

FARMLAND FOR SALE

Black Hawk County
89 Acres M/L

Glessner Farm

\$1,513,000 (\$17,000/A)



JOHN AIRY

*Real Estate Agent, Farm Manager
Auctioneer*

Licensed In Iowa

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Property Details

Black Hawk County
89 Acres M/L

Legal Description

The North Half of the Southwest Quarter of Section 7, Township 87 North, Range 13,
West of the 5th P.M. Black Hawk County, Iowa.

Township: Eagle

Location

Located 5 miles southeast of Hudson, bordered to the west by Acker Road.

Acreage Breakdown:

Taxable Acres: 88.57
Tillable Acres: 86.3
FSA Acres: 88.34

Soil Productivity: **Tillable CSR2:** 85.5

Property Taxes: \$3,336.00

Parcel Numbers: 871307301001
871307326001

School District: Hudson Community Schools

FSA Farm Base Acres: **Corn Base Acres:** 41.3
Corn PLC Yield: 191
Soybean Base Acres: 40.6
Soybean PLC Yield: 43

Comments:

This bare land parcel presents a great opportunity to purchase a highly productive tract of farmland. With excellent soil types and gentle topography, this farm would be a valuable complement to an existing operation or an excellent investment in a robust agricultural area, providing steady returns for the non-farming buyer. Tile maps are available upon request.

Appraisals, Management, Brokerage, & Advising

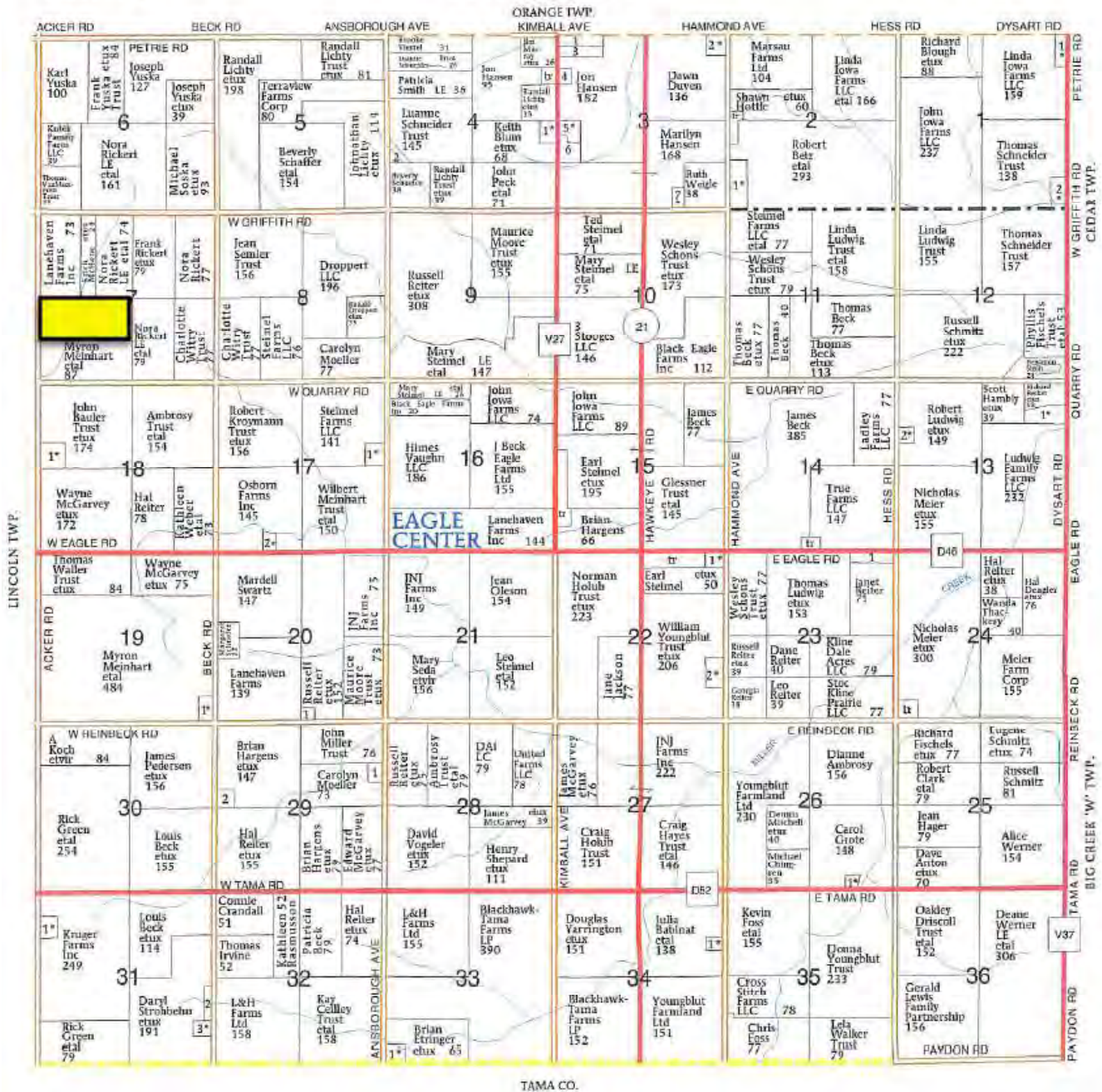
Plat Map

Black Hawk County
89 Acres M/L

T-87-N

EAGLE PLAT

R-13-W



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Aerial Map



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Boundary Center: 42.360808, -92.411586

0ft 463ft 926ft

7-87N-13W

Black Hawk County
Iowa



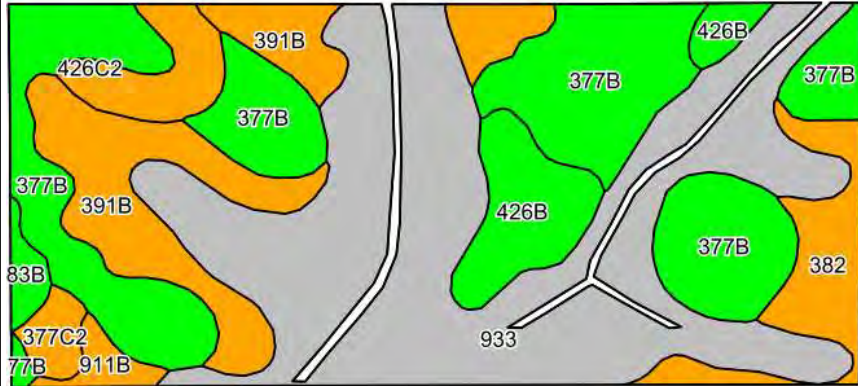
Maps Provided By:



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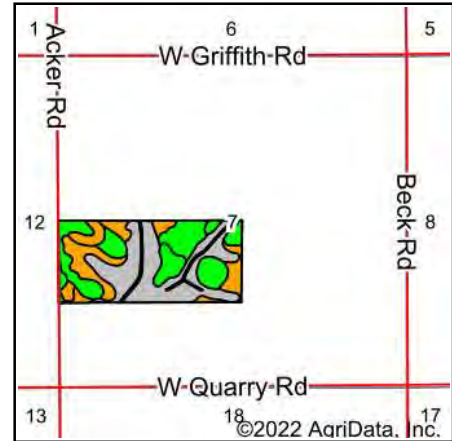
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Subject Property



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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Black Hawk**
 Location: **7-87N-13W**
 Township: **Eagle**
 Acres: **86.3**

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Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA013, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	34.55	40.0%		78
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	24.36	28.2%		94
391B	Clyde-Floyd complex, 1 to 4 percent slopes	11.41	13.2%		87
426B	Aredale loam, 2 to 5 percent slopes	5.24	6.1%		91
382	Maxfield silty clay loam, 0 to 2 percent slopes	4.69	5.4%		87
426C2	Aredale loam, 5 to 9 percent slopes, moderately eroded	2.96	3.4%		83
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	1.21	1.4%		85
911B	Colo-Ely complex, 0 to 5 percent slopes	1.03	1.2%		86
83B	Kenyon loam, 2 to 5 percent slopes	0.85	1.0%		90
Weighted Average					85.5

**IA has updated the CSR values for each county to CSR2.
 Soils data provided by USDA and NRCS.

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United States
Department of
Agriculture

Black Hawk County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Iowa PLSS
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 86.30 acres

2023 Program Year

Map Created March 16, 2023

Farm **6218**

Tract **586**

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USDA is an equal opportunity provider, employer, and lender.

Property Photos

Black Hawk County
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View from the northwest looking southeast



View from the southwest looking northeast