



LAND FOR SALE

Black Hawk County

74.63
ACRES +/-



FARM DESCRIPTION

PRICE: \$582,114 or \$7,800/Acre

Located just southeast of Janesville, Iowa in northwest Black Hawk County between Cedar Falls and Waverly, Iowa along interstate 218 sits this 74.63 acre row crop farm that offers 68.81 +/- FSA cropland acres. The farm carries a 61.3 CSR2 value and has an open 2024 agriculture lease. The farm offers multiple building site locations, some of which are located in the city limits of Janesville. The farm offers $\frac{3}{4}$ of a mile of road frontage $\frac{1}{2}$ mile of which is hard surface road frontage!



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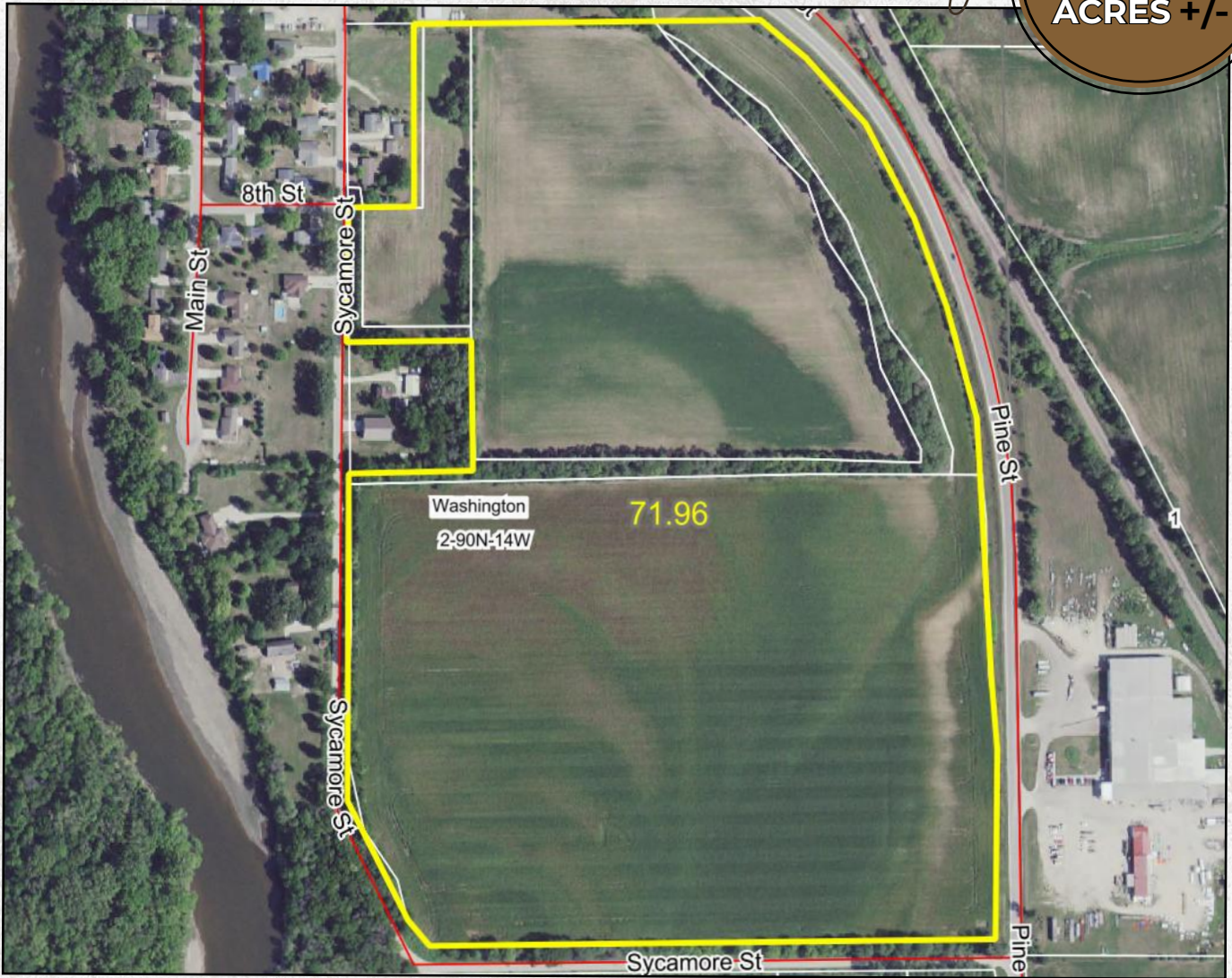
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AERIAL PHOTO

Black Hawk County

74.63
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$582,114 or \$7,800/Acre

Location:

Farm is located particularly inside the city limits of Janesville, Iowa. Pine Street runs along the east side of the property and Sycamore Street runs along the west side of the property. For sale sign is located on the property. Viewing the property is by appointment only, do not enter the property without permission from the listing agent

Legal Description:

74.63 +/- acres located in Black Hawk County, Iowa; Washington Township, Section 2. Exact legal will come from the abstract.

Tax Information:

\$1,908 estimated annually



SOIL MAP

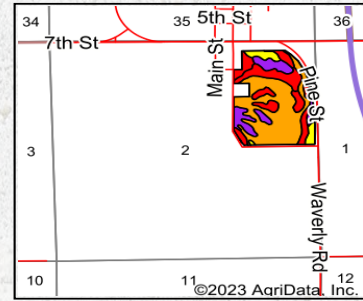
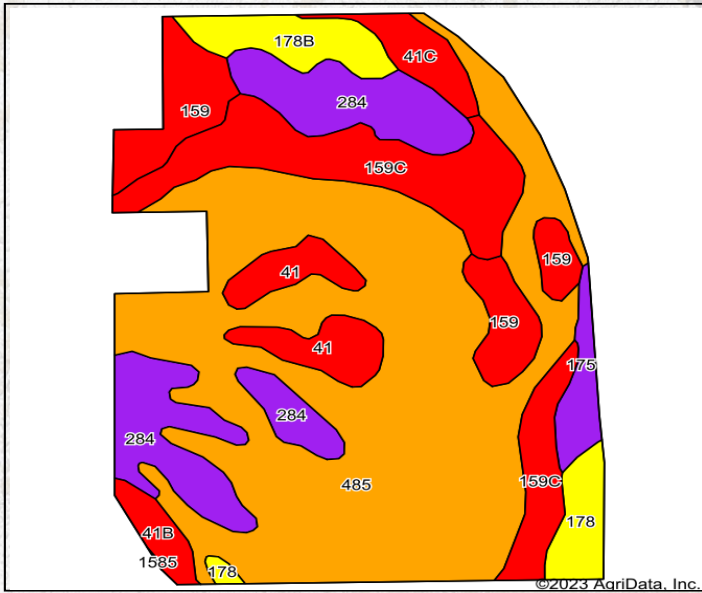
Black Hawk County

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Details

- 74.63 +/- Net Acres
- 68.81 +/- FSA Cropland Acres
- 61.3 CSR2
- Open 2024 agricultural possession
- Multiple building sites located off hard surface road
- Located just southeast of Janesville, Iowa
- Located between Cedar Falls and Waverly, Iowa near Interstate 218

Soils Map



State: **Iowa**
 County: **Black Hawk**
 Location: **2-90N-14W**
 Township: **Washington**
 Acres: **71.96**
 Date: **8/29/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA013, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	ⁱ Corn Bu	ⁱ Soybeans Bu	CSR2**	CSR	ⁿ NCCPI Soybeans
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	35.99	50.0%		IIw		208.0	60.3	76	92	74
159C	Finchford loamy sand, 2 to 9 percent slopes	9.38	13.0%		IVs		132.8	38.5	33	5	21
284	Flagler sandy loam, 0 to 2 percent slopes	9.30	12.9%		IIIIs		80.0	23.2	55	50	37
159	Finchford loamy sand, 0 to 2 percent slopes	5.33	7.4%		IVs		148.8	43.2	44	30	24
41	Sparta loamy fine sand, 0 to 2 percent slopes	3.23	4.5%		IVs	Ile	148.8	43.2	44	45	30
178B	Waukeel loam, 2 to 5 percent slopes	2.54	3.5%		IIs		80.0	23.2	64	74	68
178	Waukeel loam, 0 to 2 percent slopes	1.96	2.7%		IIs		80.0	23.2	69	79	70
41C	Sparta loamy fine sand, 5 to 9 percent slopes	1.68	2.3%		IVs	Ile	124.8	36.2	34	25	30
175	Dickinson fine sandy loam, 0 to 2 percent slopes	1.44	2.0%		IIIIs		80.0	23.2	55	60	37
41B	Sparta loamy fine sand, 2 to 5 percent slopes	1.11	1.5%		IVs	Ile	140.8	40.8	39	40	30
Weighted Average									61.3	64.5	*n 53.9



PROPERTY PHOTOS

Black Hawk County

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ABOUT US

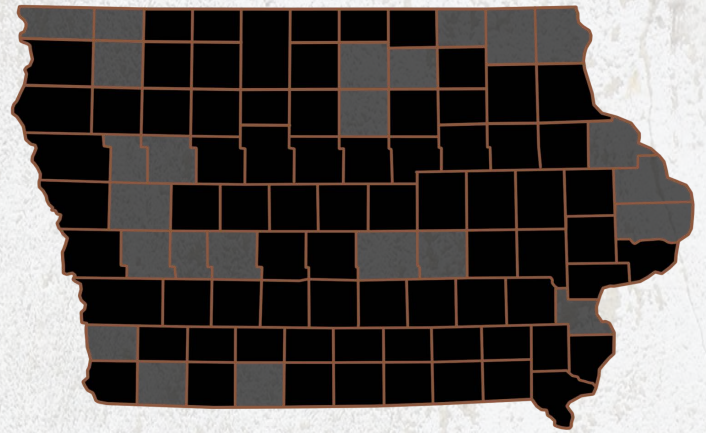
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"

-Iowa Land Company

Cody and Nick are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Luke and Matt Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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