

Land For Sale

ACREAGE:

45.30 Acres, m/l

LOCATION:

Black Hawk County, IA

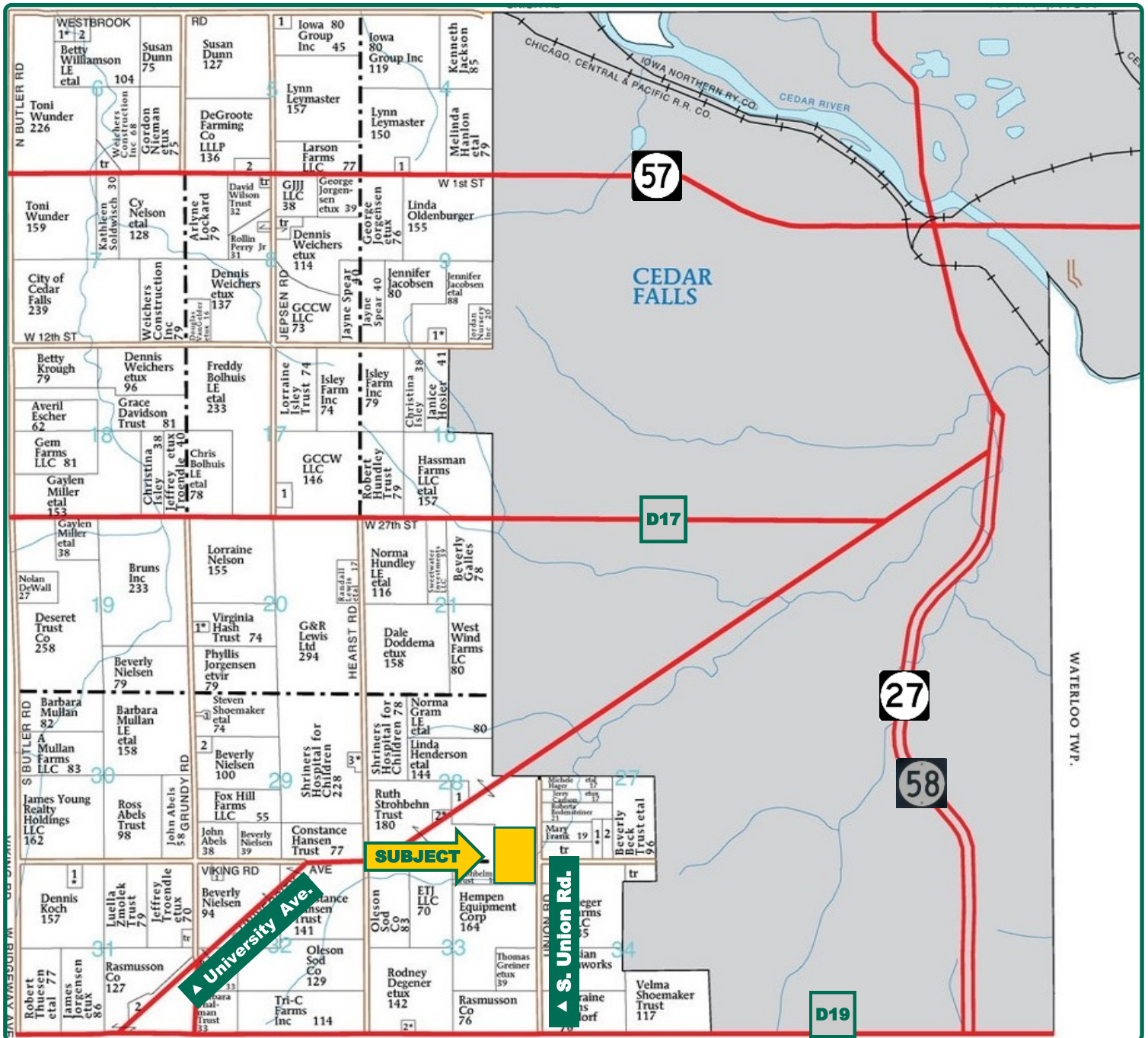


Property *Key Features*

- **Quality Farm Located Off the West Edge of Cedar Falls City Limits**
- **Future Development Potential**
- **Great Investment Opportunity**

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FSA/Eff. Crop Acres:	43.26
CRP Acres:	3.70
Corn Base Acres:	27.80
Bean Base Acres:	11.76
Soil Productivity:	84.05 CSR2

Property Information

45.30 Acres, m/l

Location

West of Cedar Falls along S. Union Rd.

Legal Description

SE SE Exc W 7 Ac. Section 28, and N 16 1/2 A NE NE Exc W 2.87 Ac. Section 33, all in Township 89 North, Range 14 West of the 5th P.M., Black Hawk County, IA.

Price & Terms

- \$425,000
- \$9,381.90/acre
- 10% earnest money with offer; balance due in cash at closing.

Possession

Negotiable. Subject to lease for the 2020 crop year.

Real Estate Tax

Taxes Payable 2019 - 2020: \$1,380.00
Net Taxable Acres: 45.30
Tax per Net Taxable Acre: \$30.46

FSA Data

Farm Number 7352, Tract 9008
FSA/Eff. Crop Acres: 43.26
CRP Acres: 3.70
Corn Base Acres: 27.80
Corn PLC Yield: 167 Bu.
Bean Base Acres: 11.76
Bean PLC Yield: 54 Bu.

CRP Contracts

There are 3.70 acres enrolled in a CP-21 contract that pays \$929 annually and expires September 30, 2028.

Soil Types/Productivity

Primary soils are Clyde-Floyd complex and Sawmill silty clay loam. CSR2 on the FSA/Eff. crop acres is 84.05. See soil map for detail.

Land Description

Gently rolling.

Drainage

Some older tile. No tile maps available.

Comments

Quality farm just outside the west edge of the Cedar Falls city limits. Future development potential. Great investment opportunity for local producer or investor.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	16.13	37.30	2	87	
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	8.44	19.51	2	78	
426C	Aredale loam, 5 to 9 percent slopes	8.19	18.93	3	86	
83C	Kenyon loam, 5 to 9 percent slopes	3.97	9.19	3	85	
83B	Kenyon loam, 2 to 5 percent slopes	2.69	6.22	2	90	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.80	4.16	2	78	
426C2	Aredale loam, 5 to 9 percent slopes, moderately eroded	0.89	2.05	3	83	
177B	Saude loam, 2 to 5 percent slopes	0.73	1.69	2	55	
911B	Colo-Ely complex, 0 to 5 percent slopes	0.42	0.97	2	86	

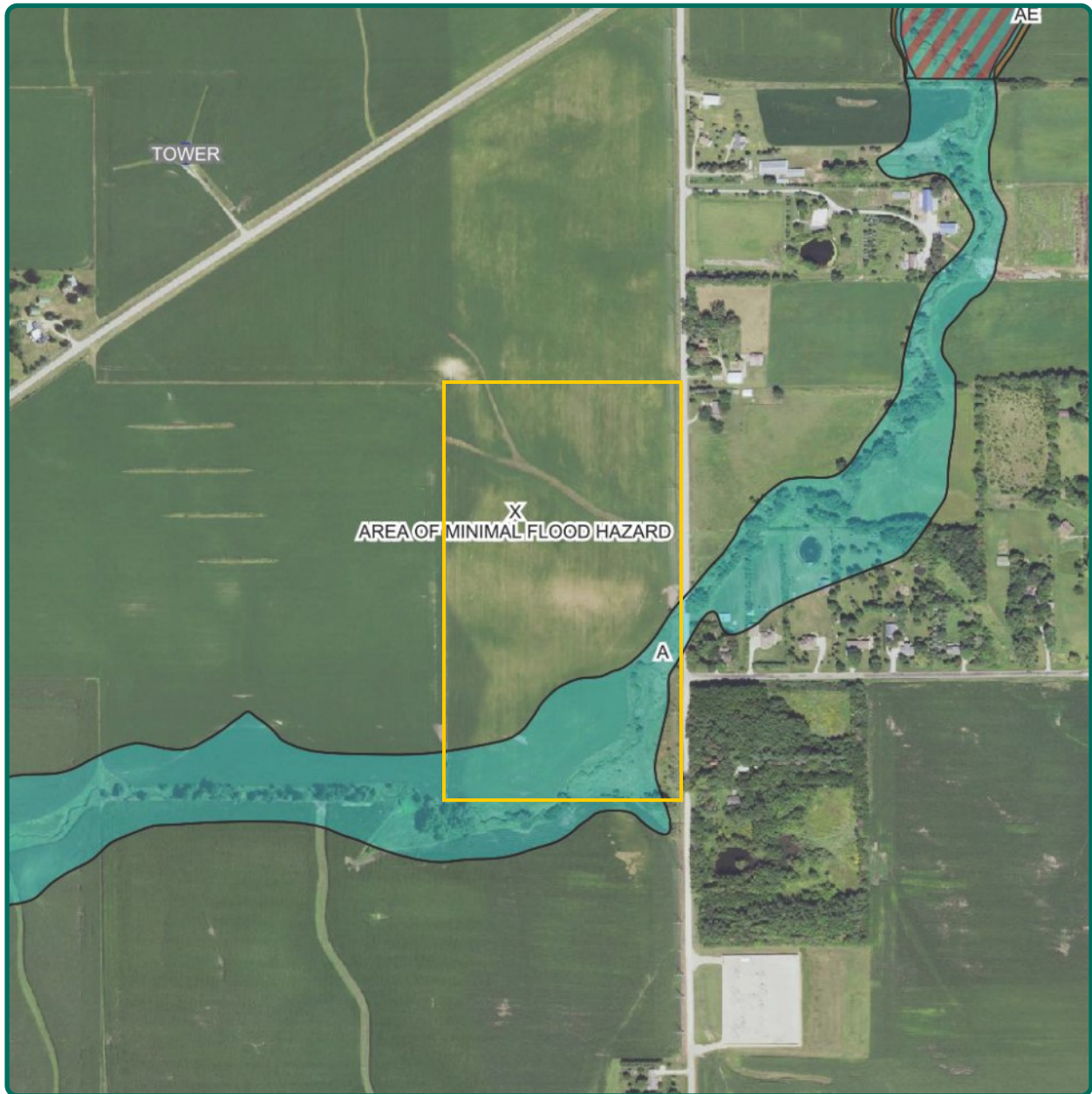
Measured Tillable Acres: 43.26

Average CSR2: 84.05

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 south



Creek in the southeast corner



Looking northwest

