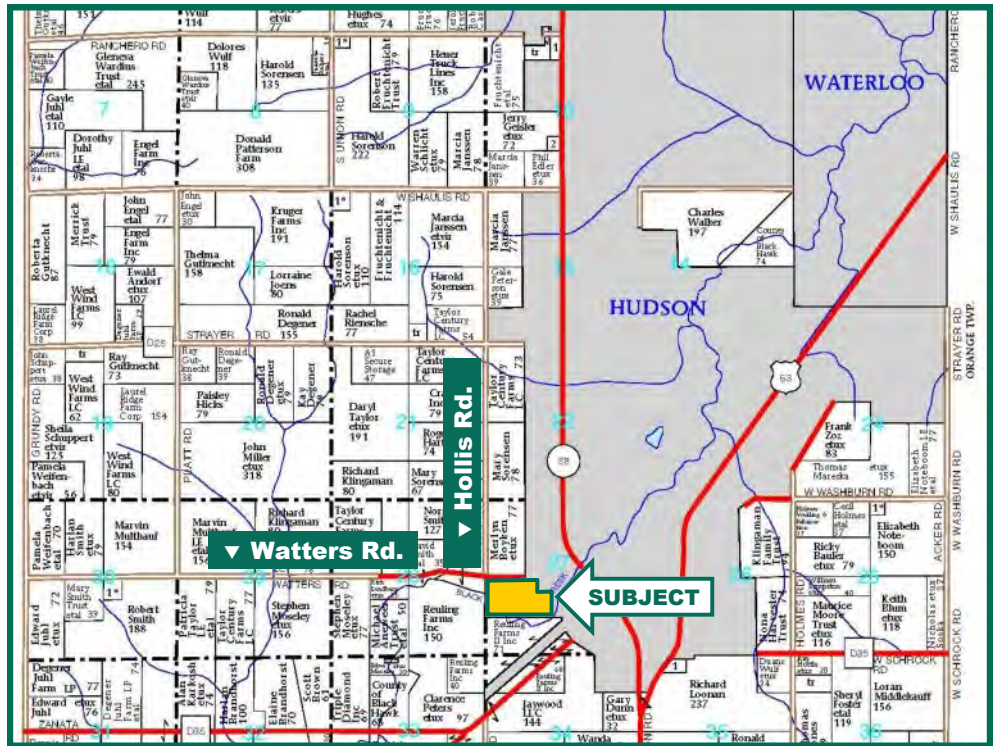


**65.52**  
**Acres m/l,**  
**Black Hawk**  
**County, IA**



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

## Property Information

### Location

Southwest edge of Hudson along Watters Rd.

### Legal Description

**Black Hawk Township** - N 1/2 SW 1/4 (except North 453 feet of East 240 feet thereof, and except North 285 feet of West 150 feet of the East 390 feet thereof; and except North 255.3 feet of the West 270 feet of the East 660 feet) of Section 27, Township 88 North, Range 14 West of the 5th P.M., except a tract of land located in the NE 1/4 SW 1/4 of Section 27, Township 88 North, Range 14 West of the 5th P.M., Black Hawk County, Iowa, described as commencing at the Northeast corner of the NE 1/4 SW 1/4 of said Section 27, thence West along the North line of said NE 1/4 SW 1/4 a distance of 660 feet, thence South and parallel with

the East line of said NE 1/4 SW 1/4 a distance of 33 feet to the point of beginning, thence West and parallel with said North line of said NE 1/4 SW 1/4 a distance of 150 feet, thence South and parallel with the East line of said NE 1/4 SW 1/4 a distance of 480 feet, thence East and parallel with the North line of said NE 1/4 SW 1/4 a distance of 570 feet thence North and parallel with the East line of said NE 1/4 SW 1/4 a distance of 228 feet, thence West and parallel with the North line of said NE 1/4 SW 1/4 a distance of 150 feet, thence North and parallel with the East line of said NE 1/4 SW 1/4 a distance of 29.7 feet, thence West and parallel with the North line of said NE 1/4 SW 1/4 a distance of 270 feet, thence North and parallel with the East line of said NE 1/4 SW 1/4 a distance of 222.3 feet to the point of beginning.

### Seller

Gordon L. Moser Revocable Trust  
Judith L. Moser Revocable Trust

### Price & Terms

- \$275,000
- \$4,197.19/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable

### Real Estate Tax

Taxes Payable in 2014 - 2015: \$934\*  
Net Taxable Acres: 65.52

Tax per Net. Tax. Ac.: \$14.26\*

\*Estimated taxes. Final taxes will be determined by local Treasurer office.

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# Aerial Map



## FSA Data

Farm Number: 3231  
Crop Acres: 34.9  
Corn Base: 34.7  
Corn Direct/CC Yields: 101/109

## CRP Contracts

None

## Soil Types / Productivity

Primary soils are Spillville loam and Nevin silty clay loam. See soil map for detail.

- **CSR2:** 79.8 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 89.7 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 43.77 per County Assessor, based on net taxable acres.

## Buildings/Improvements

None

## Water & Well Information

No well.

## Comments

Balance of land in timber and Black Hawk creek. Excellent opportunity to purchase a close to Waterloo/Cedar Falls recreation farm with income.

*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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# FSA Aerial Map

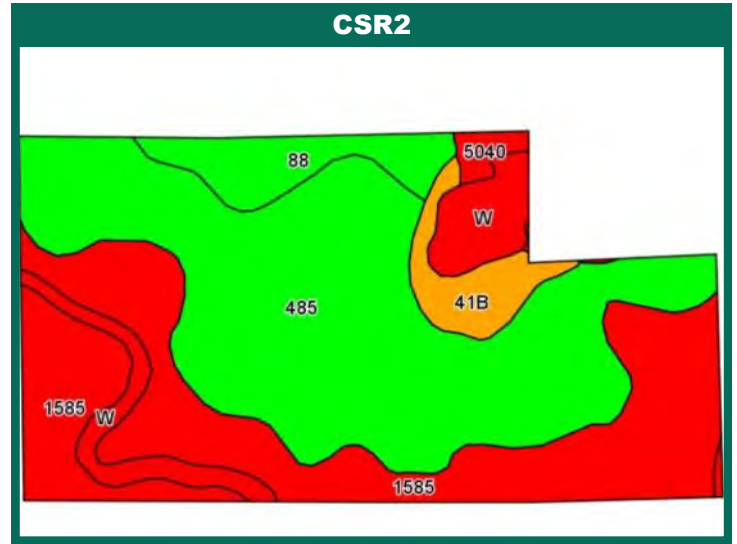
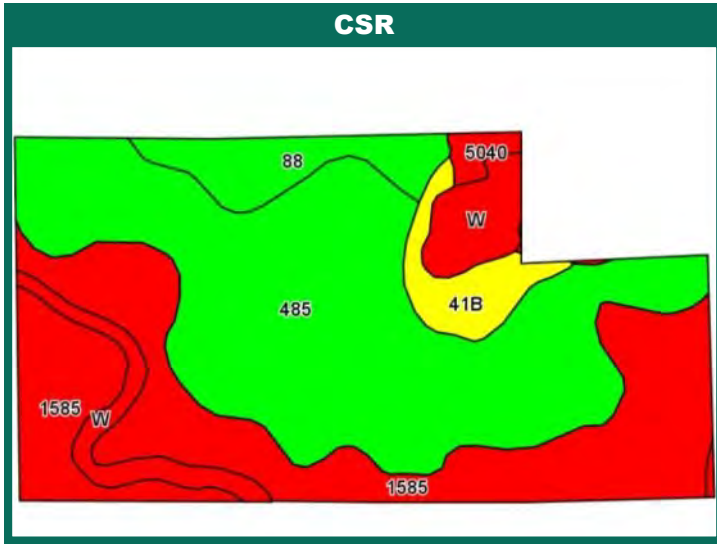


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# Soil Map Entire Property



State: Iowa  
 County: Black Hawk  
 Location: 27-88N-14W  
 Township: Black Hawk  
 Acres: 65.52  
 Date: 10/28/2014



Maps Provided By:  
**surety**  
CUSTOMER ONLINE MAPPING  
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Area Symbol: IA013, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	Irr Class	CSR2**	CSR
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	31.33	47.8%			IIw	80	92
1585	Spillville-Coland, channeled-Aquolls, ponded, complex, 0 to 2 percent slopes, frequently flooded	21.85	33.3%			VIIIw	5	5
W	Water	4.94	7.5%				0	0
88	Nevin silty clay loam, 0 to 2 percent slopes	3.86	5.9%			I	95	90
41B	Sparta loamy fine sand, 2 to 5 percent slopes	2.78	4.2%			IVs	38	40
5040	Orthents, loamy	0.76	1.2%				5	5
Weighted Average							47.2	52.7

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.

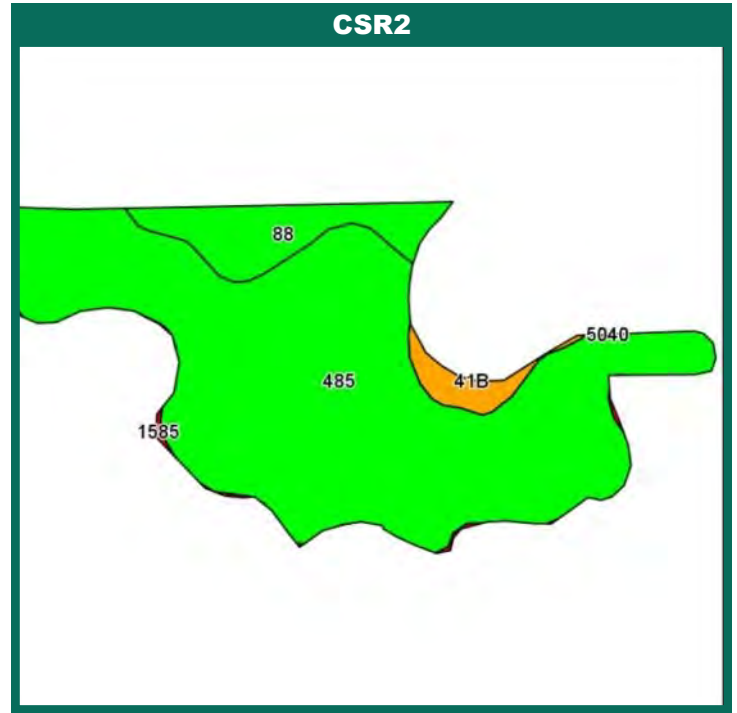
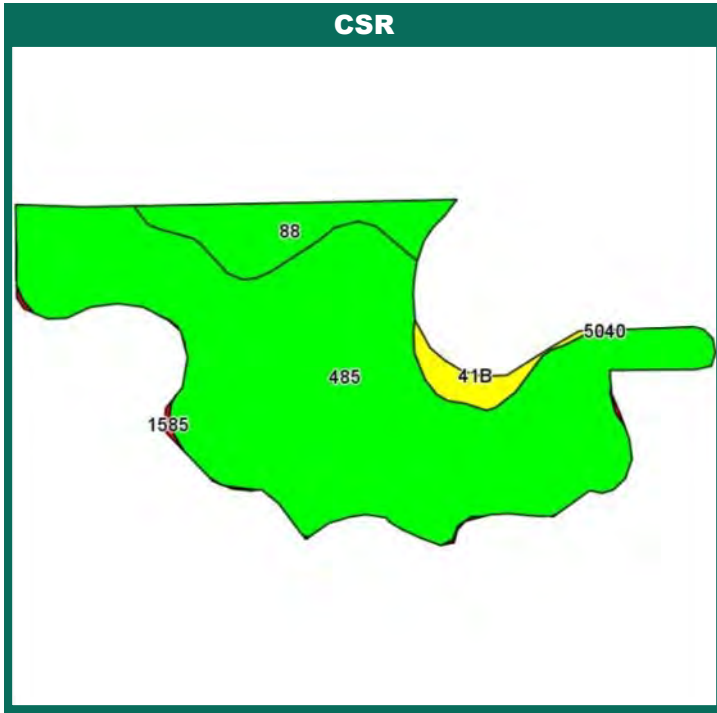
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# Soil Map Tillable Only



State: Iowa  
 County: Black Hawk  
 Location: 27-88N-14W  
 Township: Black Hawk  
 Acres: 34.85  
 Date: 10/28/2014

Area Symbol: IA013, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr. Class	Irr Class	CSR2**	CSR
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	30.08	86.3%		IIw		80	92
88	Nevin silty clay loam, 0 to 2 percent slopes	3.52	10.1%		I		95	90
41B	Sparta loamy fine sand, 2 to 5 percent slopes	1.05	3.0%		IVs	Ile	38	40
1585	Spillville-Coland, channeled-Aquolls, ponded, complex, 0 to 2 percent slopes, frequently flooded	0.20	0.6%		VIIIw		5	5
Weighted Average							79.8	89.7

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.



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