



340 Tower Park Dr. P.O. Box 2396
Waterloo, IA 50704-2396

Ph: 319-234-1949 Fax : 319-234-2060

WE ARE PLEASED TO PRESENT

12.7 Acres
Black Hawk County
Waterloo, Iowa

OWNER: Leanne M. Swope

LEGAL: S ½ SW FRAC ¼ SEC 6 T 88N R 13W of the
5th P.M., all in Black Hawk County, Iowa.

PRICE/TERMS: \$35,000.00 – 10% earnest money with
offer and balance in cash at closing.

RE TAXES: 2009-2010, payable 2010-2011 - \$252.00
net taxes on 12.7 taxable acres.

POSSESSION: Negotiable.

SCHOOL DIST: Waterloo Community Schools

WELL: None

BUILDINGS: None

FSA INFORMATION: FSA #6077 – Tracts #9332

Crop	Base Acres	Direct Payment Yield	Counter Cyclical Payment Yield
Corn	12.0	137	137
Beans	2.4	43	43
Total Cropland	14.4		

COMMENTS: Bare land in Flood Zone – A4, see FEMA
Flood Zone Designations map enclosed.

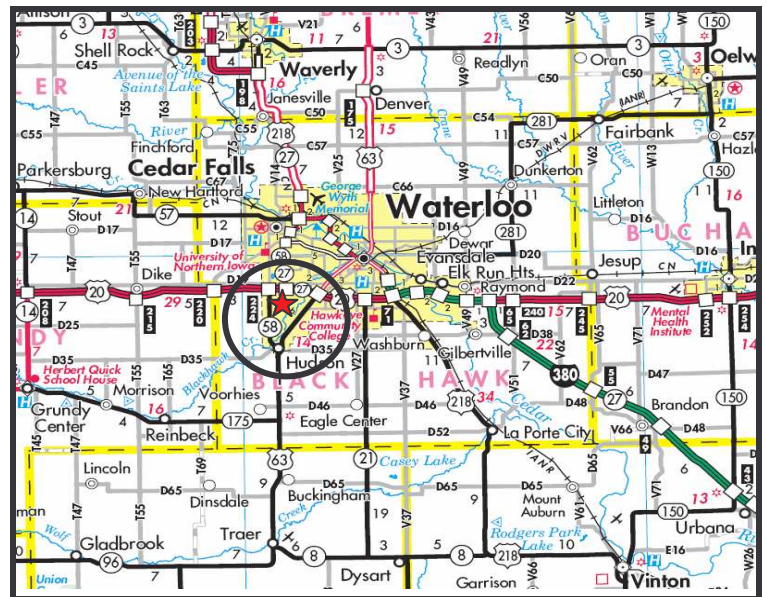
Small pond 3' to 6' deep with rain water,
Seller will fill in at Buyer's request.

Property within the city limits of Waterloo.

Excellent location with easy access and
close proximity to Highway 20, Hudson, and
Cedar Falls.

Land has been in row crop production for many
years until 2010.

Sellers will provide Buyers with a Permanent Access
Easement to Ranchero Rd. as shown on the aerial
photo.

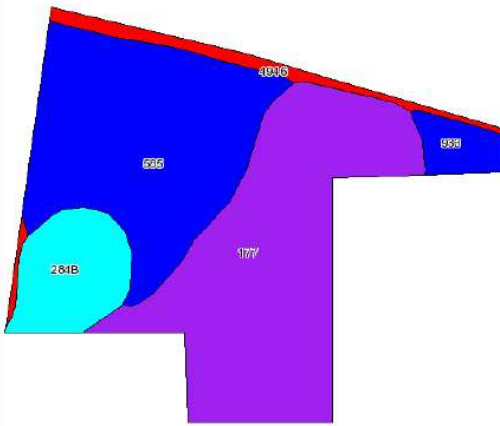


Soils Map

State: Iowa
County: Black Hawk
Location: 006-088N-013W
Township: Waterloo
Acres: 14.4
Date: 8/11/2010



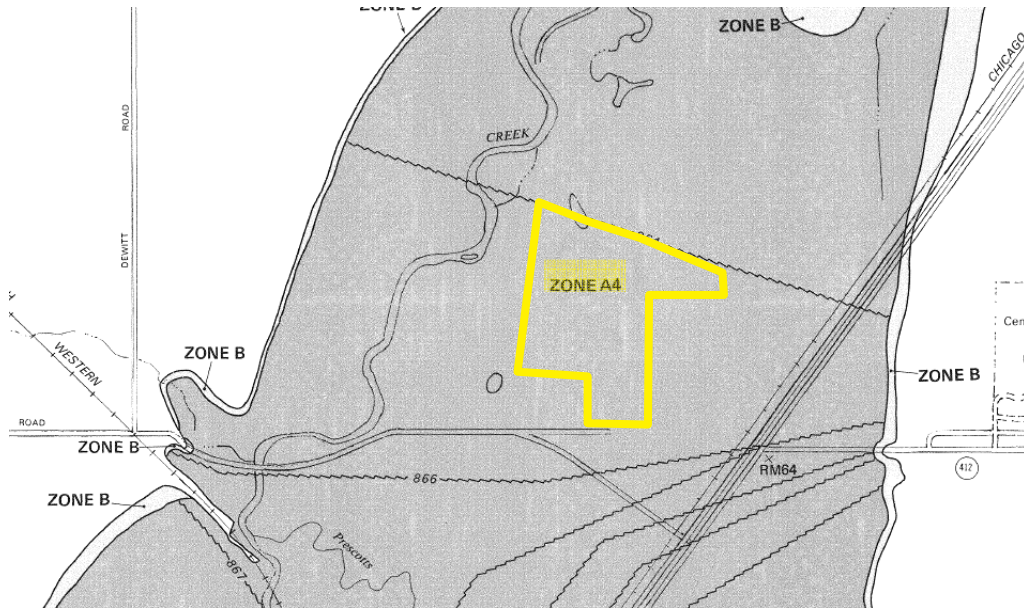
Maps provided by:
surety
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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
177	Saupe loam, 0 to 2 percent slopes	6.3	43.9%		Ills	63	172	46
585	Spillville-Coland complex, 0 to 2 percent slopes, occasionally flooded	5.4	37.1%		Illw	86	168	45
284B	Flagler sandy loam, 2 to 5 percent slopes	1.5	10.5%		Illf	45	148	40
4946	Orthents-urban land complex	0.6	4.2%			0		
933	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.5	3.7%		Illw	80	195	53
1585	Spillville-Coland, channeled-Aquolls, ponded, complex, 0 to 2 percent slopes, frequently flooded	0.1	0.5%		Vw	5	94	25
Weighted Average						67.3	161.1	43.2

Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.

FEMA Flood Zone Designations



-  Zone A – Areas with a 1% chance of flooding (inside the 100-year floodplain) and a 26% chance of flooding over the life of a 30-year mortgage.
-  Zone AE, A2 – Areas with a 1% chance of flooding (inside the 100-year floodplain) and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations may be available.
-  Zone AH – Areas with a 1% chance of flooding (inside the 100-year floodplain) and a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses may be shown at selected intervals within these zones.
-  Zone AO, A4 – River or stream flood hazard areas, and areas with a 1% or greater chance of shallow flooding each year, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage.