

**4.5 Acres,
m/l,
Black Hawk
County, IA**



Property Information

Location

Approximately 6 miles South of Hudson.
Lincoln Township.

Legal Description

Part of the NE corner of the NE 1/4
Section 35, Township 87 North, Range 14
West of the 5th P.M., Black Hawk
County, IA. Exact legal to come from
survey.

Price & Terms

PRICE REDUCED!

- \$125,000—\$99,500

Possession

Negotiable

School District

Hudson Community Schools

Real Estate Tax

Taxes Payable 2016 - 2017: \$169*

Net Taxable Acres: 4.5*

Tax per Net Taxable Acre: \$37.56*

**Estimated taxes. Final taxes will be
determined by local Assessor and
Treasurer offices.*

FSA Data

Part of Farm Number 293, Tract 325

Crop Acres: .96*

Corn Base: .50*

Corn PLC Yield: 153 Bu.

Bean Base: .46*

Bean PLC Yield: 50 Bu.

**Estimated acres and bases. Final acres
and bases will be determined by local FSA
office.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Colo silty clay loam and
Waukee loam. See soil map for detail.

- **CSR2:** 85.6 per 2017 AgriData, Inc.,
based on FSA crop acres.
- **CSR:** 85.8 per 2017 AgriData, Inc.,
based on FSA crop acres.

Buildings/Improvements

- Machine or Utility Building, 60' x
32', built in 1956.
- Old Style Swine Finish and Farrow
Building, 46' x 26', built in 1962.
- Concrete Silo, —60' x 16', 9,694.09
bu., built in 1959.
- Steel Grain Storage Bin, 11' x 18',
2,384.29 bu. built in 1953

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Plat Map



Water & Well Information

Abandoned well of unknown condition. There is rural water available across the road to the north. Cost for boring and setting well for rural water would be \$1,095.

Comments

South of Hudson on paved road. Rare building site with cropland. All drawings estimates, with exact acres to be determined with survey.

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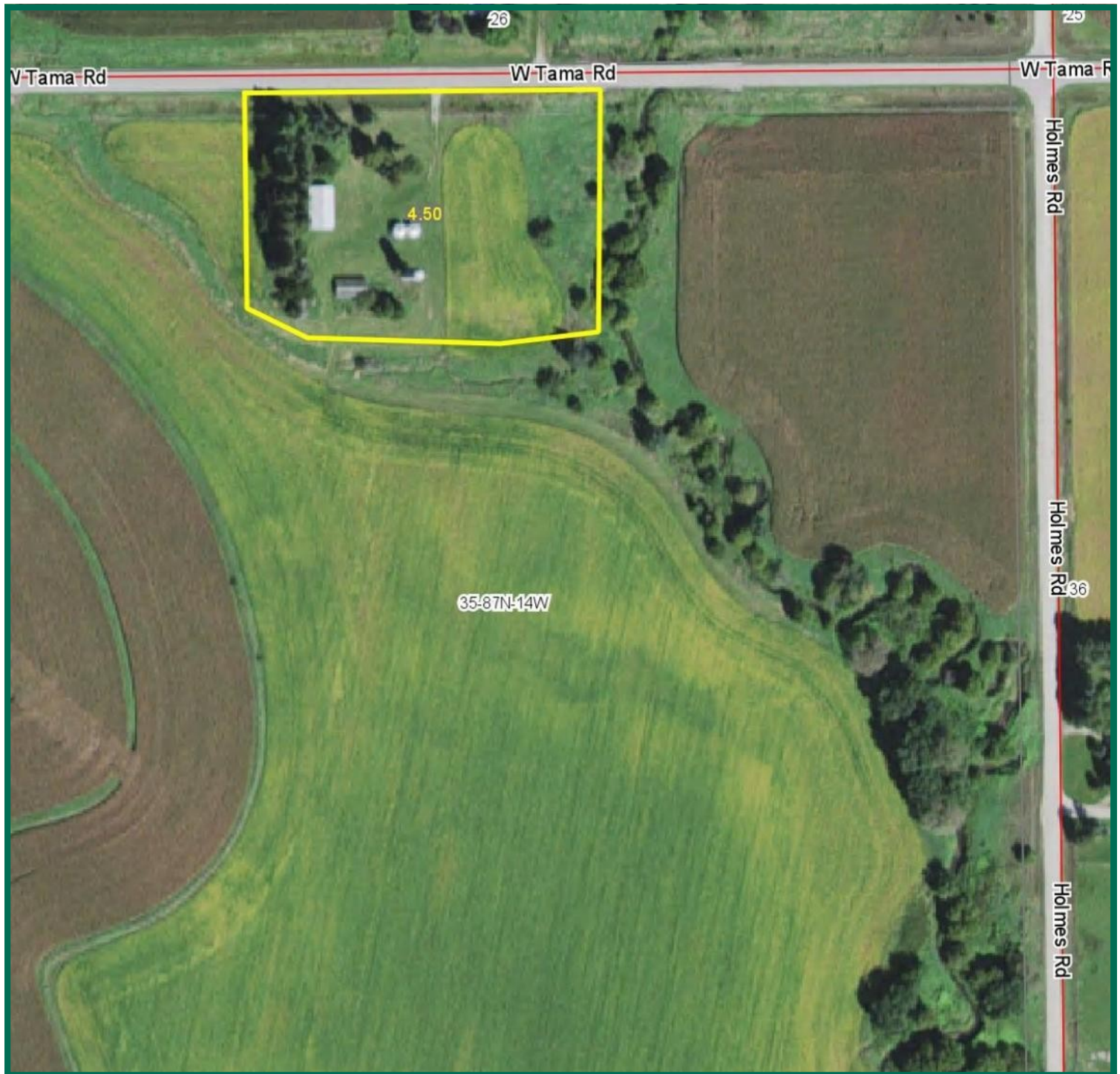
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Aerial Photo

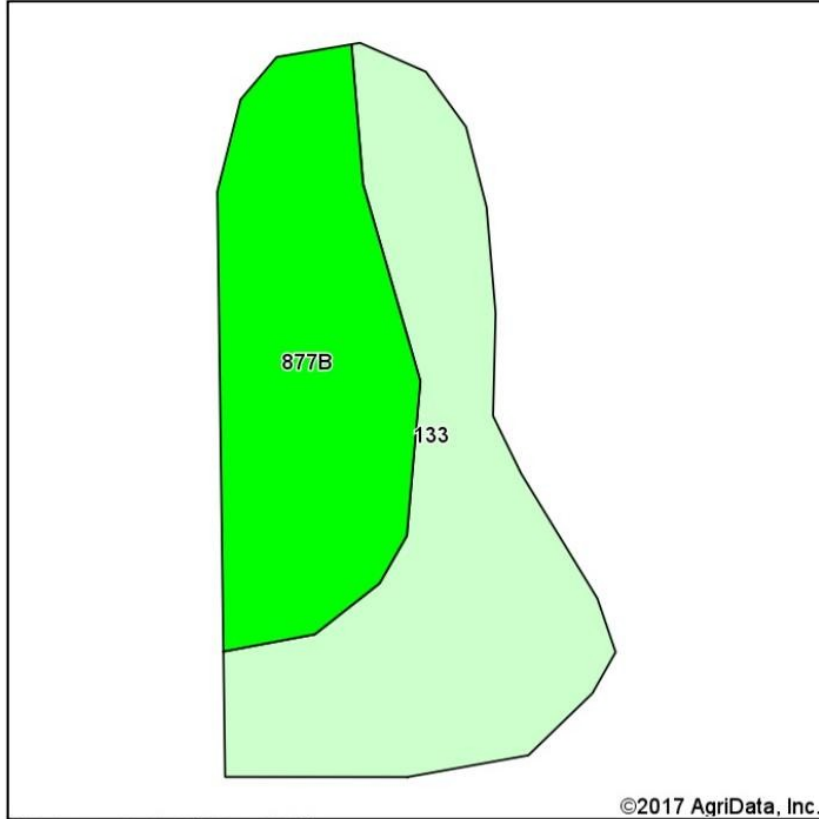


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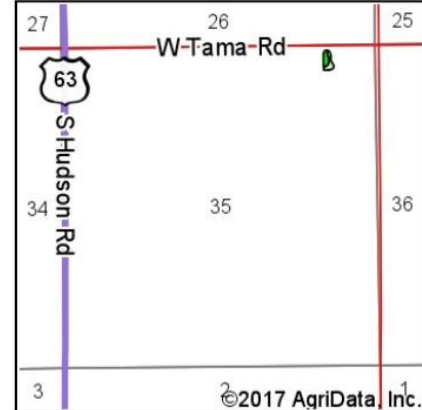
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Soil Map: Tillable Only



Soils data provided by USDA and NRCS.



State: Iowa
 County: Black Hawk
 Location: 35-87N-14W
 Township: Lincoln
 Acres: 0.96
 Date: 4/5/2017



Maps Provided By



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Area Symbol: IA013, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.53	55.2%		IIw	78	80
877B	Dinsmore silty clay loam, 2 to 5 percent slopes	0.43	44.8%		IIe	95	93
Weighted Average						85.6	85.8

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

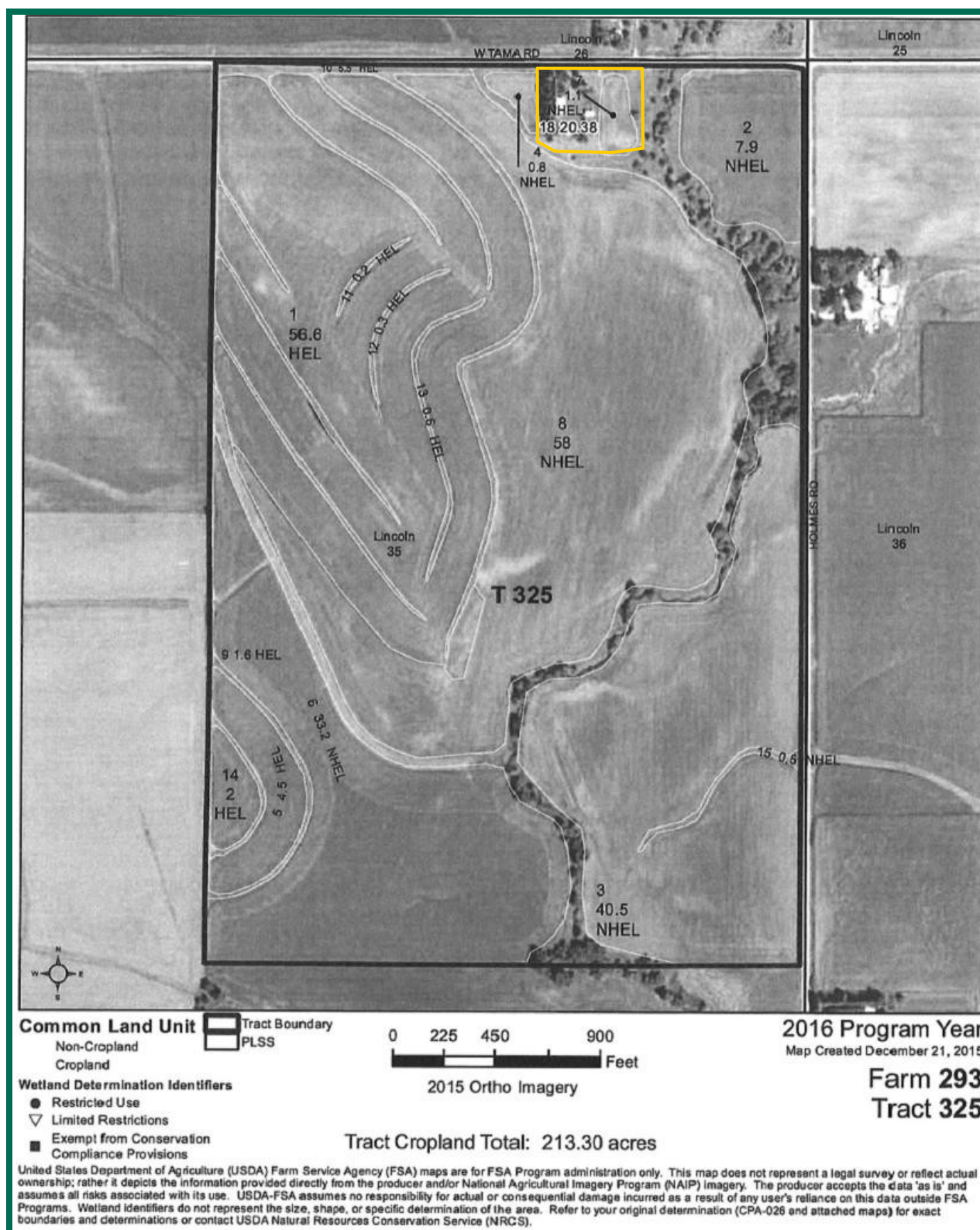
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FSA Map



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