



**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

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

OWNER: Yvonne McKelvie, Kevin McKelvie,
Jeff McKelvie Living Trust

LOCATION: 1 mile northwest of Allen Hospital or ¼
mile west of Hwy. 63 on W. Airline Hwy in Waterloo, IA

LEGAL DESCRIPTION: The W ½ of the NE ¼ and the east
60 acres of the NW ¼ in Section 11, Township 89 North,
Range 13 West of the 5th P.M., Black Hawk County.

PRICE AND TERMS: \$596,850 - 10% with offer and
balance in cash at closing.

RE TAXES: 2009-2010, payable 2010-2011 - \$5,018 net,
on 138 taxable acres.

POSSESSION/CLOSING: Negotiable, open lease for 2011
crop year.

SCHOOL DISTRICT: Waterloo Community Schools

FSA INFO: #949

<u>Crop</u>	<u>Base Acres</u>	<u>Direct Payment Yield</u>	<u>Counter Cyclical Payment Yield</u>
Corn	79.1	119	119
Soybeans	2.0	34	34

SOILS: Soil map included.

AVERAGE CSR: 72.4 per Assessor

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

CRP CONTRACTS:

<u>Ctrct #</u>	<u>Practice</u>	<u>Acres</u>	<u>Rate</u>	<u>Total</u>	<u>Exp</u>
371B	General/CRP	15.9	\$88.00	\$1,400	2013
214	Riparian Area	11.3	\$223.36	\$2,524	2017

GRAIN STORAGE: 4 Gov't Bins – 2,400 bu each

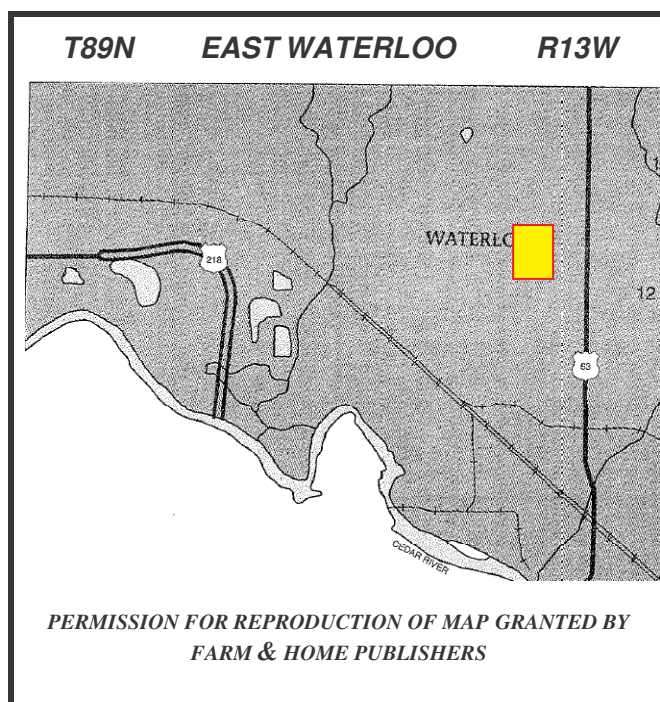
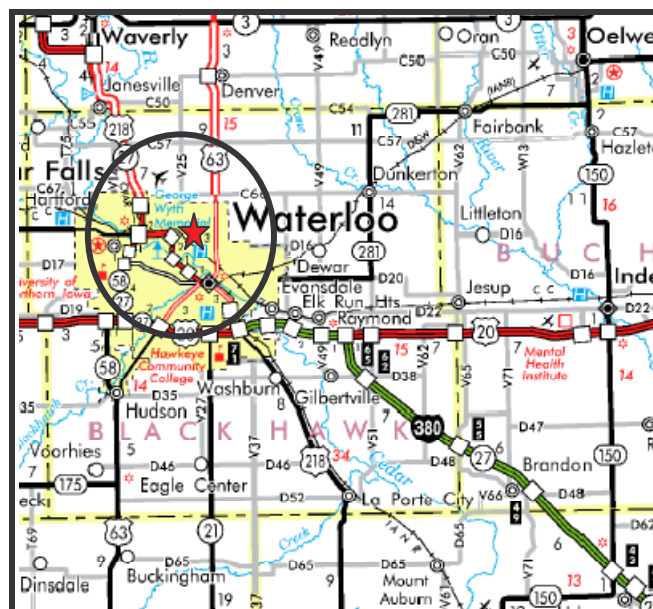
WETLANDS: There are three restricted use wetlands
on this property. See map on page 2.

TILE: Cropland has drainage tile installed. See map
on page 2.

WELL: A well located on farmstead.

SEPTIC: The septic system for each house does not
have a leach field and would not pass a DNR
inspection and will require a new system.

COMMENTS: This is a unique property in an urban
setting that provides recreational opportunities with
good income producing cropland.



- 1 story house, 1,232 square feet
- 2 bedrooms and 1 bathroom
- 22' x 24' detached garage

435 W Airline Highway

- 1 story house, 920 square feet
- 3 bedrooms and 1 bathroom
- 20' x 24' detached garage

Each rents for \$400 per month.

<u>Building</u>	<u>Year Built</u>
12' X 40' Concrete Silo	1940
26' x 6-' Pole Building	1940
20' x 40' Machine Shed	1952

[illegible]

Ting, Inc. 100 220th Street, Jesup, Iowa 50648 Phone (319) 827-8329

LOCATION PLAN OF DRAINAGE SYSTEM

The diagram illustrates a drainage system layout with several labeled areas and dimensions:

- Top Left:** A series of parallel lines representing a drainage channel or field boundary, with dimensions ranging from 112' to 391'.
- Top Center:** A rectangular area labeled "Bldg." with a dimension of 1130'.
- Top Right:** A vertical strip of land with dimensions 662', 642', 670', 645', 659', 668', 839', 803', 820', 748', and 716'.
- Middle Right:** A large rectangular area with dimensions 1133', 1219', 1133', 1000', 900', 804', 662', 531', and 576'.
- Bottom Left:** A curved area labeled "L. W." with dimensions 112', 110', 108', 106', 104', 102', 100', 98', 96', 94', 92', 90', 88', 86', 84', 82', 80', 78', 76', 74', 72', 70', 68', 66', 64', 62', 60', 58', 56', 54', 52', 50', 48', 46', 44', 42', 40', 38', 36', 34', 32', 30', 28', 26', 24', 22', 20', 18', 16', 14', 12', 10', 8', 6', 4', 2', 1'.



<u>Acres</u>	<u>Soil Number</u>	<u>Soil Type</u>	<u>Slope</u>	<u>CSR</u>
19.2	4041B	Sparta Loamy Fine Sand	2-5%	40
3.2	4041C	Sparta Loamy Fine Sand	5-9%	25
53.4	4083B	Kenyon Loam	2-5%	86
17.2	4084	Clyde Clay Loam	0-3%	76
36.6	4391B	Clyde-Floyd Complex	1-4%	72
8.4	4408B	Olin Fine Sandy Loam	2-5%	66
138.00		Average CSR =		72

Average CSR = 72