

Land For Sale

ACREAGE:

60.00 Acres, m/l

LOCATION:

Black Hawk County, IA



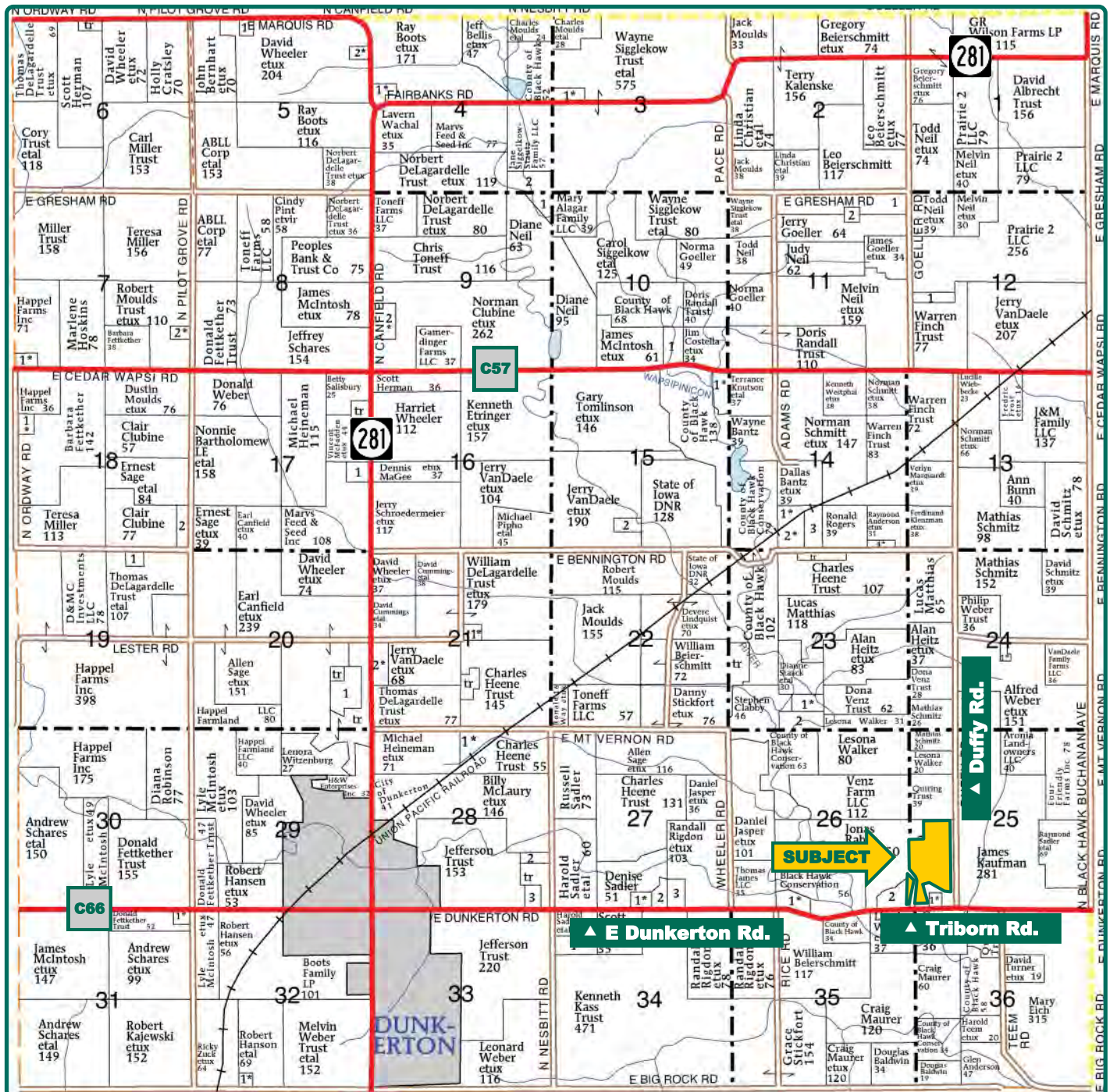
Property Key Features

- **Mixed-Use Property East of Dunkerton, Iowa**
- **Located Along a Hard-Surface Road**
- **Potential Building Site with Rural Water Access Along Duffy Road**

Clint Kaller, AFM
Licensed Salesperson in IA, MN
641.455.8645
ClintK@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag

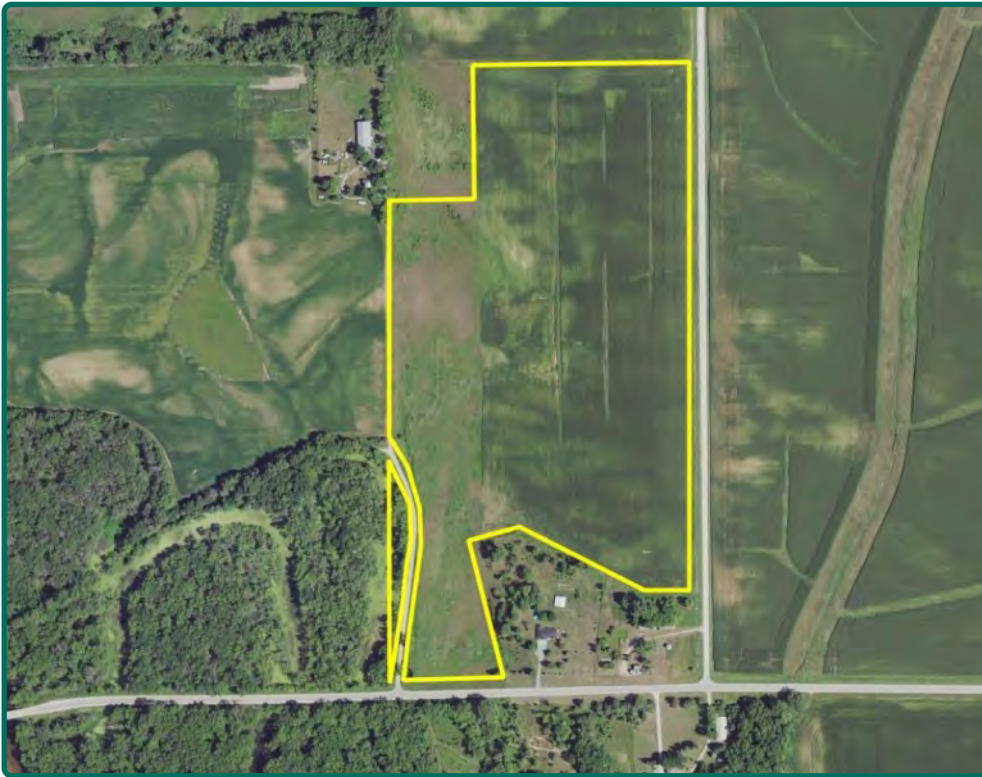


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FSA/Eff. Crop Acres:	45.22
CRP Acres:	14.47
Corn Base Acres:	37.28
Bean Base Acres:	7.08
Soil Productivity:	69.90 CSR2

Property Information

60.00 Acres, m/l

Location

Located 3 miles east of Dunkerton, Iowa, on the north side of E. Dunkerton Road.

Legal Description

Part of the W½ of the SW¼, of Section 25, with Exceptions, including, but not limited to, Parcel B and Triborn Rd. as shown by Plats of Survey on file with the County Recorder, all in Township 90 North, Range 11 West of the 5th P.M., Black Hawk County, IA.

Price & Terms

- \$564,000
- \$9,400/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2022 - 2023: \$1,491.81
Net Taxable Acres: 60.00
Tax per Net Taxable Acre: \$24.86
Tax Parcel ID #: 901125301004, 901125351002

Lease Status

Currently leased for the 2022 crop year.

FSA Data

Farm Number 7352, Tract 24617
FSA/Eff. Crop Acres: 45.22
CRP Acres: 14.47
Corn Base Acres: 37.28
Corn PLC Yield: 116 Bu.
Bean Base Acres: 7.08
Bean PLC Yield: 29 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains a wetland or farmed wetland.

CRP Contracts

There are two CRP contracts on this farm:

- 9.06 acres enrolled in a CP-38E-2 contract that pays \$286.20/acre - or \$2,593.00 annually - and expires 09/30/2030.
- 5.41 acres enrolled in a CP23 contract pays that \$202.34/acre - or \$1,095.00 annually - and expires 09/30/2034.

Soil Types/Productivity

Primary soils are Clyde-Floyd complex and Dunkerton sandy loam. CSR2 on the FSA/Eff. crop acres is 69.90. See soil map for detail.

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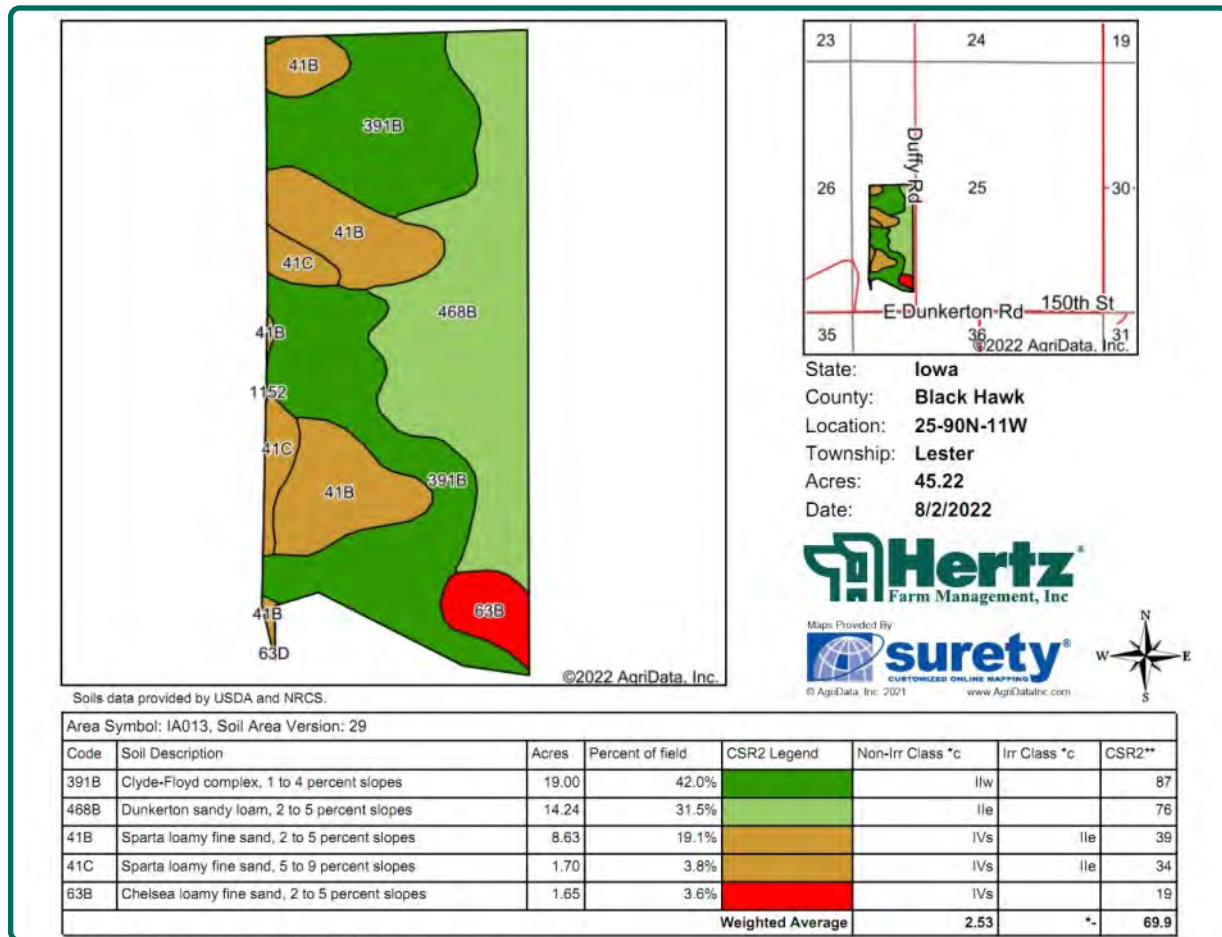
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Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to slightly rolling.

Drainage

Some tile. Contact listing agent for details.

Buildings/Improvements

None.

Water & Well Information

Rural water along Duffy Road.

Comments

Mixed-use property located along a hard-surface road. Potential building site along Duffy Road with rural water available.

Receive a strong return on your investment with recreational opportunities.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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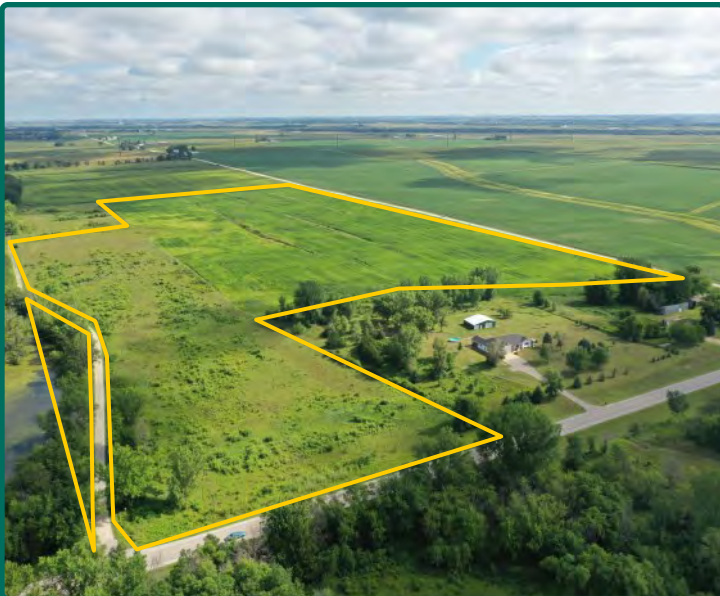
Looking south



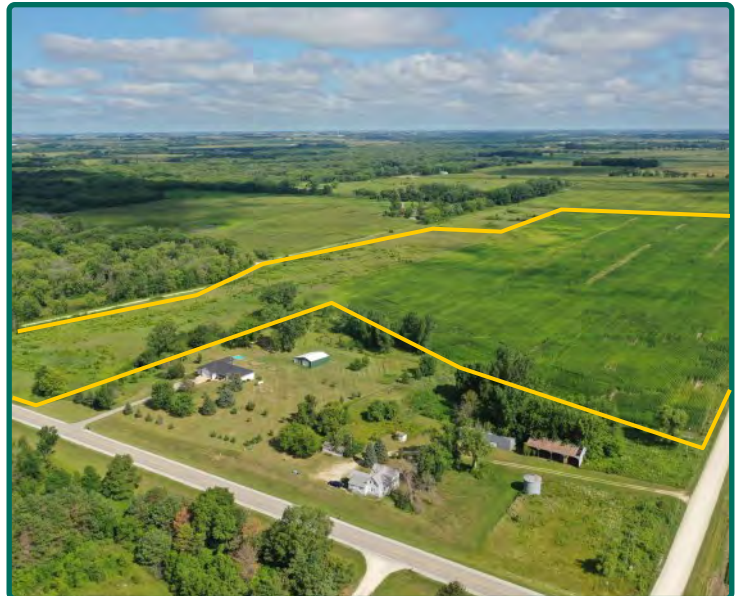
Looking southeast



Looking northeast



Looking northwest



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