BUCHANAN COUNTY
FARMLAND AVAILABLE

60ACRES 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

Tillable Soils Map (CSR2)

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Percent of Field</th>
<th>CSR2 Legend</th>
<th>CSR2</th>
</tr>
</thead>
<tbody>
<tr>
<td>626</td>
<td>Hayfield loam</td>
<td>48.9%</td>
<td>Yellow</td>
<td>53</td>
</tr>
<tr>
<td>177</td>
<td>Saude loam</td>
<td>22.9%</td>
<td>Orange</td>
<td>60</td>
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<tr>
<td>777</td>
<td>Wapsie loam</td>
<td>13.9%</td>
<td>Orange</td>
<td>51</td>
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<tr>
<td>177B</td>
<td>Saude loam</td>
<td>6.8%</td>
<td>Green</td>
<td>55</td>
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<td>407B</td>
<td>Schley loam</td>
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<td>Yellow</td>
<td>81</td>
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<td>408B</td>
<td>Olin fine sandy loam</td>
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<td>74</td>
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<td>1152</td>
<td>Marshan clay loam</td>
<td>0.4%</td>
<td>Yellow</td>
<td>54</td>
</tr>
</tbody>
</table>

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