

Land For Sale

ACREAGE:

35.00 Acres, m/l

LOCATION:

Black Hawk County, IA

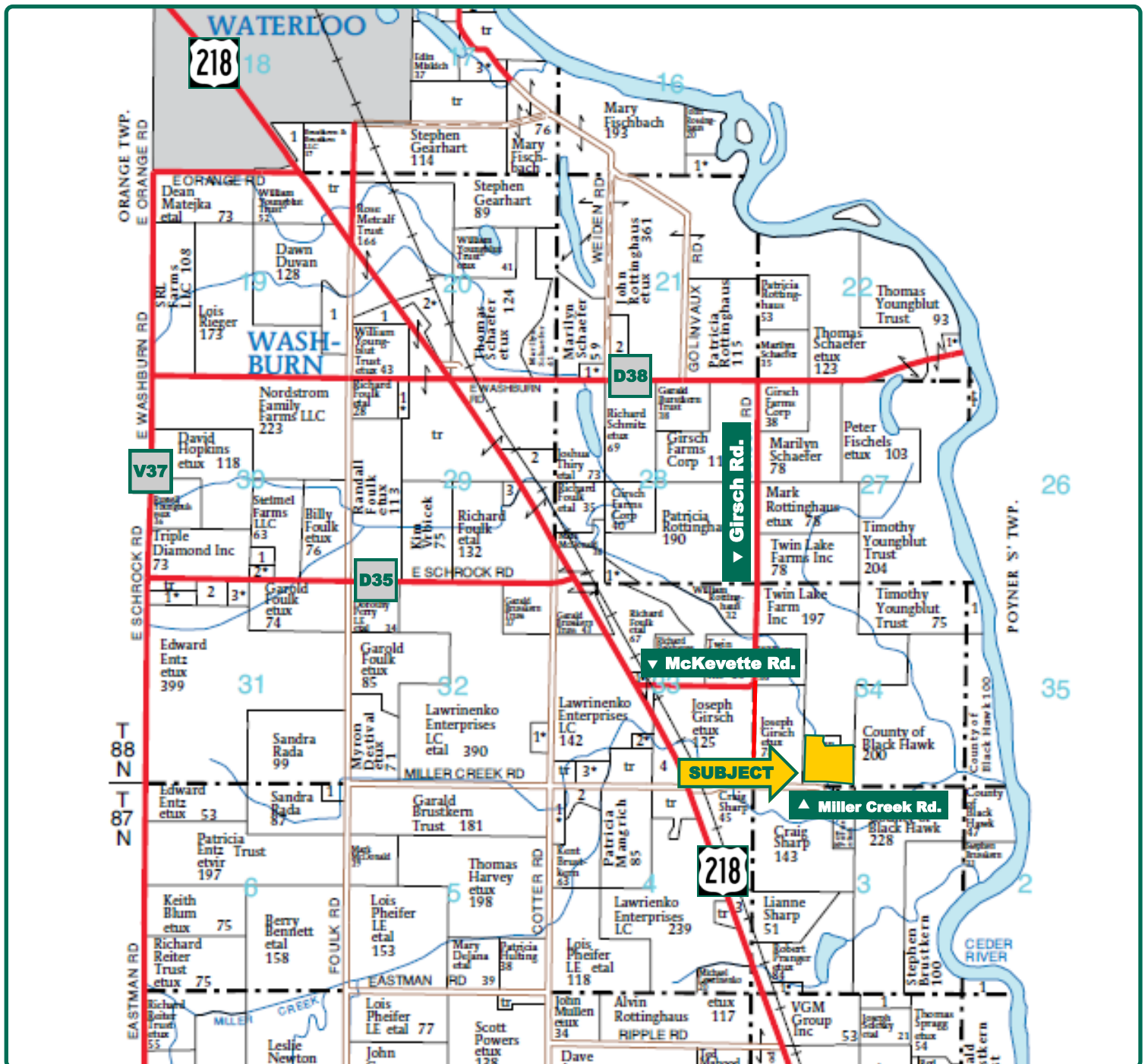


Property Key Features

- **Rare Recreational Property Close to Cedar Falls/Waterloo Metro**
- **Potential Building Site With an Approximate 8-Acre Lake & 19.26 Crop Acres**
- **Adjacent to Cedar Valley Nature Trail and Cedar River Natural Resource Area**

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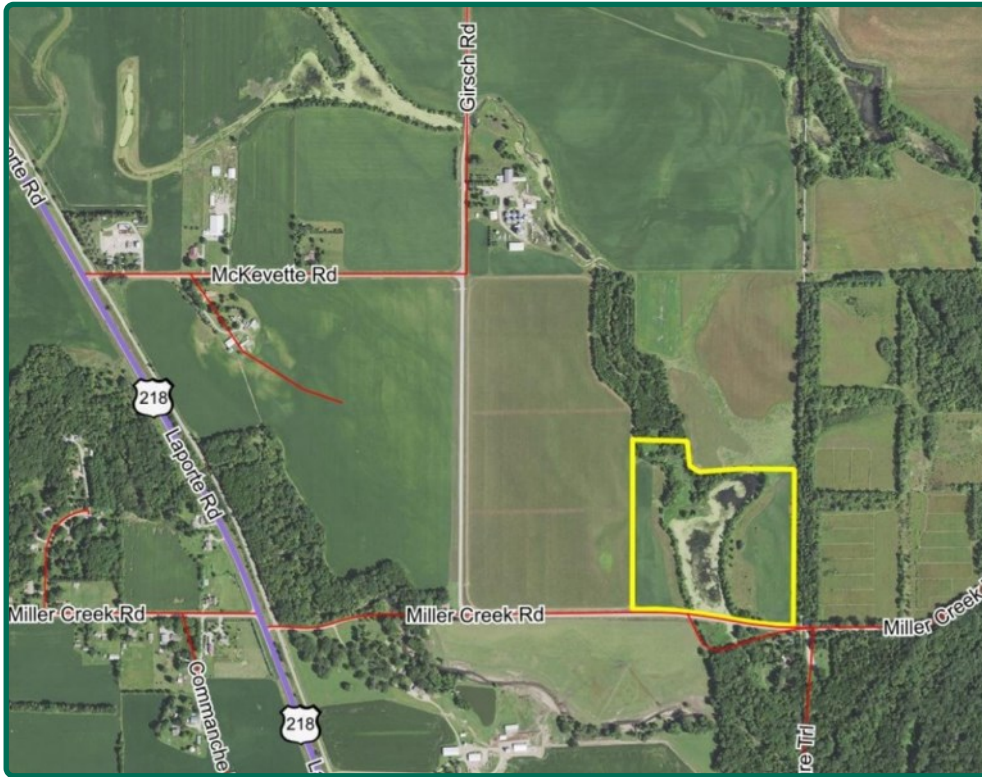
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FSA/Eff. Crop Acres:	19.26
Corn Base Acres:	13.50
Soil Productivity:	50.00 CSR2

Property Information

35.00 Acres, m/l

Location

Approximately 3¼ miles southeast of Waterloo. Head east on McKevette Rd., then go south on Girsch Rd., then turn east on Miller Creek Rd. Miller Creek Rd. dead ends to the west and east of Girsch Rd.

Note: Miller Creek Rd. east of Hwy 218 is closed.

Property Address

5600 Miller Creek Rd.
Waterloo, IA 50701

Legal Description

Part of the E½ of the SW¼ of Section 34, Township 88 North, Range 12 West of the 5th P.M., and part of the NE¼ of the

NW¼ of Section 3, Township 87 North, Range 12 West of the 5th P.M. all in Black Hawk County, IA.

Price & Terms

- \$245,000
- \$7,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2020-2021: \$454.00
Net Taxable Acres: 35.00
Tax per Net Taxable Acre: \$12.97

Lease Status

Leased for 2021 crop year.

School District

Waterloo Community Schools.

FSA Data

Farm Number 4972, Tract 73.64
FSA/Eff. Crop Acres: 19.26
Corn Base Acres: 13.50
Corn PLC Yield: 137 Bu.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Flagler sandy loam and Spillville-Coland-Shandep complex. CSR2 on the FSA/Eff. crop acres is 50.00. See soil map for detail.

Mineral Rights

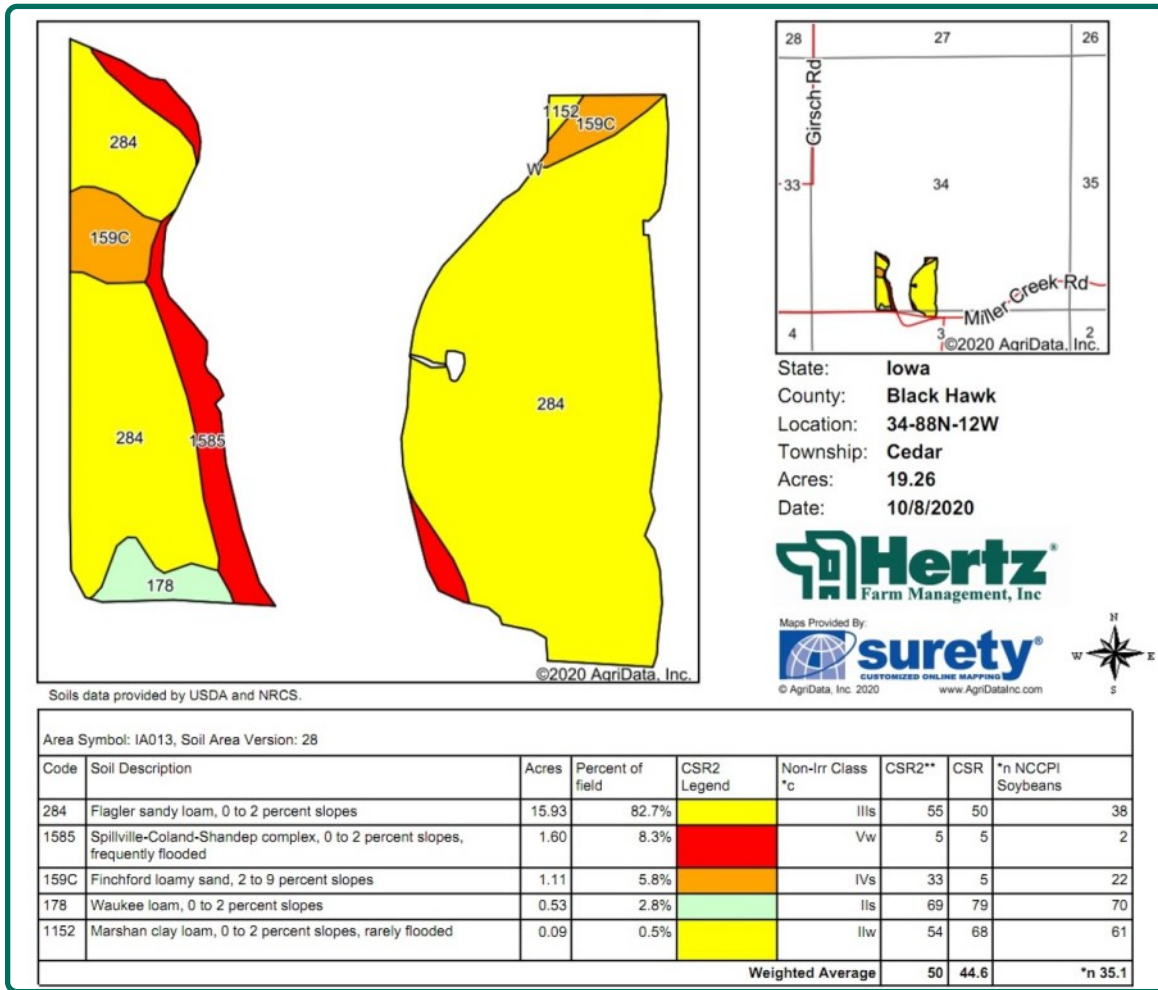
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

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Land Description

Mostly level.

Drainage

Natural drainage.

Buildings/Improvements

- 20' x 24' portable shed built in 1940.

Water & Well Information

Sandpoint well with electricity near center of property. Rural water runs to property road frontage.

Easement Agreement

Land owner to the north has a Perpetual Maintenance Easement Agreement. This provides him the right to clean up any debris, (trees), that may collect in that part of Miller Creek that lies on the north end of this property.

Recreational Opportunities

- Lake on property known to contain fish that come up Miller Creek from the Cedar River. Sellers cannot confirm species nor quantity at this time.

- Direct access to Cedar Valley Bike Trail.
- Property lies next to Cedar River Natural Resource Area which maintains boat ramp directly into Cedar River.

Comments

- Buyer is purchasing "as is where is."
- Potential building site.
- Potential abandoned septic near well in center of property.

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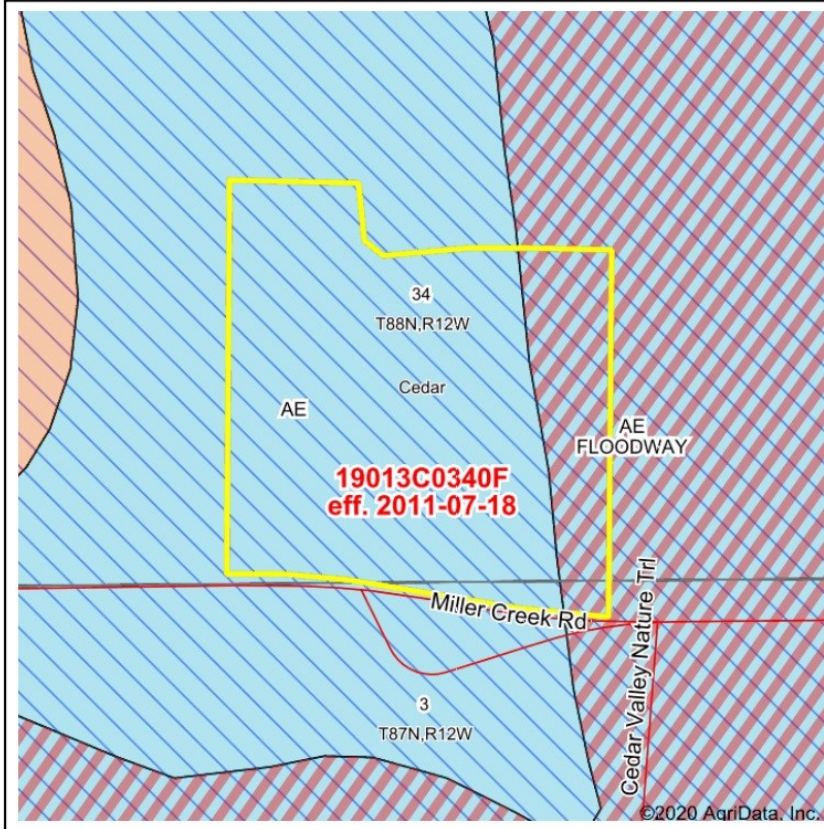
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State: IA Acres: 35
 County: Black Hawk Date: 10/8/2020
 Location: 34-88N-12W
 Township: Cedar



Name	Number	County	NFIP Participation	Acres	Percent
BLACK HAWK COUNTY	190535	Black Hawk	Regular	35	100%
Total				35	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
AE		100-year Floodplain	28.68	81.9%
AE	FLOODWAY	100-year Floodplain	6.32	18.1%
Total			35.00	100%

Panel	Effective Date	Acres	Percent
19013C0340F	7/18/2011	35	100%
Total		35	100%

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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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View of property's lake, north end looking south.



SE corner looking NW. Cedar Valley Nature Trail on right, subject property to the left along Miller Creek Rd.



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East crop fields



Looking west. Cedar Valley Nature Trail, (Bike Trail) along east edge in trees.



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Looking northeast



Looking south



East crop field with electricity and rural water



Well spigot next to electrical service and well



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