

# Land For Sale

**ACREAGE:**

**106.00 Acres, m/l**

**LOCATION:**

**Black Hawk County, IA**

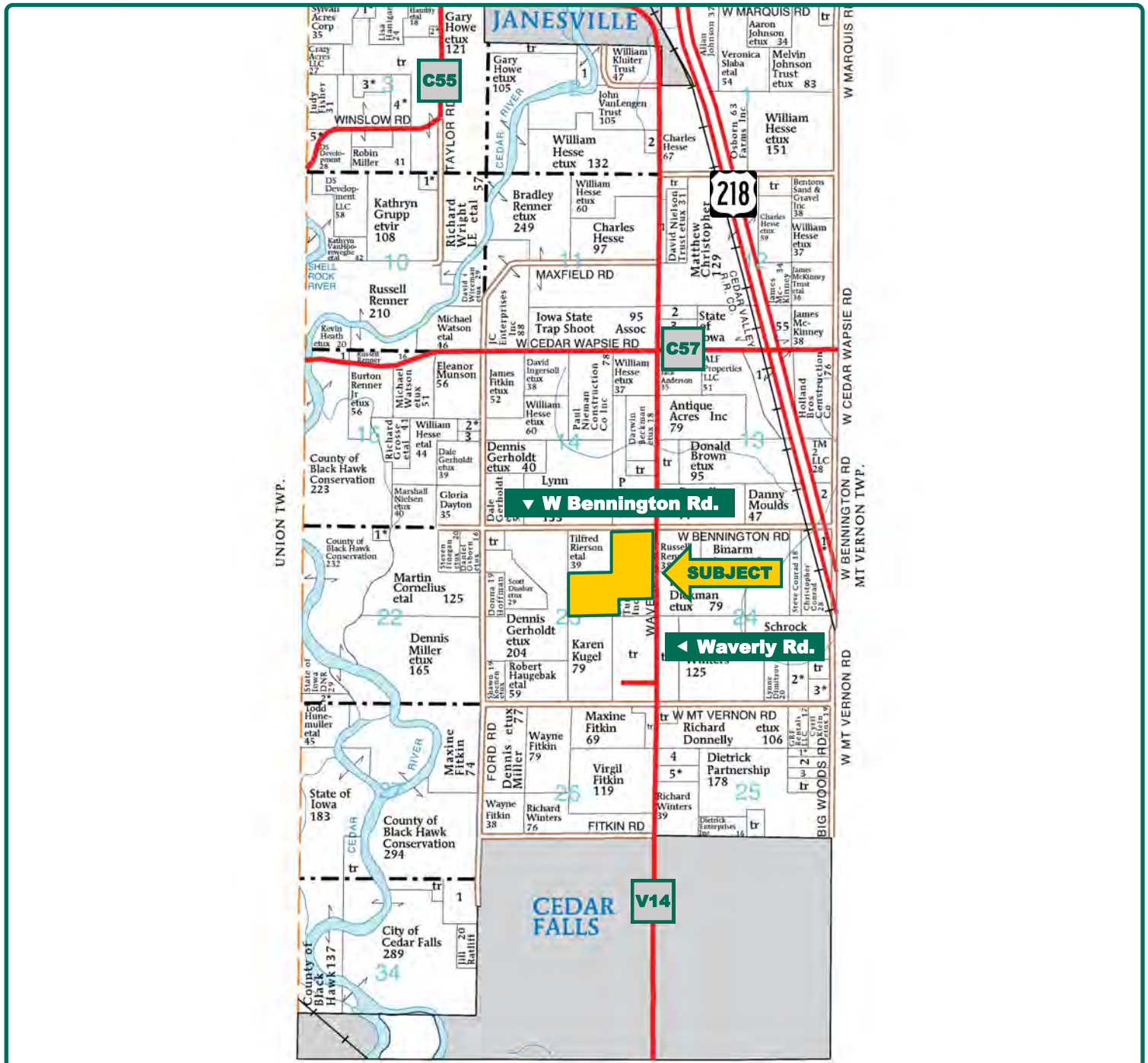


## Property Key Features

- Located Along Hard-Surface Road
- Rural Water Access
- Potential Building Site

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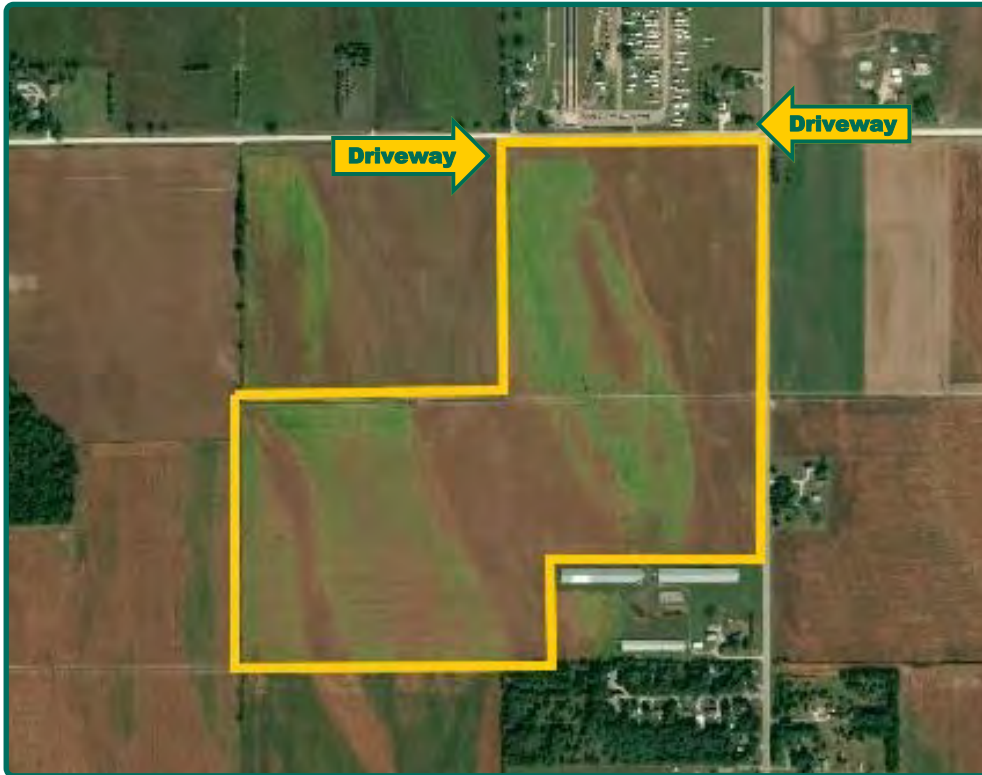
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<b>FSA/Eff. Crop Acres:</b>	<b>105.80</b>
<b>Corn Base Acres:</b>	<b>84.10</b>
<b>Bean Base Acres:</b>	<b>20.50</b>
<b>Soil Productivity:</b>	<b>56.49 CSR2</b>

## Property Information

**106.00 Acres, m/l**

### Location

Approximately 2 miles north of Cedar Falls.

### Legal Description

NE NE AND SW NE AND SE NE, less "Parcel A" Section 23, Township 90 North, Range 14 West of the 5th P.M.

### Price & Terms

- \$550,000
- \$5,188.68/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable. Subject to lease.

### Real Estate Tax

Taxes Payable 2019 - 2020: \$1,979.60  
Net Taxable Acres: 106.00  
Tax per Net Taxable Acre: \$18.68

### FSA Data

Farm Number 6281, Tract 1241  
FSA/Eff. Crop Acres: 105.80  
Corn Base Acres: 84.10  
Corn PLC Yield: 127 Bu.  
Bean Base Acres: 20.50  
Bean PLC Yield: 42 Bu.

### Soil Types/Productivity

Primary soils are Finchford loamy sand and Dickinson fine sandy loam. CSR2 on the FSA/Eff. crop acres is 56.49. See soil map for detail.

### Land Description

Level.

### Buildings/Improvements

None.

### Drainage

Natural drainage and some artificial tile.

### Water & Well Information

No well. Rural water access.

### Leases

There is a current lease in place for the 2020 crop year but has been terminated for 2021.

### Comments

Potential building site just north of Cedar Falls. Located along a hard-surface road. Additional driveway could be installed along Waverly Road.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
159	Finchford loamy sand, 0 to 2 percent slopes	24.67	23.31	4	44	
175	Dickinson fine sandy loam, 0 to 2 percent slopes	16.09	15.21	3	55	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	15.94	15.06	4	39	
7	Wiota silty clay loam, 0 to 2 percent slopes	15.67	14.81	1	97	
177	Saude loam, 0 to 2 percent slopes	13.54	12.80	2	60	
41	Sparta loamy fine sand, 0 to 2 percent slopes	9.29	8.78	4	44	
178	Waukee loam, 0 to 2 percent slopes	5.95	5.63	2	69	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	4.57	4.32	3	50	
284	Flagler sandy loam, 0 to 2 percent slopes	0.09	0.08	3	55	

Measured Tillable Acres: 105.80

Average CSR2: 56.49

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. Soil productivity ratings are based on the information currently available in the USDA/NRSC soil survey database. Those numbers are subject to change on an annual basis.

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Looking west



Looking northwest



Looking northeast



Looking southwest



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