



LAND FOR SALE

Highly Productive Buchanan County Farm with Additional CRP Income



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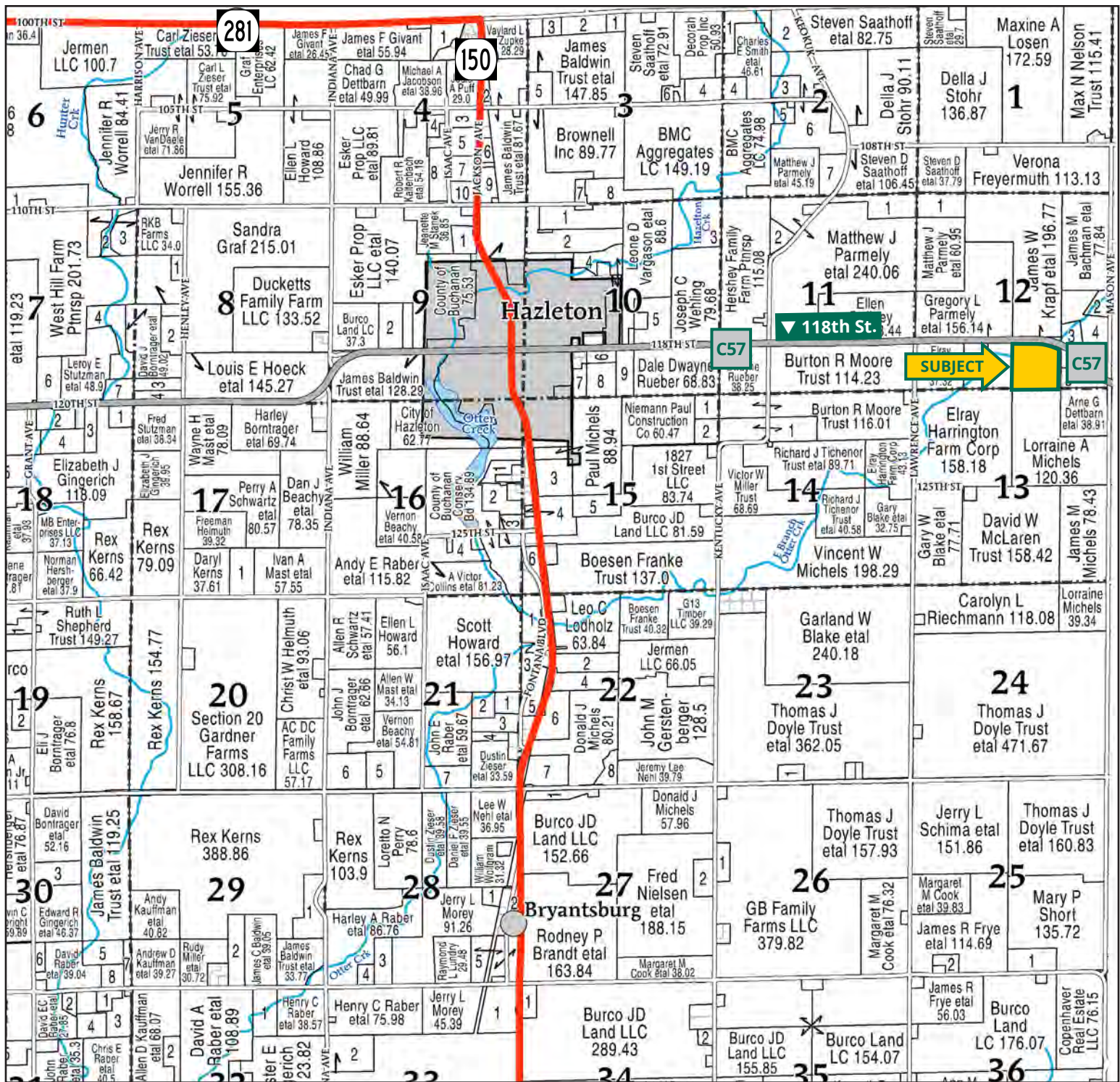


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37.25 Acres, m/I
Buchanan County, IA

Hazleton Township, Buchanan County, IA



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FSA/Eff. Crop Acres: 23.85 | CRP Acres: 9.72 | Soil Productivity: 85.70 CSR2



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State: **Iowa**
 County: **Buchanan**
 Location: **12-90N-9W**
 Township: **Hazleton**
 Acres: **23.85**
 Date: **9/15/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA019, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
171B	Bassett loam, 2 to 5 percent slopes	10.93	45.8%		Ile	85
391B	Clyde-Floyd complex, 1 to 4 percent slopes	7.41	31.1%		IIlw	87
83B	Kenyon loam, 2 to 5 percent slopes	3.57	15.0%		Ile	90
171C2	Bassett loam, 5 to 9 percent slopes, eroded	1.94	8.1%		IIIle	77
Weighted Average					2.08	85.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Hazleton: Go east on Co. Rd. C57 / 118th St. for 2 miles. Property is located on the south side of the road.

Simple Legal

Part of the SW¼ SE¼ of Section 12, Township 90 North, Range 9 West of the 5th P.M., Buchanan Co., IA. *Final abstract/ title documents to govern legal description.*

Price & Terms

- \$407,887.50
- \$10,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

Taxes Payable 2026 - 2027: \$1,412.00
Net Taxable Acres: 37.25
Tax per Net Taxable Acre: \$37.91

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 2360, Part of Tract 2399
FSA/Eff. Crop Acres: 23.85
CRP Acres: 9.72

Corn Base Acres: 19.97*

Corn PLC Yield: 141 Bu.

Bean Base Acres: 23.70*

Bean PLC Yield: 40 Bu.

**Acres are estimated pending reconstitution of farm by the Buchanan County FSA office.*

CRP Contracts

There are 9.72 acres enrolled in 3 CRP contracts.

- There are 2.18 acres enrolled in a CP-15A contract that pays \$488.00 annually and expires 9/30/29.
- There are 5.91 acres enrolled in a CP-21 contract that pays \$1,324.00 annually and expires 9/30/29.
- There are 1.63 acres enrolled in a CP-8A contract that pays \$489.00 annually and expires 9/30/32.

Soil Types/Productivity

Primary soils are Bassett, Clyde-Floyd, and Kenyon. CSR2 on the FSA/Eff. crop acres is 85.70. 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 moderately sloping.

Drainage

Tiled. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Highly productive Buchanan County farm with additional revenue from CRP acres.



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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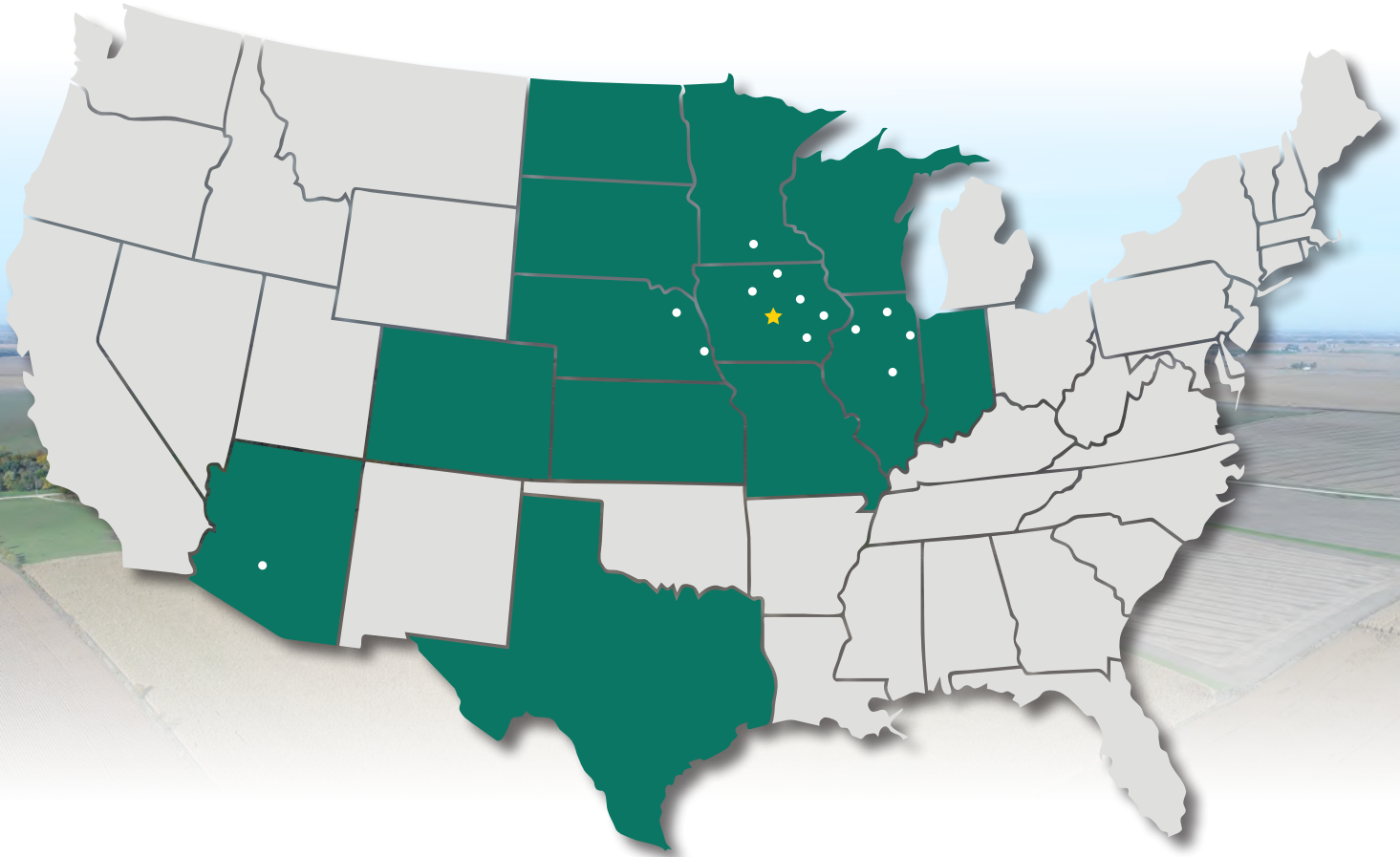
Northeast looking Southwest



Southwest looking Northeast



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