

Land For Sale

ACREAGE:

209.32 Acres, m/l

LOCATION:

Black Hawk County, IA

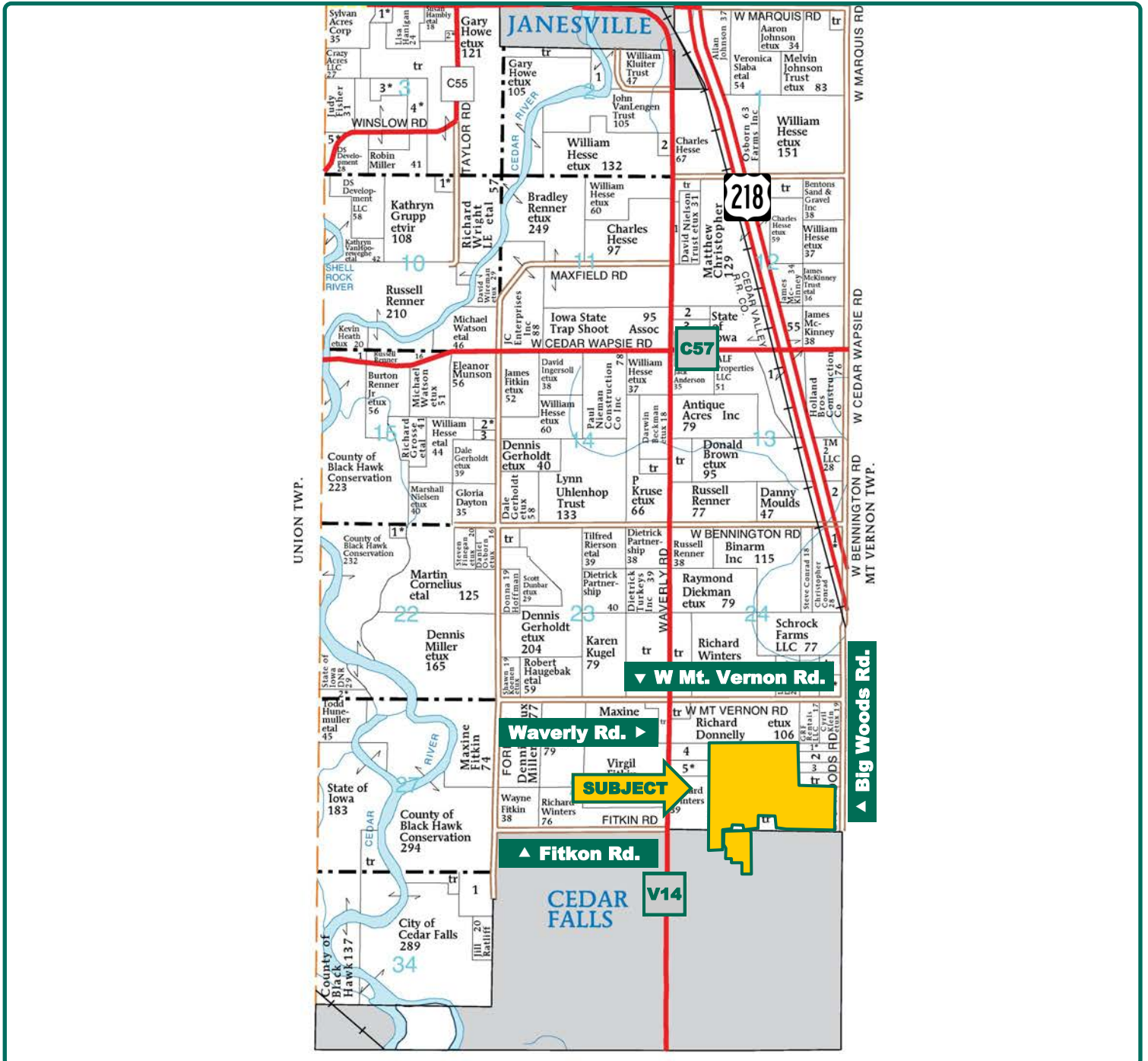


Property *Key Features*

- **Close Proximity to Cedar Falls, IA**
- **Large Contiguous Parcel**
- **Near Residential Development**

Cal Wilson
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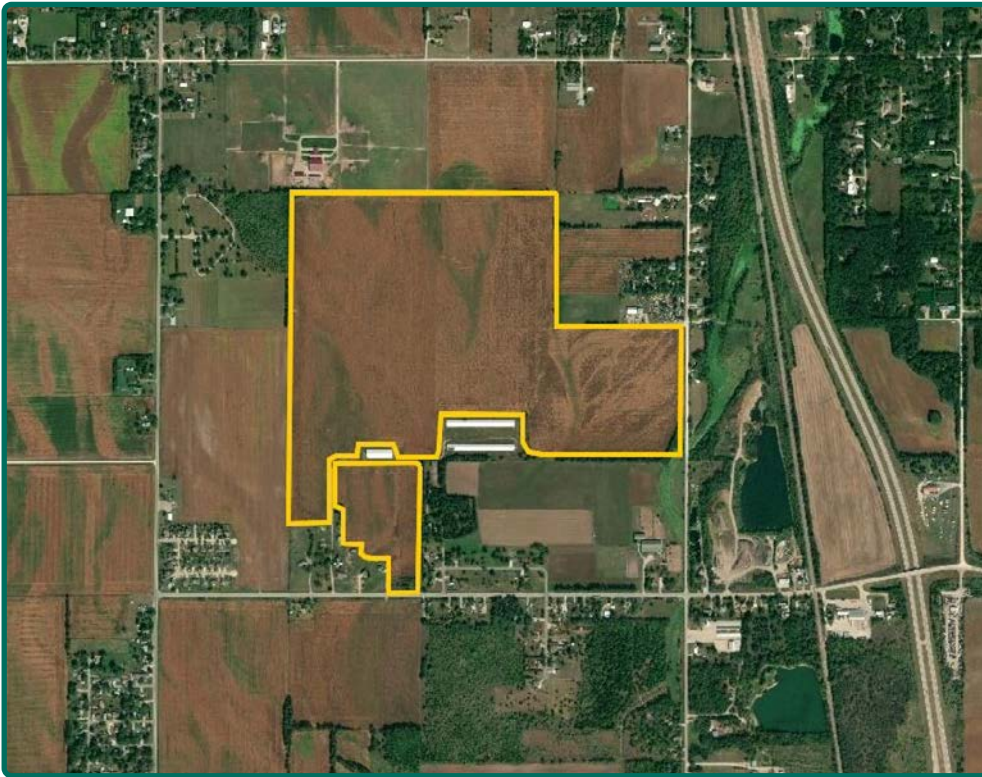
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FSA/Eff. Crop Acres:	209.65
Corn Base Acres:	148.10
Bean Base Acres:	59.60
Soil Productivity:	51.44 CSR2

Property Information

209.32 Acres, m/l

Location

On the north edge of Cedar Falls city limits

Legal Description

SE ¼ NW ¼ AND SW ¼ NE ¼ NE ¼ SE ¼ AND NW ¼ SE ¼ Excluding buildings AND NE ¼ SW ¼ Excluding buildings AND SE ¼ SW ¼ Excluding Residential area and driveway to buildings ALL in Section 25, Township 90 North, Range 14 West of the 5th P.M.

Price & Terms

- \$1,210,000
- \$5,780.62/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: \$4,046.00
Net Taxable Acres: 209.32
Tax per Net Taxable Acre: \$19.33

FSA Data

Farm Number 6281, Tract 7906
FSA/Eff. Crop Acres: 209.65
Corn Base Acres: 148.10
Corn PLC Yield: 127 Bu.
Bean Base Acres: 59.60
Bean PLC Yield: 42 Bu.

Soil Types/Productivity

Primary soils are Finchford loamy sand and Sparta loamy fine sand. CSR2 on the FSA/Eff. crop acres is 51.44. See soil map for detail.

Land Description

Level.

Buildings/Improvements

None.

Easements

There is one easement to access the farm from the north and one easement to access the farm from the south.

Drainage

Natural drainage.

Water & Well Information

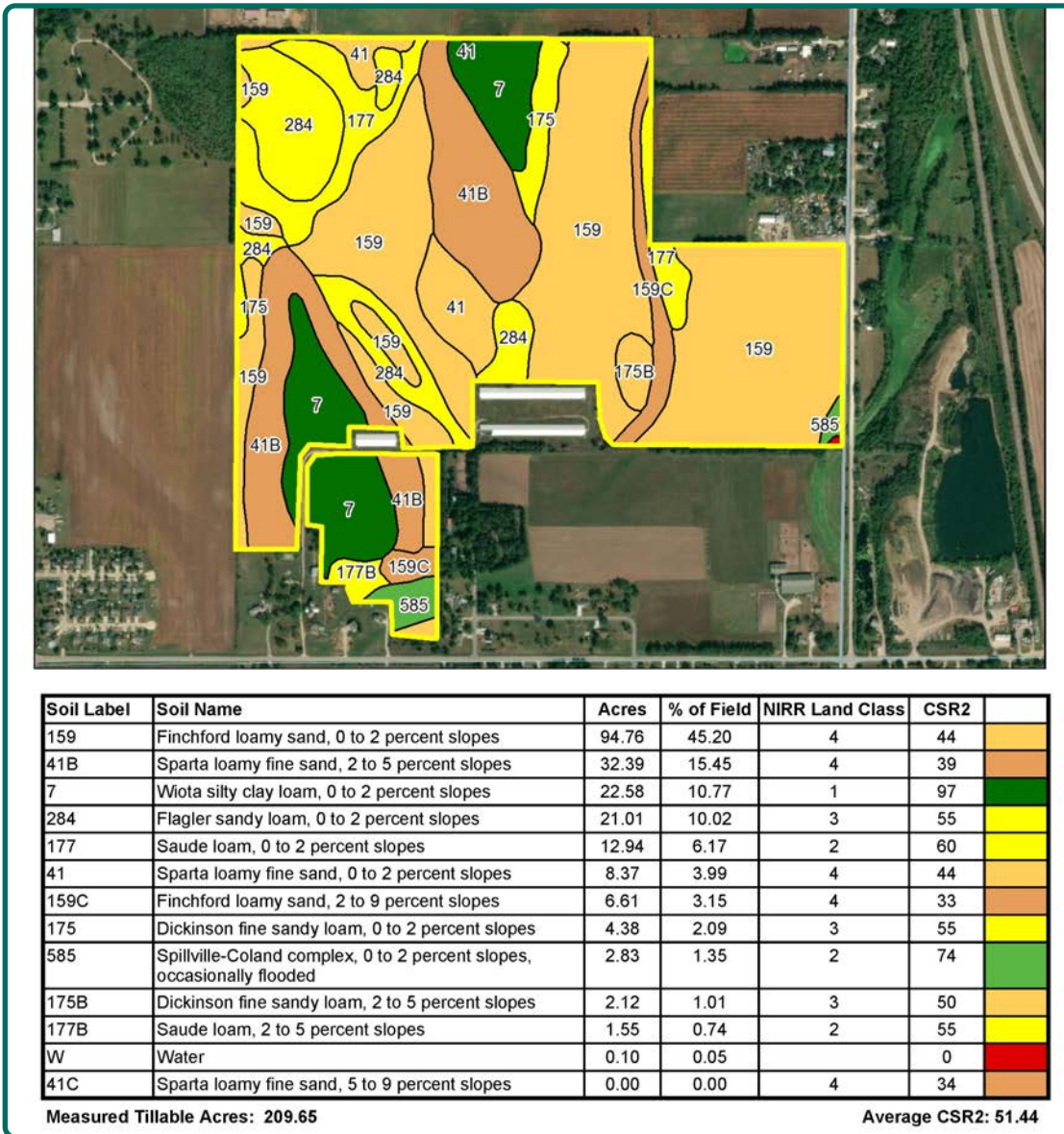
No well. Rural water access off Big Woods Rd.

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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. Additional driveway could be installed along Big Woods Road.

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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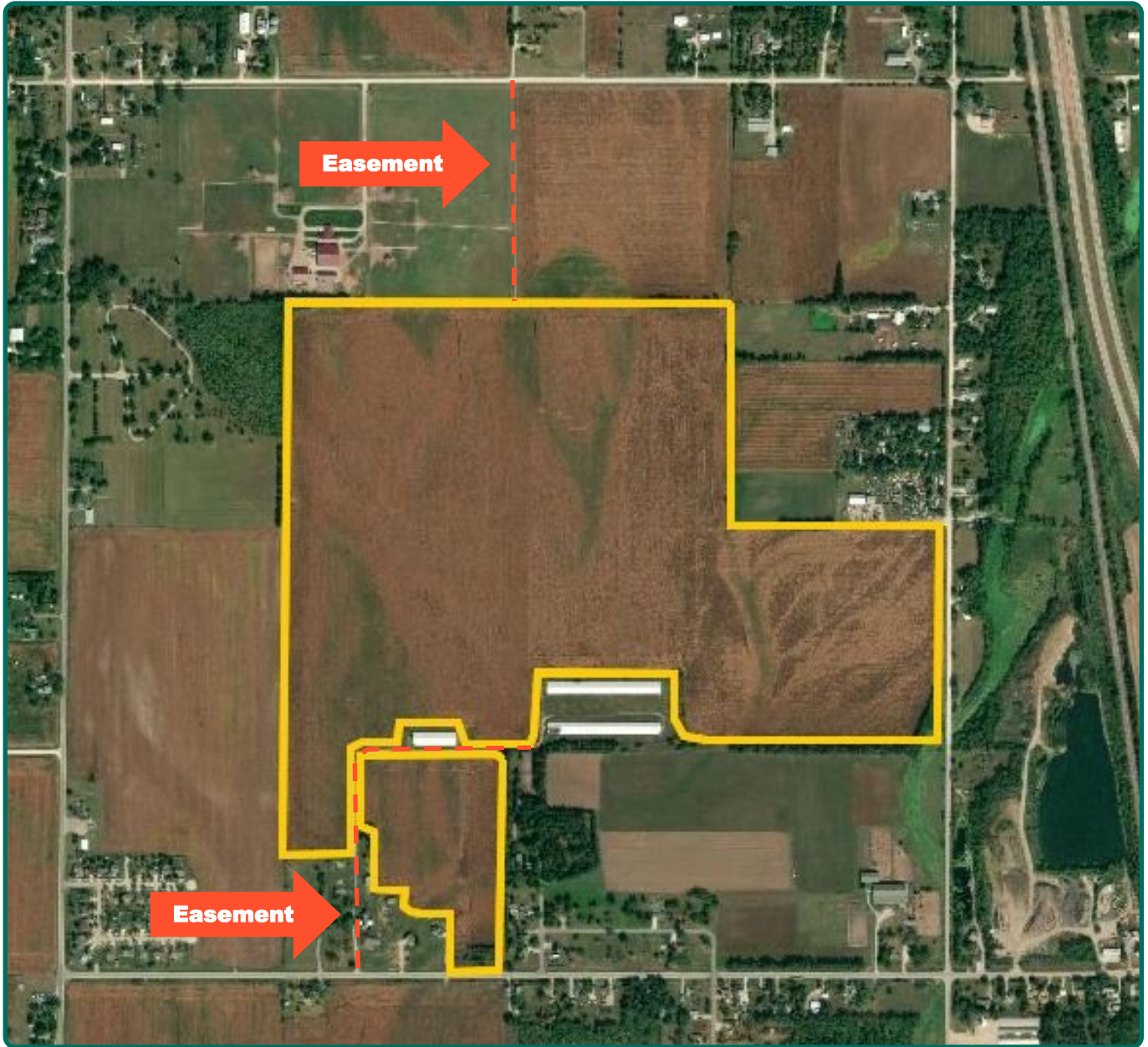
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Looking northeast



Looking south



Looking north



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