

Land For Sale

ACREAGE:

46.63 Acres, m/l

LOCATION:

Black Hawk County, IA



Property Key Features

- Development Potential Just off Hwy 218 - Exit 189
- Adjacent to Cedar Valley Railroad Company
- Within Cedar Falls City Limits

Jeffrey Troendle, AFM
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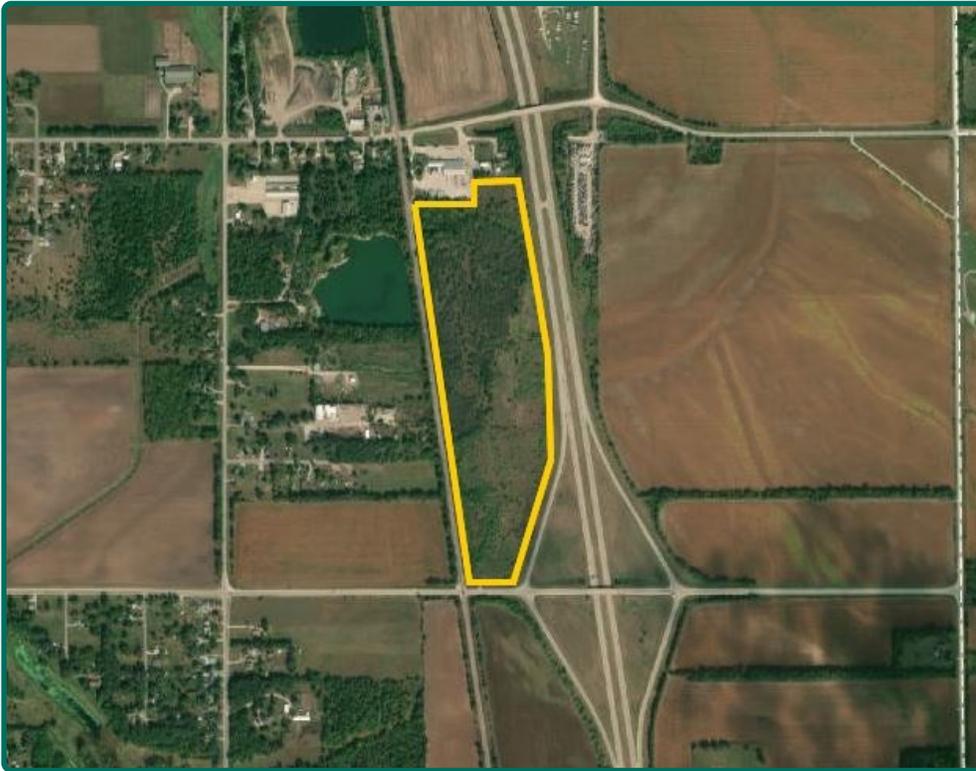
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Property Information

46.63 Acres, m/l

Location

Within the northern city limits of Cedar Falls, IA on the northwest corner of intersection of E. Lone Tree Rd. and the Hwy 218 - Exit 189. Adjacent to Hwy. 218.

Legal Description

That part of the N $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$ in Section 31, Township 90 North, Range 13 West of the 5th p.m., lying E of RR ROW and W of Hwy deeded to the State of Iowa, and excluding building site in the N $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$ of said section. Mt. Vernon Township, Black Hawk County, IA.
Legal description subject to abstract.

Price & Terms

- \$395,000.00
- \$8,470.94/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2020 - 2021: \$7,700.00
Net Taxable Acres: 46.63
Tax per Net Taxable Acre: \$165.13

Zoning

Highway Commercial District (HWY-1).

Water & Utility Information

City water on south property line. Fire hydrant on southeast corner of property. Electric to property from Cedar Falls Utilities. City sewer main located west of property between of Big Woods Rd. and railroad on north side of Lone Tree Rd. Natural Gas is located on the south side of Lone Tree Rd. across from property.
Contact all utilities for verification.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

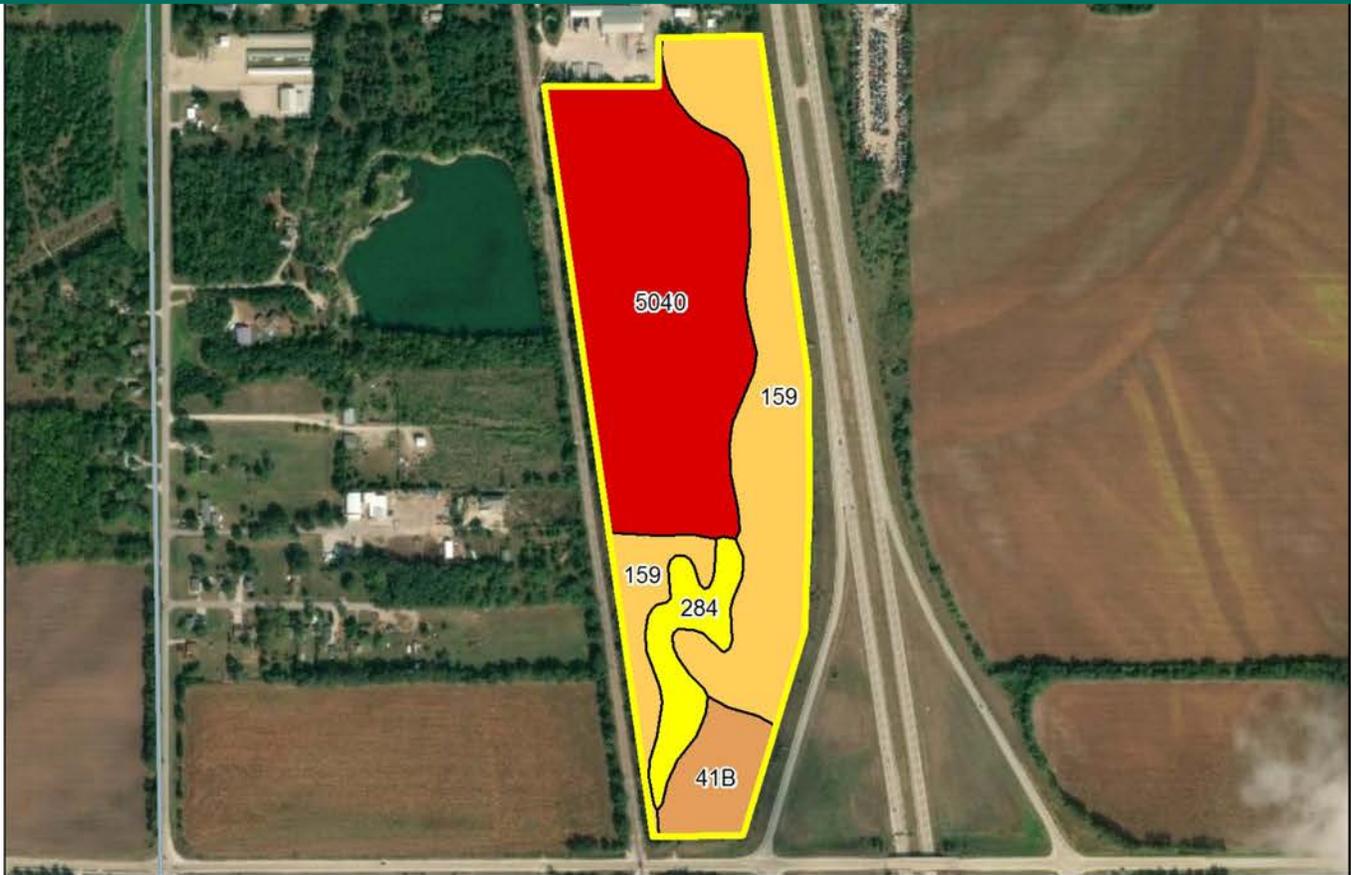
Level.

Drainage

Natural.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
5040	Anthropotic Udorthents, 2 to 9 percent slopes	22.39	48.01	6	5	
159	Finchford loamy sand, 0 to 2 percent slopes	17.39	37.30	4	44	
284	Flagler sandy loam, 0 to 2 percent slopes	3.54	7.59	3	55	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	3.32	7.11	4	39	

Measured Tillable Acres: 46.63

Average CSR2: 25.76

Comments

This location adjacent to Exit 189 off of four-lane Highway 218 in Cedar Falls city limits provides multiple development opportunities. High visibility with driveway just seconds from the Hwy. 218 exit ramp.

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/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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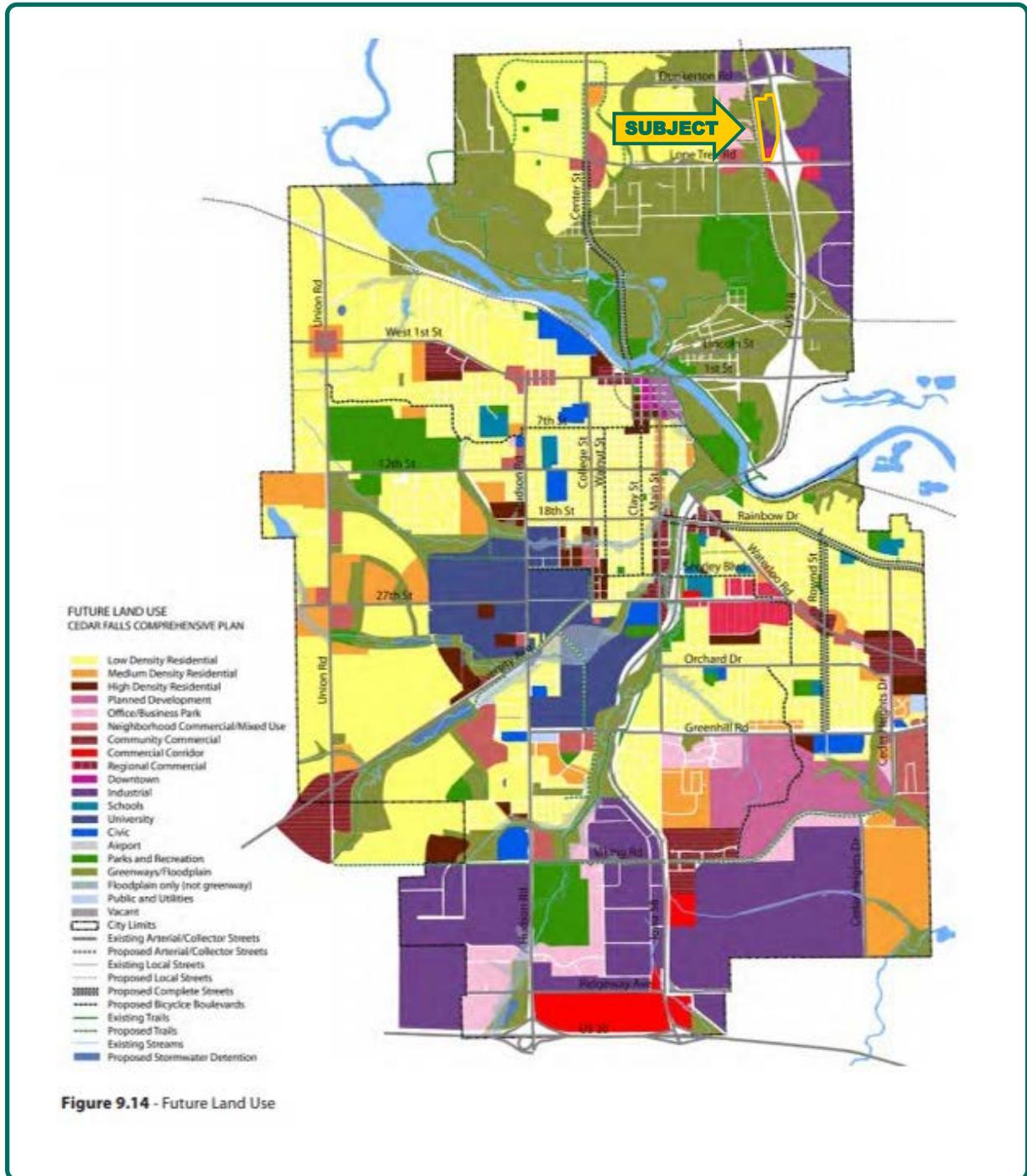
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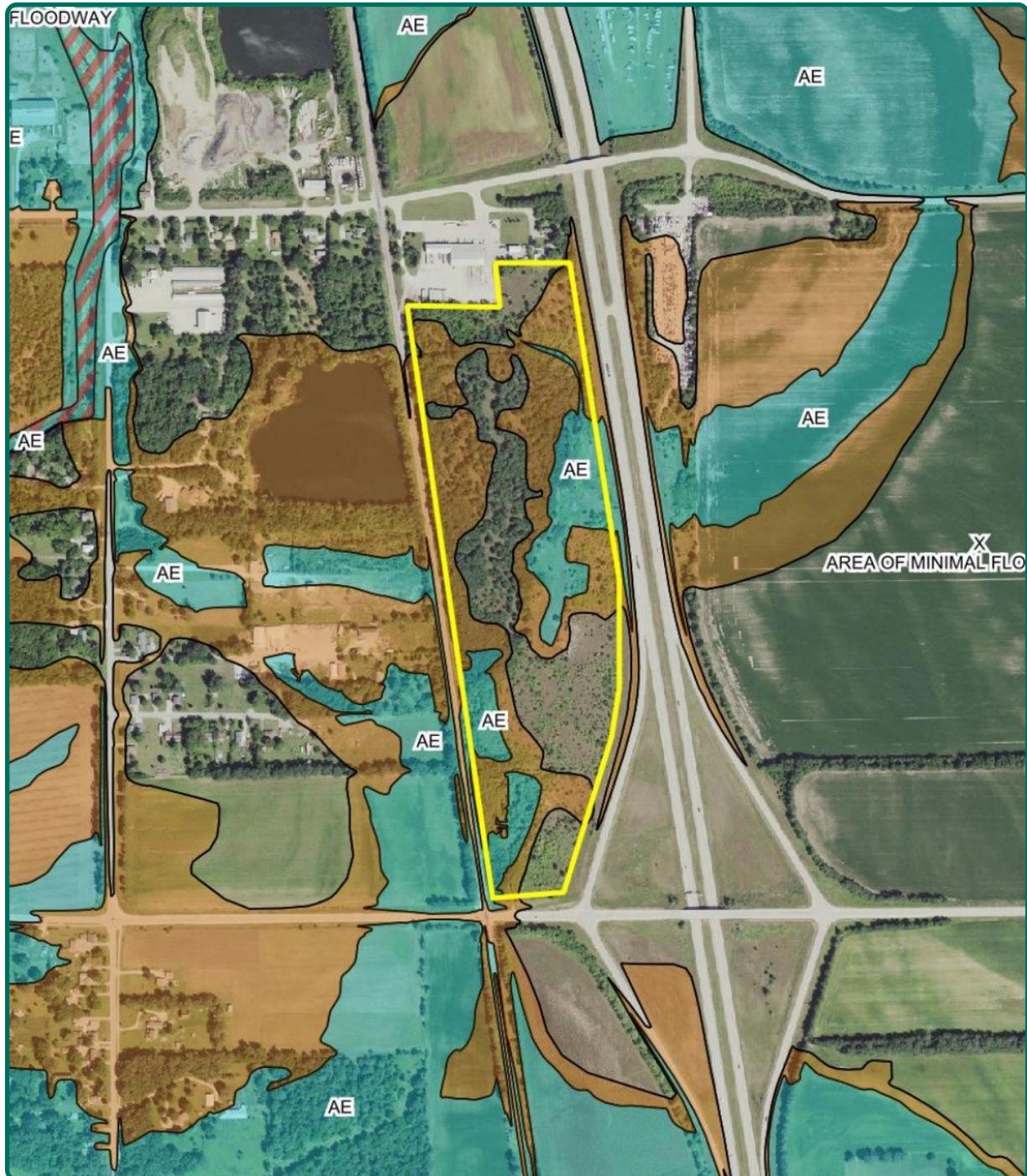
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Looking northeast



Looking northeast



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Looking northwest—Exit 189



Property access along E. Lone Tree Rd.



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