

22 Acres, m/I, 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

- \$230,000

Possession

Negotiable

School District

Hudson Community Schools

Real Estate Tax

Taxes Payable 2016 - 2017: \$627*

Net Taxable Acres: 22*

Tax per Net Taxable Acre: \$28.50*

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

FSA Data

Part of Farm Number 293, Tract 325

Crop Acres: 10.2*

Corn Base: 5.05*

Corn PLC Yield: 153 Bu.

Bean Base: 4.79*

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:** 77.9 per 2016 AgriData, Inc.,
based on FSA crop acres.
- **CSR:** 82.7 per 2016 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

Plat Map



Water & Well Information

Abandoned well of unknown condition.
There is rural water available in the area.

Comments

22 acres, m/l, South of Hudson on paved road to build your dream home. Building site, cropland, timber and creek. This is rare and will not last.

Map reproduced with permission of Farm & Home Publishers, Ltd.

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

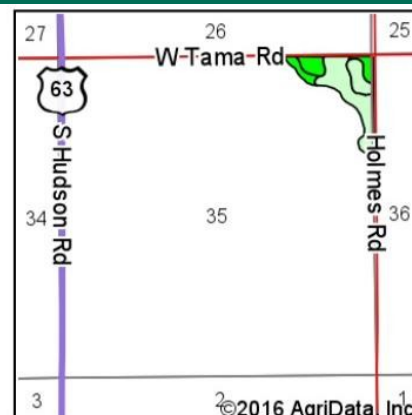
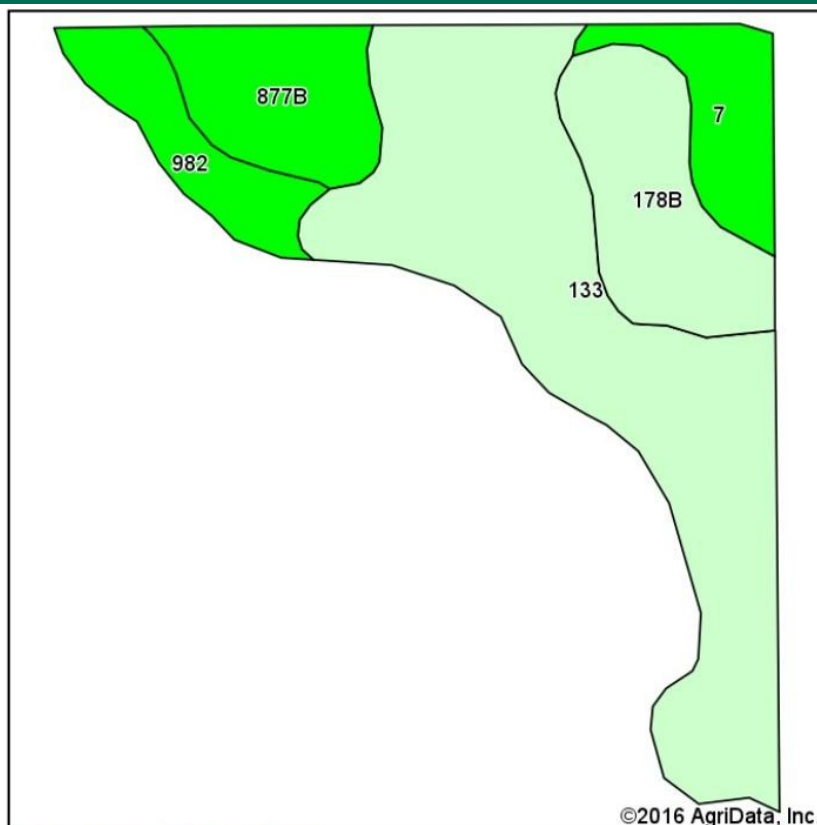


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Soil Map: Entire Property



State: Iowa
 County: Black Hawk
 Location: 35-87N-14W
 Township: Lincoln
 Acres: 22
 Date: 7/22/2016



Soils data provided by USDA and NRCS.

Area Symbol: IA013, Soil Area Version: 23

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	11.97	54.4%		Ilw	74	80
178B	Waukee loam, 2 to 5 percent slopes	3.55	16.1%		Ils	64	74
877B	Dinsmore silty clay loam, 2 to 5 percent slopes	2.65	12.0%		Ile	95	93
7	Wiota silty clay loam, 0 to 2 percent slopes	1.92	8.7%		Is	97	95
982	Maxmore silty clay loam, 0 to 2 percent slopes	1.91	8.7%		Ilw	94	93
Weighted Average						78.7	83

Area Symbol: IA013, Soil Area Version: 23

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

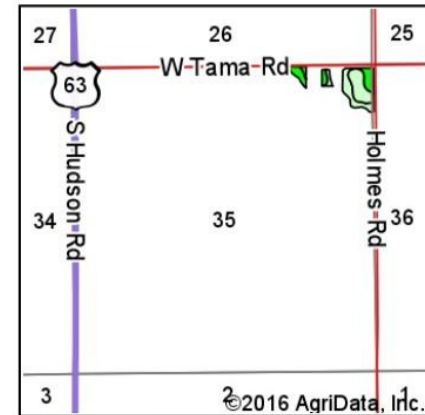
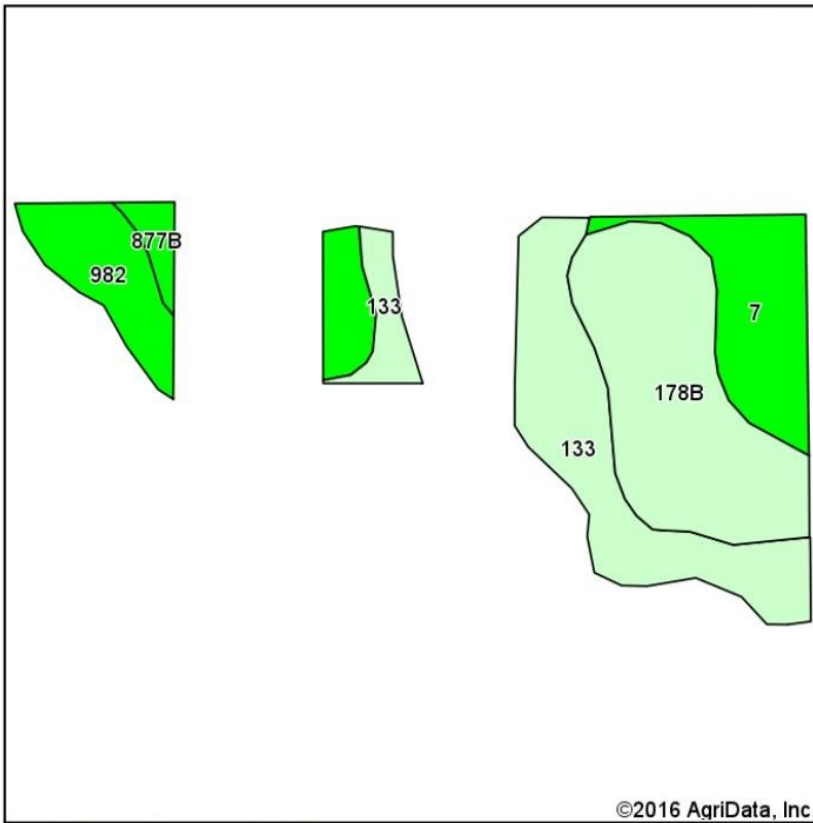
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Soil Map: Tillable Only



State: Iowa
 County: Black Hawk
 Location: 35-87N-14W
 Township: Lincoln
 Acres: 10.2
 Date: 7/22/2016



Soils data provided by USDA and NRCS.

Area Symbol: IA013, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
178B	Waukee loam, 2 to 5 percent slopes	3.57	35.0%		Ils	64	74
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.14	30.8%		Ilw	74	80
7	Wiota silty clay loam, 0 to 2 percent slopes	1.65	16.2%		Is	97	95
982	Maxmore silty clay loam, 0 to 2 percent slopes	1.09	10.7%		Ilw	94	93
877B	Dinsmore silty clay loam, 2 to 5 percent slopes	0.75	7.4%		Ile	95	93
Weighted Average						77.9	82.7

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*c: Using Capabilities Class Dominant Condition Aggregation Method

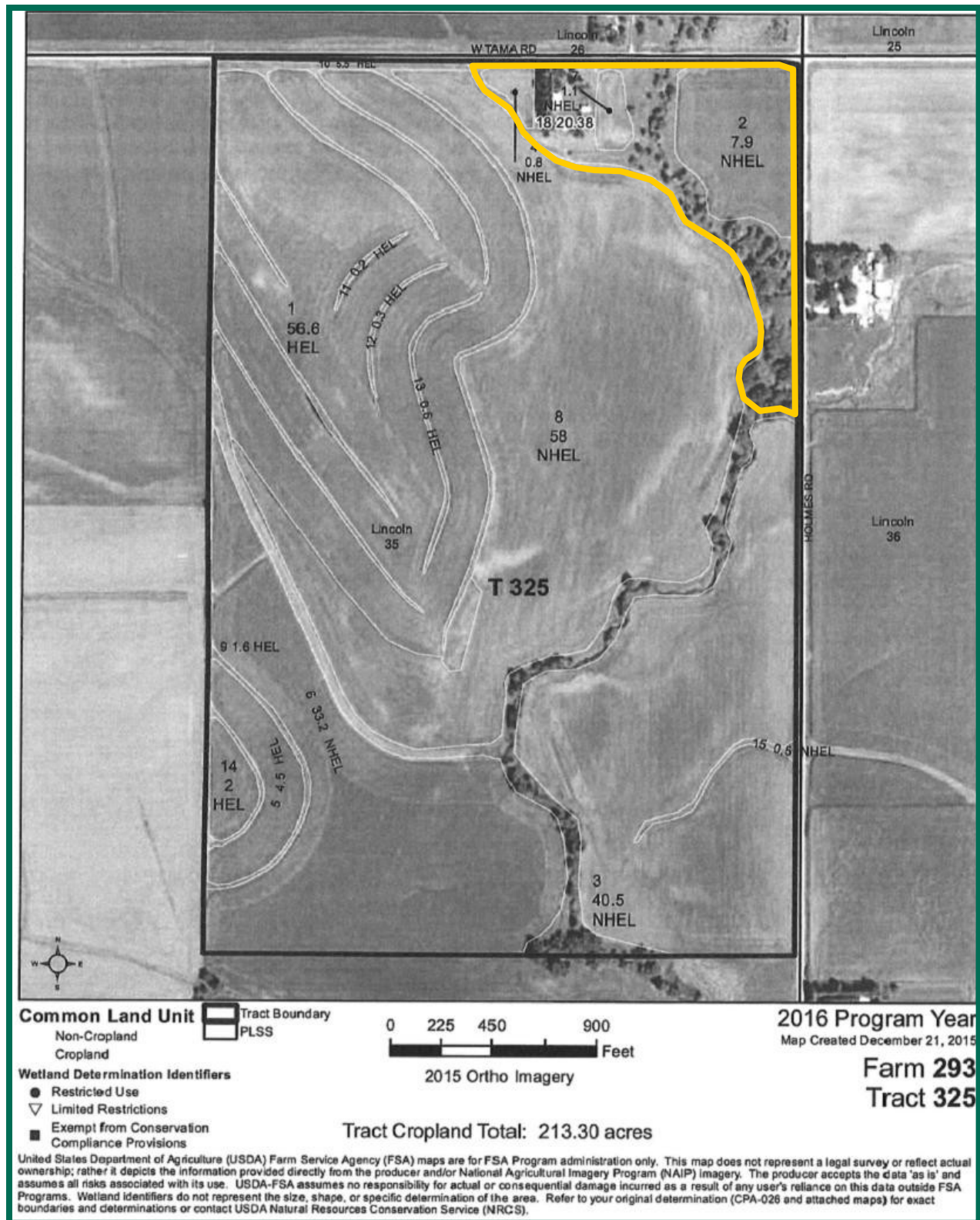
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FSA Map

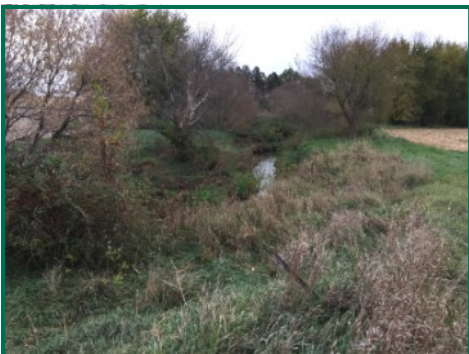


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