

# Land For Sale

**ACREAGE:**

**88.57 Acres, m/l**

**LOCATION:**

**Black Hawk County, IA**



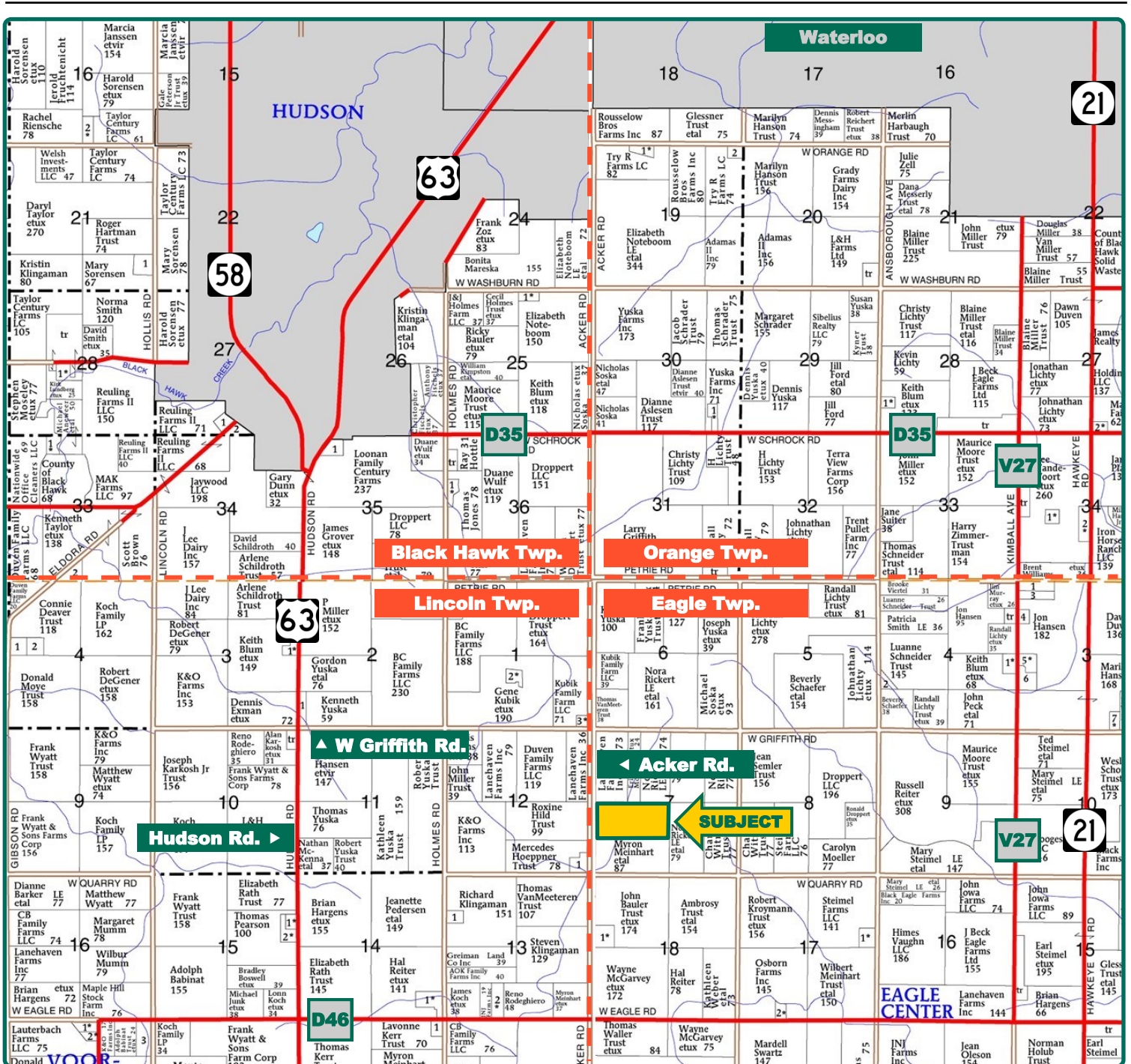
## Property Key Features

- Located 5 Miles Southeast of Hudson, Iowa
- 97% Tillable Farm with a CSR2 of 85.50
- Well-Maintained Farm Located in a Strong Farming Community

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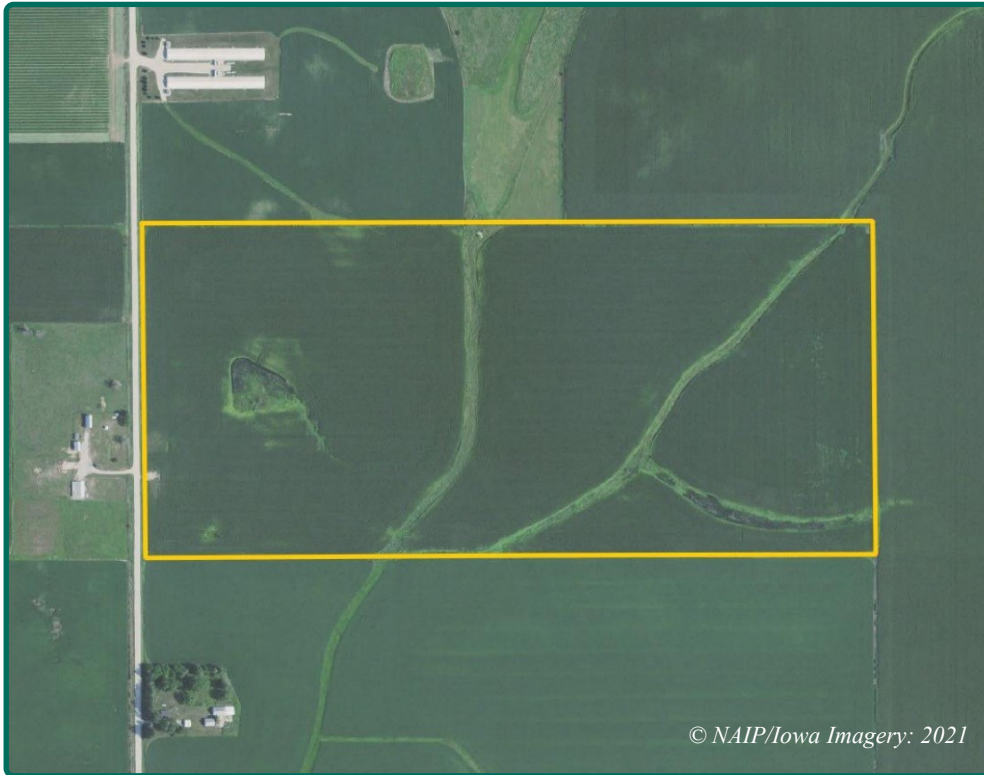
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|                             |                   |
|-----------------------------|-------------------|
| <b>FSA/Eff. Crop Acres:</b> | <b>86.30</b>      |
| <b>Corn Base Acres:</b>     | <b>41.30</b>      |
| <b>Bean Base Acres:</b>     | <b>40.60</b>      |
| <b>Soil Productivity:</b>   | <b>85.50 CSR2</b> |

## Property Information

**88.57 Acres, m/l**

### Location

**From Hudson:** Go south on U.S. Hwy 63 / Hudson Rd. for 1.8 miles, then east on W Griffith Rd. for 2 miles, and then south on Acker Rd. for 0.6 miles. The farm is located on the east side of the road.

### Legal Description

N½ SE¼ and part of the NW¼ SE¼ all in Section 7, Township 87 North, Range 13 West of the 5th P.M., Black Hawk Co., IA.

### Price & Terms

- \$1,200,000
- \$13,548.61/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2024 - 2025: \$3,365.87  
Net Taxable Acres: 88.57  
Tax per Net Taxable Acre: \$38.00  
Tax Parcel ID #s: 871307326001 & 871307301001

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 6218, Tract 586  
FSA/Eff. Crop Acres: 86.30  
Corn Base Acres: 41.30  
Corn PLC Yield: 191 Bu.  
Bean Base Acres: 40.60  
Bean PLC Yield: 43 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Sawmill, Dinsdale, and Clyde-Floyd. CSR2 on the FSA/Eff. crop acres is 85.50. See soil map for detail.

### Mineral Rights

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

### Land Description

Nearly level to gently sloping.

### Drainage

Natural.

### Buildings/Improvements

None.

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## Water & Well Information

None.

## Comments

High-quality farm located in Southern Black Hawk County.

*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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Southeast looking Northwest



Northeast looking Southwest



Southwest looking Northeast



Northwest looking Southeast



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## **Make the Most of Your Farmland Investment**

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