

LAND FOR SALE

LISTING #18145

70 ACRES M/L
BLACK HAWK COUNTY, IOWA



DOUGLAS R. YEGGE

C: 563-320-9900
O: 563-659-8185
Doug@PeoplesCompany.com

ALAN MCNEIL

C: 563-321-1125
O: 563-659-8185
Alan@PeoplesCompany.com

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

The North 1/2 of the Southwest 1/4, excluding 2 acres, Section 21, Township 90 North, Range 11 West, Black Hawk Co., IA. Exact legal description to be taken from the Abstract.

COMMENTS & BUILDING INFORMATION:

Peoples Company is proud to offer a rare opportunity to own premium farmland in Black Hawk County, Iowa, just north of Dunkerton. This exceptional 70 acre M/L property boasts 67.82 FSA crop acres with an impressive CSR2 rating of 83.7, making it a highly productive and valuable asset.

Ideal for expanding an existing operation or diversifying an investment portfolio, this farm benefits from convenient access to multiple grain elevators and cooperatives, ensuring strong market opportunities.

Situated in Section 21 of Lester Township.

LEASE/FSA INFORMATION:

The property is already leased for the 2025 crop season. Call LA for lease details.

70 Acres M/L, Black Hawk County, IA

TOTAL ACRES:	70 Acres M/L
PRICE:	\$1,050,000
Price Per Acre:	\$15,000
Owner:	Van Daele
Operator:	Van Daele
County & State:	Black Hawk Co., IA
Location:	North of Dunkerton, IA
Possession Date:	As agree
Drainage Info:	Natural
Average Productivity:	83.7 CSR2
Taxable Acres:	68.24
Net RE Taxes:	\$2,433
Taxes Payable In:	2024
Topography:	Level

F.S.A. INFORMATION:

Farmland:	67.82
Crop Acres:	67.82
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	33.5
Corn Yield:	149
Soybean Base:	33.5
Soybean Yield:	46

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	70
Tillable Acres:	67.82
CRP Acres:	
Farmstead:	
Roads:	2.18
Waterways:	
Timber:	
Pasture:	

DOUGLAS R. YEGGE

C: 563-320-9900
O: 563-659-8185
Doug@PeoplesCompany.com

ALAN MCNEIL

C: 563-321-1125
O: 563-659-8185
Alan@PeoplesCompany.com

PeoplesCompany.com
563.659.8185

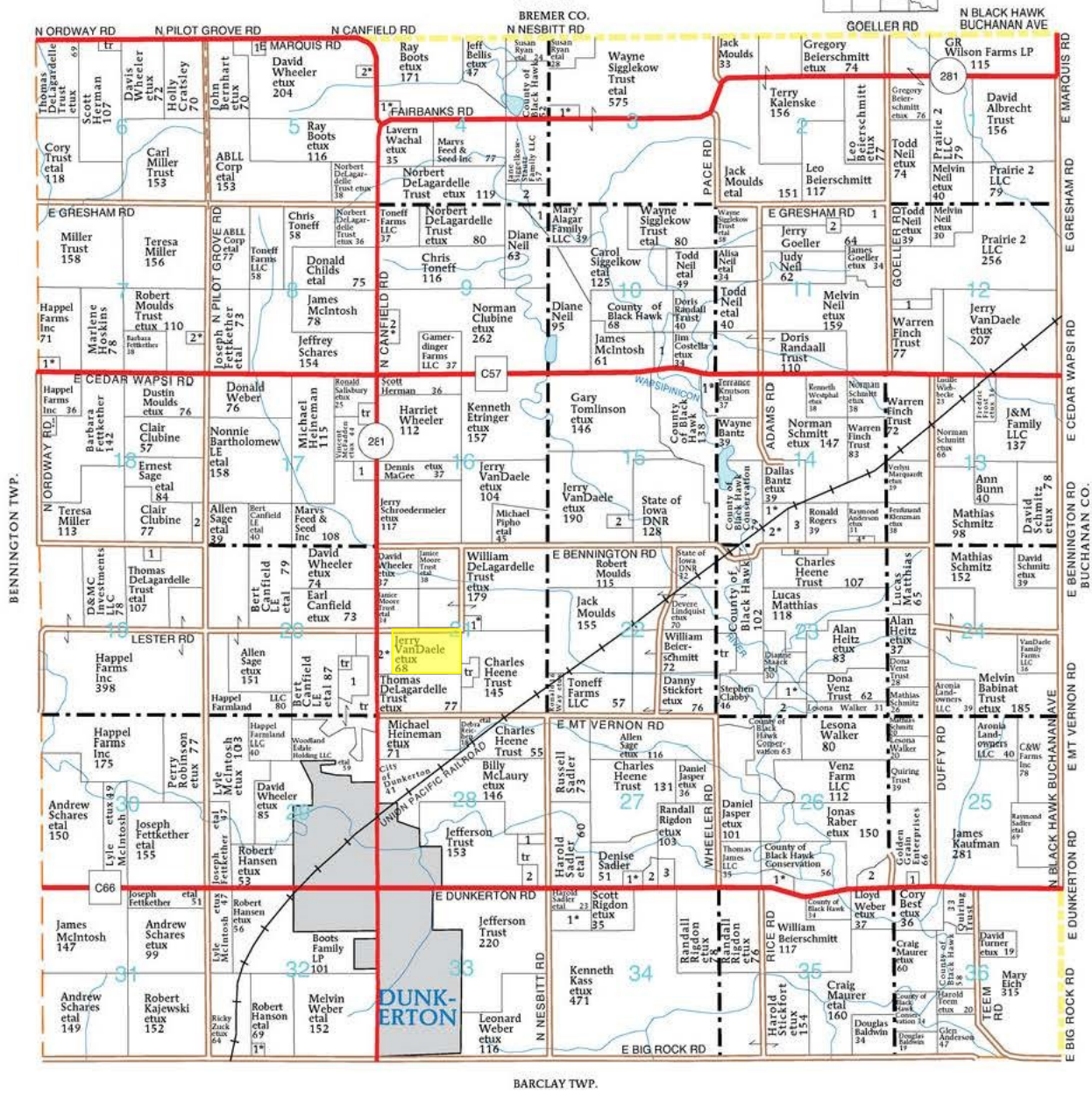
700 6th Ave
DeWitt, Iowa 52742

T-90-N

LESTER PLAT

(Landowners)

R-11-W



LESTER TOWNSHIP

- SECTION 3**
- 1. Maurer, Dennis etal 8
- SECTION 4**
- 1. Witt, Shane etal 5
- 2. Mary Siggelkow-Alagar Family LLC 20
- SECTION 5**
- 1. Wheeler, Randall 5
- 2. French, Dean etux 6
- SECTION 7**
- 1. Happel, Charles etux 6

- 2. Kuenstling, Kenneth etux 6
- SECTION 9**
- 1. Marry Alagar Family LLC 16
- SECTION 10**
- 2. Myers, Robert etux 8
- SECTION 11**
- 1. Hagenow Trust, Cindy 64
- 2. Westphal, Roger 5

- SECTION 12**
- 1. Goeller, James 10
- SECTION 14**
- 1. Meinecke, William etux 11
- 2. Meinecke, John etux 12
- 3. Hartman, Joyce 9
- 4. Leer, Kimberly etvir 5
- SECTION 15**
- 1. Niedert, Daniel etux 10
- 2. Green, Matthew 6
- SECTION 17**
- 1. Wachal, LaVern 10

- SECTION 18**
- 1. Fettkether, James etux 9
- SECTION 19**
- 2. Canfield, Earl 12
- SECTION 20**
- 1. Clubine, Clair 10
- SECTION 20**
- 1. Woodland Estate Holdings LLC 15
- SECTION 21**
- 1. Wehling, Anna etal 6
- 2. Anderson, Jeffrey etux 9

- SECTION 23**
- 1. Heitz, Alan etux 14
- 2. County of Black Hawk 15
- SECTION 25**
- 1. McConoughey, Greg 6
- SECTION 26**
- 1. Goings, Jamie etal 13
- 2. County of Black Hawk Conservation 16
- SECTION 27**
- 1. Sadler, Melvin etux 7

- 2. Heene Trust, Charles 14
- 3. Dunkerton Coop Elevator 9
- SECTION 28**
- 1. Clabby, Stephen 7
- 2. Cordes, Troy 6
- SECTION 32**
- 1. Brockman, Joel etux 10
- SECTION 34**
- 1. Sadler, Melvin etux 15

© Farm & Home Publishers. Ltd.

BLACK HAWK CO. IA



Douglas R. Yegge 563-320-9900

Alan McNeil 563-321-1125

Peoplescompany.com



UNDEFINED FARM (70.00 AC TOTAL, 67.82 AC TILLABLE)

AERIAL MAP



Center: 42.589778, -92.155185

21-90N-11W

Lester Township

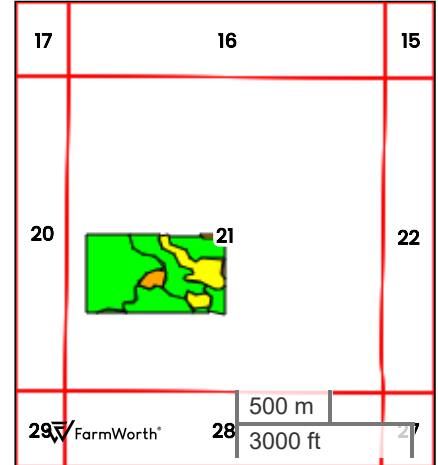
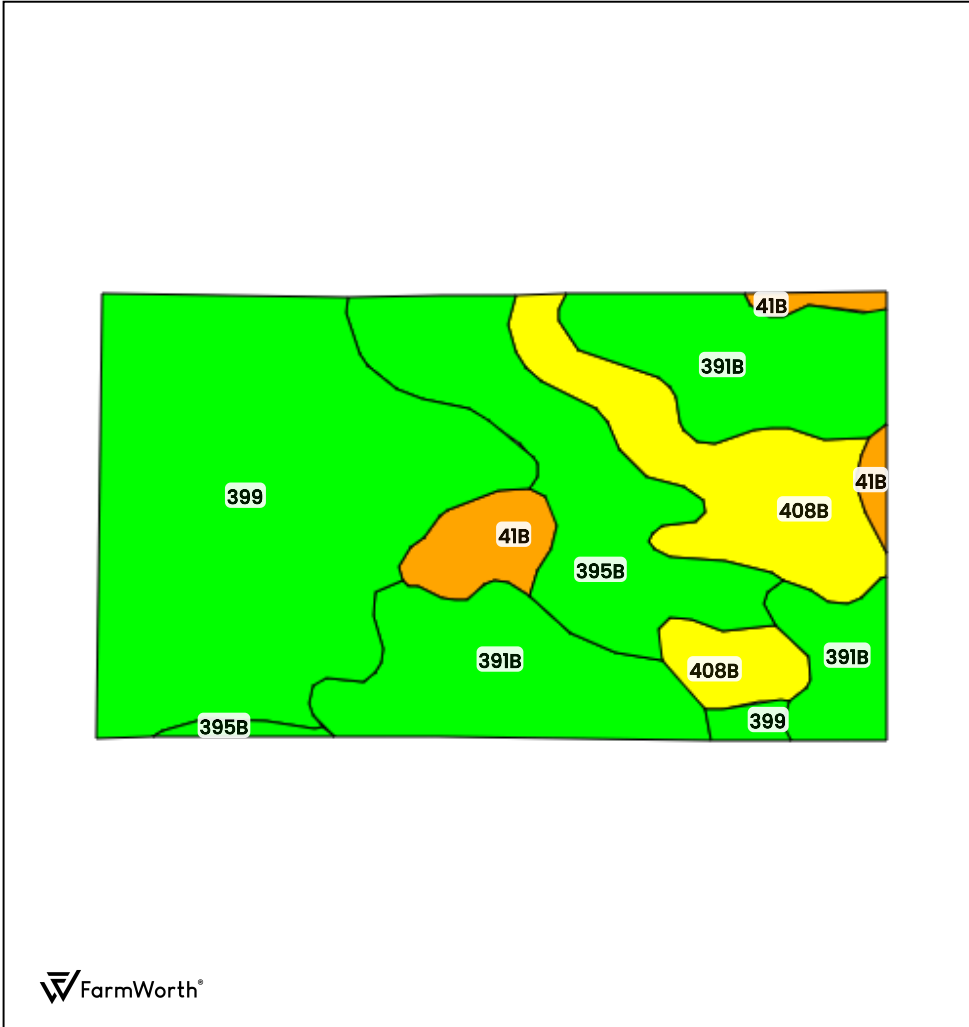
Black Hawk County, IA



FarmWorth, LLC makes no representations or warranties, express or implied, as to the accuracy of any information, data, numerical values, boundaries, or any other information generated through the use of FarmWorth.com. User is solely responsible for independently investigating and determining all information provided through FarmWorth.com prior to use and waives any and all claims against FarmWorth, LLC for any inaccuracies or inconsistencies in the information and/or data.



UNDEFINED FARM (70.00 AC TOTAL, 67.82 AC TILLABLE)
TOTAL SOILS



County: **Black Hawk County, IA**
 Location: **21-90N-11W**
 Township: **Lester**
 Acres: **70.00**
 Date: **03/12/2025**



Field borders obtained from Farm Service Agency as of 2008

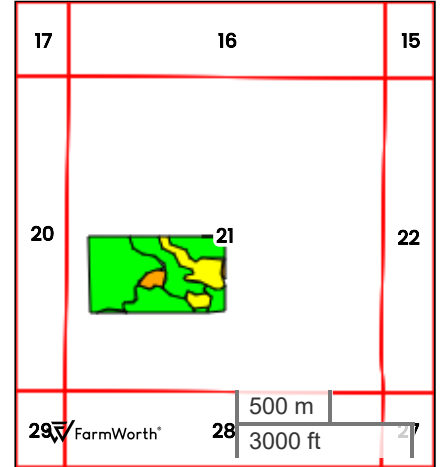
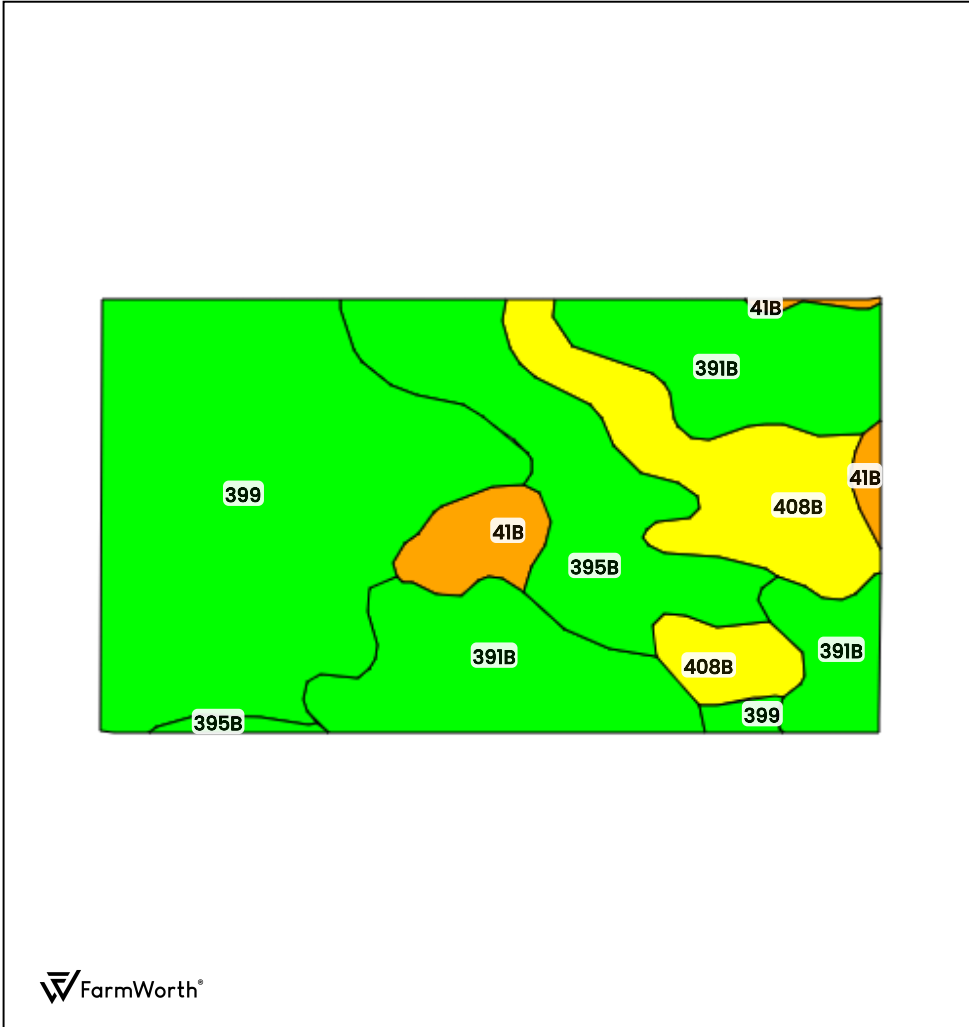
FarmWorth, LLC makes no representations or warranties, express or implied, as to the accuracy of any information, data, numerical values, boundaries, or any other information generated through the use of FarmWorth.com. User is solely responsible for independently investigating and determining all information provided through FarmWorth.com prior to use and waives any and all claims against FarmWorth, LLC for any inaccuracies or inconsistencies in the information and/or data.

Code	Description	Acres	% of field	IA CSR2	Overall NCCPI
399	Readlyn silt loam, 1 to 3 percent slopes	27.14	38.77 %	91	80
391B	Clyde-Floyd complex, 1 to 4 percent slopes	18.26	26.08 %	87	89
395B	Marquis loam, 2 to 5 percent slopes	11.08	15.83 %	91	90
408B	Olin sandy loam, 2 to 5 percent slopes	10.11	14.44 %	64	72
41B	Sparta loamy sand, 2 to 5 percent slopes	3.42	4.89 %	42	60
Average:				83.7	81.8

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



UNDEFINED FARM (68.24 AC TOTAL, 67.82 AC TILLABLE)
TILLABLE SOILS



County: **Black Hawk County, IA**
 Location: **21-90N-11W**
 Township: **Lester**
 Acres: **67.82**
 Date: **02/10/2025**

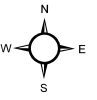


Field borders obtained from Farm Service Agency as of 2008

FarmWorth, LLC makes no representations or warranties, express or implied, as to the accuracy of any information, data, numerical values, boundaries, or any other information generated through the use of FarmWorth.com. User is solely responsible for independently investigating and determining all information provided through FarmWorth.com prior to use and waives any and all claims against FarmWorth, LLC for any inaccuracies or inconsistencies in the information and/or data.

Code	Description	Acres	% of field	IA CSR2	Overall NCCPI
399	Readlyn silt loam, 1 to 3 percent slopes	26.08	38.45 %	91	80
391B	Clyde-Floyd complex, 1 to 4 percent slopes	17.79	26.23 %	87	89
395B	Marquis loam, 2 to 5 percent slopes	10.81	15.94 %	91	90
408B	Olin sandy loam, 2 to 5 percent slopes	10.03	14.79 %	64	72
41B	Sparta loamy sand, 2 to 5 percent slopes	3.12	4.60 %	42	60
Average:				83.7	81.9

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



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 67.82 acres

2024 Program Year

Map Created April 12, 2024

Farm **8075**

Tract **9239**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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

Tract Number : 9239
Description : SW Sec 21 N-3 LES
FSA Physical Location : IOWA/BLACK HAWK
ANSI Physical Location : IOWA/BLACK HAWK
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : LYNN MARIE VAN DAELE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
67.82	67.82	67.82	0.00	0.00	0.00	0.00	0.0

IOWA
 BLACK HAWK
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8075
 Prepared: 2/10/25 8:09 AM CST
 Crop Year: 2025

Tract 9239 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	67.82	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	33.50	0.00	149
Soybeans	33.50	0.00	46
TOTAL	67.00	0.00	

NOTES

--