

LAND AUCTION



179.83 AC± | 3 TRACTS | BLACK HAWK CO, IA

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 1/20/26 AUCTION TIME: 11 AM CT

**AUCTION HELD AT: LA PORTE CITY GOLF COURSE
9699 BISHOP RD, LA PORTE, IA 50651**

Carr Road • La Porte City, IA 50651

Black Hawk County - 179.83± Acres Total (Subject to Survey)

Property Type: Tillable • Recreational • Hunting • Pasture • Investment

Rare Cedar River Bottom Recreational Farm With 122.55± Acres Tillable

A highly unique opportunity to acquire a large, diverse tract near La Porte City—combining productive tillable acres, marketable timber, and outstanding Cedar River recreational ground. Farms of this size and versatility rarely come available in this area, especially with riverfrontage, mature timber, strong hunting potential, and solid income-producing acres all packaged together.

This property now offers 122.55 acres of low-50s CSR2 tillable farmland paired with 52.28± acres of Cedar River bottom, fenced pasture, and timber, creating an exceptional mixed-use investment. Whether you're expanding a farming operation, seeking a premium hunting and recreation destination, or looking for a long-term land asset with multiple revenue streams, this property delivers on every level.

A 5-acre tract located on the west side of the property is adjacent to the Cedar River and includes seven cabins currently renting out for \$500 annually. This section of the river is well known for excellent walleye, smallmouth bass and cat fishing. The Cedar Valley Nature Trail borders this tract at the south end, along with river access, which adds plenty of all-season recreational opportunities. The tillable acres provide consistent annual income, while the river bottom tract offers proven deer, turkey, and waterfowl hunting. Mature walnut and hardwood stands add immediate and future timber value. With secluded access off Carr Road and proximity to La Porte City, Waterloo, and Cedar Rapids, this farm is both private and highly accessible.

Property Highlights

- 122.55± Tillable Acres
- Low-50s CSR2 average across the tillable footprint
- Strong annual cash rent potential
- Gently rolling, well-drained cropland
- Excellent opportunity for owner-operators or investors
- Final acreage and price subject to survey
- Approx. 23 acres of well-fenced, functional pasture
- Approx. 30 acres of Cedar River bottom and wildlife habitat
- Mature walnut and other marketable hardwood timber
- High-quality deer, turkey, and waterfowl hunting
- Direct Cedar River access for fishing, boating, and trapping
- Ideal layout for food plots, bedding enhancements, and habitat development
- Accessed via easements from Carr Road

TRACT 1 DESCRIPTION: 122.55± ACRES

La Porte City, IA 50651, Black Hawk County Quality Investment Farmland of Productive Tillable Ground With low-50s CSR2 Excellent opportunity to acquire a strong row-crop investment or expansion piece near La Porte City. This 122.55-acre tract offers dependable annual income, desirable soil ratings, and a clean, contiguous layout—ideal for operators and land investors alike. The farm carries a low-50s CSR2 average, offering a solid balance of productivity and affordability within a highly competitive Black Hawk County farmland market. With gently rolling terrain and good access, these acres are well-suited for steady crop rotation and long-term ownership. Whether you're adding to an existing operation or seeking a reliable land investment, this property provides a dependable return and strong appreciation potential in a region known for long-term stability.

Deeded Acres: 122.55±
FSA Farmland Acres: 122.55±
Soil Types: Channeled /Saude /Flagler
Soil PI/NCCPI/CSR2: 52.89 CSR 2
CRP Acres/Payment: N/ A
Taxes: \$1841
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey Needed?: No survey needed
Brief Legal: 122.55± acres located in S28.33&34 T87N R11W Blackhawk County, IA
PIDs: pt 8711-28-251-003, pt 8711-28-401-022, 8711-28-426-001, pt 8711-28-451-004, pt 8711-28-476-001, pt 8711-28-476-001, pt 8711-33-226-003, pt 8711-34-101-001
Lat/Lon: 42.317407,-92.132340
Zip Code: 50651

Tract Highlights

122.55 total tillable acres (subject to survey)
Low-50s CSR2 average
Strong cash rent and investment return potential
Well-drained, gently rolling cropland
Highly accessible and easy to farm
Located in a strong agricultural area with competitive local operators
Excellent long-term hold opportunity for investors
2025 rents were \$188/acre for North 83 acres, \$150/acre for South 39.85 acres

Location:

5 miles east of La Porte City
25 miles from Waterloo
40 miles from Cedar Rapids

TRACT 2 DESCRIPTION: 5± ACRES

Approximately 5 acres of prime Cedar River frontage with seven cabins that have been rented out annually for several years. This stretch of the Cedar River is well known for quality fishing opportunities targeting walleye, smallmouth bass, catfish and other desirable species that are native to the river. Located in an area full of all-season recreational opportunities. Several large tracts of public hunting land are located in short distances away, both upstream and downstream, and can provide excellent hunting opportunities when accessed from the river.

TRACT 3 DESCRIPTION: 52.28± ACRES

Carr Road, La Porte City, IA 50651(Black Hawk County) Recreational Property, Hunting Property, Cedar River Bottom And Pasture Property Near La Porte City
Great opportunity to buy recreational/pasture ground adjacent to the Cedar River in an area where it rarely hits the open market. The property is located in an out-of-the-way area known for quality hunting and fishing opportunities. The fenced pasture portion is functional and perfect for converting into food plots and bedding habitats. The tract will be accessed by easement from Carr Road just east of La Porte City. Cedar River frontage and access in a stretch of the river that is well known for great fishing and waterfowl hunting.

Property Features:

Nice inventory of mature Walnut trees and other marketable species
Recreational /Pasture Tract
Approx. 30 acres of well-fenced, functional pasture
Approx. 23 acres of Cedar River bottom and wildlife habitat
High-quality deer, turkey, and waterfowl hunting
Direct Cedar River access for fishing, boating, and trapping
Ideal layout for food plots, bedding enhancements, and habitat development
Accessed via easement from Carr Road



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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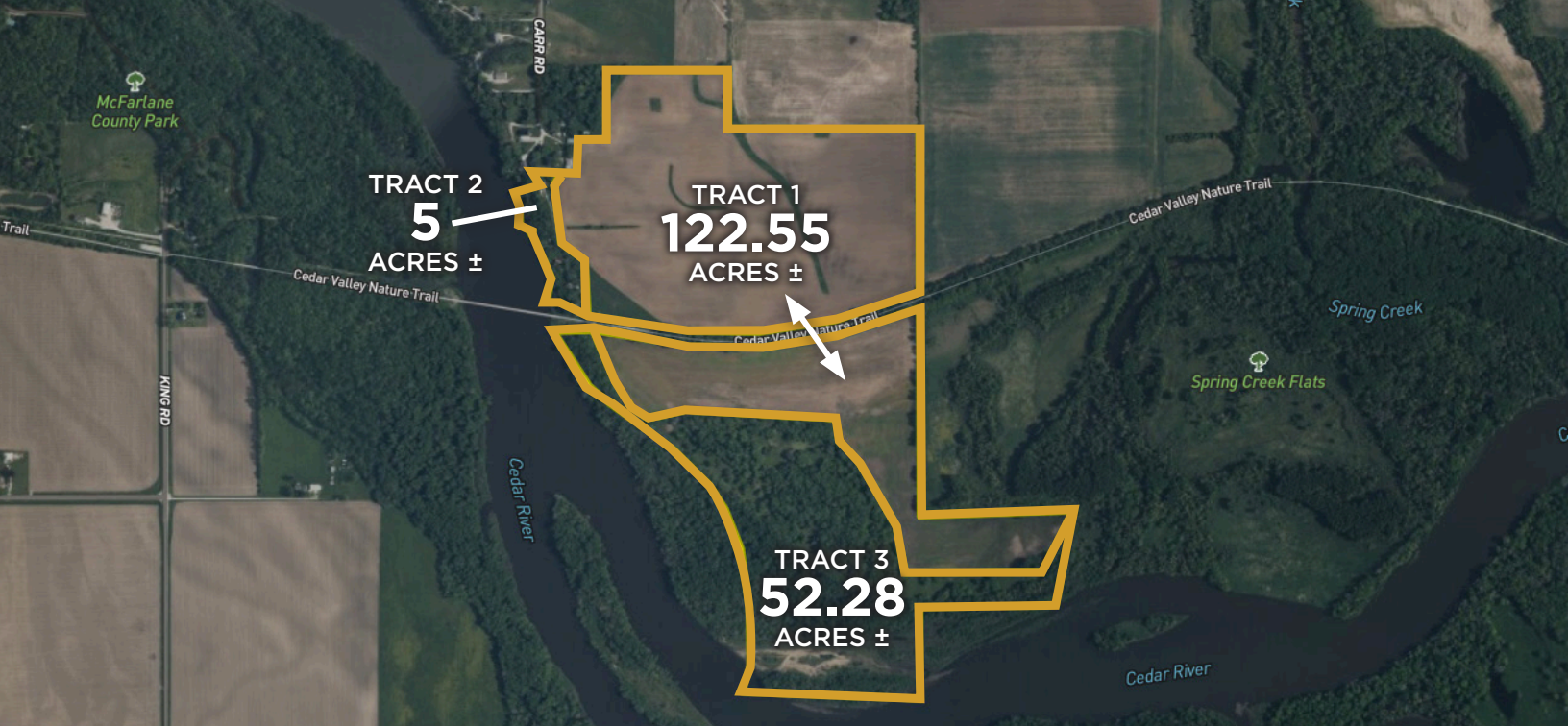
REPRESENTING ATTORNEY: PAT DILLON, DILLON LAW PC

103 N VINE ST, WEST UNION, IA 52175 | 563.578.1850

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