



PEOPLES COMPANY . COM | LISTING # 15640

PROPERTY - Offering 60 acres m/l of productive Buchanan County farmland! This farm is nearly 100% tillable with 58.22 FSA tillable acres carrying an average CSR of 64.4 and a CSR2 of 56.4. Laying nearly flat with no waterways, 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. The farm has a lease in place through the 2022 crop season, contact agent for details. This land is located at the southeast corner of the Indiana Avenue/130th Street intersection in Section 21 of Hazleton Township, Buchanan County, Iowa.

FARM DETAILS -

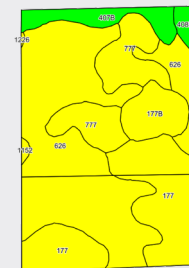
FSA Cropland Acres: 58.22
 Base Acres: 58.10
 Corn Base: 43.57 Acres with a PLC Yield of 162
 Soybeans: 14.53 Acres with a PLC Yield of 32

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



PRICE - \$480,000
PRICE PER ACRE - \$8,000
NET TAXES - \$1,222
TRAVIS SMOCK - 319.361.8089
 Travis@PeoplesCompany.com

Code	Soil Description	Acres	% of field	Legend	CSR2
626	Hayfield loam	28.62	48.9%		53
177	Saude loam	13.36	22.8%		60
777	Wapsie loam	8.07	13.8%		51
177B	Saude loam	3.94	6.7%		55
407B	Schley loam	3.47	5.9%		81
408B	Olin fine sandy loam	0.91	1.6%		74
1152	Marshan clay loam	0.21	0.4%		54
Weighted Average					56.4



60
TOTAL
ACRES +/-

