



**340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396
Ph: 319-234-1949 • Fax: 319-234-2060**

WE ARE PLEASED TO PRESENT

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

OWNER: Kathryn N. Gades

LEGAL: NW ¼ SE ¼ and the NE SE Section 1, T88N-R14W except I-520 Right of Way also except that part lying North of I-20 all in Black Hawk County, IA.

PRICE/TERMS: \$140,040.00 (\$9,000 per acre)
10% with offer and balance in cash at closing.

RE TAXES: 2010-2011, payable 2011-2012 - \$402.00 net (estimated), on 15.24 taxable acres, \$26.38 per acre.

POSSESSION: Negotiable

SCHOOL DIST: Hudson Community School District

FSA INFO: #4982

Crop	Base Acres Est	DP Yield	CCP Yield
Corn	12.1	117	117
Soybeans	1.2	33	33

Total Cropland 13.3

AVERAGE CSR: 71.1 Per AgriData

BUILDINGS: None

WELL: None

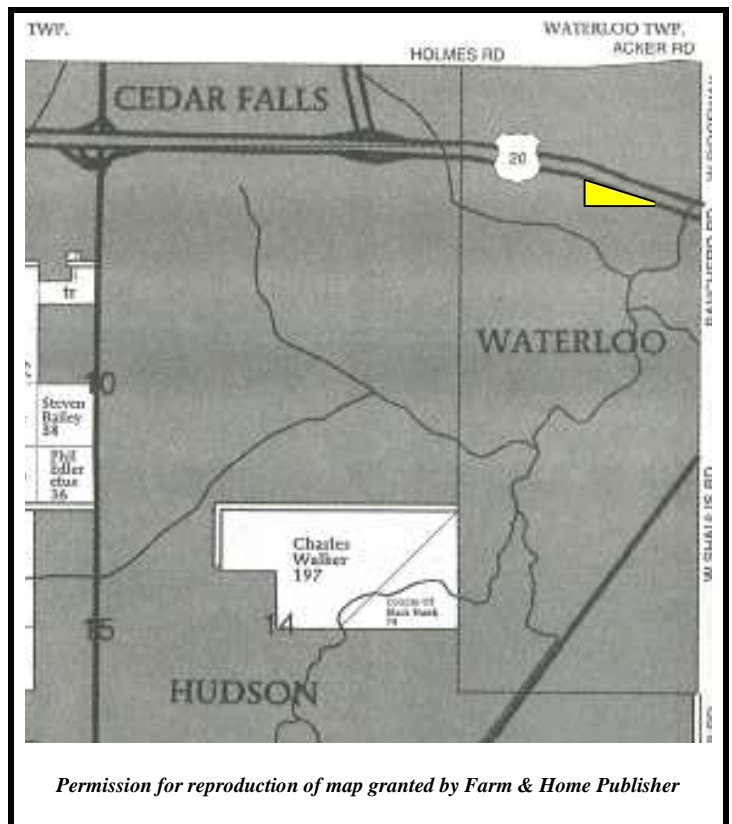
ZONED: Agricultural

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

COMMENTS:

All land lies within the city limits of Waterloo.
No city sewer or water is adjacent to property at this time.

Excellent Hwy 20 visual exposure.



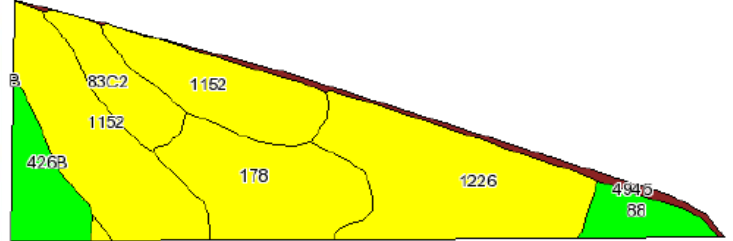
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.

REID #050-0657

AERIAL & SOIL MAPS



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



State: Iowa
County: Black Hawk
Location: 001-088N-014W
Township: Waterloo
Acres: 15.7
Date: 9/19/2011



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
1152	Marshan clay loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	5.2	32.8%		IIw	68	179	48
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	4.1	26.2%		IIIs	72	184	50
178	Waukeel loam, 0 to 2 percent slopes	2.8	18.0%		IIIs	79	194	52
426B	Aredale loam, 2 to 5 percent slopes	1.2	7.4%		IIe	85	202	55
83C2	Kenyon loam, 5 to 9 percent slopes, moderately eroded	1.1	7.3%		IIle	69	180	49
88	Nevin silty clay loam, 0 to 2 percent slopes	0.8	4.9%		I	90	209	56
4946	Orthents-urban land complex	0.5	3.4%			0		
Weighted Average						71.1	180.2	48.6

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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