

Land For Sale

ACREAGE:

55.53 Acres, m/l

LOCATION:

Black Hawk County, IA



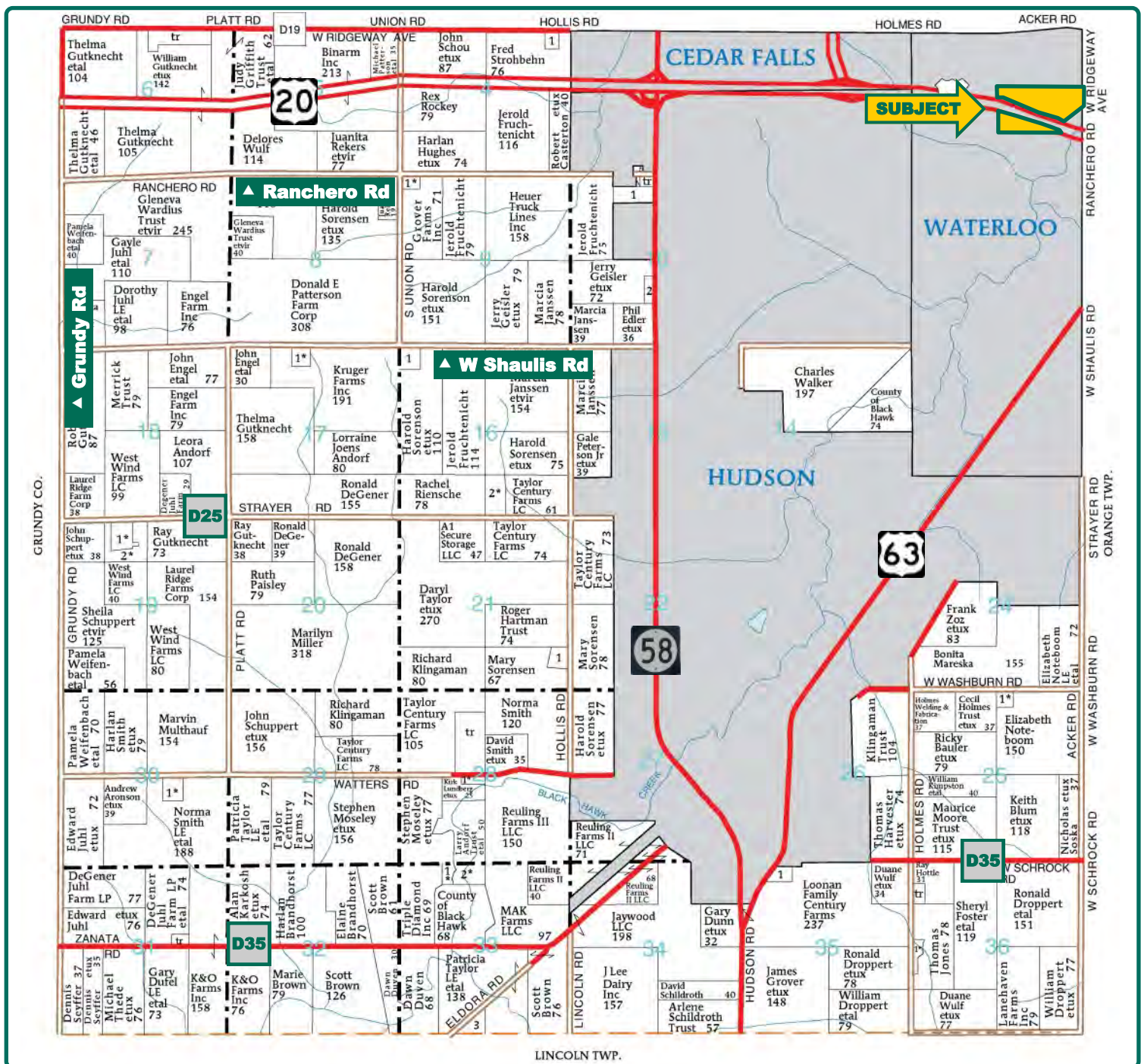
Property Key Features

- Located in the city limits of Waterloo
- Adjacent to soccer complex/John Deere Supervisor Club/bike trails
- Potential development opportunity with excellent visibility from Highway 20

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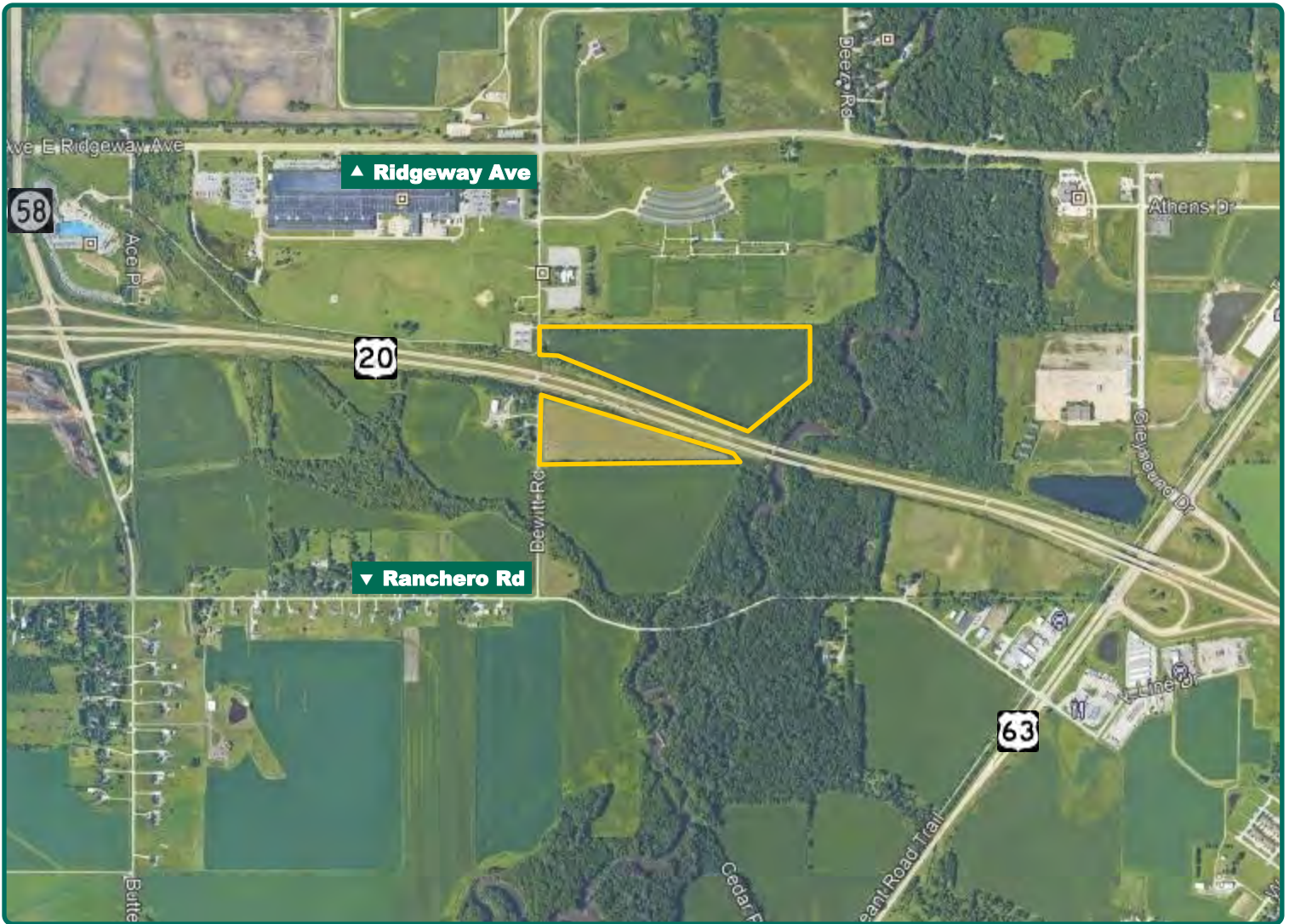


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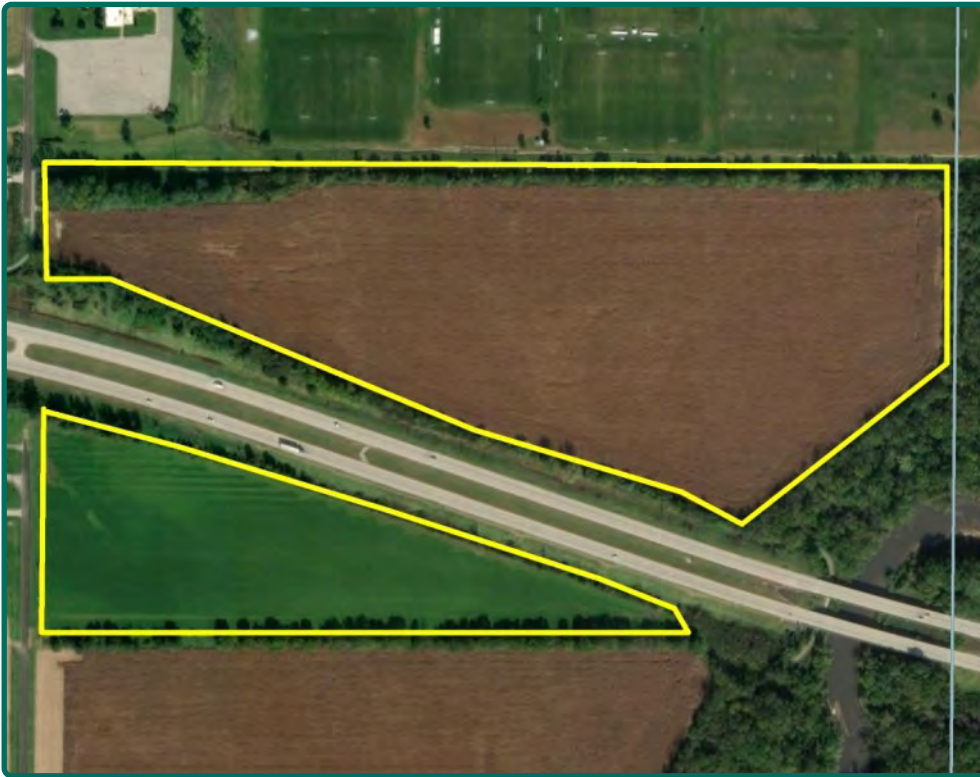


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Total Acres:	55.53
Crop Acres:	53.31
Corn Base Acres:	48.40
Bean Base Acres:	4.70
Soil Productivity:	67.54 CSR2

Property Information

55.53 Acres, m/l

Location

Located within the city limits of Waterloo directly off Highway 20.

Legal Description

The N 1/2 of the SE 1/4 of Sec 1, Twp 88 N, Rge 14 W of the 5th P.M., in the City of Waterloo, Black Hawk County, Iowa, except that part conveyed to the State of Iowa in 538 LD 939 and except that part thereof described as follows: Comm. on the E line of said SE 1/4 at a point 560 ft S of the NE corner of said SE 1/4; thence S along said E line to the S line of the N 1/2 of said SE 1/4; thence W along said S line a distance of 590 ft; thence N parallel with the E line of said SE 1/4 a distance of 315 ft; thence NErly to the point of beginning.

Price & Terms

- \$585,000.00
- \$10,534.85/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable subject to current lease.

Real Estate Tax

Taxes Payable 2018-2019: \$1,344
Net Taxable Acres: 55.53
Tax per Net Taxable Acre: \$24.20

FSA Data

Farm Number 7890 Tract 10642 and
Farm Number 7448 Tract 10643
Crop Acres: 53.31
Corn Base Acres: 48.40
Corn PLC Yield: 147

Bean Base Acres: 4.7
Bean PLC Yield: 55

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Marshan clay loam and Lawler loam. CSR2 on FSA crop acres is 67.54 per 2019 Hertz GIS. See soil map for detail.

Land Description

Flat to slightly rolling.

Buildings/Improvements

None.

Drainage

Natural.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	13.19	23.75	2	54	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	12.35	22.24	2	59	
178	Waukee loam, 0 to 2 percent slopes	10.17	18.32	2	69	
88	Nevin silty clay loam, 0 to 2 percent slopes	6.64	11.96	1	95	
83C	Kenyon loam, 5 to 9 percent slopes	3.87	6.96	3	85	
933	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.91	5.24	2	76	
177	Saude loam, 0 to 2 percent slopes	2.10	3.78	2	60	
4083C	Kenyon-Urban land complex, 5 to 9 percent slopes	1.27	2.29	3	5	
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	1.14	2.05	3	84	
426B	Aredale loam, 2 to 5 percent slopes	1.05	1.90	2	91	
4946	Orthents-urban land complex	0.50	0.91		5	
4391B	Clyde-Floyd-Urban land complex, 0 to 5 percent slopes	0.24	0.43	2	5	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.10	0.17	2	87	

Measured Tillable Acres: 55.53

Average CSR2: 65.90

Sewer/Septic

Access to City sewer is available for north parcel along its north boundary. City sewer is not available for the south parcel so septic system would be required for development.

Water & Well Information

Access to City water on north and south parcels.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	12.50	23.44	2	54	Yellow
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	11.79	22.11	2	59	Light Yellow
178	Waukee loam, 0 to 2 percent slopes	10.25	19.22	2	69	Light Green
88	Nevin silty clay loam, 0 to 2 percent slopes	6.80	12.75	1	95	Dark Green
83C	Kenyon loam, 5 to 9 percent slopes	3.73	6.99	3	85	Medium Green
933	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.95	5.53	2	76	Light Green
177	Saude loam, 0 to 2 percent slopes	2.13	4.00	2	60	Yellow
426B	Aredale loam, 2 to 5 percent slopes	1.19	2.23	2	91	Dark Green
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	1.14	2.14	3	84	Medium Green
4946	Orthents-urban land complex	0.55	1.03		5	Red
4083C	Kenyon-Urban land complex, 5 to 9 percent slopes	0.29	0.54	3	5	Red
83B	Kenyon loam, 2 to 5 percent slopes	0.00	0.01	2	90	Medium Green

Measured Tillable Acres: 53.31

Average CSR2: 67.54

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Sanitary Sewer Map

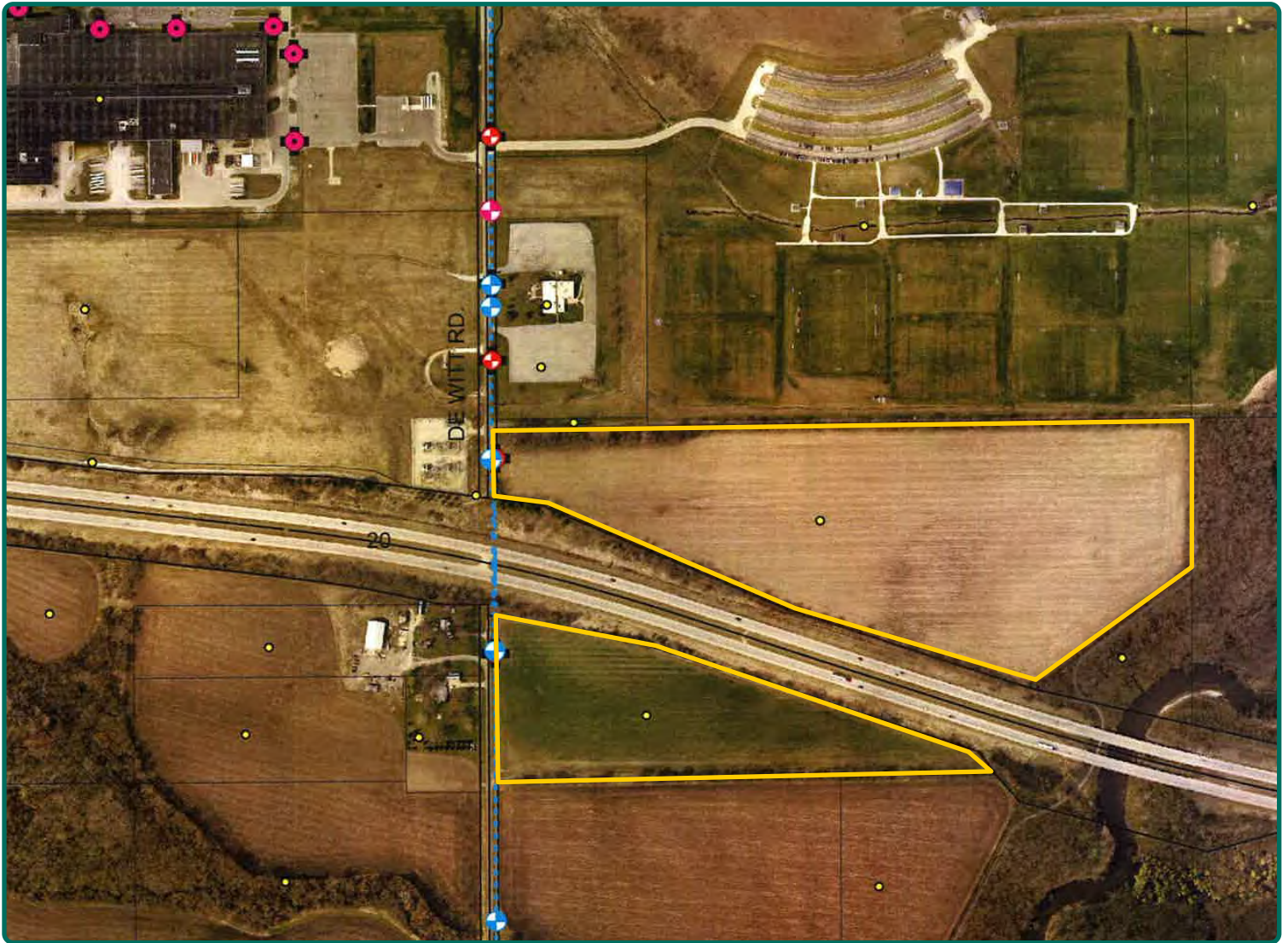
55.53 Acres



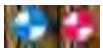
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= Water Hydrant



= Water Line Valves

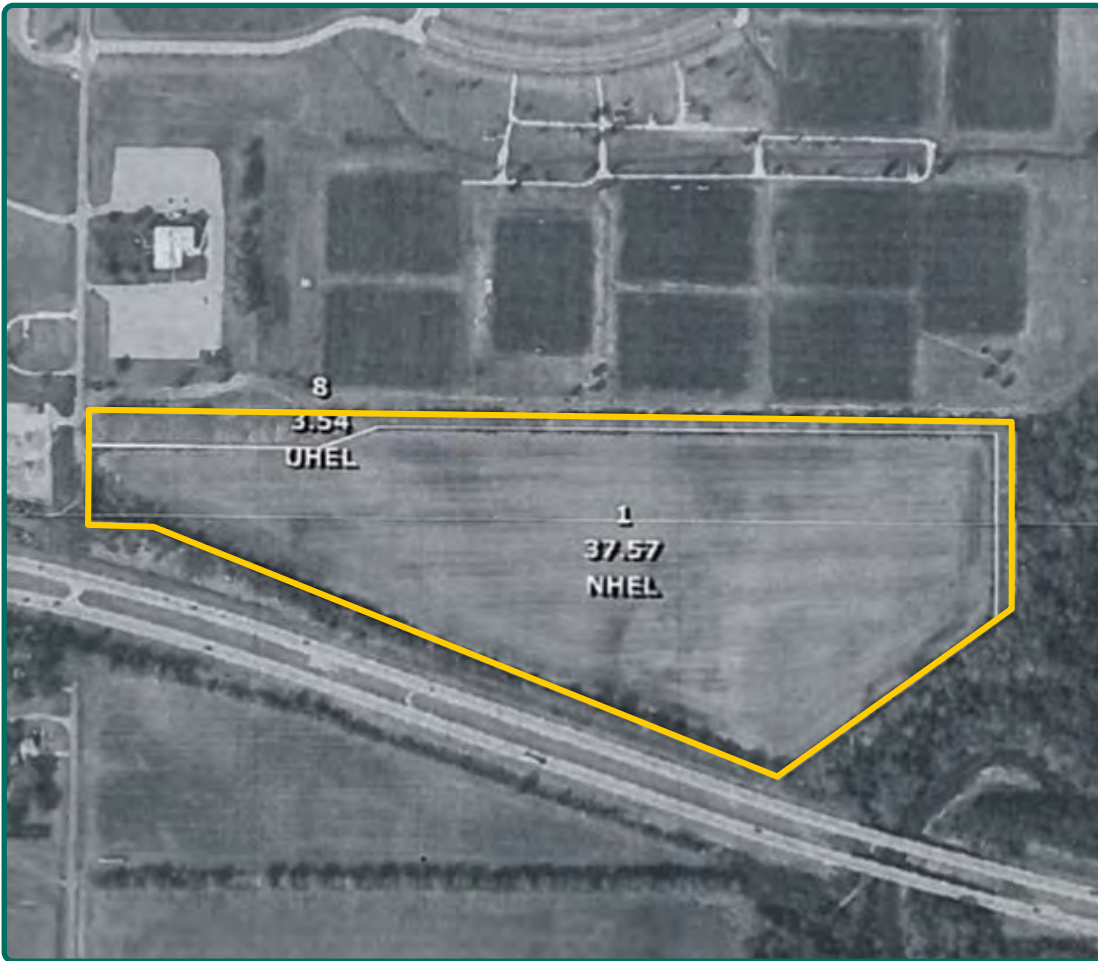


= 12-inch Water Main

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North parcel looking east from Dewitt Road



City water on south parcel and north parcel



South parcel looking east from Dewitt Road



City water on south parcel and north parcel

