

Land For Sale

ACREAGE:

27.23 Acres, m/l

LOCATION:

Black Hawk County, IA

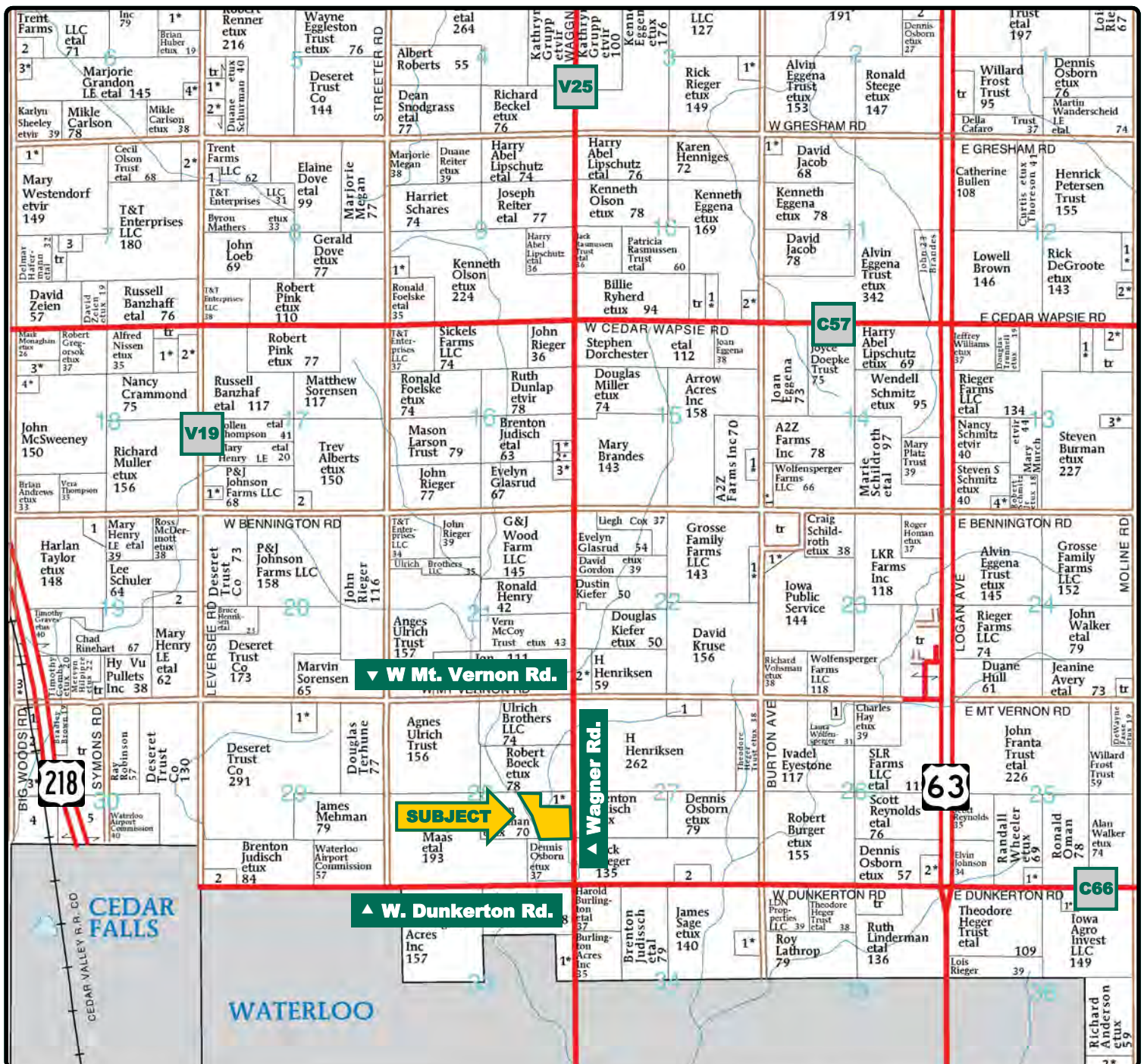


Property *Key Features*

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

Clint Kaller, AFM
Licensed Salesperson in IA, MN
ClintK@Hertz.ag

319.234.1949
6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag



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CRP Acres: **26.90**
Soil 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.



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	10.83	40.25	2	54	Yellow
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	6.40	23.79	2	59	Yellow
41B	Sparta loamy fine sand, 2 to 5 percent slopes	6.23	23.15	4e	39	Orange
585	Spillville-Coland complex, 0 to 2 percent slopes, occasionally flooded	2.77	10.28	2	74	Green
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.68	2.53	3	50	Light Orange

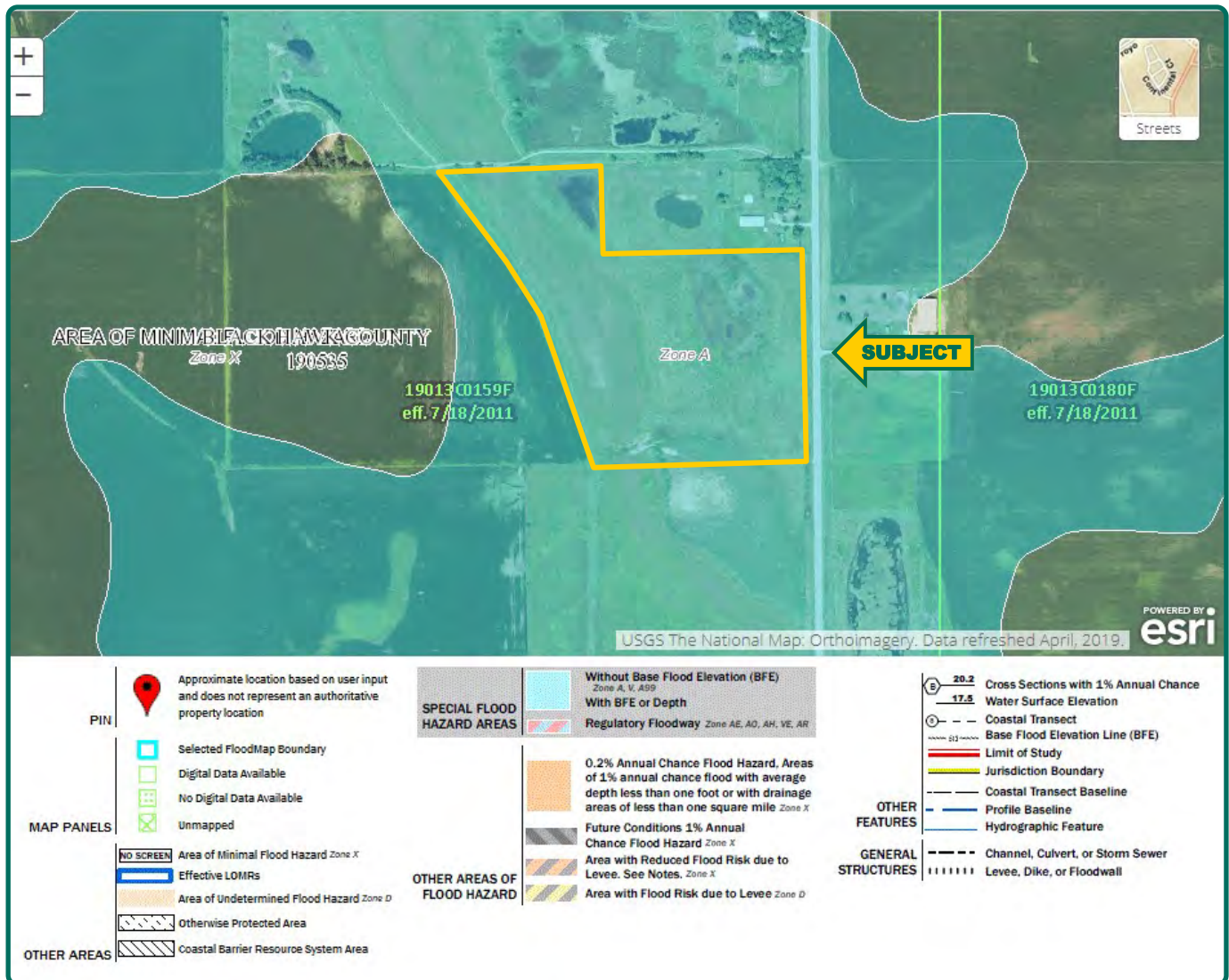
Measured Tillable Acres: 26.90

Average CSR2: 53.67

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

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Looking southwest



Looking southeast



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