



**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

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

OWNER: Kathryn N. Gades

LEGAL: NE ¼ SE ¼ Sec 1, T88N, R14W except commencing at a pt 560 ft S of NE Corner, thence S along E line to S line N ½ of said SE ¼ thence W along said S line a distance of 590 feet thence N parallel E line 315 feet thence NE'ly to point of beginning excluding I520 right-of-way consisting of 28.71 acres m/l; AND NW ¼ SE ¼ except I-510 right of Way in Section 1, T88N, R14W consisting of 26.82 acres; all in Black Hawk County, IA.

PRICE/TERMS: \$760,000.00 (\$13,571.43 per acre)
10% with offer and balance in cash at closing.

RE TAXES: 2009-2010, payable 2010-2011 - \$1,422 net, on 55.53 taxable acres, \$25.61 per acre.

POSSESSION: Negotiable

SCHOOL DIST: Hudson Community School District

FSA INFO: #4982

Crop	Base Acres Est	DP Yield	CCP Yield
Corn	48.4	117	117
Soybeans	4.7	33	33

Total Cropland 53.1

AVERAGE CSR: 72 Per AgriData

BUILDINGS: None

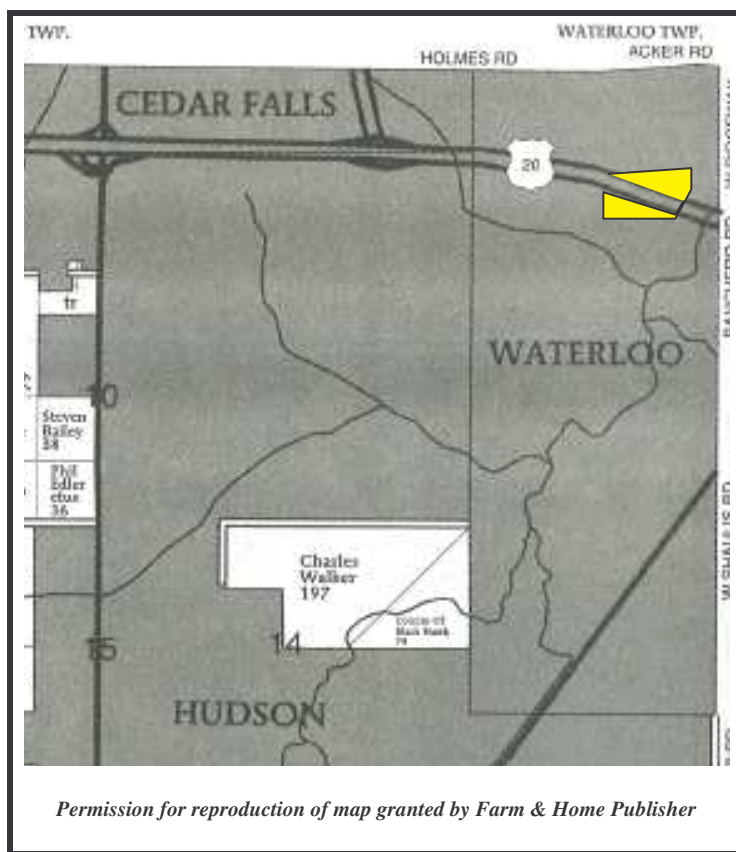
WELL: No

ZONED: Agricultural

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

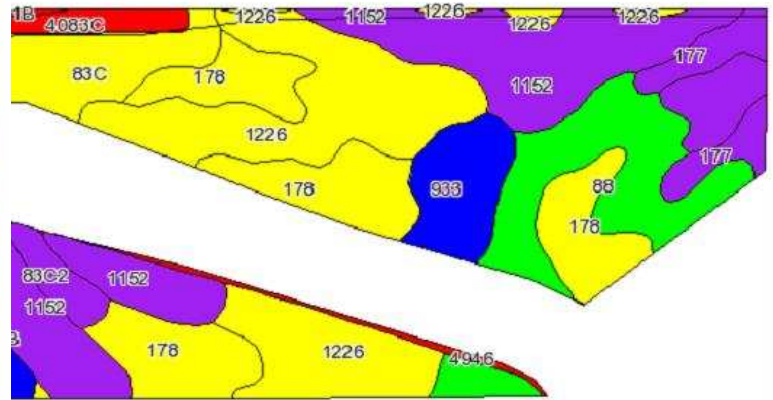
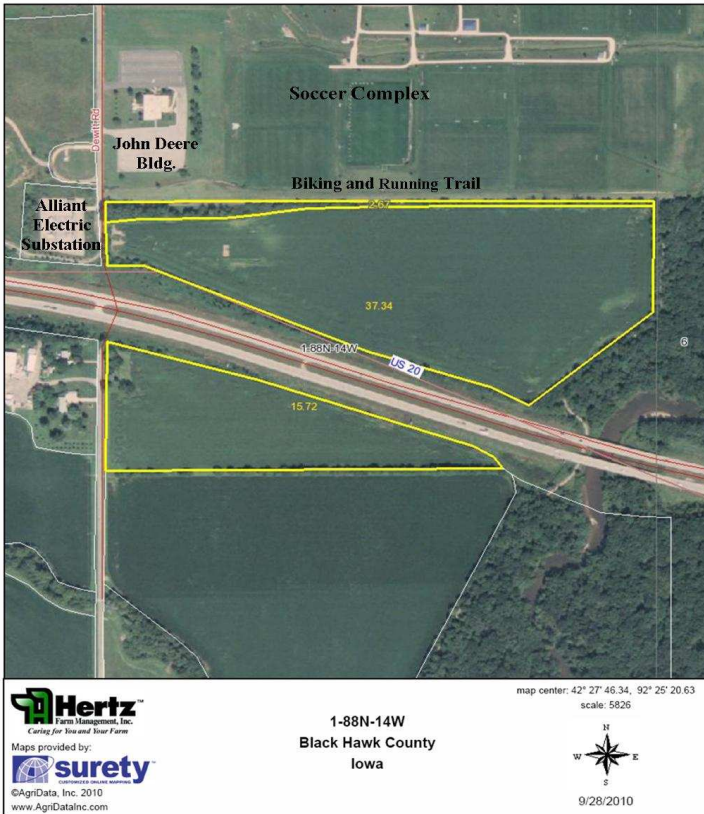
COMMENTS:

All land lies within the city limits of Waterloo.
North side of Hwy 20 is 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.

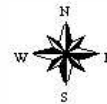


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.

AERIAL & SOIL MAPS



State: Iowa
County: Black Hawk
Location: 001-088N-014W
Township: Waterloo
Acres: 55.7
Date: 9/28/2010



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	13.1	23.5%		IIw	68	179	48
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	12.3	22.1%		IIs	72	184	50
178	Waukee loam, 0 to 2 percent slopes	10.2	18.4%		IIs	79	194	52
88	Nevin silty clay loam, 0 to 2 percent slopes	6.8	12.1%		I	90	209	56
83C	Kenyon loam, 5 to 9 percent slopes	3.8	6.9%		IIIe	71	183	49
933	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.9	5.2%		IIw	80	195	53
177	Saude loam, 0 to 2 percent slopes	2.2	3.9%		IIs	63	172	46
4083C	Kenyon-Urban land complex, 5 to 9 percent slopes	1.3	2.3%		IIIe	0		
426B	Aredale loam, 2 to 5 percent slopes	1.2	2.1%		IIe	85	202	55
83C2	Kenyon loam, 5 to 9 percent slopes, moderately eroded	1.1	2.0%		IIIe	69	180	49
4946	Orthents-urban land complex	0.6	1.0%			0		
4391B	Clyde-Floyd-Urban land complex, 1 to 4 percent slopes	0.2	0.3%		IIw	0		
Weighted Average						72	181	48.7

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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