

BLACK HAWK COUNTY, IOWA



Recreational



Farmland



Building Site

Listing #16592 | Canfield Road, Waterloo, Iowa 50703



37
ACRES M/L

TRAVIS SMOCK | 319.361.8089
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BLACK HAWK COUNTY, IOWA

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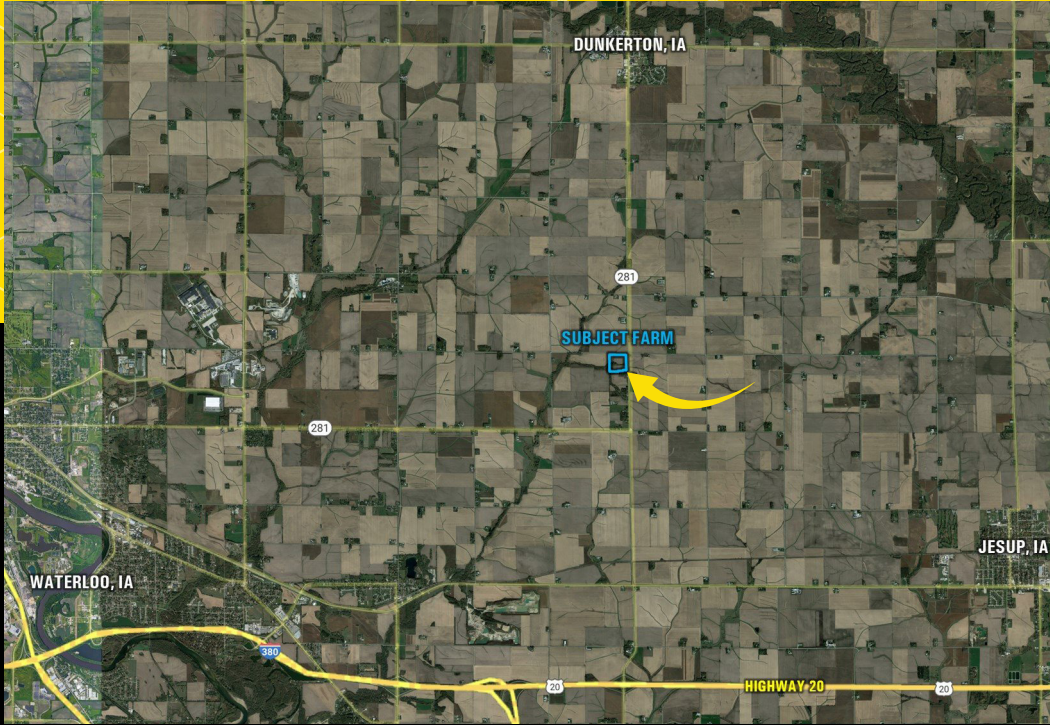
ASKING PRICE
\$495,000

LISTING
#16592

Presenting 37 acres m/l of Black Hawk County farm and recreational land located south of Dunkerton along paved Canfield Road with premium building site opportunity. This hard to find property consists of 29.31 estimated FSA cropland acres carrying an extremely productive 86.8 CSR2 soil rating. The farm is situated just east of Waterloo within the Dunkerton Community School District and offers quick, easy access to Highway 20, Interstate 380, and Highway 63. The non-tillable portion of the farm bodes well for both recreational use and secluded building sites. These sections are comprised mainly of timber along with 0.79 acres of FSA cropland enrolled into a CRP program paying \$261 annually and expiring in 2027. The farmland has been meticulously maintained and owner-operated for over 20 years and can be available for the 2023 row crop season. The property is located directly south of Dunkerton on the southwest corner of the intersection of Newell Street and Canfield Road in Section 20 of Barclay Township, Black Hawk County, IA.



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From Dunkerton, Iowa:
 Head south on Canfield Road for 3.5 miles to Newell Street. The property is on the southwest corner of the intersection of Newell Street and Canfield Road.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2
391B	ClydeFloyd complex	21.70	74.0%		87
426B	Aredale loam	5.59	19.1%		91
395B	Marquis loam	0.76	2.6%		91
221	Klossner muck	0.71	2.4%		48
399	Readlyn silt loam	0.48	1.6%		91
776C	Lilah sandy loam	0.07	0.2%		17
Weighted Average					86.8

86.8 CSR2

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2300 Swan Lake Boulevard, Suite 300
Independence, Iowa 50644



PeoplesCompany.com
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SCAN THE QR
CODE FOR MORE
INFORMATION

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