LISTING #19836

FARMLAND AVAILABLE



BLACK HAWK COUNTY, IOWA

73.53 ACRES M/L

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

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

FARMLAND AVAILABLE

Offering 73.53 acres m/l of high-quality Black Hawk County farmland! This farm is located between Jesup and Waterloo along Independence Avenue and North Holgate Road, and consists of 70.87 FSA Cropland Acres carrying an average CSR2 of 79.3. Of these cropland acres, 64.18 acres m/l are currently in row crop production, and 4.18 acres m/l are enrolled in a CP43 Prairie Strip CRP program paying $300/acre or $1,254 annually through 2034, with the remainder planted to grass. This 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 80.54 acre m/l property to the west 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	27.25	42.45 %	88
408B	Olin sandy loam	13.12	20.45 %	64
471	Oran loam	6.21	9.68 %	74
399	Readlyn silt loam	6.05	9.43%	91
83B	Kenyon loam	4.68	7.29%	90
798	Protivin loam	3.86	6.02 %	61
41B	Sparta loamy sand	2.46	3.83 %	42
41	Sparta loamy sand	0.55	0.85 %	48
			Average	**78.4**

North Holgate Road / Independence Avenue Waterloo, IA 50703

Price: $950,000



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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. The farm will be located at the northwest corner of the Independence Avenue and North Holgate Road intersection.







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2300 Swan Lake Blvd, Ste 300
Independence, IA 50644

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