

LAND AVAILABLE

Black Hawk County

S Canfield Road | La Porte City, IA 50651



80 ACRES M/L



TRAVIS SMOCK
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IA LIC S62642000

Listing #17149



Black Hawk County

A nice 80-acre m/l farm available between Gilbertville & La Porte City, Iowa! This Black Hawk County farmland tract sits high along paved S Canfield Road and offers something for everyone with a high percentage of quality tillable land, a small section of timber along a creek, and the potential for a building spot with excellent views. There are 73.98 FSA Cropland Acres carrying a CSR2 of 77 and an NHEL (Non-Highly Erodable Land) designation. Tile has been added to the farm over the years. Furthermore, 2.98 acres m/l in the northwest corner of the farm consists of timber and a small stream creating recreational opportunities. The high point in the southeast corner bodes well for natural farmland drainage in addition to creating an excellent place to build a home or farmstead in the future with faraway sunset views. The paved S Canfield Road creates easy access to Highway 20 and Interstate 280 and is less than 45 minutes to the Cedar Rapids grain markets and fewer than 30 minutes to downtown Waterloo or Cedar Falls. The land is located in Section 6 of Spring Creek Township in Black Hawk County, Iowa.



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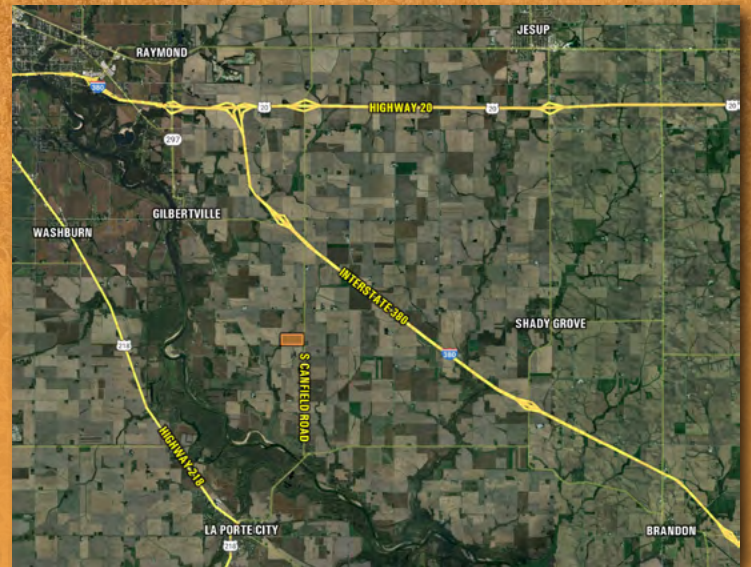
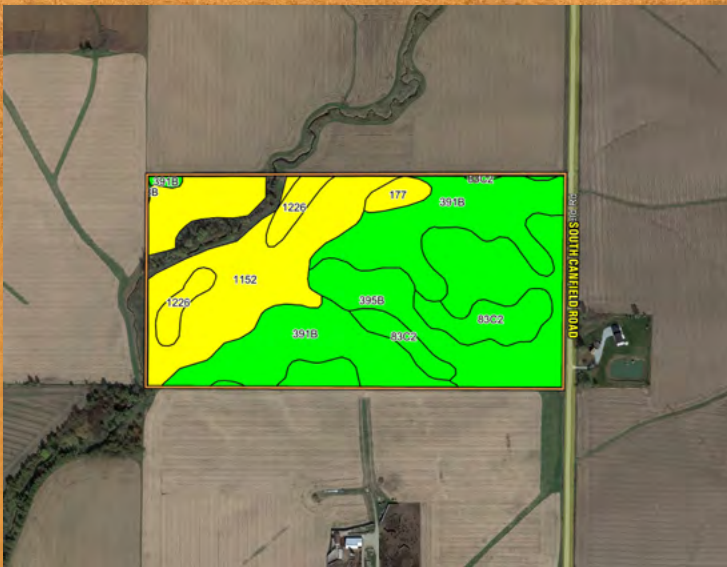
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DIRECTIONS

From Gilbertville: Travel east on 10th Avenue for 2/3 mile and the road will become Poyner Road. Continue east on Poyner Road for 2 miles until you reach S Canfield Road. Head south on S Canfield Road for 2.5 miles and the property will be located on the west side of the road.

From La Porte City: Travel northeast on Commercial Street until the curve where the road becomes 8th Street. After 2/3 mile the road will curve to the north and become Brandon Road. Continue along Brandon Road across the Cedar River bridge until you reach Canfield Road. Head north on Canfield Road for 2.5 miles and the property will be located on the west side of the road.

TILLABLE SOILS MAP



Soil Code	Description	Acres	% of field	CSR2 Legend	CSR2
391B	Clyde-Floyd complex	23.37	31.6%	●	87
1152	Marshan clay loam	20.38	27.5%	●	54
395B	Marquis loam	19.47	26.3%	●	91
83C2	Kenyon loam	6.26	8.5%	●	84
1226	Lawler loam	3.14	4.2%	●	59
177	Saude loam	1.36	1.8%	●	60
Weighted Average					77

80
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2300 Swan Lake Blvd, Ste 300
Independence, IA 50644



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SCAN THE QR CODE WITH
YOUR PHONE CAMERA TO
VIEW THIS LISTING ONLINE!



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