

56 Acres m/l, Black Hawk County, IA



Property Information

Location

Approximately 5 miles north of Cedar Falls. Property on both sides of Maxfield Rd.

Legal Description

NW SW Exc Rd, S ½ SW NW Section 11, Township 90 North Range 14 West of the 5TH P.M., Black Hawk County, IA Ease B 554 P 169

Address

6737 Maxfield Rd., Cedar Falls, IA 50613

Price & Terms

- \$220,000
- \$3,928.57/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Immediate. No current tenants in house or pasture.

School District

Janesville Community Schools

Real Estate Tax

Taxes Payable in 2014 - 2015: \$1,718
Net Taxable Acres: 56

FSA Data

Farm Number: 1517
Crop Acres: 39.4
Corn Base: 27.4
Corn Direct/CC Yields: 115/115

CRP Contracts

Tract #1208	Fields 5 and 6
Contract #10092	Total Acres 12
Practice CP38E	Rate \$286.19
Annual Pay \$3,434	Expires 9/30/2023

Soil Types / Productivity

Primary soils are Spillville-Coland complex and Spillville loam. See soil map for detail.

- **CSR2:** 57.8 per AgriData Inc. 2014, based on FSA total acres.
- **CSR:** 64.2 per AgriData Inc. 2014, based on FSA total acres.
- **CSR:** 53 per County Assessor, based on net taxable acres.

Land Description

Timber / Pasture / River

Buildings/Improvements

1 Barn - Flat 36' x 30' built in 1945
1 Lean-To 36' x 16' built in 1946
1 Steel Utility Building 60' x 20' built in 1976
1 Lean-To 40' x 8' built in 1985

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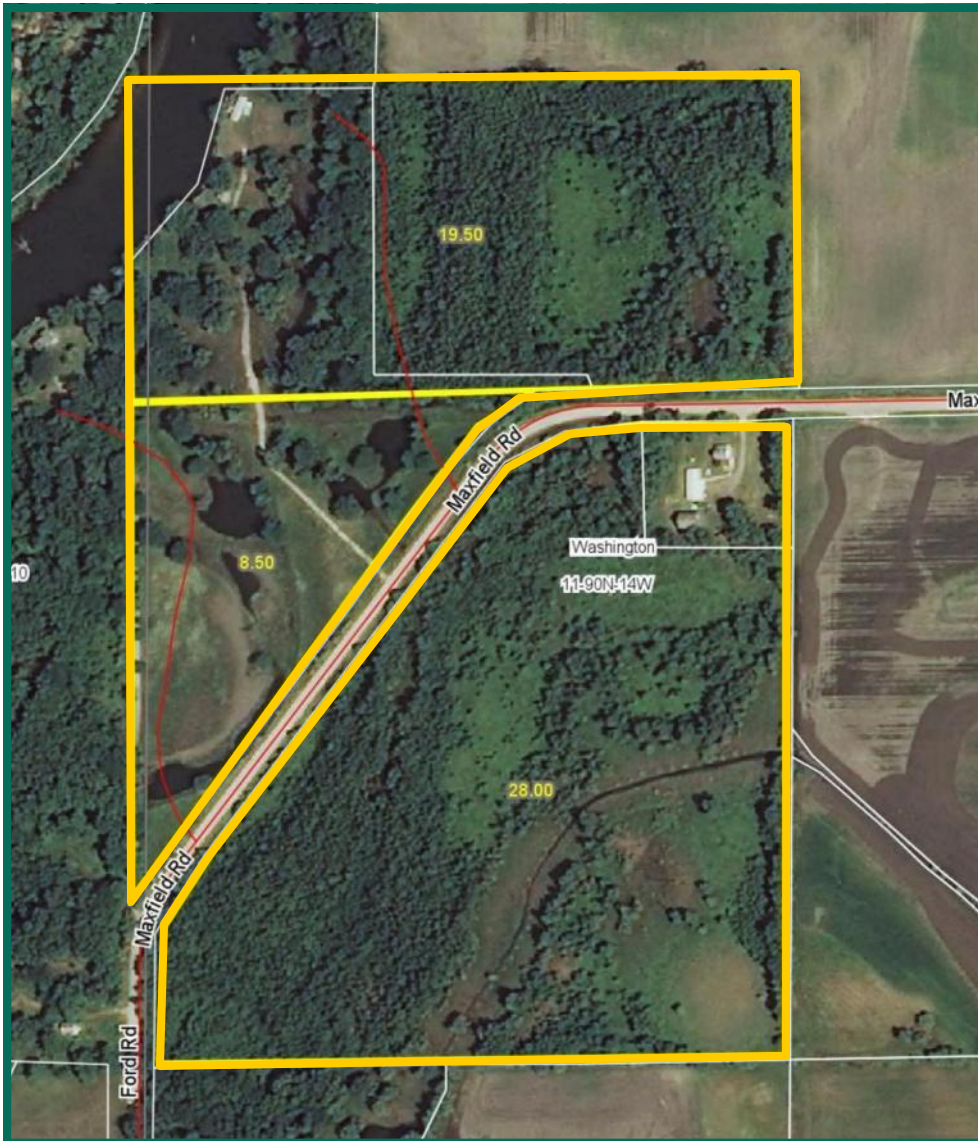
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Aerial Photo and Map



Comments

If you have been looking for a recreational parcel close to Cedar Falls / Waterloo, this is it. Timber, pasture and Cedar River frontage. This property has been in the same family for generations.

Dwelling has been a rental but recently vacated.

Pasture has been utilized but no commitment for 2015.

Property is sold "as is where is" with no written or implied warranties of any kind. Old mobile home and Scout Camp Building remain with the property.

Dwelling

2-Story Frame built in 1909.

1-Story Frame addition built in 1909.

Total Living Area 1,024 sq. ft.

3 Bedroom

1 Bathroom

Full Basement

2 S Frame Enclosed Porch's

1 - 144 sq. ft. and 1 - 220 sq. ft.

Central Air

High Efficiency Furnace

Flooded in 2008 and has several structural improvements as a result.

Many new windows.

Updated kitchen.

Water & Well Information

There is a well on farmstead acreage.

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

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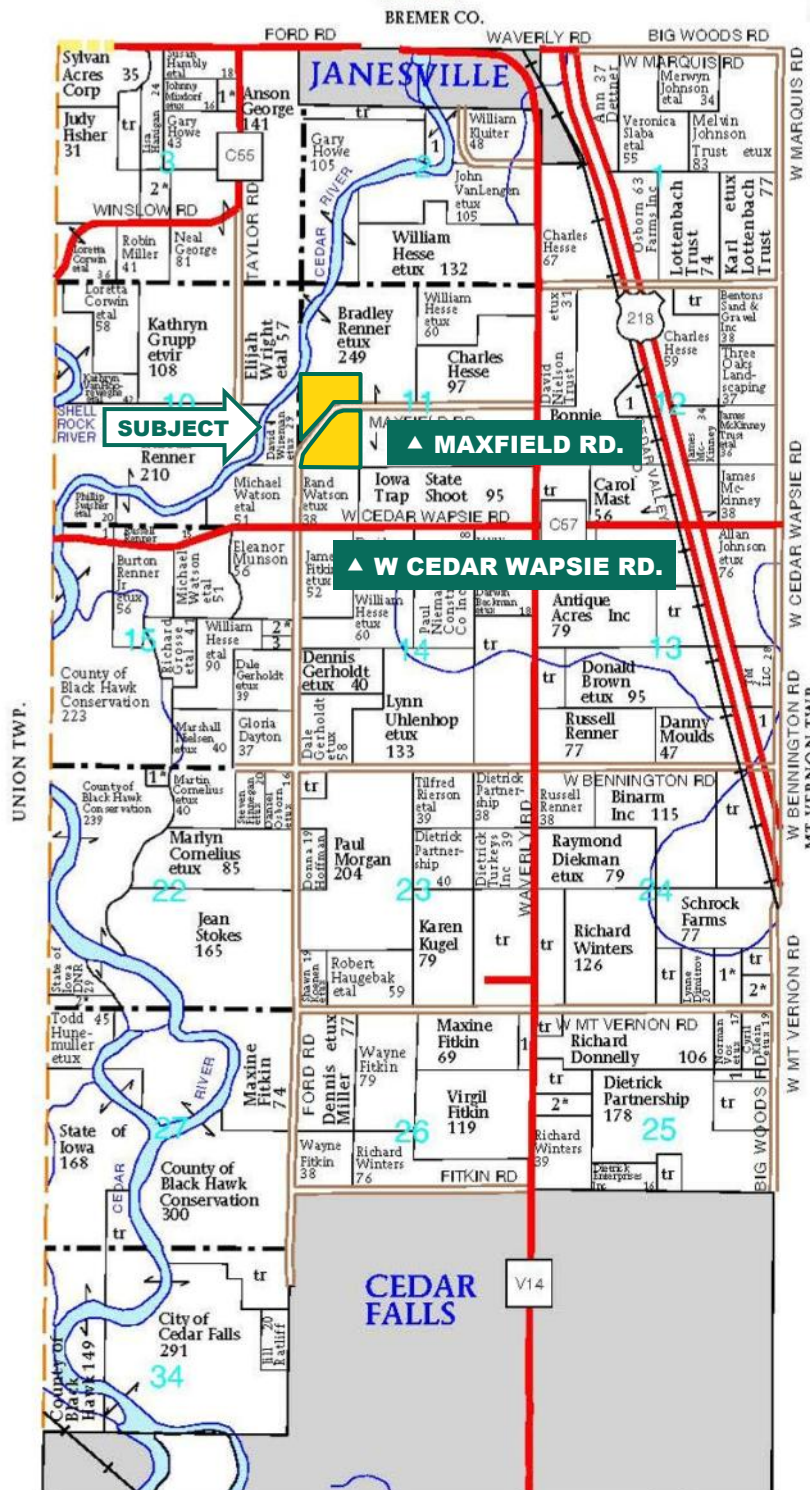
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T-90-N

WASHINGTON PLAT

(Landowners)

R-14-W



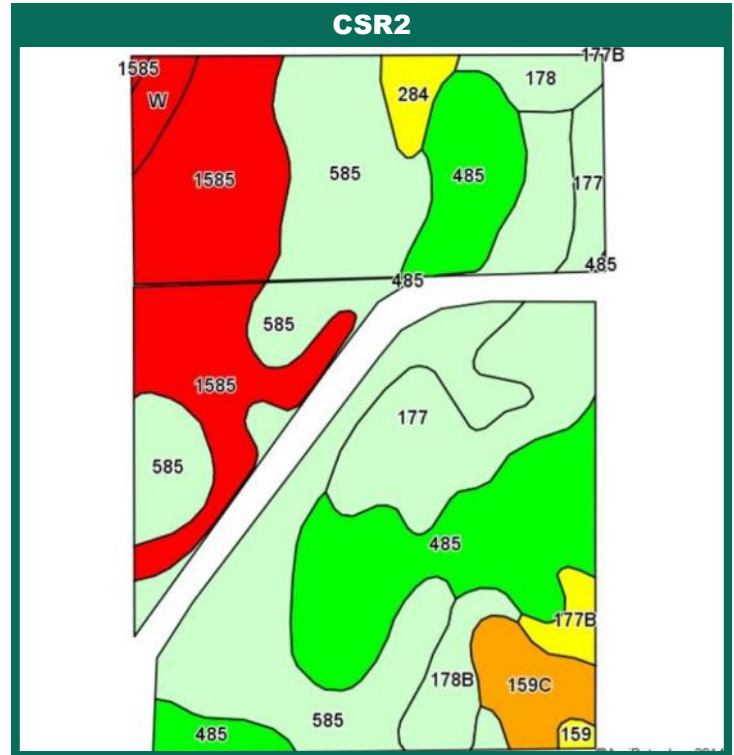
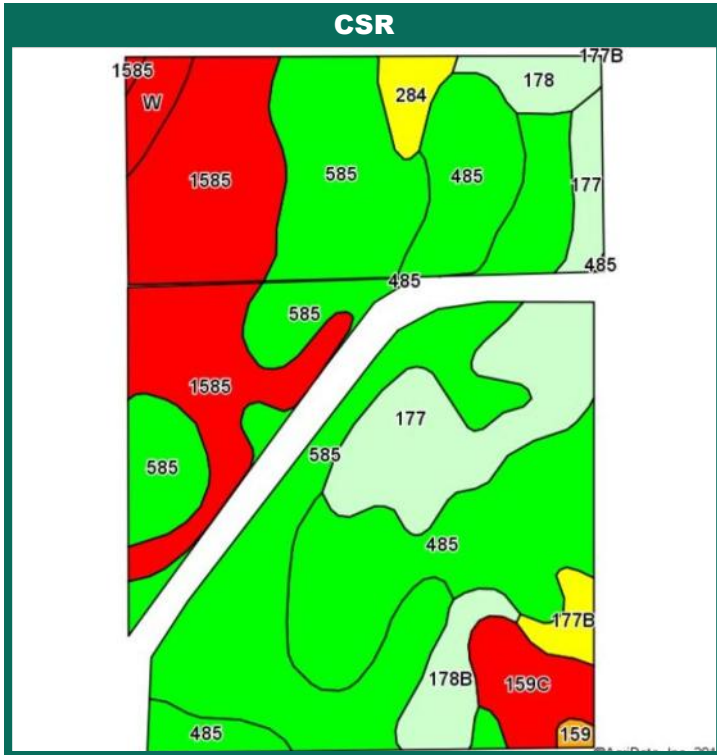
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Soil Maps



Area Symbol: IA013, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
585	Spillville-Coland complex, 0 to 2 percent slopes, occasionally flooded	20.19	36.1%		IIw	74	86
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	11.72	20.9%		IIw	80	92
1585	Spillville-Coland, channeled-Aquolls, ponded, complex, 0 to 2 percent slopes, frequently flooded	10.03	17.9%		VIIIw	5	5
177	Saude loam, 0 to 2 percent slopes	6.60	11.8%		IIIs	60	63
159C	Finchford loamy sand, 2 to 9 percent slopes	2.05	3.7%		IVs	33	5
178B	Waukee loam, 2 to 5 percent slopes	1.66	3.0%		IIe	68	74
178	Waukee loam, 0 to 2 percent slopes	1.12	2.0%		IIIs	72	79
284	Flagler sandy loam, 0 to 2 percent slopes	0.90	1.6%		IIIIs	55	50
W	Water	0.78	1.4%			0	0
177B	Saude loam, 2 to 5 percent slopes	0.76	1.4%		IIe	53	58
159	Finchford loamy sand, 0 to 2 percent slopes	0.19	0.3%		IVs	44	30
Weighted Average						57.8	64.2

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**IA has updated the CSR values for each county to CSR2.

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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FSA Map

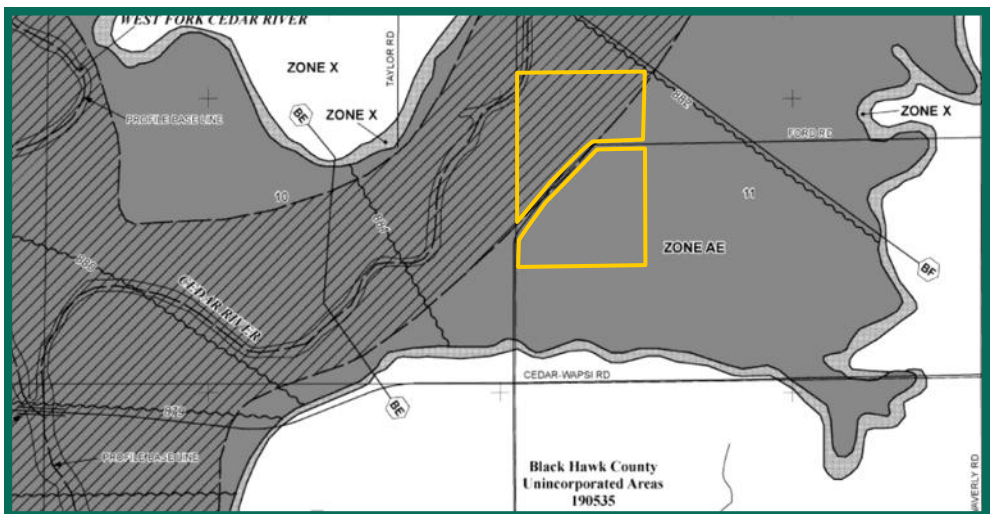
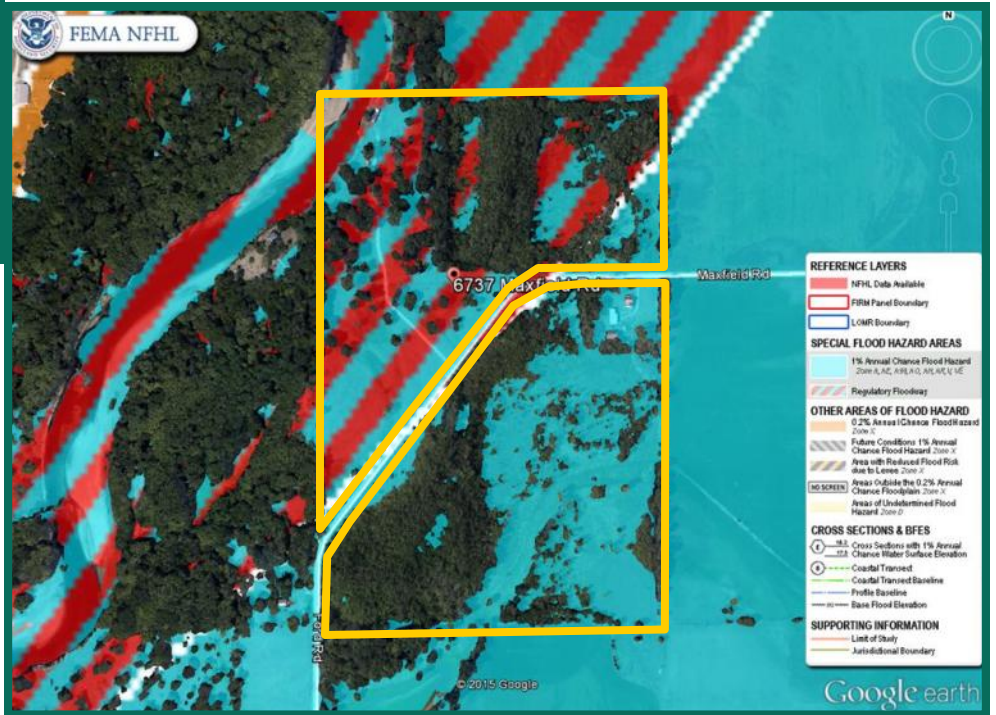


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Google Earth and FEMA Flood Plain Maps



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CRP and NRCS Maps



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Photos: 56 Acres m/l, Black Hawk County, IA



Property lies on both sides of the road.

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