



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



Barbara A. Freet Revocable Trust

Property Information

Location / Address

8310 Fox Rd., Jesup, IA 50648.
Approximately 2 1/2 miles east of
Gilbertville. Minutes from I380/Hwy 20.

Legal Description

NE NW Section 19, Township 88 North,
Range 11 West of the 5th P.M. Fox
Township, Black Hawk County.

Price & Terms

- \$459,500.00
- 10% down upon acceptance of offer;
balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2014—2015: \$3,294.00
Net Taxable Acres: 39

FSA Data

Farm Number 4943, Tract 8479
Crop Acres: 22.4
Corn Base: 16.9
Corn PLC Yield: 120 Bu.
Bean Base: 5.5
Bean PLC Yield: 42 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Flagler sandy loam and
Lawler loam. See soil maps for detail.
• **CSR2:** 58.8 per 2015 AgriData, Inc.,
based on FSA crop acres.
• **CSR:** 61.2 per 2015 AgriData, Inc.,
based on FSA crop acres.
• **CSR2:** 44 per County Assessor, based
on net taxable acres. (Timber included
in net taxable acres).

Dwelling

- 2,016 square feet, built in 2001
- Four bedrooms upper level
- Master bedroom with whirlpool tub,
shower, double sinks
- 2 1/2 bathrooms
- Main floor laundry
- Four seasons room overlooking
Timber/Pasture/Cropland
- Large oak kitchen with pantry, island
and breakfast bar
- Large living room with vaulted
ceilings open to dining room
- Full basement, high ceiling
- Equipped with a whole house
automatic generator system
- Large attached 2 stall garage. 728
square feet
- Kinetico water softener
- Heat and Air (electric with heat
pump)
- Professionally installed French drain
system around basement

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Aerial Photo



Ag Buildings

- 56' x 32' steel utility building.
 - 2—16' x 24' loafing sheds.
- Automatic water set up for cattle.

Drainage

Natural.

Water & Well Information

Drilled well.

Comments

- Approximately 16 acres of pasture with spring fed creek.
- Mature Oak trees and a Walnut tree grove.
- 6—10' to 12' Pines already ordered will be planted this fall to replace existing trees in front yard.

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.

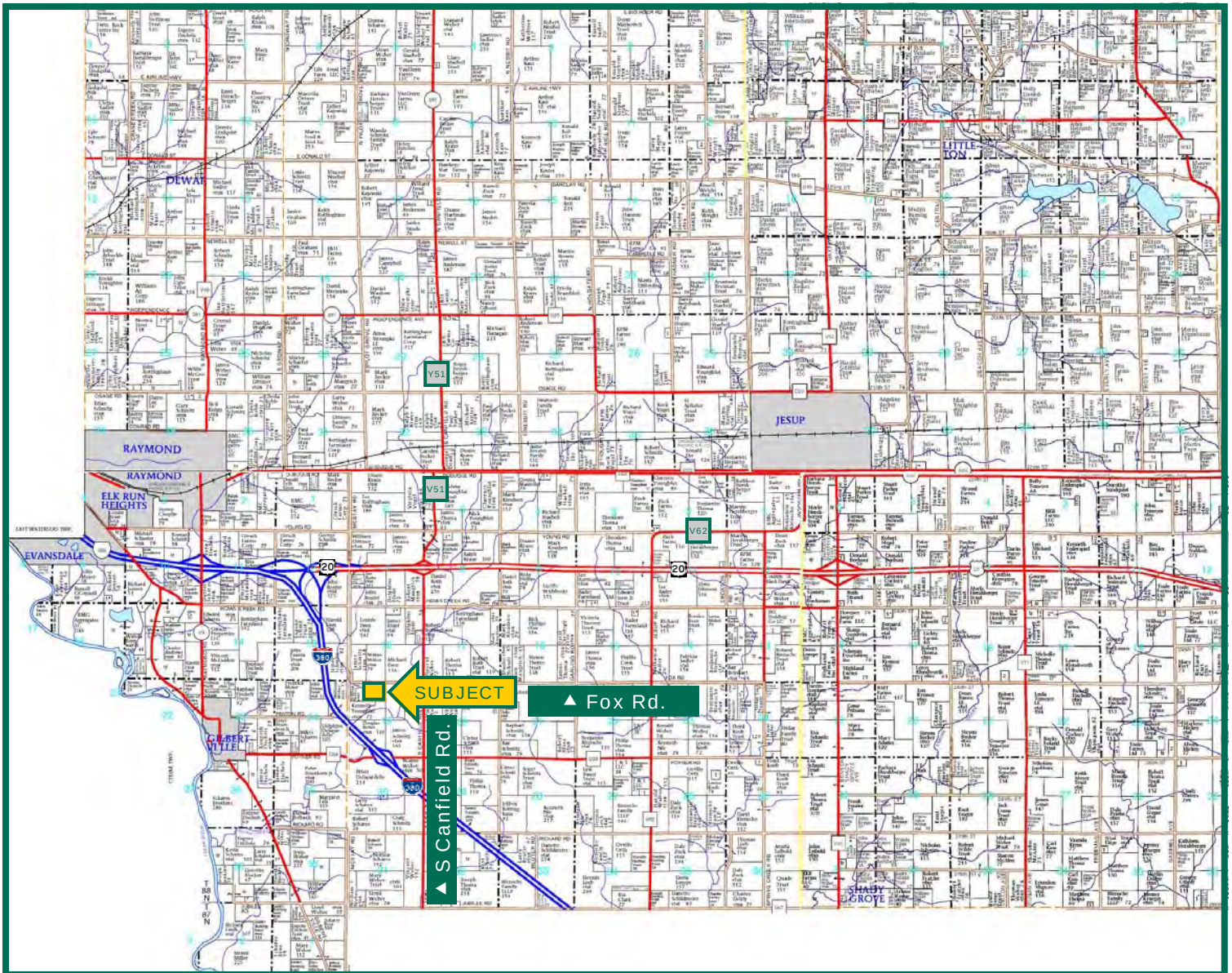
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Plat Map



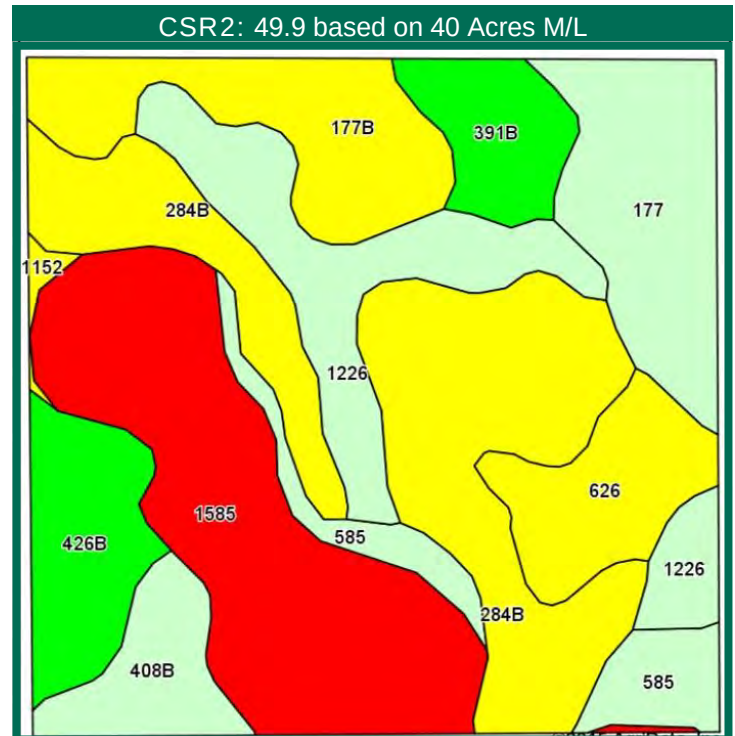
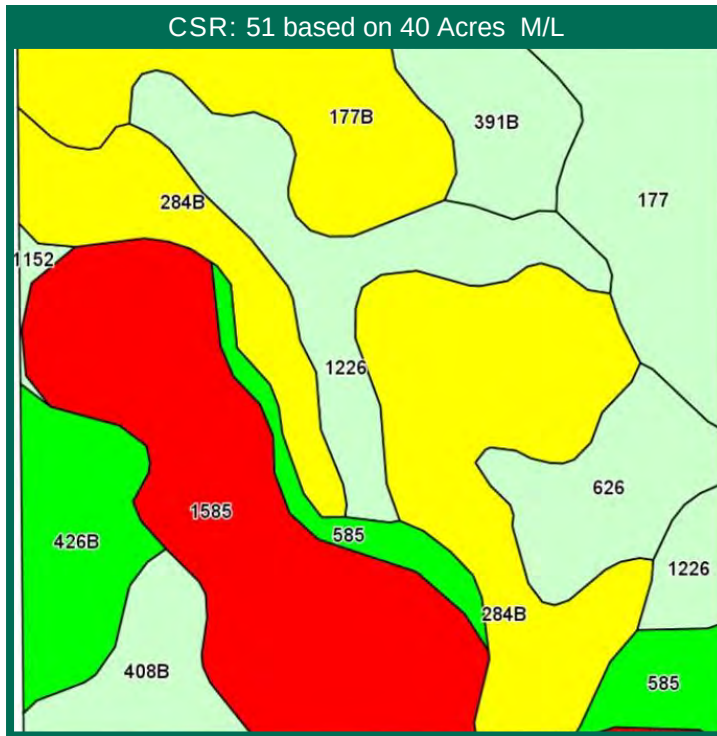
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Soil Maps—Entire Property



Area Symbol: IA013, Soil Area Version: 22							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
284B	Flagler sandy loam, 2 to 5 percent slopes	9.01	22.5%		IIIe	50	45
1585	Spillville-Coland, channeled-Aquolls, ponded, complex, 0 to 2 percent slopes, frequently flooded	8.21	20.5%		VIIIw	5	5
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	4.68	11.7%		IIIs	60	72
177	Saude loam, 0 to 2 percent slopes	3.84	9.6%		IIIs	60	63
177B	Saude loam, 2 to 5 percent slopes	3.62	9.0%		IIe	53	58
426B	Aredale loam, 2 to 5 percent slopes	2.51	6.3%		IIe	91	85
626	Hayfield loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	2.46	6.2%		IIIs	56	67
585	Spillville-Coland complex, 0 to 2 percent slopes, occasionally flooded	1.99	5.0%		IIW	74	86
391B	Clyde-Floyd complex, 1 to 4 percent slopes	1.77	4.4%		IIW	87	72
408B	Olin fine sandy loam, 2 to 5 percent slopes	1.74	4.4%		IIe	71	66
1152	Marshan clay loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	0.17	0.4%		IIW	55	68
Weighted Average						49.9	51



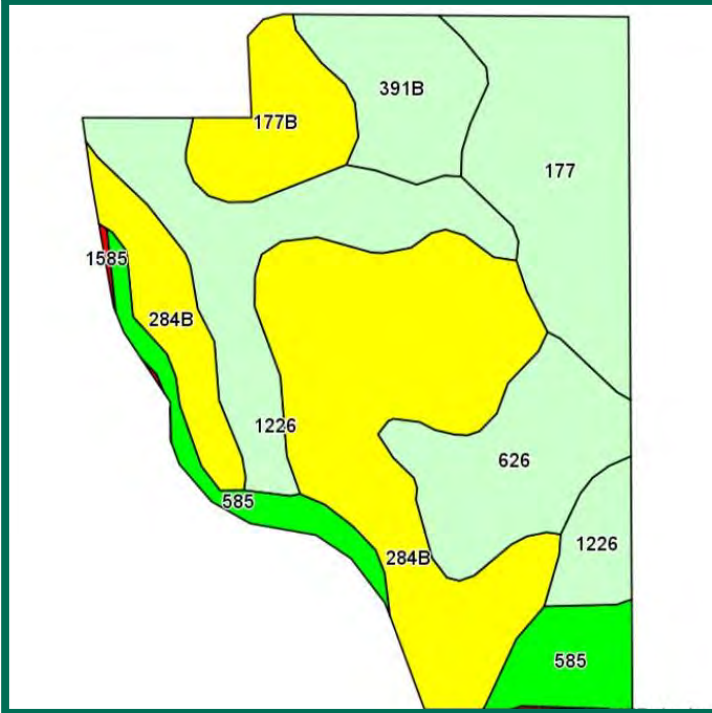
CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly 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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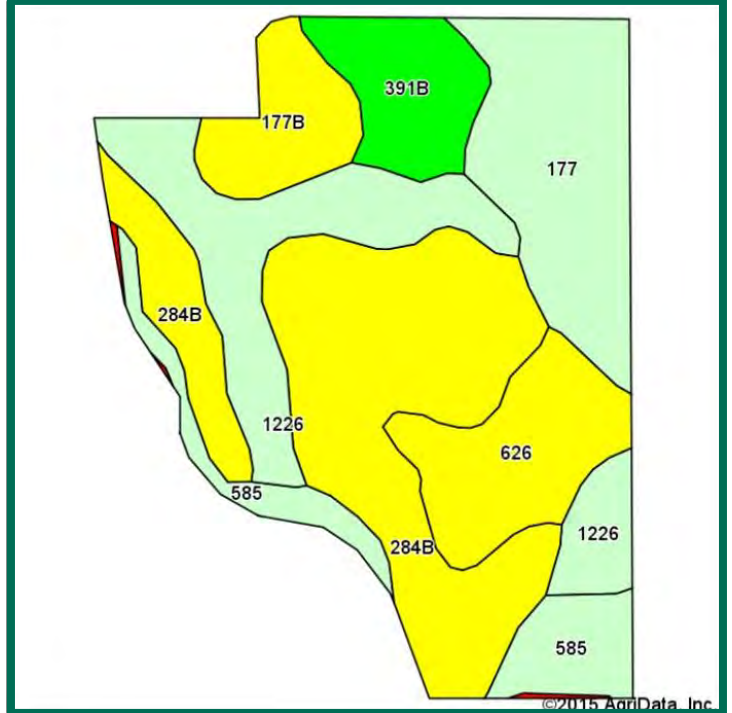
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Soil Maps—Tillable Only

CSR: 61.2 based on 22.4 FSA Crop Acres



CSR2: 58.8 based on 22.4 FSA Crop Acres



Area Symbol: IA013, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
284B	Flagler sandy loam, 2 to 5 percent slopes	7.32	32.7%		IIIe	50	45
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	3.97	17.7%		IIIs	60	72
177	Saude loam, 0 to 2 percent slopes	3.63	16.2%		IIIs	60	63
626	Hayfield loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	2.45	10.9%		IIIs	56	67
585	Spillville-Coland complex, 0 to 2 percent slopes, occasionally flooded	1.82	8.1%		IIW	74	86
391B	Clyde-Floyd complex, 1 to 4 percent slopes	1.67	7.5%		IIW	87	72
177B	Saude loam, 2 to 5 percent slopes	1.48	6.6%		IIIe	53	58
1585	Spillville-Coland, channeled-Aquolls, ponded, complex, 0 to 2 percent slopes, frequently flooded	0.06	0.3%		VIIIW	5	5
Weighted Average						58.8	61.2

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.



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Photos: 40 Acres, m/l, Black Hawk County, IA



Front of house.

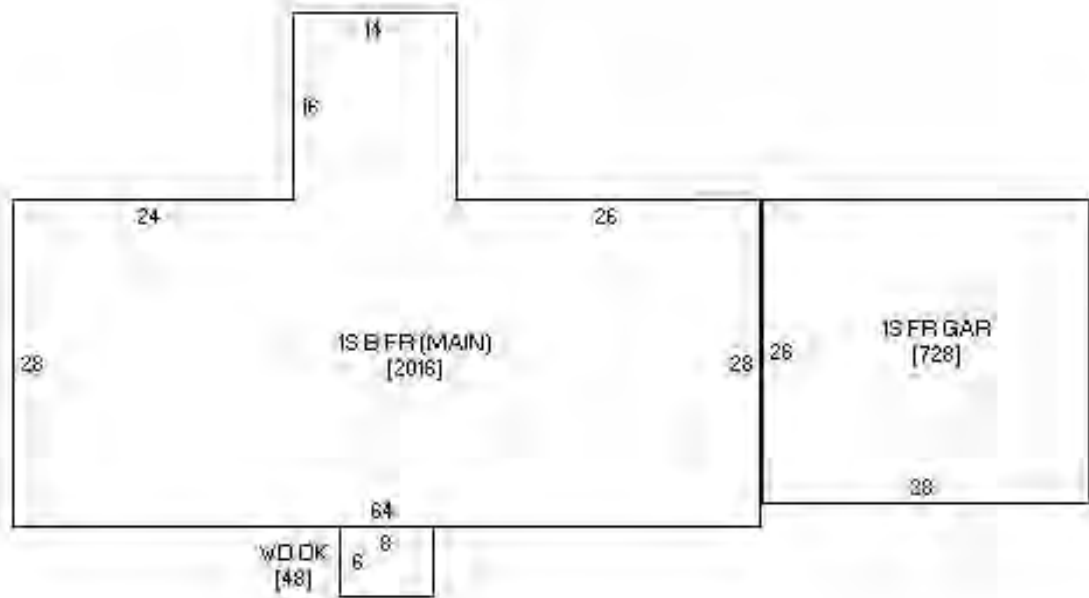


Back of house.

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Assessors House Sketch



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Kitchen



Kitchen



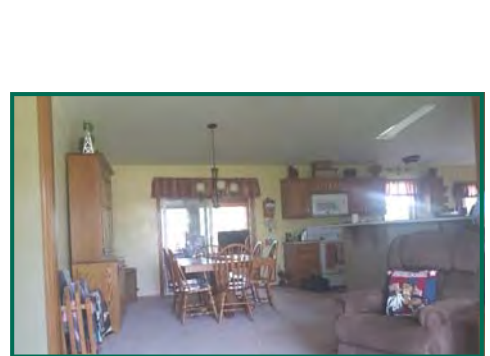
Kitchen



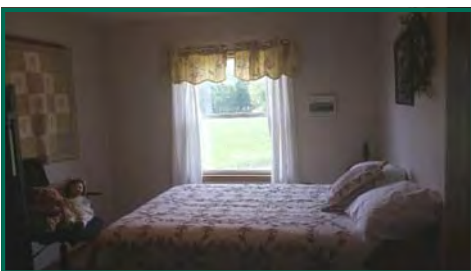
Dining room



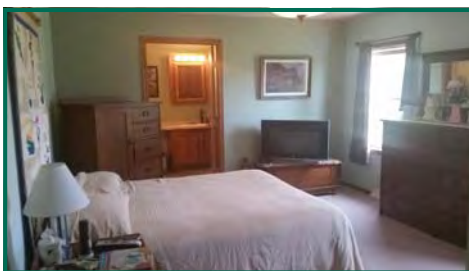
Living room



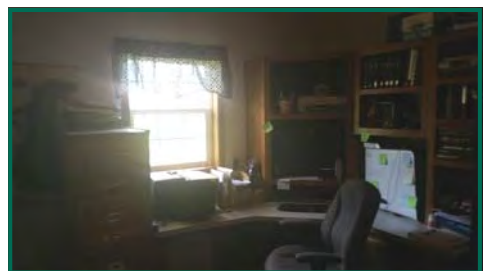
Open living room / dining room



Master bedroom



Guest bedroom



Bedroom / Office

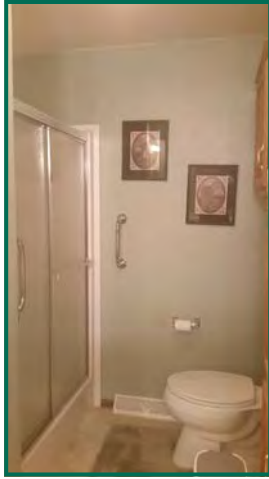
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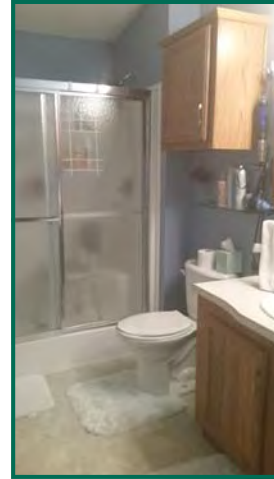
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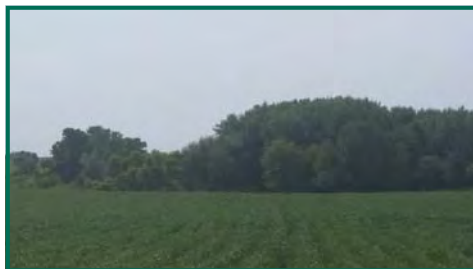
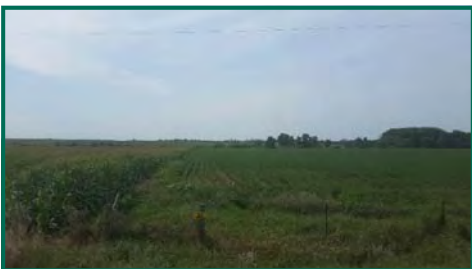
Master bathroom



Bathroom



Bathroom



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