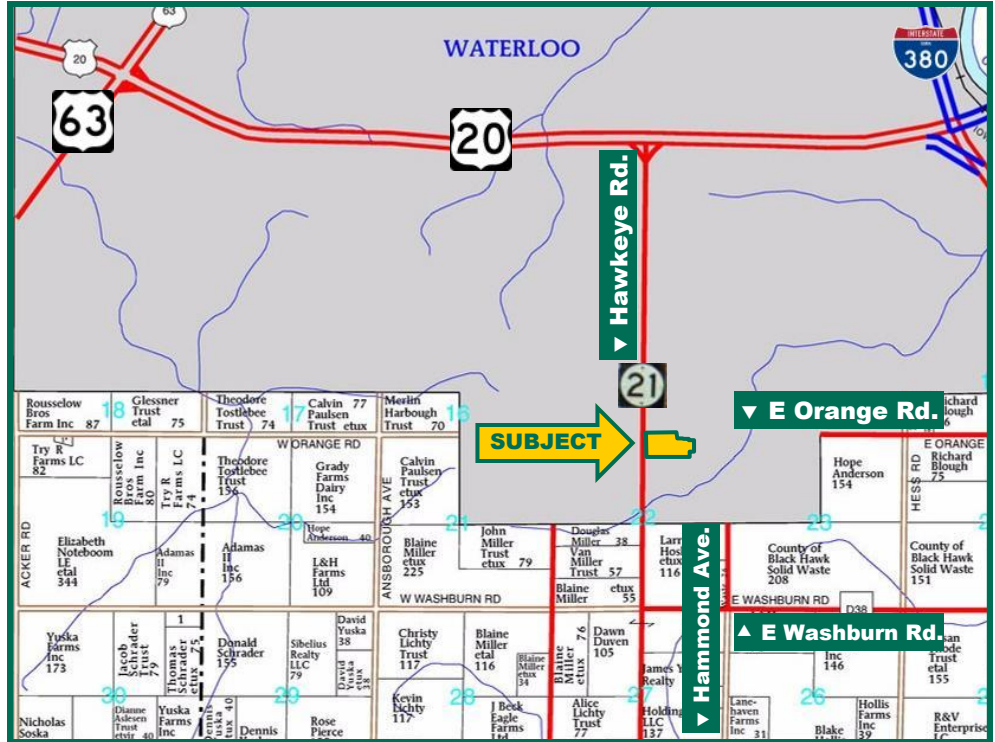


**62 Acres, m/l,
Black Hawk
County, IA**



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Property Information

Location

Located just south of Hwy. 20 at the intersection of Hwy. 21 and Orange Rd. near Hawkeye Community College in Waterloo. Waterloo/Orange Townships.

Legal Description

Hawkeye Heights Subdivision Tract A Exc A Parcel of Land Loc in Tract A Hawkeye Heights Subdivision Desc as Com at the N ¼ Cor of Section 22, T88N, R13W TN N 88 Deg 53 min 10 sec E on the N line of the NE ¼ Said Sec 22 160.90 ft. TH S 40 Ft. to the Intersection of the Present S Row line of E Orange Rd. and the Present E Row Line of Hwy 21 (Hawkeye Rd) the Pt of Beg of the Parcel Herein Desc TN N 88 Deg 53 min 10 sec E on the Present S Row Line of E Orange Rd 1,589.18 ft. to the W Line of Lot 1 Hawkeye Heights Subdivision TH S 80

Deg 28 min 30 Sec W 239.92 ft TH S 88
Deg 53 min 13 Sec W 255 ft. TH N 89
Deg 23 min 41 sec W 500.22 ft TH N 84
Deg 24 min 12 sec W 85.59 ft TH S 88
Deg 53 min 13 sec W 215 ft. TH S 86 Deg
1 min 28 sec W 200.25 ft. TH S 88 Deg
53 min 13 sec W 97.05 ft. To the Present
E Row Line of Hwy 21 (Hawkeye Rd.)
TH N on the Present E Row Line of Hwy
21 20.08 ft. to Pt of Beg.

Price & Terms

- \$790,000.00
- 10% down upon acceptance of offer; balance due in cash at closing
- Seller is willing to consider a contract.

Possession

Negotiable

Crop Lease

Open for the 2017 crop year.

Real Estate Tax

Taxes Payable 2016 - 2017: \$2,050*

Net Taxable Acres: 62*

Tax per Net Taxable Acre: \$33.06*

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

FSA Data

Farm Number 7303, Tract #10520

Crop Acres: 56.15*

Corn Base: 52.78*

Corn PLC Yield: 148 Bu.

Bean Base: 3.37

Bean PLC Yield: 43 Bu.

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

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Aerial Photo and Map



CRP Contracts

None

Soil Types/Productivity

Primary soils are Kenyon loam and Clyde-Floyd complex. See soil map for detail.

- **CSR2:** 89.7 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 83.1 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 86 per County Assessor, based on net taxable acres.

Buildings/Improvements

Steel Utility Building—152' x 50' built in 2000.

Zoning

Currently zoned Agricultural with future land use targeted for mixed Residential; Professional Office.

Gas and Electric Facilities

Available in the vicinity.

Comments

This is an opportunity to buy a property with future development potential at near-farmland prices.

Property has road frontage on Hwy. 21, Hammond Ave. and Orange Rd.

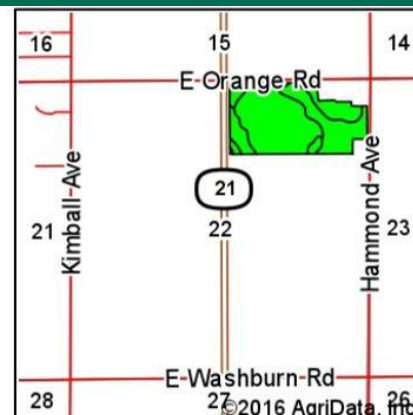
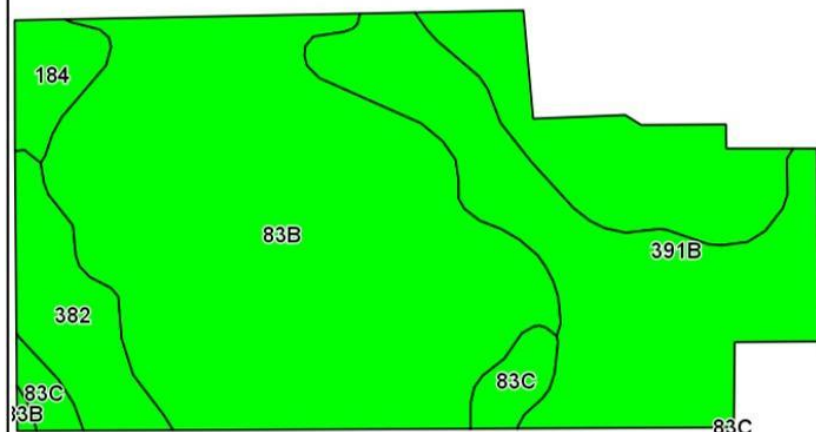
Property has 4 access driveways as shown on map.

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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Soil Map—Entire Property



State: Iowa
 County: Black Hawk
 Location: 22-88N-13W
 Township: Waterloo
 Acres: 62
 Date: 1/6/2017



Soils data provided by USDA and NRCS.

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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
83B	Kenyon loam, 2 to 5 percent slopes	38.82	62.6%		Ile	90	86
391B	Clyde-Floyd complex, 1 to 4 percent slopes	15.16	24.5%		Ilw	87	72
382	Maxfield silty clay loam, 0 to 2 percent slopes	4.19	6.8%		Ilw	94	90
184	Klinger silty clay loam, 1 to 4 percent slopes	1.92	3.1%		Iw	95	90
83C	Kenyon loam, 5 to 9 percent slopes	1.91	3.1%		IIIe	85	71
Weighted Average						89.5	82.5

Area Symbol: IA013, Soil Area Version: 24

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

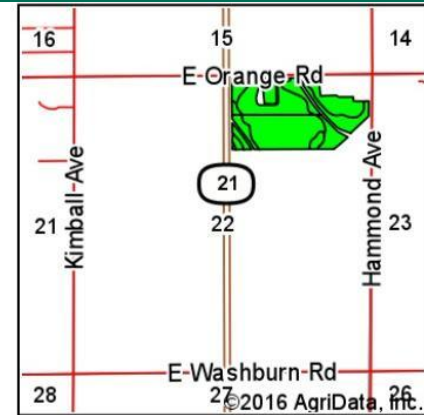
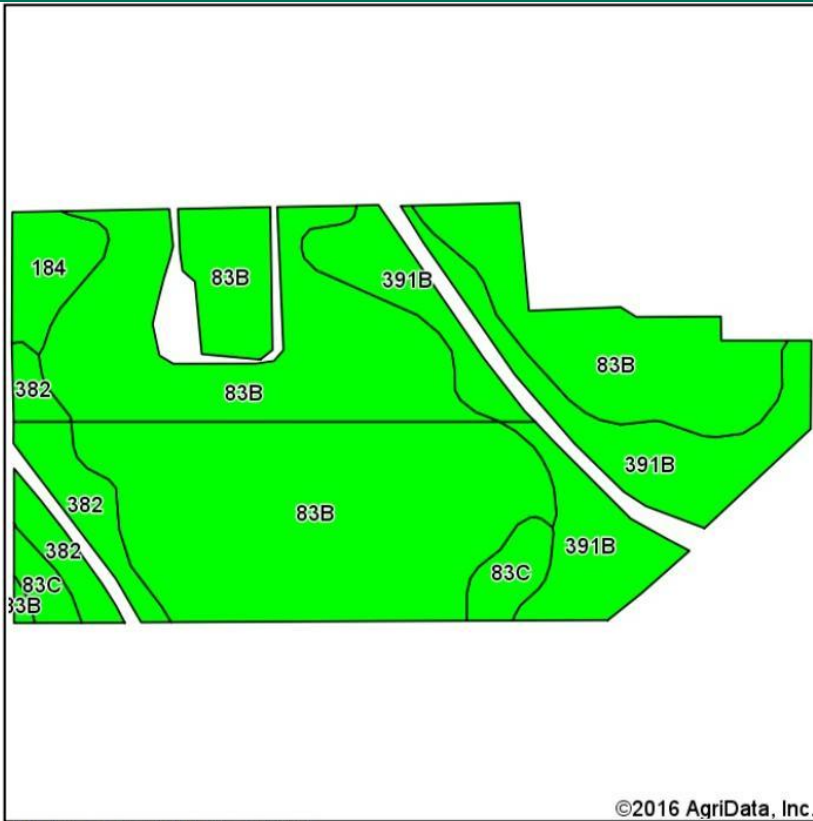
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Soil Map—Tillable Only



State: **Iowa**
 County: **Black Hawk**
 Location: **22-88N-13W**
 Township: **Waterloo**
 Acres: **56.15**
 Date: **1/6/2017**



Maps Provided By:



Soils data provided by USDA and NRCS.

©2016 AgriData, Inc.

Area Symbol: IA013, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
83B	Kenyon loam, 2 to 5 percent slopes	37.65	67.1%		IIe	90	86
391B	Clyde-Floyd complex, 1 to 4 percent slopes	10.96	19.5%		IIw	87	72
382	Maxfield silty clay loam, 0 to 2 percent slopes	3.64	6.5%		IIw	94	90
83C	Kenyon loam, 5 to 9 percent slopes	1.95	3.5%		IIIe	85	71
184	Klinger silty clay loam, 1 to 4 percent slopes	1.95	3.5%		Iw	95	90
Weighted Average						89.7	83.1

Area Symbol: IA013, Soil Area Version: 24

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

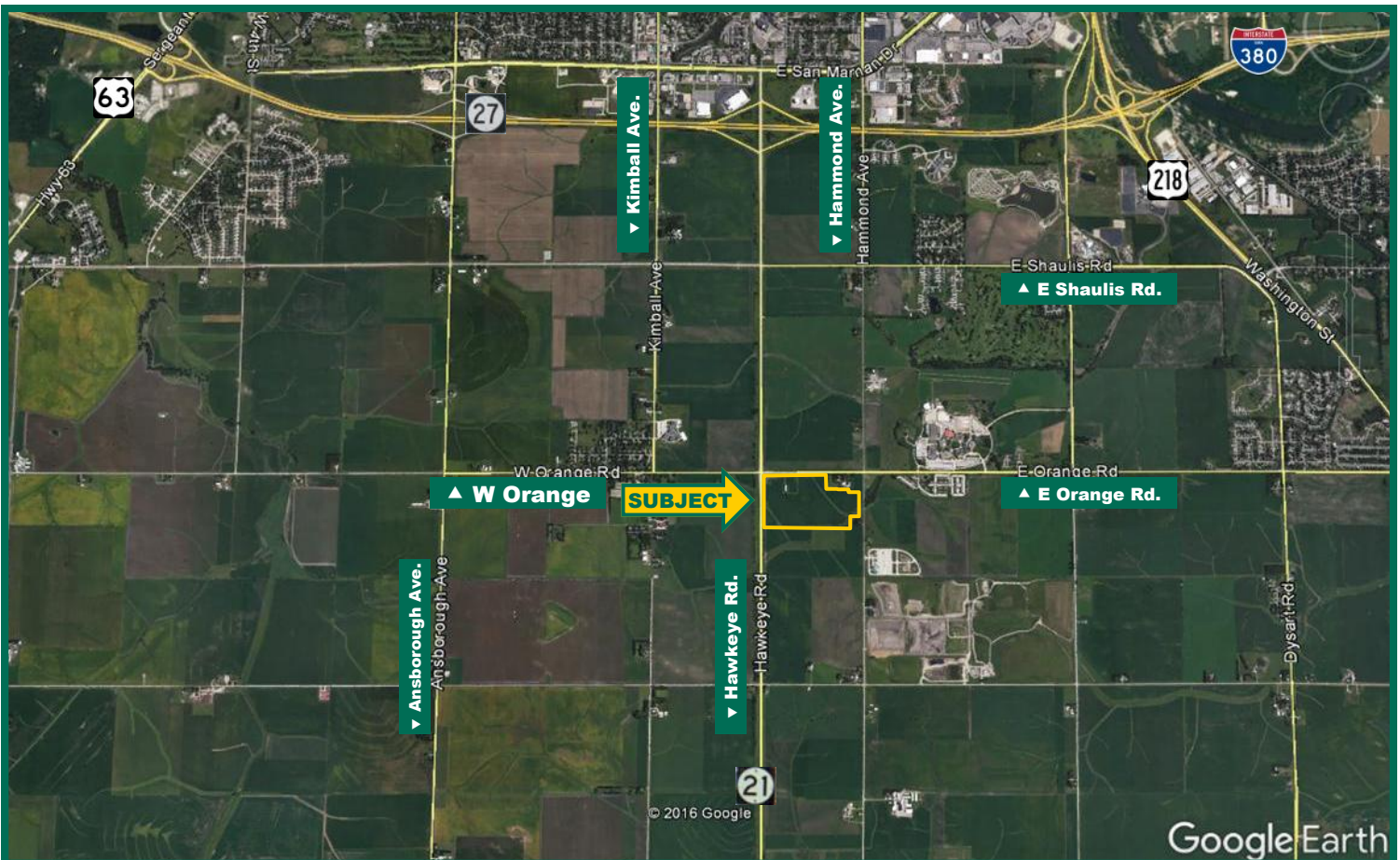
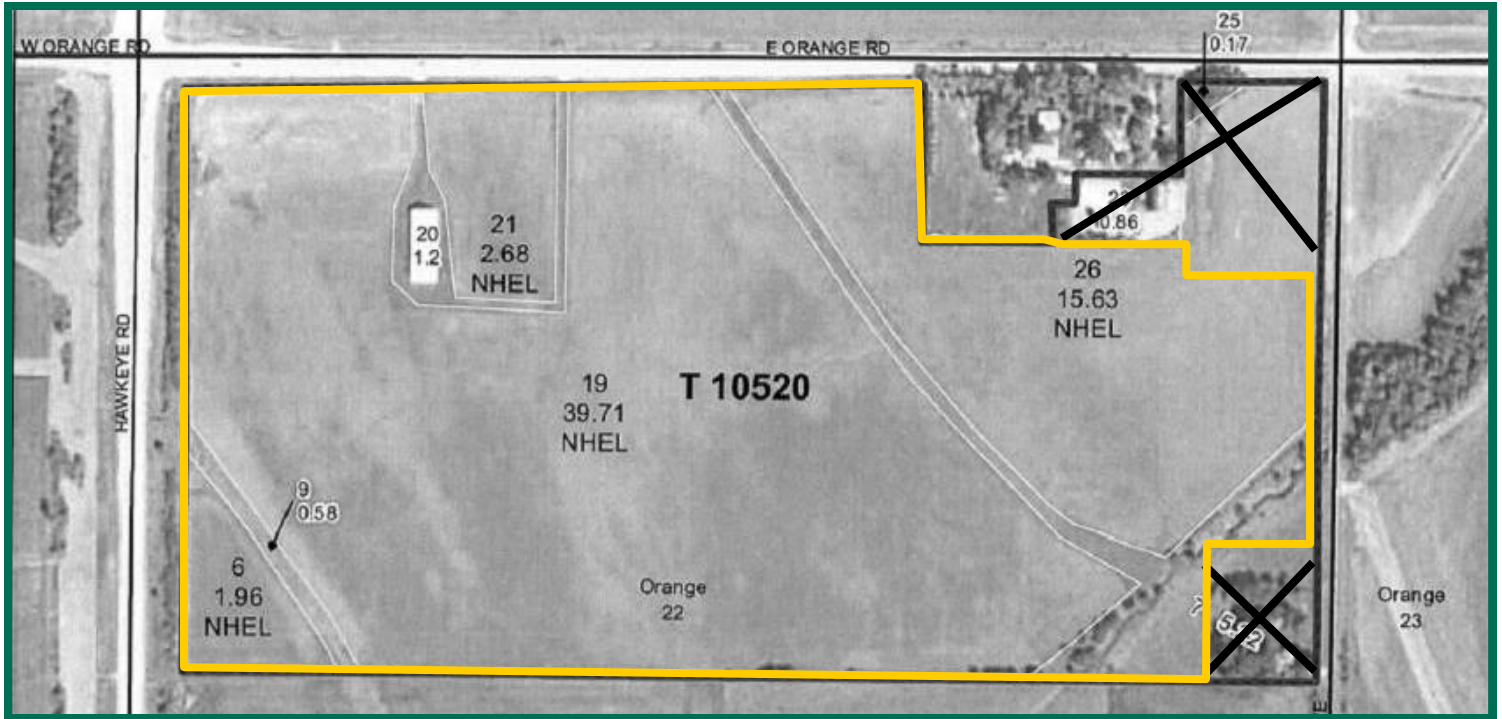
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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FSA and Google Earth Map



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City of Waterloo Water and Sewer Maps Combined



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Legend

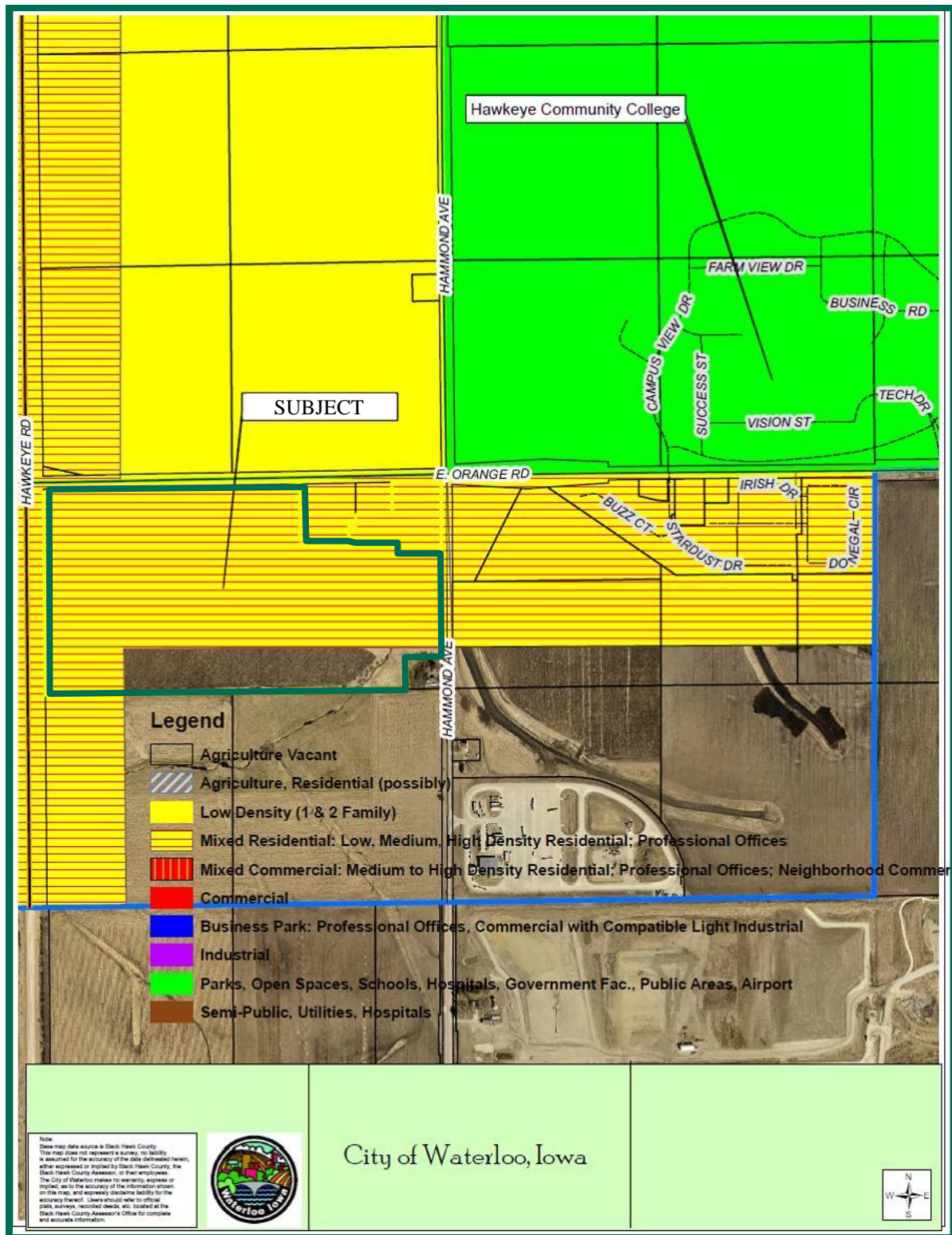
- A-1 Agricultural
- C-1, C-Z - Conditional Zoning Commercial District
- R-4, R-P - Planned Multiple Residence District
- R-4 - Multiple Residence District

City of Waterloo, Iowa

Note: Base map data source is Black Hawk County. This map does not represent a survey, so liability is assumed for the accuracy of the data displayed herein, either in whole or in part, by the City of Waterloo, the Black Hawk County Assessor, or their employer. The City of Waterloo makes no warranty, express or implied, as to the accuracy of the information shown on this map, and expressly disclaims liability for the accuracy thereof. Users should refer to official plat, survey, recorded deeds, etc. located at the Black Hawk County Assessor's Office for complete and accurate information.

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City of Waterloo Future Land Use Map



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Building Photo



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