

# BUCHANAN COUNTY

## FARMLAND AVAILABLE



LISTING #14833

# 60 ACRES M/L

Indiana Avenue / 130th Street | Hazelton, IA 50641

### Price

# \$390,000

### Price Per Acre

# \$6,500

### Net Taxes

# Est. \$1,180

### CSR2

# 56.4



2300 SWAN LAKE BLVD, STE 300  
INDEPENDENCE, IA 50644

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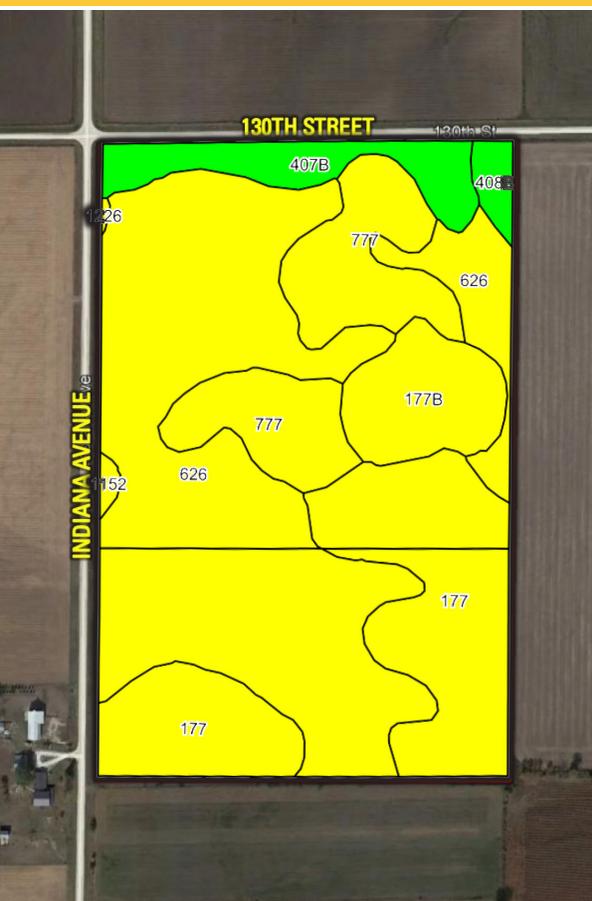


TRAVIS SMOCK | 319.361.8089 | TRAVIS@PEOPLESCOMPANY.COM

## Tillable Soils Map (CSR2)

Code	Soil Description	Percent of Field	CSR2 Legend	CSR2
626	Hayfield loam	48.9%		53
177	Saupe loam	22.9%		60
777	Wapsie loam	13.9%		51
177B	Saupe loam	6.8%		55
407B	Schley loam	5.9%		81
408B	Olin fine sandy loam	1.3%		74
1152	Marshan clay loam	0.4%		54

Weighted Average **56.4**



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### DESCRIPTION

Presenting 60 acres m/l of Buchanan County farmland that is nearly all tillable! This farm offers 58.22 FSA tillable acres with a CSR of 64.4 and a CSR2 of 56.4. Laying nearly flat with no waterways and a rectangle shape, this is an easy farm to add on to any operation and the size makes it perfect for a beginning farmer or investor. A location near the Fairbank ethanol plant offers a great opportunity to market and maximize income on the crop produced. Fall tillage has been performed on a portion of the property and it is open to farm for the 2020 crop season. This land is located at the southeast corner of the Indiana Avenue/130th Street intersection in Section 21 of Hazleton Township, Buchanan County, Iowa.

### DIRECTIONS

From Hazleton, IA: Travel west on Highway C57 for 1 mile to Indiana Avenue. Head south on Indiana Avenue for 1 mile to 130th Street. Farm is located at the southeast corner of the Indiana Avenue/130th Street intersection.

### FARM DETAILS

FSA Cropland Acres: 58.22

Base Acres: 58.10

Corn Base: 43.57 Acres with a PLC Yield of 162

Soybeans: 14.53 Acres with a PLC Yield of 32

