



LAND FOR SALE

Development Potential Within La Porte City, Iowa City Limits



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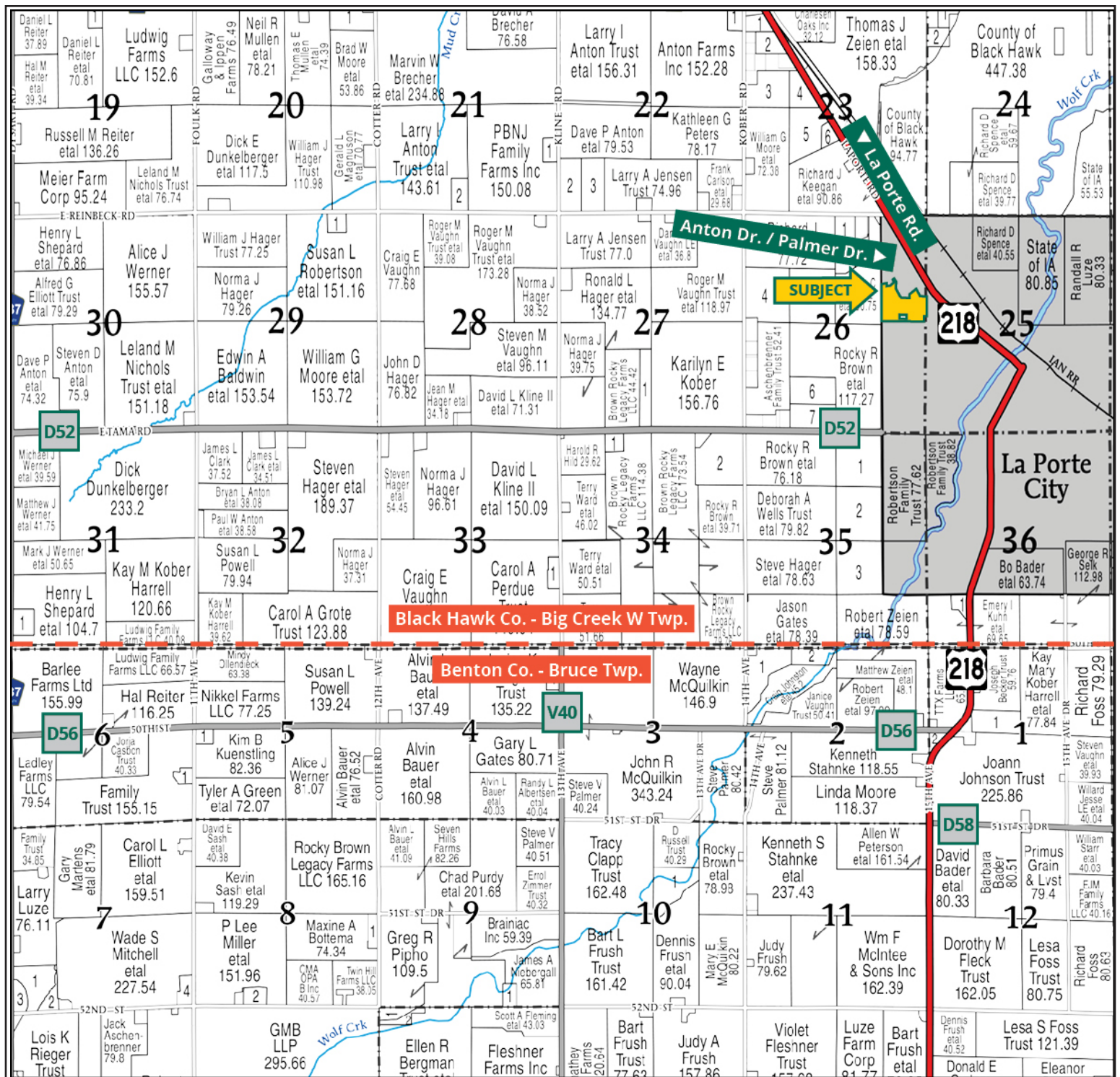


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22.77 Acres, m/I
Black Hawk County, IA



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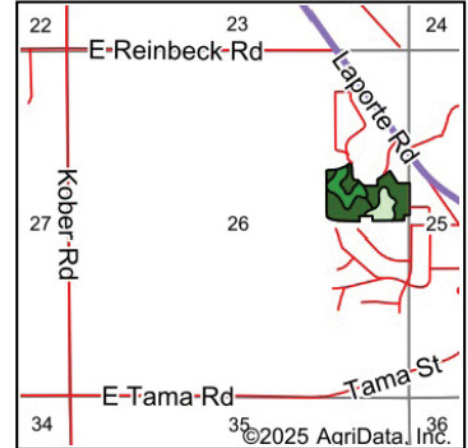
Est. Tillable Acres: 19.30 | Soil Productivity: 85.20 CSR2



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State: Iowa
 County: Black Hawk
 Location: 26-87N-12W
 Township: Big Creek
 Acres: 19.3
 Date: 7/11/2025



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA013, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	7.77	40.3%		Ile	90
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	4.69	24.3%		Ile	94
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	3.77	19.5%		IIIle	84
83D2	Kenyon loam, 9 to 14 percent slopes, eroded	3.07	15.9%		IIIle	61
Weighted Average					2.35	85.2

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

Located in La Porte City on the south side of Anton Dr. / Palmer Dr.

Simple Legal

Anton Addition Tract "A" in Section 26, Township 87 North, Range 12 West of the 5th P.M., Black Hawk Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$450,000.00
- \$19,762.85/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2025-2026: \$664.00*
 Surveyed Acres: 22.77
 Net Taxable Acres: 22.84*
 Tax per Net Taxable Acre: \$29.07*
**Taxes estimated due to recent survey of property. Black Hawk County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Open lease for the 2026 crop year.

FSA Data

No FSA data available as the property is not enrolled in the farm program. Contact agent for details.

Soil Types/Productivity

Primary soils are Kenyon and Dinsdale. CSR2 on the estimated tillable acres is 85.20. 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

Gently to strongly sloping.

Drainage

Some tile. No maps available.

Buildings/Improvements

None.

Utilities

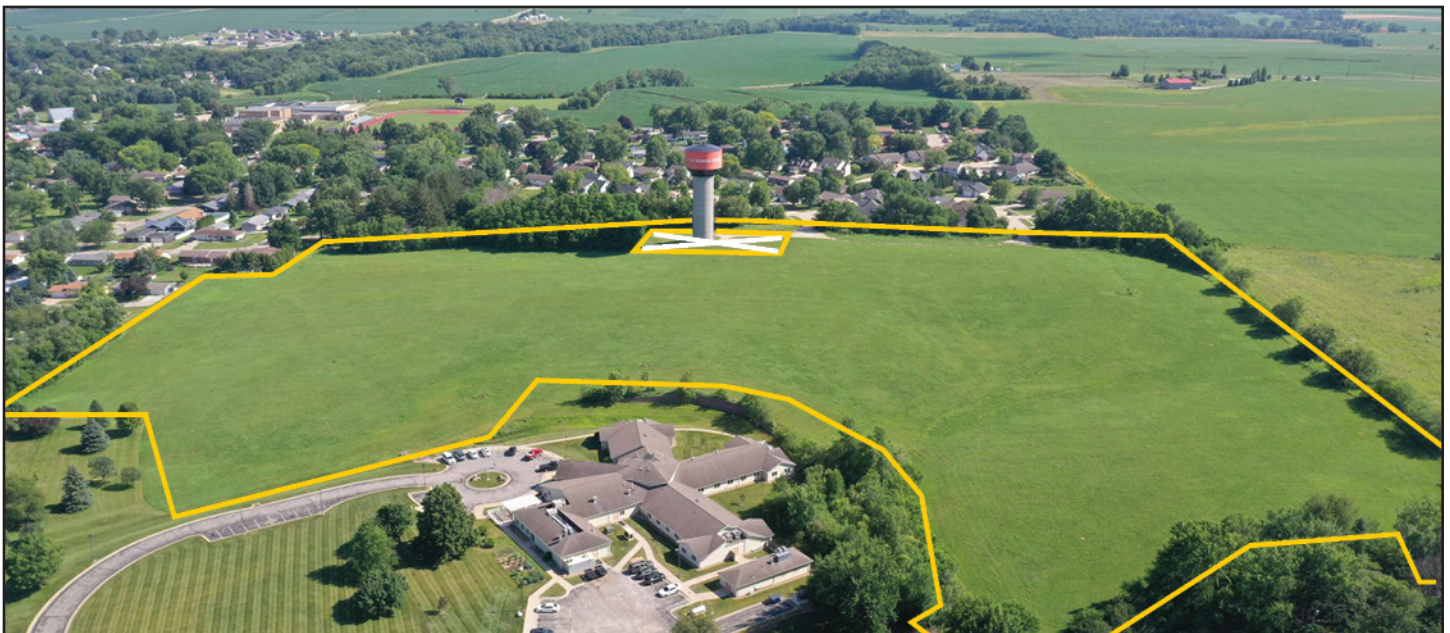
Water, sewer, and electrical connections are available at or near the property. See maps and contact agent for additional details.

Easements

There is a 30' wide utility easement that runs across the property. There is an access easement along the property border to the water tower. Contact agent for details.

Comments

Great development opportunity within the city limits of La Porte City.



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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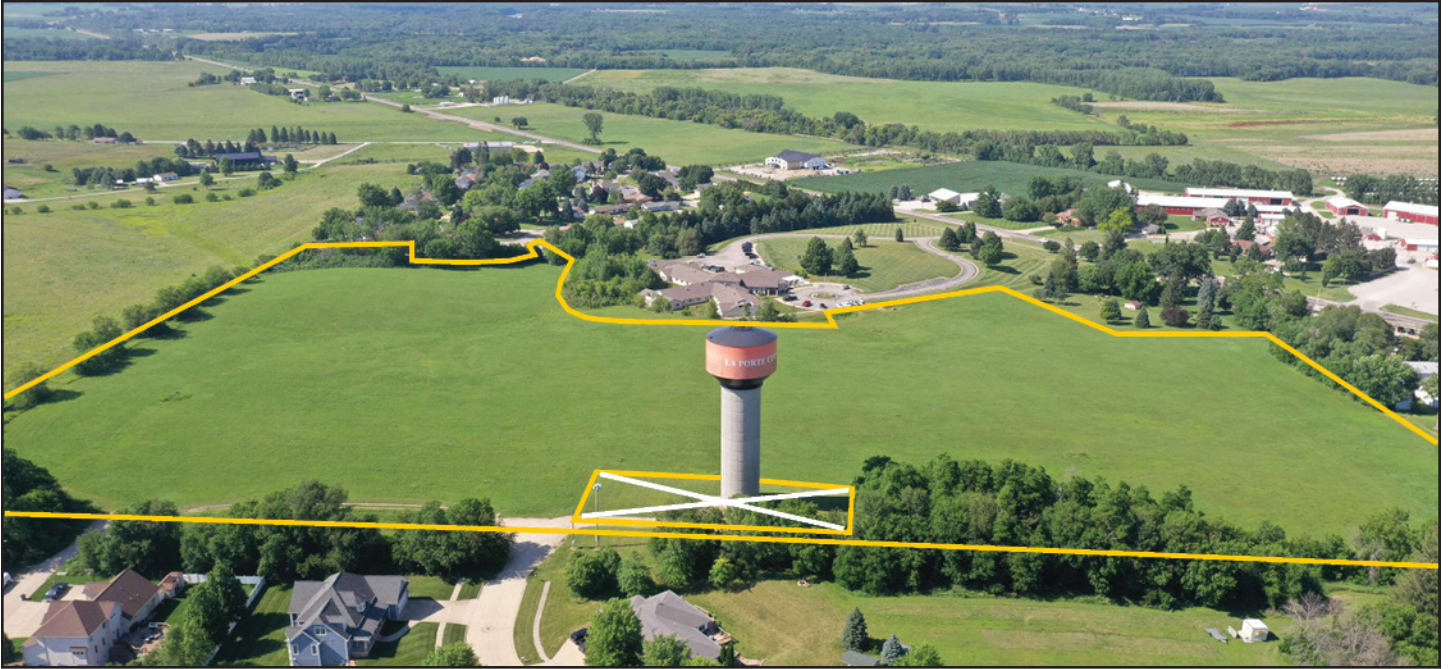
Northwest Looking Southeast



Southeast Looking Northwest



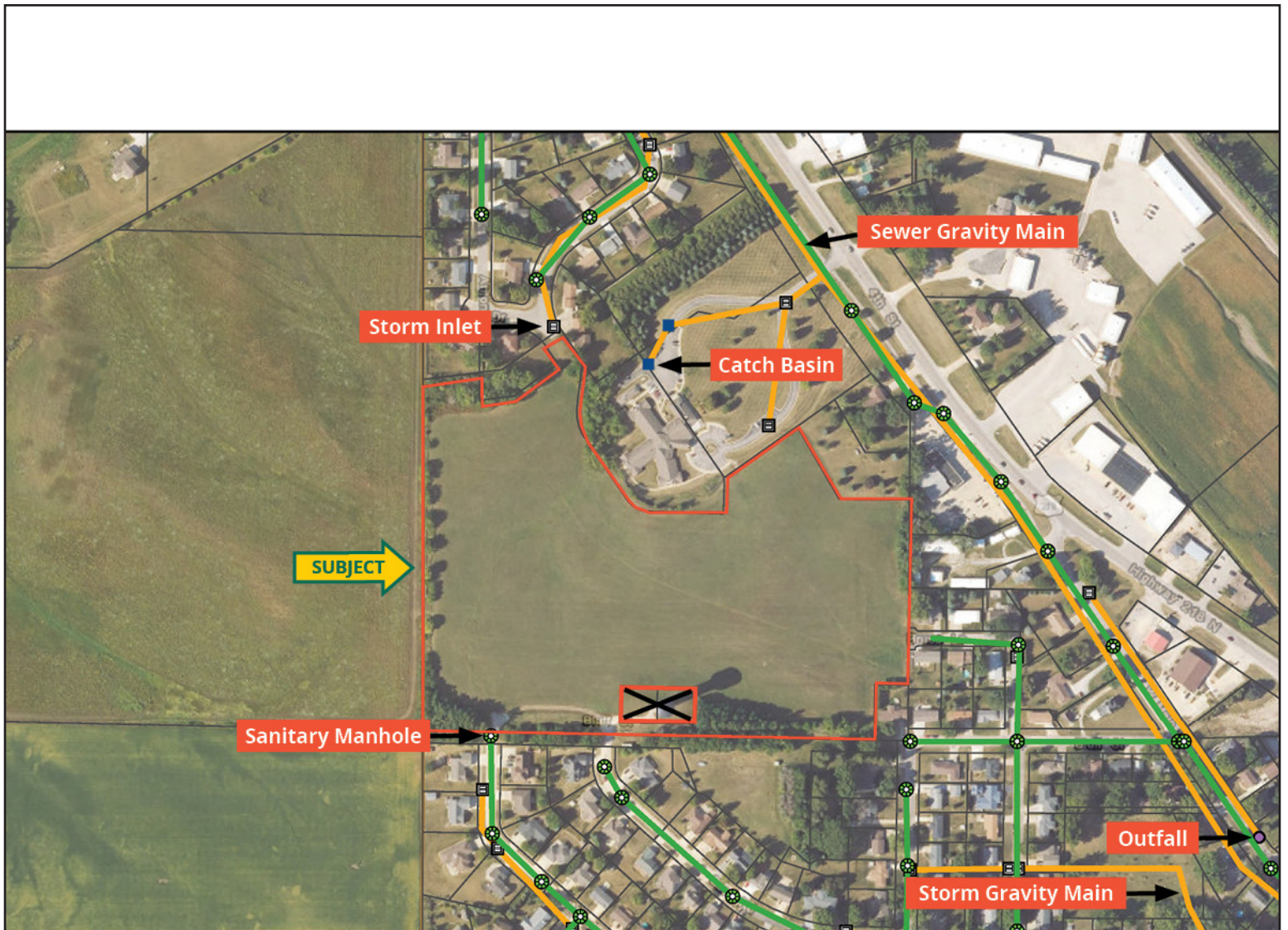
South Looking North



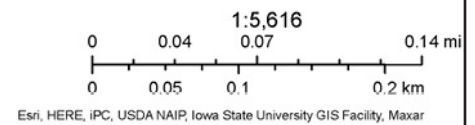
West Looking East







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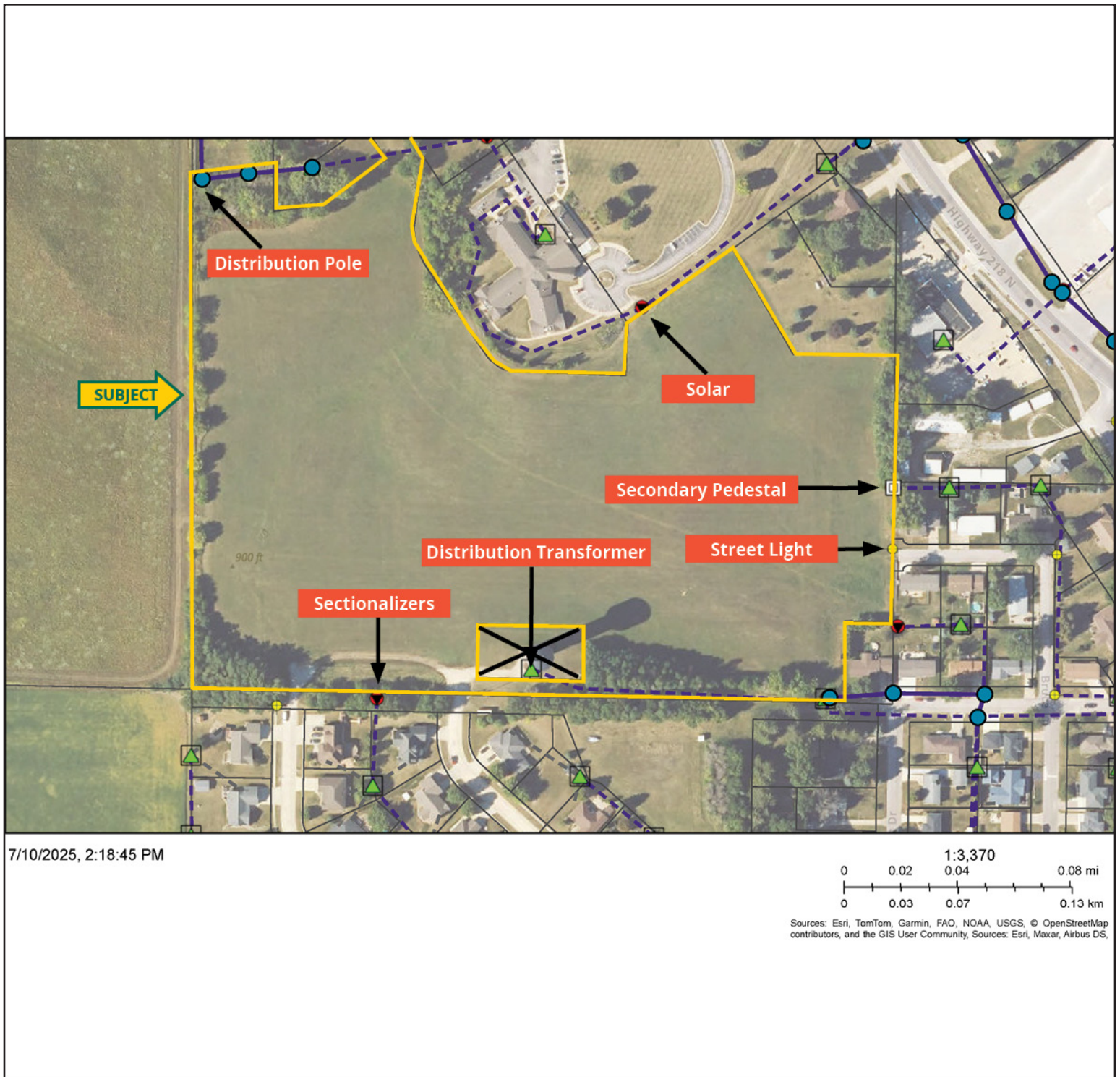


Map obtained from the City of La Porte City.

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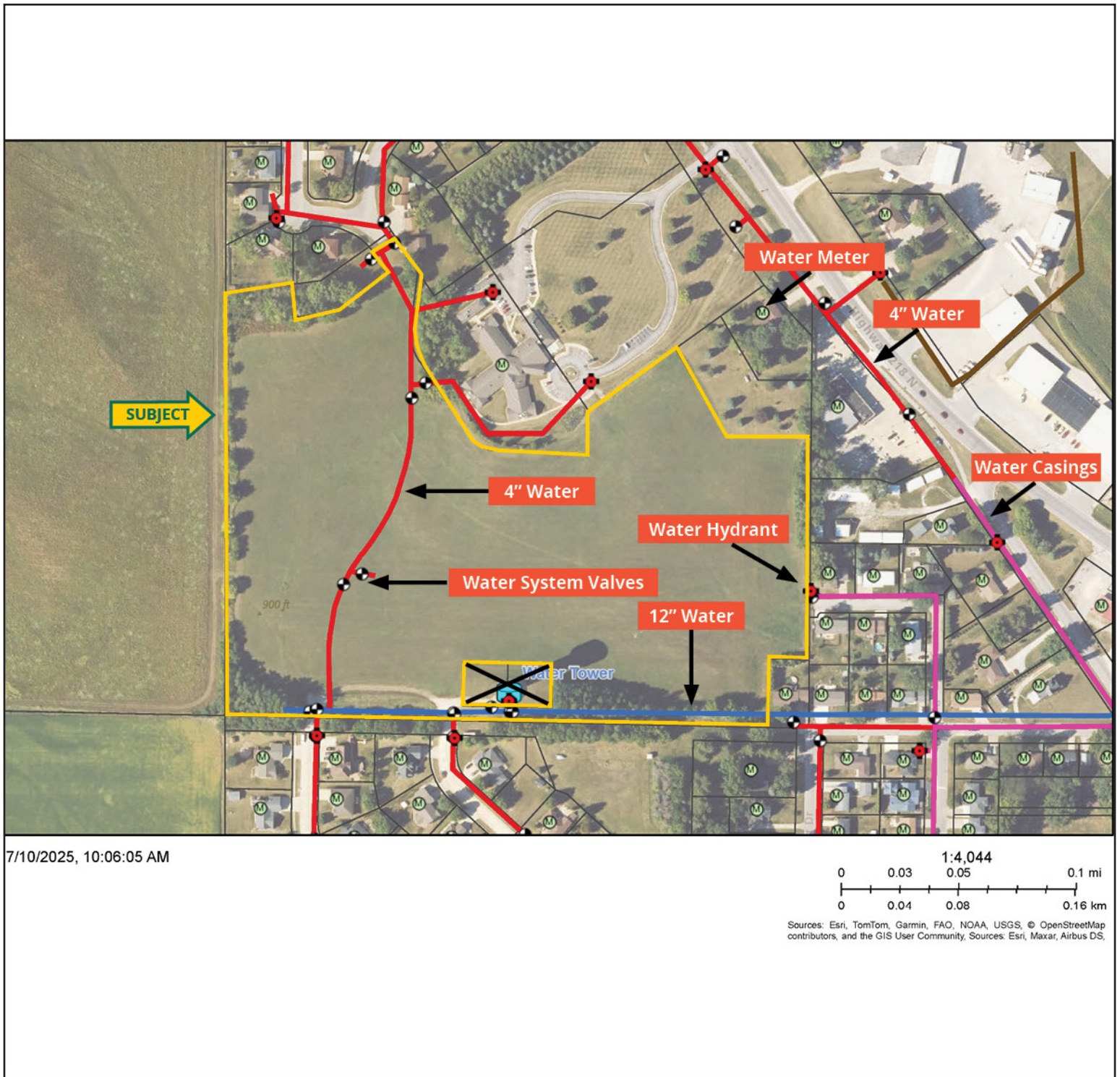


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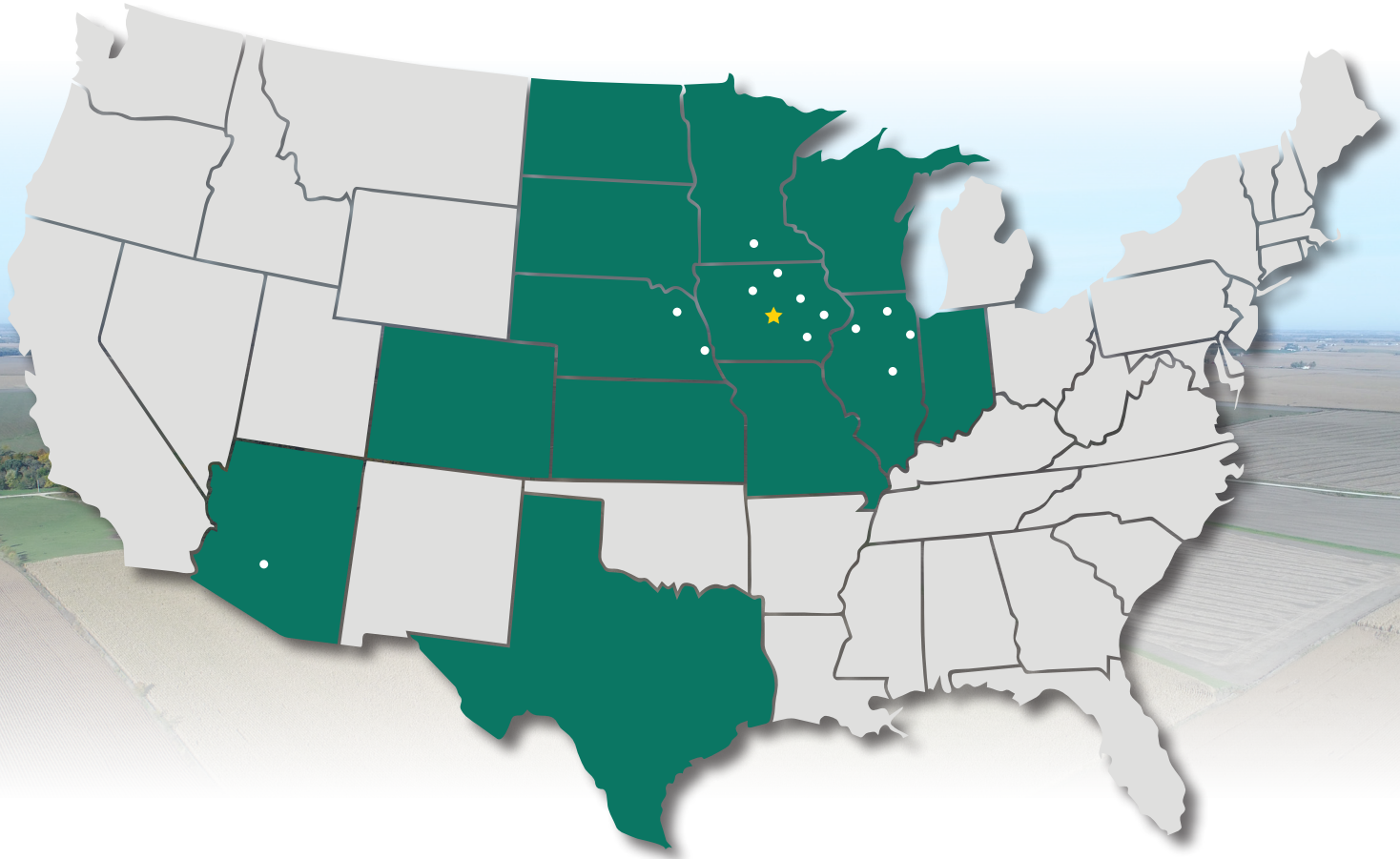
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