

# Land For Sale

**ACREAGE:**

**69.92 Acres, m/l**

**LOCATION:**

**Black Hawk County, IA**

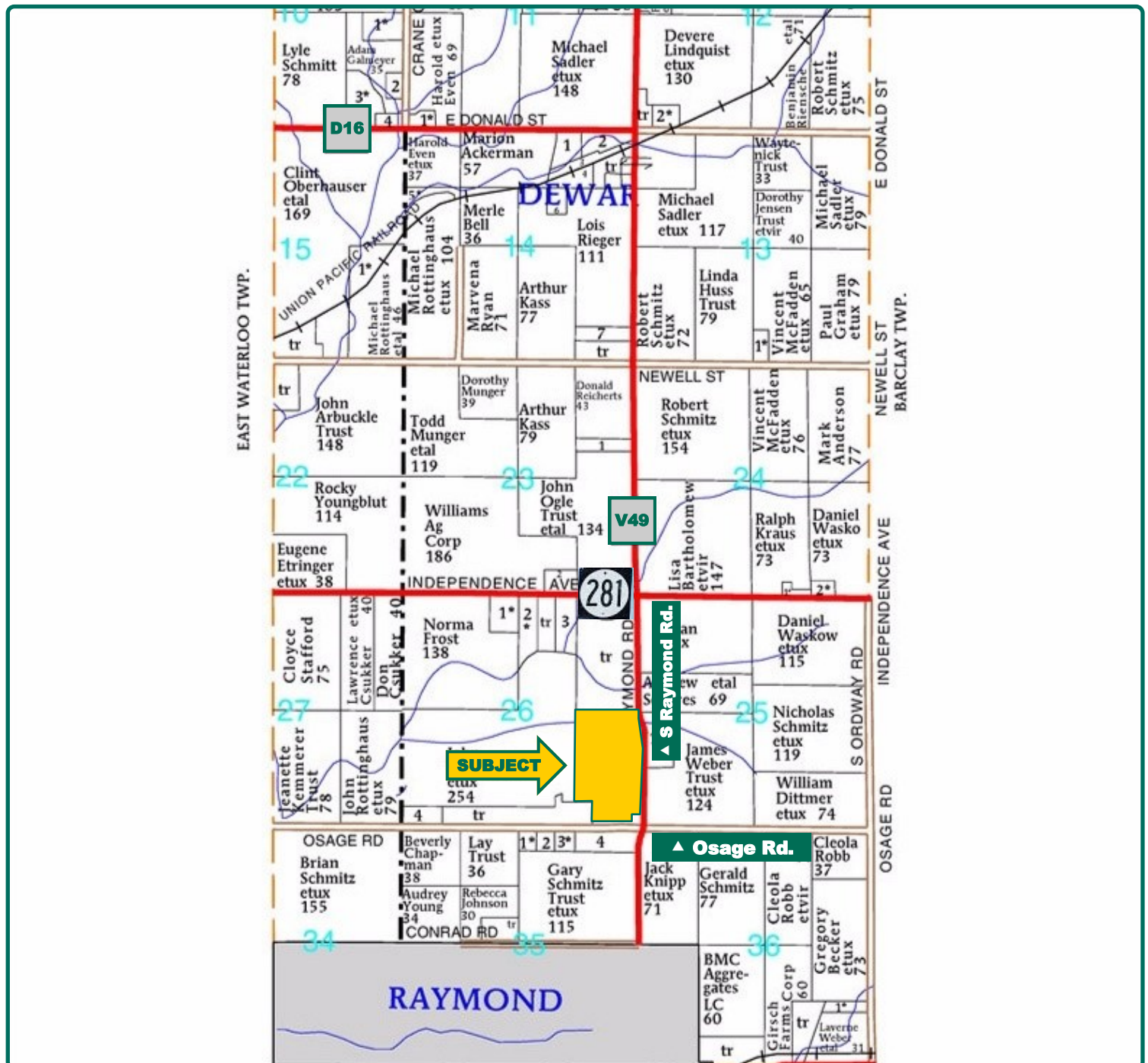


## Property *Key Features*

- 67.3 FSA Cropland Acres (12.4 acres currently enrolled in CRP)
- 75.68 CSR2
- Potential building site with access to rural water on paved road

**Cal E. Wilson**  
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<b>Total Acres:</b>	<b>69.92</b>
<b>Crop Acres:</b>	<b>67.3</b>
<b>Corn Base Acres:</b>	<b>35.4</b>
<b>Bean Base Acres:</b>	<b>19.4</b>
<b>Soil Productivity:</b>	<b>75.78 CSR2</b>

## Property Information

### 69.92 Acres, m/l

#### Location

1 mile north of Raymond on the corner of S Raymond Rd. and Osage Rd. Poyner N Township.

#### Legal Description

The West Ten (10) acres of the Southwest Quarter of Section No. Twenty-five (25) and The East one-half of the Southeast Quarter of Section No. Twenty-six (26), except the West Four Hundred Eighty-four (484) feet of the South Nine Hundred (900) feet thereof, all in Township No. Eighty-nine (89) North, Range No. Twelve (12) West of the 5th P.M. in Black Hawk County, IA except that part thereof conveyed to Black Hawk County, Iowa by Deed recorded in Land Deed Record 80 at

page 302 and Land Deed Record 100 at page 505 respectively of the records of said County, and subject to easement recorded in Book 100 Misc. Re. page 363 in Records of said County. This deed is exempt according to Iowa Code 428A.2 (21). This conveyance excludes Parcels "E" and "B".

#### Price & Terms

- \$525,000.00
- \$7,508.58/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

Negotiable

#### Survey

Farmstead survey available.  
Contact agent for copy.

#### Real Estate Tax

Taxes Payable 2017 - 2018: \$1,902  
Net Taxable Acres: 69.62  
Tax per Net Taxable Acre: \$27.20

#### FSA Data

Farm Number 1434, Tract 2293  
Crop Acres: 67.3  
Corn Base Acres: 35.4  
Corn PLC Yield: 141 Bu.  
Bean Base Acres: 19.4  
Bean PLC Yield: 39 Bu.

#### CRP Contracts

There are 4.6 acres enrolled in a CP21 contract that pays \$1,085 annually and expires 9/30/2022; and 7.8 acres enrolled in a CP21 contract that pays \$1,907 annually and expire 9/30/2020.

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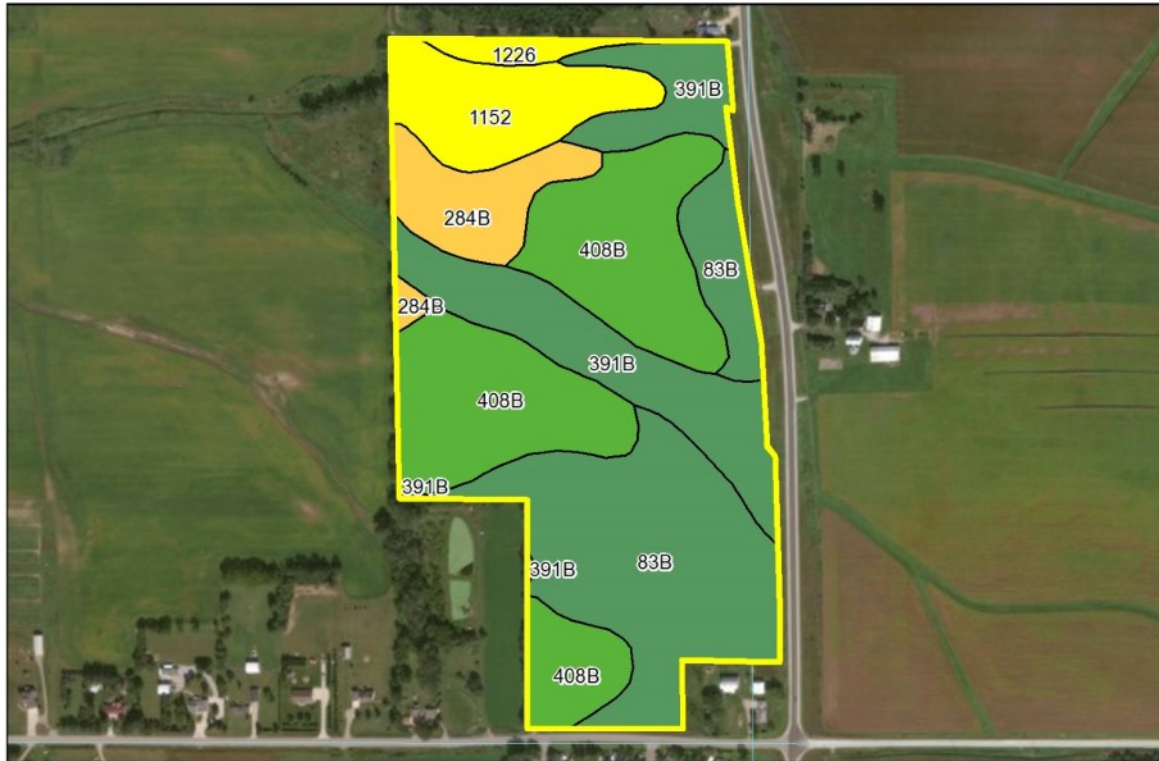
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
408B	Olin fine sandy loam, 2 to 5 percent slopes	22.47	32.14	2	71	
83B	Kenyon loam, 2 to 5 percent slopes	20.80	29.75	2	90	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	13.03	18.63	2	87	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	7.05	10.08	2	54	
284B	Flagler sandy loam, 2 to 5 percent slopes	5.38	7.69	3	50	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	1.19	1.70	2	59	

Measured Tillable Acres: 69.92

Average CSR2: 76.10

## Soil Types/Productivity

Primary soils are Olin fine sandy loam and Kenyon loam. CSR2 on the FSA crop acres is 75.78 per 2018 Hertz GIS. See soil map for detail.

## Buildings/Improvements

None.

## Drainage

Some tile but additional tile would be beneficial.

## Water & Well Information

Rural water available.

No well.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.*

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
408B	Olin fine sandy loam, 2 to 5 percent slopes	22.49	33.42	2	71	
83B	Kenyon loam, 2 to 5 percent slopes	19.83	29.46	2	90	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	11.66	17.32	2	87	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	6.51	9.68	2	54	
284B	Flagler sandy loam, 2 to 5 percent slopes	5.45	8.10	3	50	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	1.36	2.02	2	59	

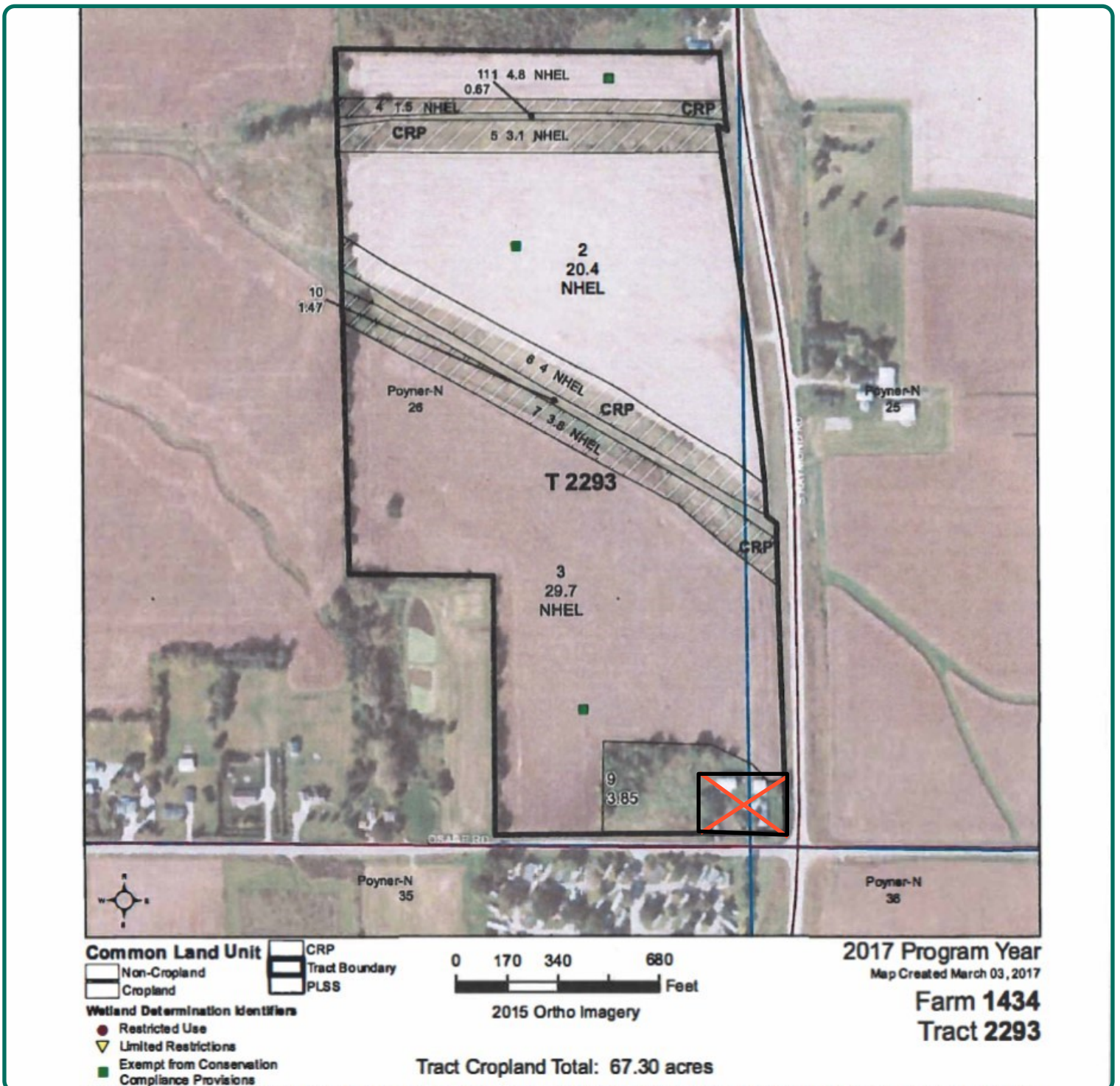
Measured Tillable Acres: 67.30

Average CSR2: 75.78

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South CRP Waterway



North CRP Waterway



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