



**340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396
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WE ARE PLEASED TO PRESENT

**15.62 ACRES M/L
BLACK HAWK COUNTY, IOWA**

OWNER: John and Kathy Cruse

LEGAL: S 7 A E 30 A NE SE E 5 2/3 A W 10 A NE SE E 6 A N 10 A NE SE, Less Parcel B.

PRICE AND TERMS: \$70,000, 10% with offer and balance in cash at closing.

ESTIMATED RE TAXES AFTER SPLIT:
2011-2012, payable 2012-2013 - \$158 net, on 14.19 taxable acres, \$11.13 per acre.

POSSESSION: Negotiable – No current lease.

SCHOOL DIST: Union Community School District

WELL: Drilled well that services the acreage on the adjacent parcel is located on bareland parcel SE of the acreage. If the two parcels are sold separately, a Well Easement Agreement will be provided to acreage Buyer.

FSA INFORMATION:
FSA #5761 – Cropland 8.5 acres

<u>Crop</u>	<u>Base Acres</u>	<u>DP Yield</u>	<u>CC Pay. Yield</u>
Corn	0.0	0	0
Soybeans	2.7	29	29

Total Base Acres 2.7

HIGHLY ERODIBLE CLASSIFICATION: All land on Acreage and Bareland is considered Non-Highly Erodible Land (NHEL).

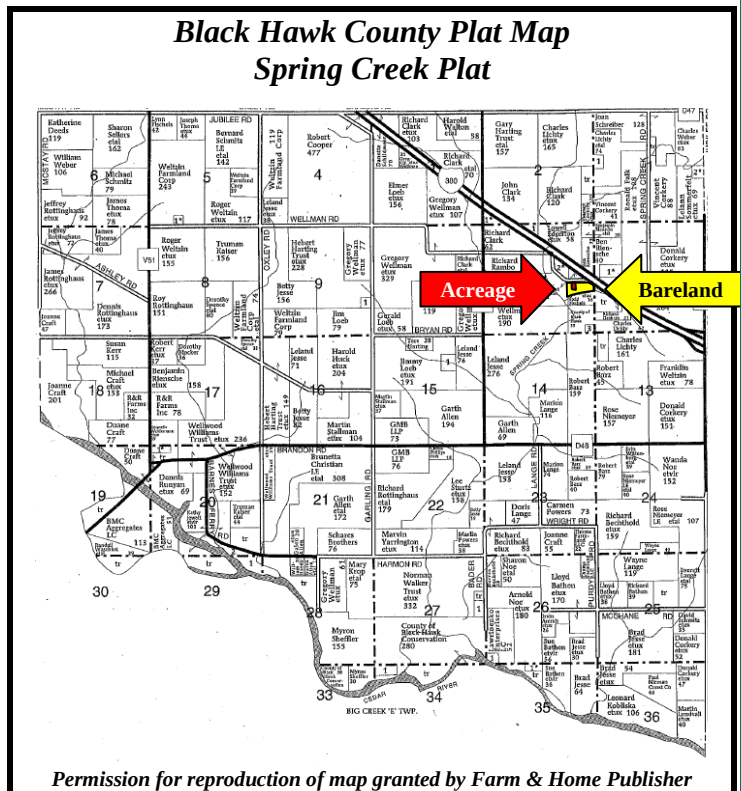
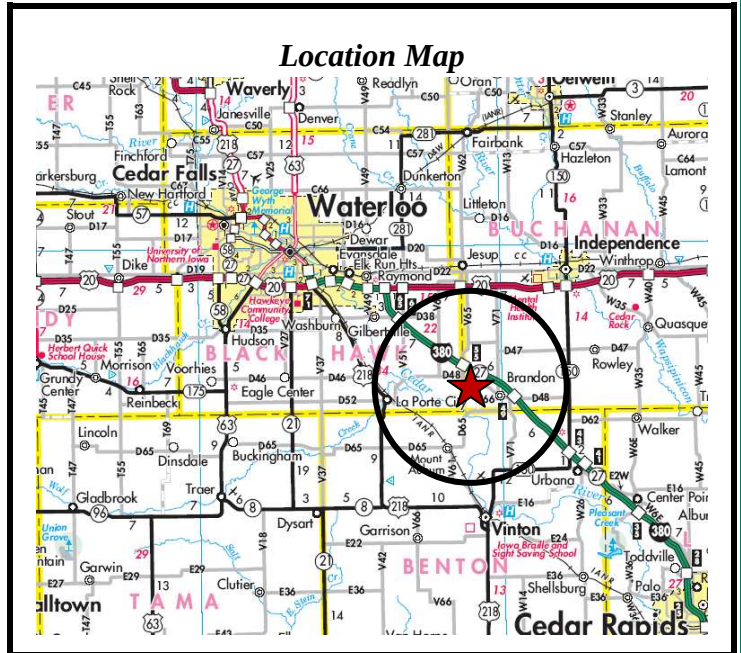
AVERAGE CSR:

Primary soils are Wapsie loam and Spillville loam. See soils map for detail.

CSR: Per County Assessor based on net taxable acres not currently available.

CSR: 55.1 per AgriData, Inc. 2012, based on FSA crop acres

GRAIN STORAGE: None

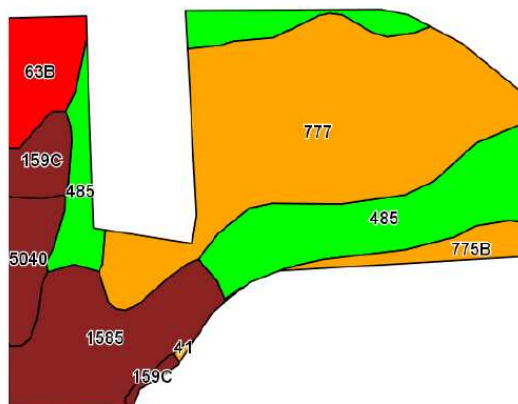


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.
REID #050-703-2

COMMENTS: Rare opportunity to purchase a property with I380 visibility located on dead end road for a potential **ON PROPERTY BUSINESS**. The Amana Conservation Visitors Bureau currently pays \$100 annually to keep a billboard on the property. Entire property is being sold in "As Is Where Is" condition.

CONSERVATION RESERVE PROGRAM INFORMATION:

<u>Contract #</u>	<u>Acres/Practice</u>	<u>Rate/Acre</u>	<u>Annual Pmt</u>	<u>Contract Expiration</u>
353B	5.8 Acres CP-3A New Long Leaf Pines	\$112.07	\$650	September 30, 2014

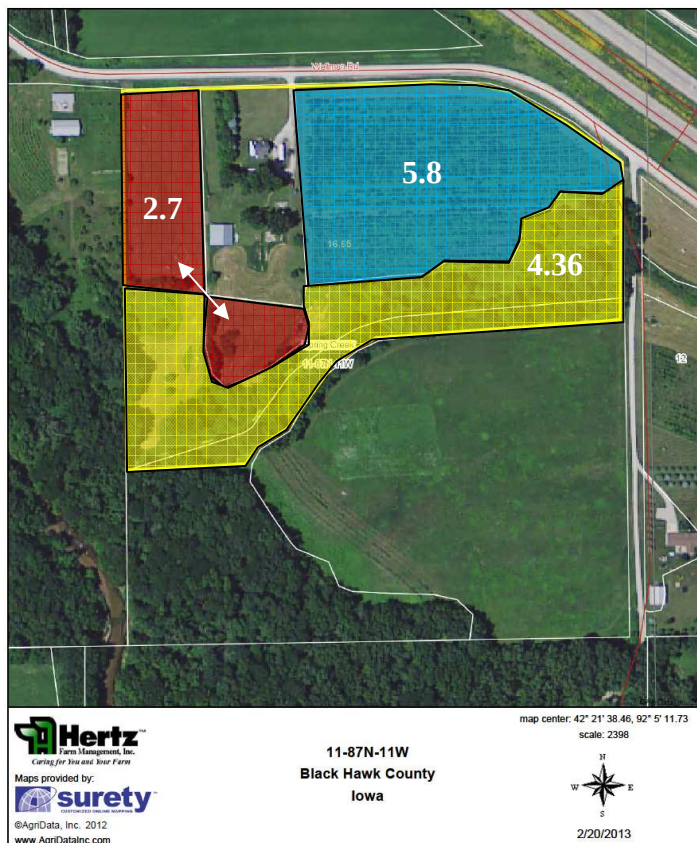


State: Iowa
County: Black Hawk
Location: 11-87N-11W
Township: Spring Creek
Acres: 14.2
Date: 3/5/2013

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Maps provided by:

surety
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11-87N-11W
Black Hawk County
Iowa

map center: 42° 21' 38.46, 92° 5' 11.73
scale: 2398



2/20/2013

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

Tillable Acres – 2.7

CRP – 5.8 acres

Forest Reserve – 4.36

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	Irr Class	CSR*
777	Wapsie loam, 1 to 3 percent slopes	6.1	42.2%		Ils		58
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	3.4	24.2%		Ilw		92
1585	Spillville-Coland, channeled-Aquolls, ponded, complex, 0 to 2 percent slopes, frequently flooded	2.2	15.4%		Vw		5
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	0.9	6.3%		IVs		36
5040	Orthents, loamy	0.6	4.6%				5
159C	Finchford loamy sand, 2 to 9 percent slopes	0.5	3.8%		IVs		5
775B	Billett sandy loam, 2 to 5 percent slopes	0.5	3.3%		Ile		52
Weighted Average							51.9

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