

187 Acres, m/l, Black Hawk County, IA



Property Information

Location

Contiguous land from W. Airline Hwy. to West Big Rock Rd. along Burton Ave.

Sellers

Robert W. Matthias Estate and
Mary E. Matthias

Legal Description

The West one-half of the Southwest Quarter of Section Two (2), except that part thereof conveyed to Black Hawk County, Iowa, for road purposes by Warranty Deed recorded in Land Deed Record 85, Page 400 of the records of said County, and except that part thereof conveyed to the State of Iowa by Warranty Deed recorded in Deed Record 484, Page 227 of the records of said County; and The South one-half of the Northwest Fractional Quarter except

Parcel B and the N 1/2 of the Northwest fractional Quarter except a parcel in NW corner of Section Two (2); all in Township 89 (89) North, Range Thirteen (13) West of the 5th P.M., in the city of Waterloo, Black Hawk County, Iowa.

Price & Terms

- \$1,215,500
- \$6,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2015 - 2016: \$4,168*
Net Taxable Acres: 186.98*
Tax per Net Taxable Acre: \$22.29*

**Estimated taxes. Final taxes will be*

determined by local Assessor and Treasurer offices.

FSA Data

Farm Number 4878, Tract 1991
Crop Acres: 182.57*
Corn Base: 170.1*
Corn PLC Yield: 136 Bu.
Bean Base: 21.3*
Bean PLC Yield: 42 Bu.

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

CRP Contracts

None

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



Soil Types/Productivity

Primary soils are Clyde-Floyd complex and Sparta loamy fine sand. See soil maps for detail.

- **CSR2:** 66.4 per 2015 AgriData, Inc., based on est. FSA crop acres.
- **CSR:** 60.5 per 2015 AgriData, Inc., based on est. FSA crop acres.
- **CSR2:** 65.1 per County Assessor, based on net taxable acres.

Drainage

Extensive tile maps available.

Water & Well Information

No well.

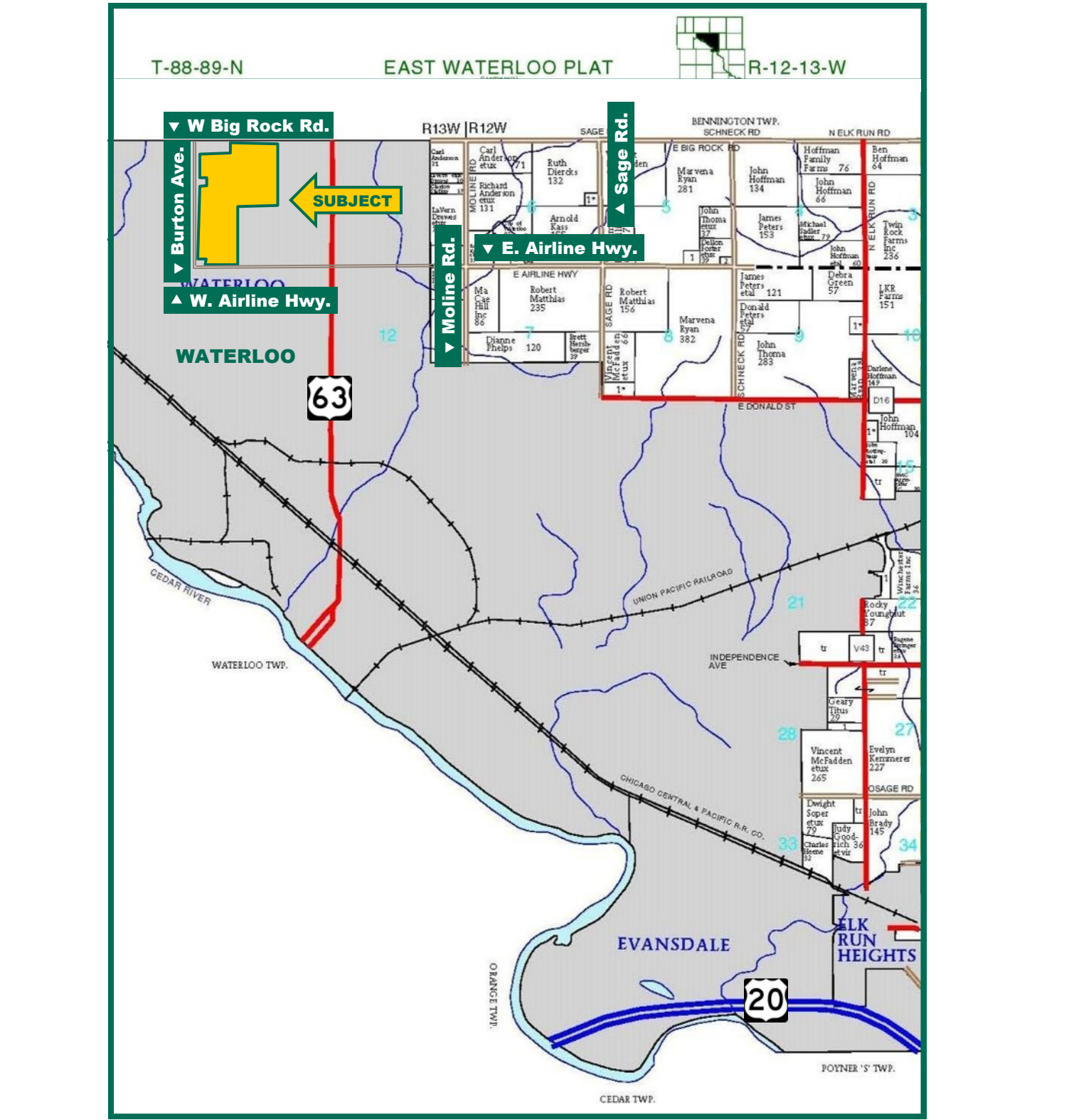
Comments

- Located within Waterloo city limits.
- Road frontage on 3 hard surfaced roads.

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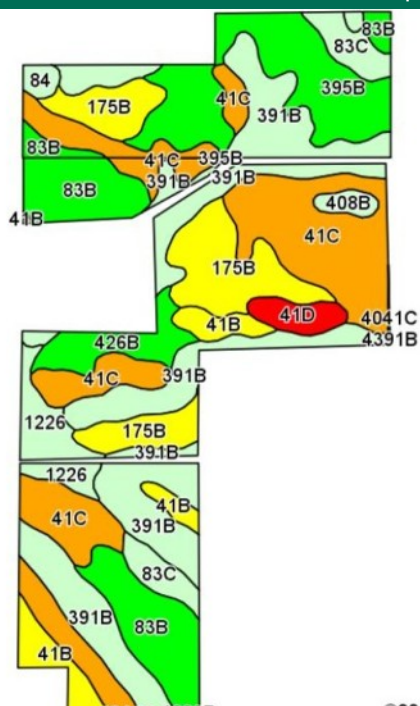
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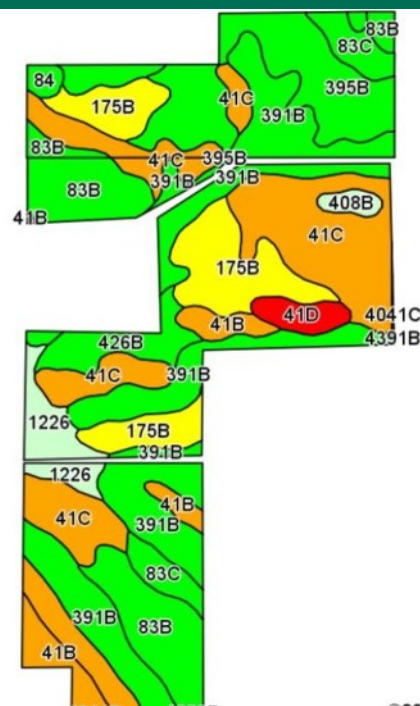
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Soil Maps

CSR: 60.5 based on 182.57 est. FSA Crop Acres



CSR2: 66.4 based on 182.57 est. FSA Crop Acres



Area Symbol: IA013, Soil Area Version: 22								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR3***
391B	Clyde-Floyd complex, 1 to 4 percent slopes	42.95	23.5%	IIIe	IIw		87	72
41C	Sparta loamy fine sand, 5 to 9 percent slopes	42.24	23.1%	IVs			33	25
83B	Kenyon loam, 2 to 5 percent slopes	21.06	11.5%	IIe			90	86
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	20.76	11.4%	IIIe			50	53
395B	Marquis loam, 2 to 5 percent slopes	20.05	11.0%	IIe			91	89
83C	Kenyon loam, 5 to 9 percent slopes	8.74	4.8%	IIIe			85	71
41B	Sparta loamy fine sand, 2 to 5 percent slopes	7.77	4.3%	IVs		IIe	38	40
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	6.36	3.5%	IIIs			60	72
426B	Aredale loam, 2 to 5 percent slopes	5.99	3.3%	IIe			91	85
41D	Sparta loamy fine sand, 9 to 14 percent slopes	3.09	1.7%	VIIs			7	13
84	Clyde silty clay loam, 0 to 3 percent slopes	1.59	0.9%	IIw			88	76
408B	Olin fine sandy loam, 2 to 5 percent slopes	1.49	0.8%	IIe			71	66
4041C	Sparta-Urban land complex, 5 to 9 percent slopes	0.17	0.1%	IVs			5	0
4391B	Clyde-Floyd-Urban land complex, 0 to 5 percent slopes	0.13	0.1%	IIw			5	0
4041B	Sparta-Urban land complex, 2 to 5 percent slopes	0.12	0.1%	IVs		IIe	5	0
4083B	Kenyon-Urban land complex, 2 to 5 percent slopes	0.06	0.0%	IIe			5	0
Weighted Average							66.4	60.5

Area Symbol: IA013, Soil Area Version: 22

**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.



CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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FSA Map & Property Photo



Section 2, Township 89 North, Range 13 West - Southwest corner looking north along Burton Ave.

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