

Growthland

Recently renamed from Agri-Management Services

70 Acres m/l
Black Hawk County, IA
\$1,137,500 (\$16,250/Acre)

Farm for Sale
 Triple Diamond, Inc.

Location: Located one half mile southwest of Hudson in Section 33 of Black Hawk Township; bordered to the south by Zaneta Road. Within a 15 minute drive to Cedar Falls/Waterloo.

Acreage Breakdown:
 Cropland Acres: 69.32 A m/l
 Taxable Acres: 69.37 A m/l

Soil Productivity:
 Cropland CSR2: 86.5

School District: Hudson Community School District

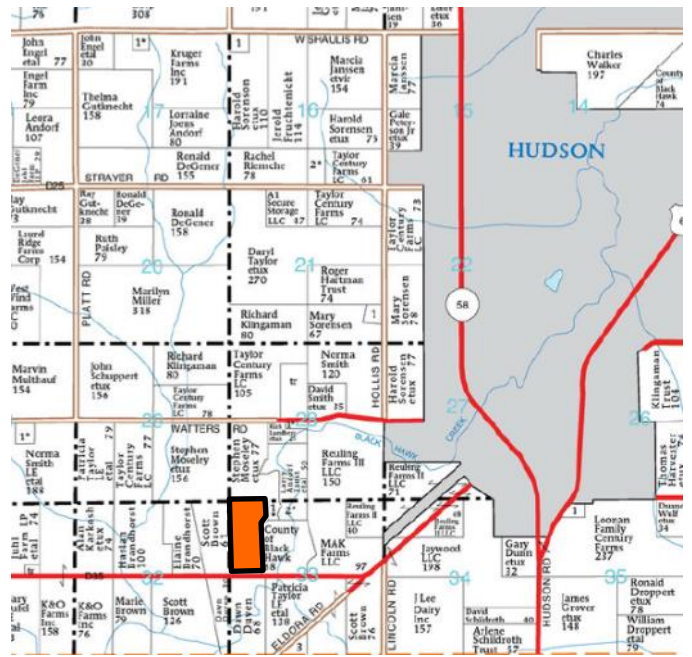
Taxes: \$2,366 annually

FSA Farm Base Acres:
 Corn Base Acres: 69.30
 Corn PLC Yield: 127

Comments: Rare chance to purchase an all tillable, high soil productivity within 15 minutes of Cedar Falls/Waterloo. Hard surface road on the south and Hudson is two miles to the east. **North half of farm has recently been tiled (maps available upon request).**

Possession: At closing, lease has been terminated and farm is open for 2022 crop season.

Closing: Buyer must cooperate with a 1031 exchange. Seller has a strong desire to close in 2021.



Contact Us

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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Growthland or its staff. All acres are considered more or less.

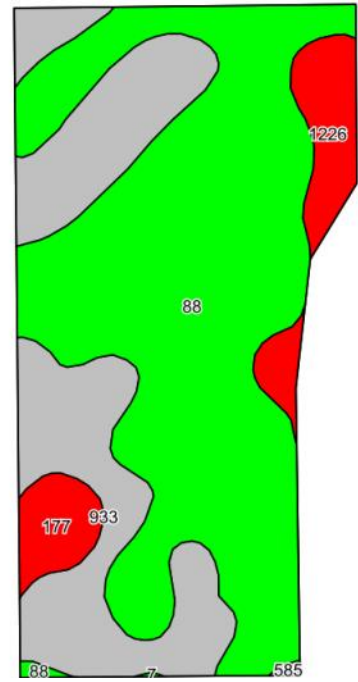
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FSA Map



Cropland Soil Map - CSR2



Code	Soil Description	Acres	% of field	CSR2	CSR2*
88	Nevin silty clay loam, 0 to 2 percent slopes	41.65	61.1%	95	95
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent	19.60	28.8%	78	78
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	4.36	6.4%	59	59
177	Saude loam, 0 to 2 percent slopes	2.42	3.6%	60	60
585	Coland-Spillville complex, 0 to 2 percent slopes,	0.10	0.1%	70	70
Weighted Average					86.5



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Photos



View from the South Looking North



View from the North Looking South

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