

# Land For Sale

#### ACREAGE:

27.23 Acres, m/l

#### **Black Hawk County, IA**

**LOCATION:** 



#### **Property** Key Features

- Great CRP Property Providing Over a 6% Return
- Excellent Wildlife Habitat Providing Recreational Opportunities
- One Mile North of Waterloo, IA

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REID: 050-0941-01



## Plat Map

Mt. Vernon Township, Black Hawk County, IA

Trent     Inc.     1*       Farms     LLC     8rian     Huber       2     71     etal     stian	Renner etux 216 Wayne Eggleston Trust etux 76 rr	etal 264 Albert	Crupp Crupp Crupp 1000 Essen 176 176 176	191 Z Dennis- Osborn ettax 27	trust etal 197
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## **Aerial Photo**

27.23 Acres



CRP Acres:26.90Soil Productivity:53.67 CSR2

### Property Information 27.23 Acres, m/l

#### Location

1 mile north of Waterloo on Wagner Rd.

#### **Legal Description**

N 1/2 SE 1/4 E of waterway and excluding acreage site in NE corner, Section 28, Township 90 North, Range 13 West of the 5th P.M., Black Hawk County, IA

#### **Price & Terms**

- \$129,000
- \$4,737.42/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

Negotiable.

#### **Estimated Real Estate Tax**

Taxes Payable 2019 - 2020: \$742.00\* Net Taxable Acres: 27.23\* Tax per Net Taxable Acre: \$27.25\* *\*Taxes are estimated pending parcel split. County Assessor will determine final tax figures.* 

#### FSA Data

Farm Number 4536, Tract 8179 CRP Acres: 26.90

#### **CRP Contracts**

There are 26.90 acres enrolled in a CP-23 contract that pays \$7,862 annually and expires September 30, 2023

#### Soil Types/Productivity

Primary soils are Marshan Clay loam and Lawler loam. CSR2 on the CRP acres is 53.67. See soil map for detail.

#### **Land Description**

Level to gently rolling.

#### Buildings/Improvements

None.

#### Drainage

Natural.

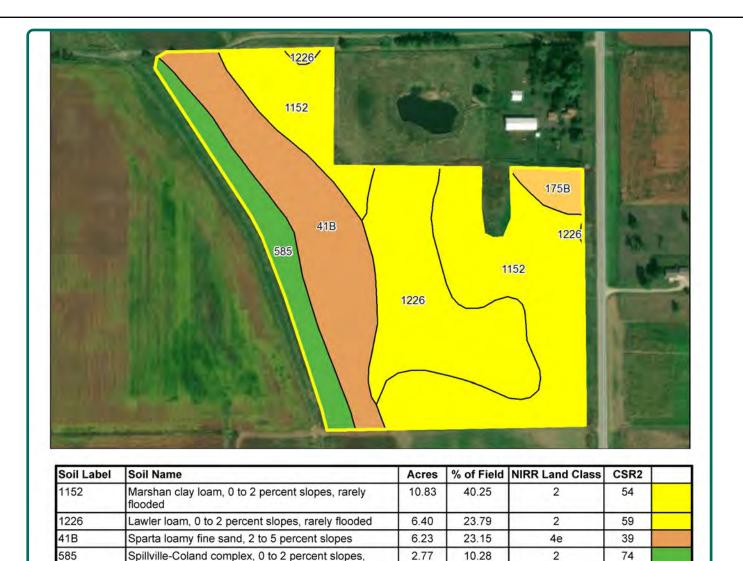
#### Comments

Excellent opportunity to own CRP that provides a good return with prime hunting close to Cedar Falls/Waterloo. Adjoining this land is over 100 acres of additional native prairie. This large area of prairie is home to an abundance of pheasants.

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### Soil Map 26.90 CRP Acres



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

0.68

2.53

3

50

Average CSR2: 53.67

information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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175B

occasionally flooded

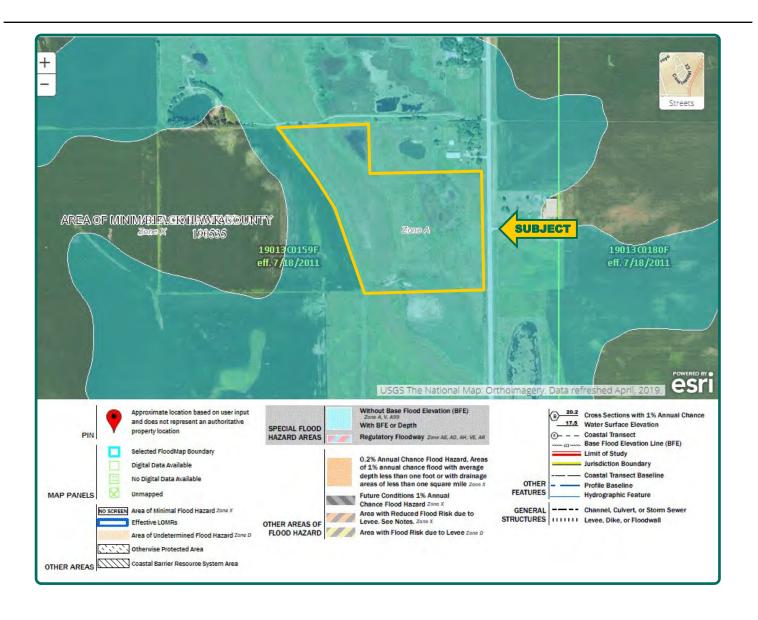
Measured Tillable Acres: 26.90

Dickinson fine sandy loam, 2 to 5 percent slopes



## Flood Plain Map

27.23 Acres



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## Property Photos

#### Looking southwest



#### Looking southeast



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