

BLACK HAWK COUNTY, IOWA

Land 117 ACRES M/L
Available!



TRAVIS SMOCK

319.361.8089

Travis@PeoplesCompany.com

 **PEOPLESTM**
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

PROPERTY INFORMATION

Peoples Company is pleased to present 117 acres m/l of productive Black Hawk County farmland located in Section 12 of Barclay Township. This farm is situated in a strong farming area and consists of 113.93 FSA Tillable Acres carrying a CSR2 of 72. This mostly tillable farm would be a great add-on for local farmers and falls within an excellent area for farmland investment area being just 10 miles from the Fairbank ethanol plant. The property is accessed from Cunningham Road and located just west of Littleton between Dunkerton & Jesup.



Scan the QR Code
to view listing
#16353 online

TILLABLE SOILS MAPS

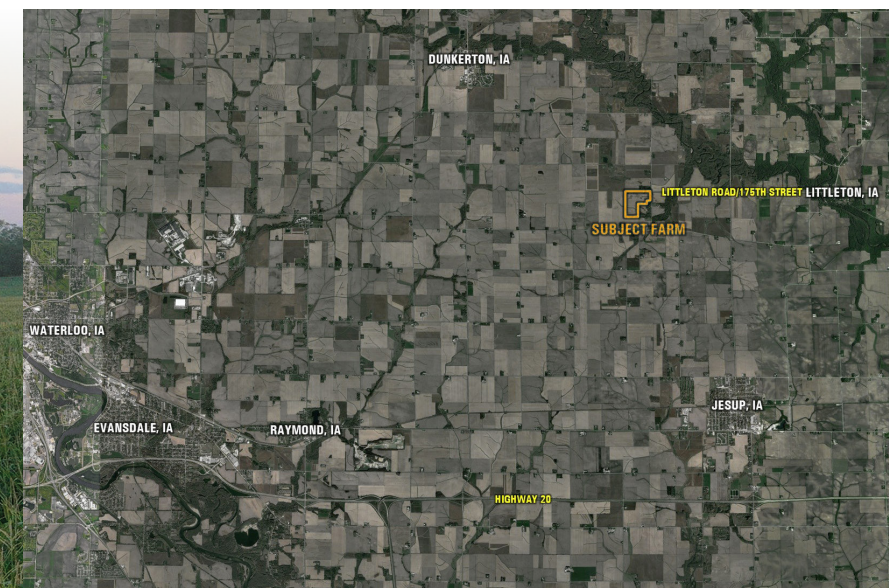
Current Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
391B	Clyde-Floyd complex	56.08	49.2%		87
41B	Sparta loamy fine sand	20.17	17.7%		39
426B	Aredale loam	14.02	12.3%		91
776C	Lilah sandy loam	8.37	7.3%		17
408B	Olin fine sandy loam	5.19	4.6%		71
198B	Flyod loam	4.52	4.0%		89
1152	Marshan clay loam	2.55	2.2%		54
177	Saude loam	2.12	1.9%		60
399	Readlyn silt loam	0.83	0.7%		91
41	Sparta loamy fine sand	0.08	0.1%		44
Weighted Average					72



From Jesup: Head north out of town on Baxter Avenue and travel approximately 2.6 miles to 183rd Street. Turn west onto 183rd Street and continue 1.5 miles (road will turn into Barclay Road at the county line) to Cunningham Road. Travel north on Cunningham Road for 0.8 miles and the farm is located on the west side of the road.

From Dunkerton: Head south on Canfield Road for 1.5 miles to E. Airline Highway. Travel east on E. Airline Highway for 3.5 miles to Cunningham Road. Travel south on Cunningham Road for 0.5 miles and the farm is located on the west side of the road.



ASKING PRICE
\$1,515,150

For more information visit
PeoplesCompany.com

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