4.18	5.32 %	61
41	Sparta loamy sand	3.79	4.83 %	48
471	Oran loam	3.30	4.21 %	74
426B	Aredale loam	1.84	2.34 %	91
198B	Floyd loam	1.79	2.28 %	89
			Average	80.4

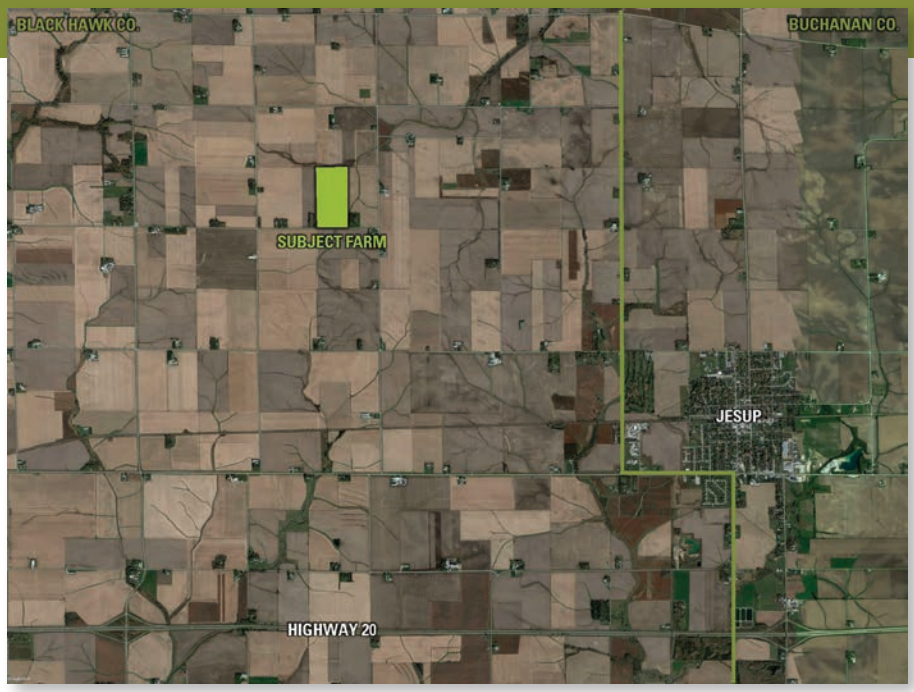
Independence Avenue, Waterloo, IA 50703

Price: $1,150,000



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BLACK HAWK COUNTY | 80.54 ACRES M/L



DIRECTIONS

From Jesup: Head north out of town on 6th Street and travel for .5 miles. Turn west onto 210th Street/North Street and travel for 2.9 miles. Head north on South Holgate Road and travel for 1 mile. Turn west onto Independence Avenue and travel for .25 miles. The farm will be located on the north side of the road.







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2300 Swan Lake Blvd, Ste 300
Independence, IA 50644

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SCAN THE QR CODE TO THE LEFT WITH YOUR PHONE CAMERA TO VIEW THIS LISTING ONLINE!



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FARMLAND AVAILABLE

BLACK HAWK COUNTY, IOWA

80.54 ACRES M/L

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