



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

**40.29 Acres m/l  
Black Hawk County, Iowa**

**OWNER:** Kathryn N. Gades

**LEGAL:** NW ¼ SE ¼ and NE SE except I-520 Right-of - Way Section 1, T88N, R14W also except commencing at a pt 560 ft S of NE Corner, thence South along East line to South line N ½ of said SE ¼ thence West along said South line a distance of 590 feet thence North parallel East line 315 feet thence NE'ly to a point of beginning except all that part lying South of I-520

**PRICE/TERMS:** \$546,729.91 (\$13,569.87 per acre)  
10% with offer and balance in cash at closing.

**RE TAXES:** 2010-2011, payable 2011-2012 - \$1,062 net (estimated), on 40.29 taxable acres, \$26.36 per acre.

**POSSESSION:** Negotiable

**SCHOOL DIST:** Hudson Community School District

**FSA INFO:** #4982

<u>Crop</u>	<u>Base Acres Est</u>	<u>DP Yield</u>	<u>CCP Yield</u>
Corn	36.3	117	117
Soybeans	3.5	33	33

Total Cropland 39.8

**AVERAGE CSR:** 72.5 Per AgriData

**BUILDINGS:** None

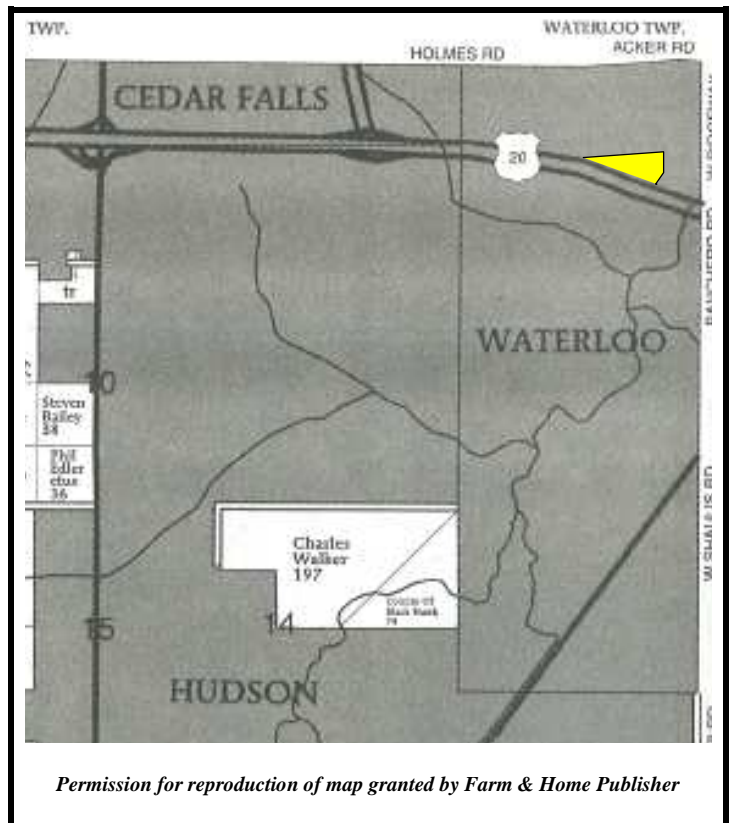
**WELL:** None

**ZONED:** Agricultural

**HIGHLY ERODIBLE CLASSIFICATION:** All land is Non Highly Erodible Land (NHEL)

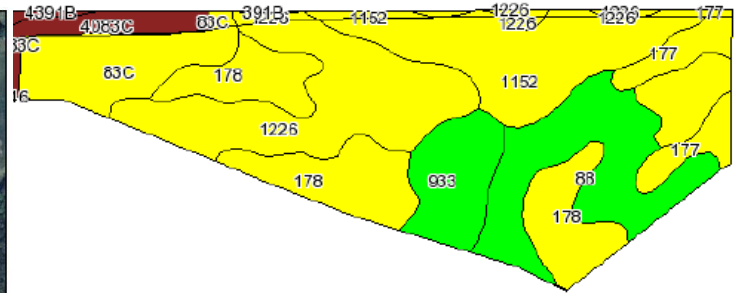
### COMMENTS:

All land lies within the city limits of Waterloo.  
Adjacent to a soccer complex, John Deere Supervisor Club, and Biking Trail.  
No city sewer or water is adjacent to property at this time.  
Excellent Hwy 20 visual exposure.



*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.*

## AERIAL & SOIL MAPS



State: Iowa  
 County: Black Hawk  
 Location: 001-088N-014W  
 Township: Waterloo  
 Acres: 40  
 Date: 9/19/2011



Maps provided by:



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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	8.2	20.5%		IIIs	72	184	50
1152	Marshan clay loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	8	19.9%		IIW	68	179	48
178	Wauke loam, 0 to 2 percent slopes	7.4	18.5%		IIIs	79	194	52
88	Nevin silty clay loam, 0 to 2 percent slopes	6	15.0%		I	90	209	56
83C	Kenyon loam, 5 to 9 percent slopes	3.8	9.6%		IIIe	71	183	49
933	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.9	7.3%		IIW	80	195	53
177	Saude loam, 0 to 2 percent slopes	2.2	5.4%		IIIs	63	172	46
4083C	Kenyon-Urban land complex, 5 to 9 percent slopes	1.3	3.3%		IIIe	0		
4391B	Clyde-Floyd-Urban land complex, 1 to 4 percent slopes	0.2	0.4%		IIW	0		
Weighted Average						72.5	181.7	48.9

FSA Borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.  
 Property borders are an approximate representation.

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