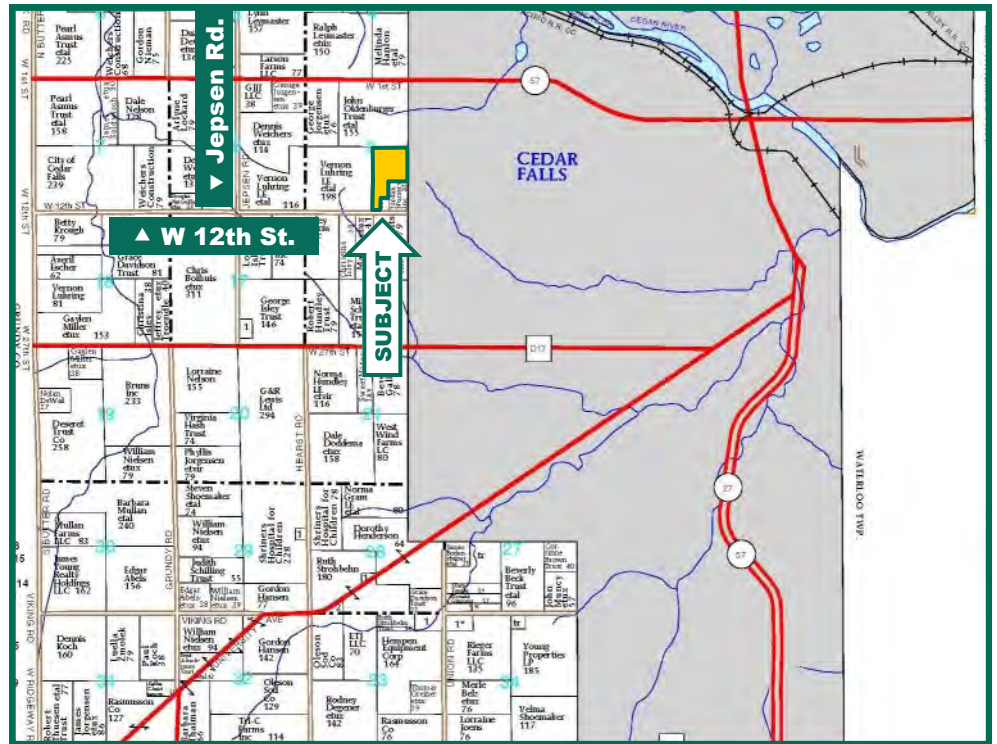


**57.97 Acres,
Black Hawk
County, IA**



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

Property Information

Location

1/4 mile west of Cedar Falls. South border W. 12th St.

Legal Description

Section 9, Township 89 North, Range 14 West of the 5TH P.M., Black Hawk County, Iowa, Cedar Falls Township. Exact legal to come from abstract.

Price & Terms

- \$1,449,250.00
- \$25,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

*Estimated Taxes Payable in 2015 - 2016:
\$2,121.27*
Net Taxable Acres: 57.97
Tax per Net. Tax. Ac.: \$36.59*

FSA Data

Farm Number: 5445 and part of 7133
Tract Number 879
Crop Acres: 59.1*
Corn Base: 49.5
Corn Direct/CC Yields: 105/105*
Bean Base: 4.3*
Bean Direct/CC Yields: 49/49
*Estimated acres and bases. Final acres and bases will be determined by local FSA office.

CRP Contracts

None

Soil Types / Productivity

Primary soils are Kenyon loam and Maxfield silty clay loam. See soil map for detail.

- **CSR2:** 91.0 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 85.3 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 85.9 per County Assessor, based on net taxable acres.

Buildings/Improvements

None

Water Information

None

Comments

High quality land in path of current housing development in NW Cedar Falls.

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Aerial Map



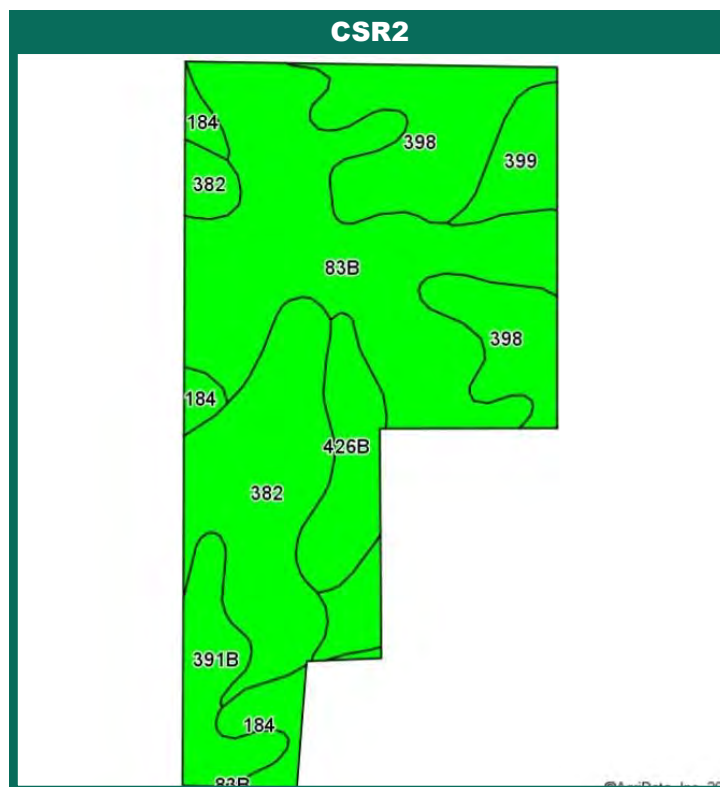
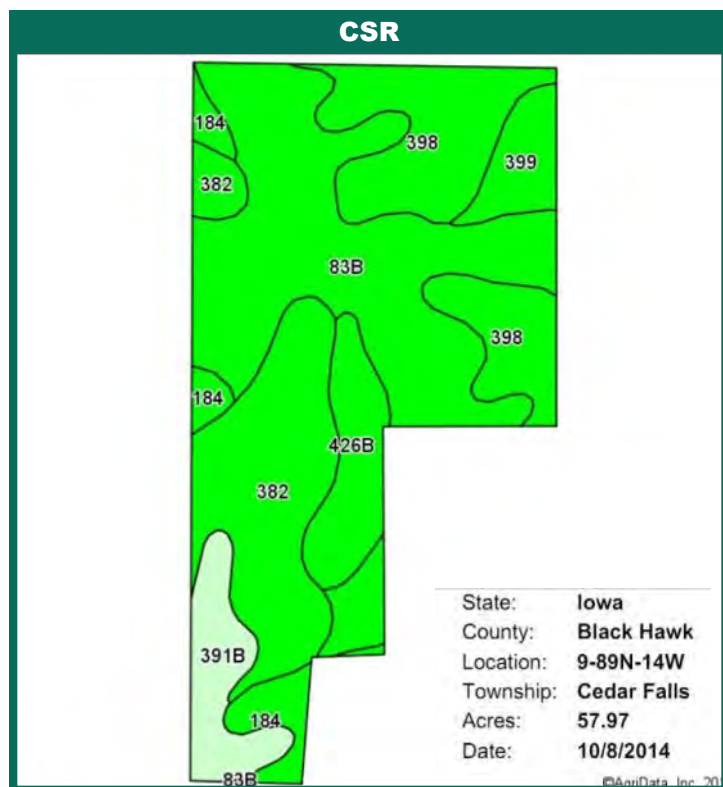
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Maps



Area Symbol: IA013, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
83B	Kenyon loam, 2 to 5 percent slopes	21.81	37.6%		Ile	90	86
382	Maxfield silty clay loam, 0 to 2 percent slopes	11.90	20.5%		IIw	94	90
398	Tripoli clay loam, 0 to 2 percent slopes	10.71	18.5%		IIw	90	81
426B	Aredale loam, 2 to 5 percent slopes	4.18	7.2%		Ile	91	85
391B	Clyde-Floyd complex, 1 to 4 percent slopes	3.94	6.8%		IIw	87	72
184	Klinger silty clay loam, 1 to 3 percent slopes	2.93	5.1%		I	95	90
399	Readlyn loam, 1 to 3 percent slopes	2.50	4.3%		I	91	91
Weighted Average						91	85.3

Area Symbol: IA013, Soil Area Version: 21

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

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

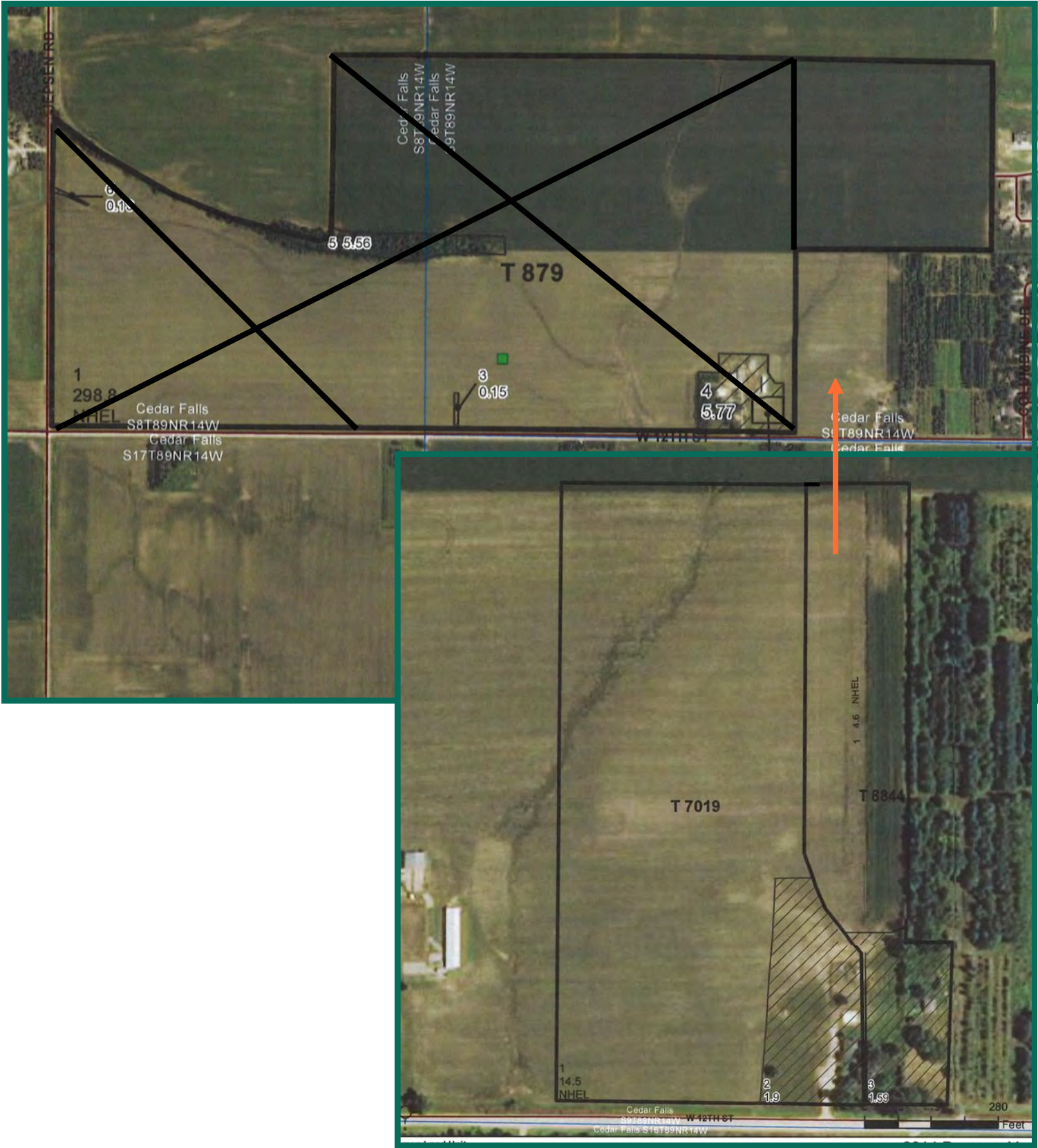


CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly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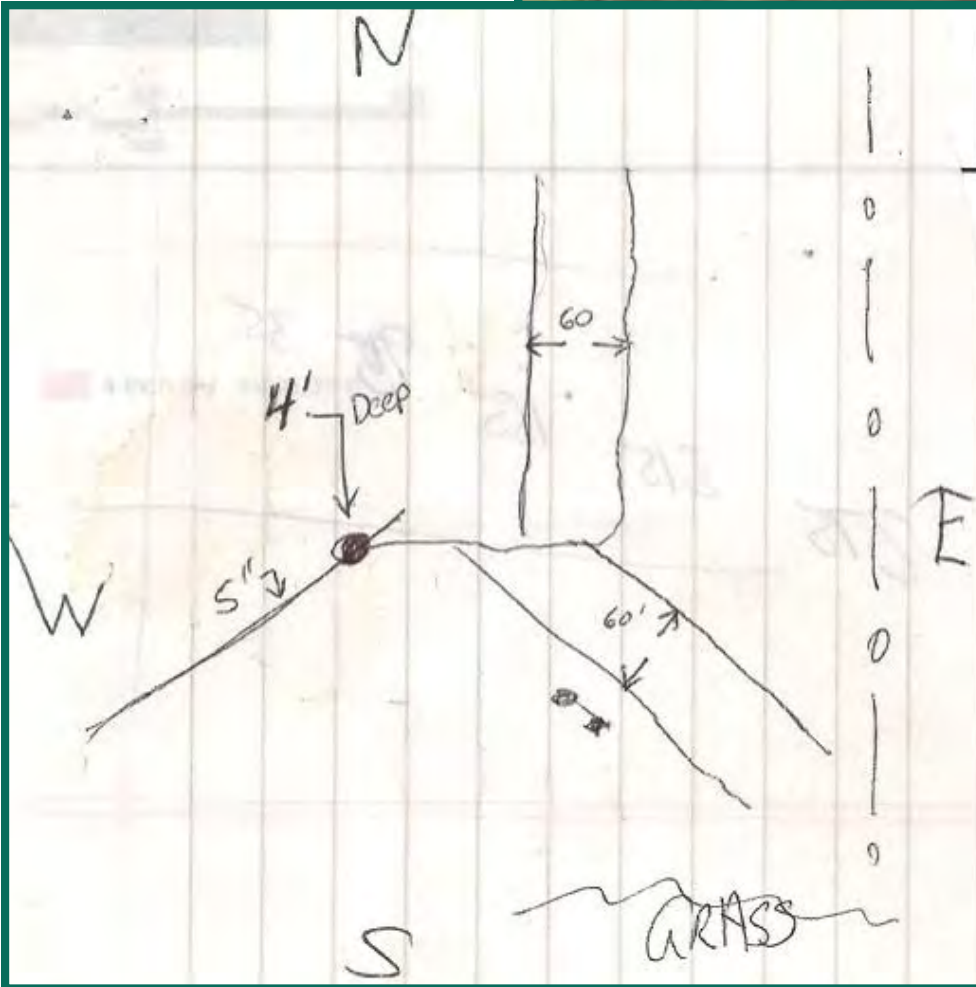


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Tile Maps



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