

# Land For Sale

**ACREAGE:**

**154.98 Acres, m/l**

**LOCATION:**

**Black Hawk County, IA**



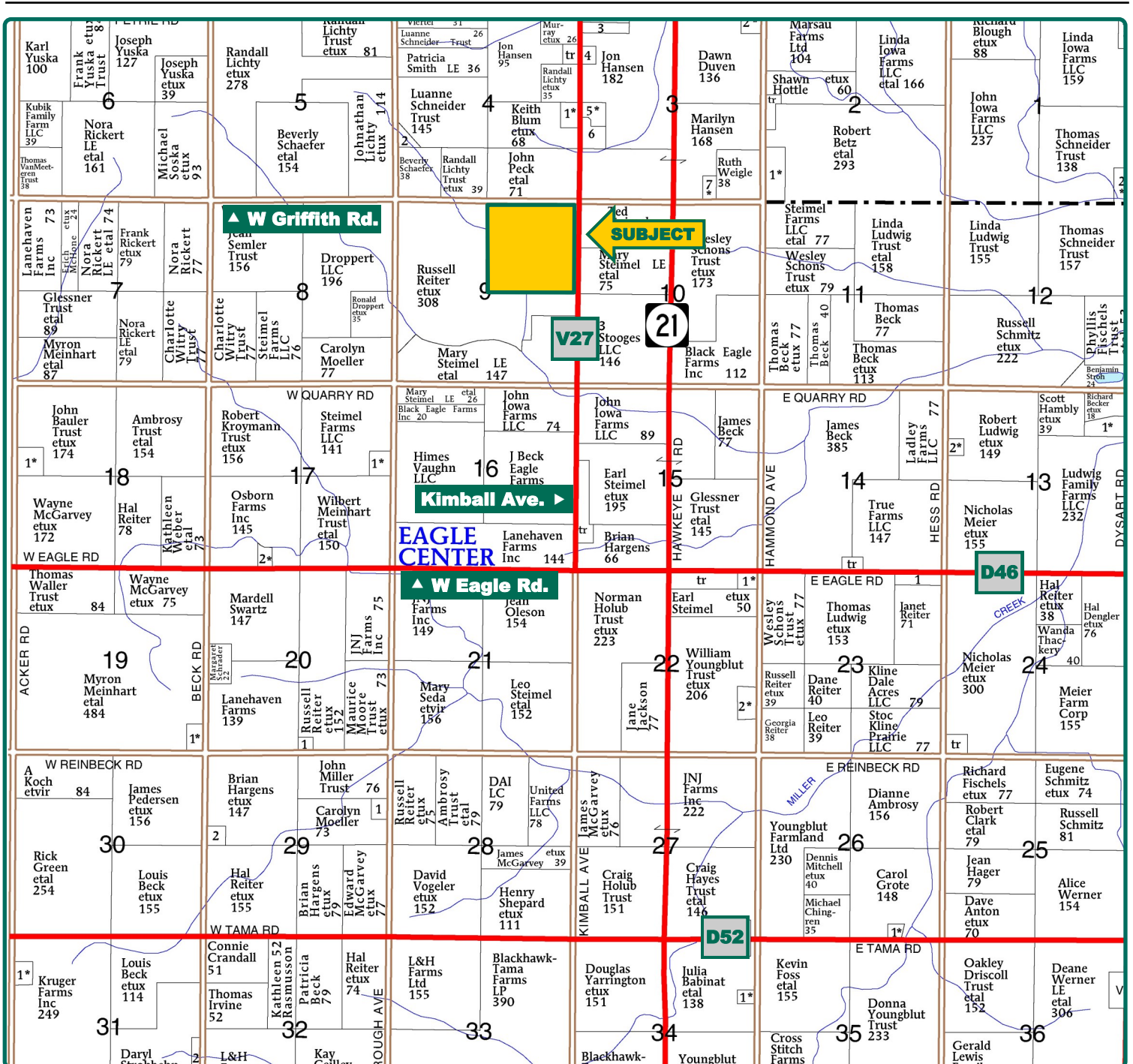
## Property Key Features

- Located 2 Miles North of Eagle Center, Iowa
- 153.04 FSA/Eff. Crop Acres with a CSR2 of 90.00
- Well-Maintained Farm Located in Southern Black Hawk County

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<b>FSA/Eff. Crop Acres:</b>	<b>153.04</b>
<b>Corn Base Acres:</b>	<b>82.70</b>
<b>Bean Base Acres:</b>	<b>63.60</b>
<b>Soil Productivity:</b>	<b>90.00 CSR2</b>

## Property Information

**154.98 Acres, m/l**

### Location

**From Eagle Center:** Go north on Kimball Ave. / Co. Rd. V27 for 1.8 miles. The property is located on the west side of the road.

### Legal Description

NE¼ of Section 9, Township 87 North, Range 13 West of the 5th P.M., Black Hawk Co., IA.

### Price & Terms

- \$2,230,000
- \$14,388.95/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2024 - 2025: \$5,342.19  
 Net Taxable Acres: 154.98  
 Tax per Net Taxable Acre: \$34.47  
 Tax Parcel ID #: 871309201001, 871309226001, 871309251001 & 871309276001

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 8519, Tract 281  
 FSA/Eff. Crop Acres: 153.04  
 Corn Base Acres: 82.70  
 Corn PLC Yield: 155 Bu.  
 Bean Base Acres: 63.60  
 Bean PLC Yield: 46 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Dinsdale, Klinger, and Maxfield. CSR2 on the FSA/Eff. crop acres is 90.00. 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

Some tile installed, maps available upon request.

### Buildings/Improvements

None.

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State: **Iowa**  
 County: **Black Hawk**  
 Location: **9-87N-13W**  
 Township: **Eagle**  
 Acres: **153.04**  
 Date: **9/26/2024**


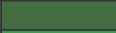







Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA013, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	42.51	27.6%		Ile	94
184	Klinger silty clay loam, 1 to 4 percent slopes	36.89	24.1%		Iw	95
382	Maxfield silty clay loam, 0 to 2 percent slopes	29.78	19.5%		Ilw	87
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	20.63	13.5%		Ilw	78
83B	Kenyon loam, 2 to 5 percent slopes	19.06	12.5%		Ile	90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	3.91	2.6%		Ilw	87
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.26	0.2%		Ille	84
<b>Weighted Average</b>					<b>1.76</b>	<b>90</b>

## Water & Well Information

None.

## Comments

Well-maintained farmland with top-end soil quality 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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Southwest looking Northeast



Southeast looking Northwest



West looking East



Northwest looking Southeast



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