



BLACK HAWK COUNTY, IOWA

FARMLAND AVAILABLE

195

ACRES M/L

CONTACT

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LISTING #17828

PC PEOPLESTM
COMPANY
INTEGRATED LAND SOLUTIONS



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PROPERTY DETAILS

ACRES 195 Acres M/L **ASKING PRICE** \$2,047,500

DIRECTIONS

From La Porte City: Head northeast on Commercial Street. The road will turn into 8th Street at the north end of town. Travel on 8th Street for 0.75 miles and the road will curve north into Brandon Road. Travel along Brandon Road for 3.5 miles to Garling Road. Head south on Garling Road for 0.5 mile and the farm will be located along the east side of the road.



DESCRIPTION

We are pleased to offer 195 acres m/l of productive farmland located in Black Hawk County, Iowa, northeast of La Porte City. This property features approximately 190 tillable acres with a CSR2 rating of 61.7 and is classified as Non-Highly Erodible Land (NHEL), making it a valuable asset for sustainable farming. The farm is nearly 100% tillable and was completely pattern tilled in 2010 presenting an excellent opportunity for investors or a substantial addition for any local farmer. Its close proximity to Interstate 380 enhances operational efficiency and provides easy access to major transportation routes and local markets. The farm has been well cared for and owner-operated. The current operator would be open to continuing to lease from an investor Buyer, offering the potential for a favorable return. The property is situated along Garling Road in Section 22 of Spring Creek Township, Black Hawk County, Iowa.



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PeoplesCompany.com
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