



**340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396
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**WE ARE PLEASED TO PRESENT
38.17 ACRES M/L
BLACK HAWK COUNTY, IOWA**

OWNER: Guillermo Nodarse

LOCATION: 412 W. Dunkerton Rd., Cedar Falls, IA .
Intersection of Dunkerton Rd. and Shetland Ave.

LEGAL: NE NW Section 36, Township 90 North, Range 14 West, that part beginning at NW corner NE1/4, 90 deg 58 min 6 sec 265.78 ft. along North line of said NW1/4 thence S 242.30 ft. thence N 89 deg 58 min 6 sec W 265.78 ft. to W line of said NE1/4 NW1/4 thence N 243.3 ft. to point of beginning and except N 50 ft., Black Hawk County, Iowa.

PRICE/TERMS: \$306,000.00

10% with offer and balance in cash at closing.

RE TAXES: 2010-2011, payable 2011-2012 - \$2,508.00 net, on 38.17 acres m/l.

POSSESSION: Negotiable

SCHOOL DIST: North Cedar School Elementary - Cedar Falls School District

FSA INFO: #1568

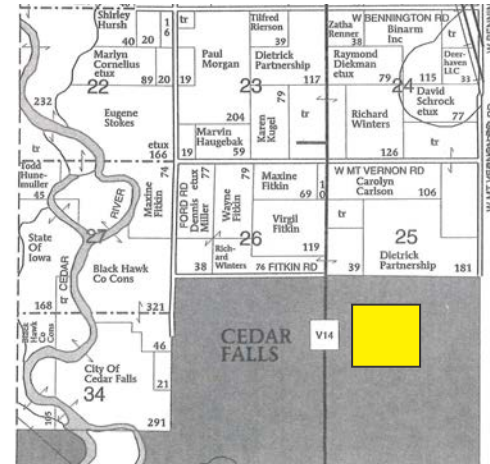
<u>Crop</u>	<u>Base Acres</u>	<u>Direct Payment Yield</u>	<u>Counter Cyclical Payment Yield</u>
Corn	31.8	105	105
Soybeans	5.3	32	32
Total	37.1		
Cropland			

AVERAGE CSR: 46.7 Per AgriData; or 43 per Assessor

BUILDINGS: Storage Shed – 340 sq. ft.
Storage Shed – 256 sq. ft.

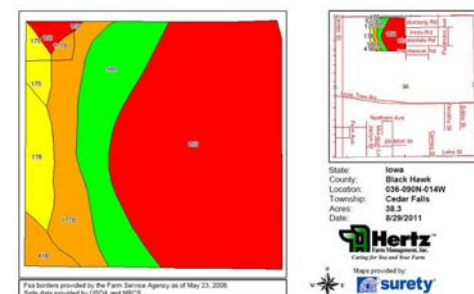
WELL: Sandpoint well 30' deep with jet pump located in basement.

HIGHLY ERODIBLE CLASSIFICATION: All land classified as Non Highly Erodible Land (NHEL).



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Aerial and Soil Maps



Code	Soil Description	Acres	Percent of field	CSR Legend	Non Ir Class	Ir Class	CSR	Corn	Soybeans
159	Finchford loamy sand, 0 to 2 percent slopes	23	60.2%	8/10	8/10	30	129	35	35
160	Typical Colwell complex, 0 to 2 percent slopes, occasionally rounded	6.6	17.2%	8/10	8/10	80	160	45	45
177B	Shale loam, 2 to 5 percent slopes	4.8	12.4%	8/10	8/10	168	168	45	45
178	Shale loam, 0 to 2 percent slopes	2.1	5.4%	8/10	8/10	78	156	45	45
179	Dickinson fine sandy loam, 0 to 2 percent slopes	0.5	1.3%	8/10	8/10	30	105	45	45
41B	Sparta loamy fine sand, 2 to 5 percent slopes	0.9	2.4%	8/10	8/10	43	141	30	30
						Weighted Average		46.4	35.1

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. Reid#050-0641

Dwelling:

1-Story frame house built in 1929, 2-Story Frame addition 1983, total finished sq. ft. 1,248.

- All New Casement Windows
- 2 LP Furnaces – General Electric and High Efficiency Frigidaire.
- 2 Central Air Units
- Vinyl Flooring
- Updated Wiring
- Updated Plumbing – Cutler Plumbing and Pump Janesville
- Cement Block Basement
- Sump Pump
- Rudd Power Vent to 40 Gal. LP Water Heater
- Pressure Tank and Jet Pump in Basement
- Vinyl Siding
- Detached Frame Garage with Opener – 26 x 24 = 624 sq. ft
- Appliances included
- Cedar Falls Utilities – Average Electric Bill \$100/month

Main Level consist of the following:

- Kitchen – Carpeted
 - Block Counter / SS. Sink
 - Kenmore Dishwasher – not working
 - Hotpoint Refrigerator
 - Amana Glass Top Stove
 - Master Bedroom – Walk in Double Closet
 - Dining Room
 - Office
 - Vertical Blinds Throughout Main Floor
- Furnished

2nd Level Consists of the following:

- Large SW Bedroom with 5 x 8 Walk in Closet
- Smaller Bedroom with Small Walk in Closet and Skylight.
- ¾ Bath – Tile Floor

COMMENTS:

Basement has been dry except in 2008 there Was a small amount of seepage. Deep high Ceiling in west section of basement. Poured Wall and drywall in west section. Portions of the cropland are in the floodplain.



Back of House



Back view of House/Garage



Cropland – View from West looking East from behind house, July 8, 2011