

Land For Sale

ACREAGE:

62.95 Acres, m/l

LOCATION:

Bremer County, IA



Property *Key Features*

- Investor-Quality With Development Potential In Waverly City Limits
- Borders Housing Development, Expanding Senior Care Facility
- 61.78 Tillable Acres with a CSR2 of 80.18

Jeffrey Troendle, AFM

Licensed Broker in IA

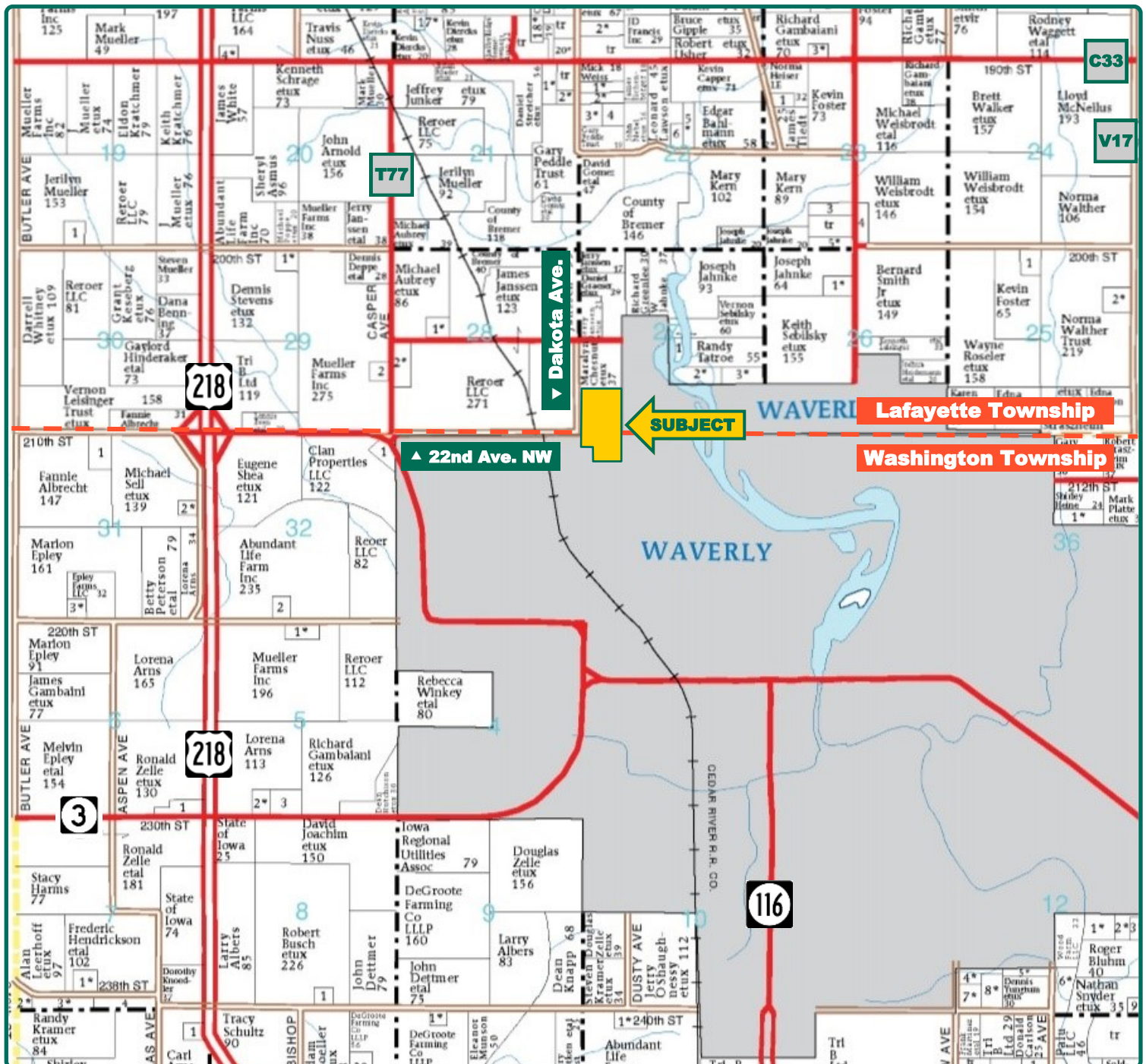
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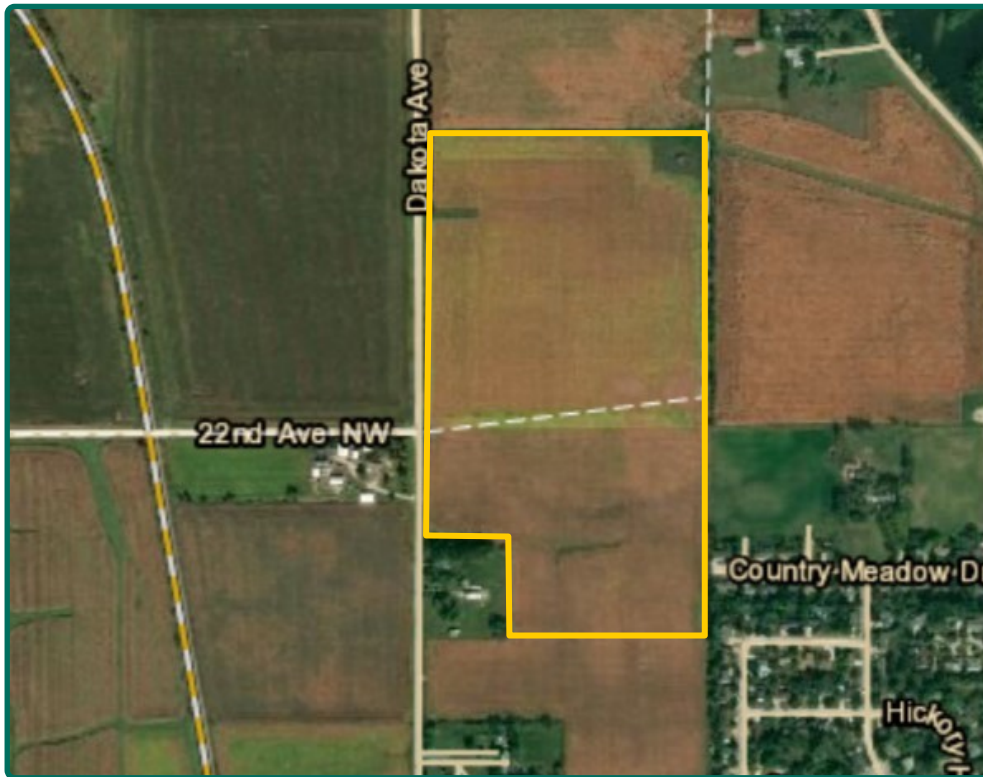
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FSA/Eff. Crop Acres:	61.78
Corn Base Acres:	39.98
Bean Base Acres:	21.02
Soil Productivity:	80.18 CSR2

Property Information

62.95 Acres, m/l

Location

Within northwest city limits of Waverly, IA. West border is Dakota Ave.

Legal Description

SW SW Section 27 and Parcel J NW NW in Section 34, all in Township 92 North, Range 14 West of the 5th P.M., Bremer County, IA

Price & Terms

- \$995,000
- \$15,806.20/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2020 - 2021: \$1,582.00
Net Taxable Acres: 62.95
Tax per Net Taxable Acre: \$25.13

FSA Data

Farm Number 6765, Tracts 12881, 12982
Farm Number 6658, Tract 12880
FSA/Eff. Crop Acres: 61.78
Corn Base Acres: 39.98
Corn PLC Yield: 135 Bu.
Bean Base Acres: 21.02
Bean PLC Yield: 47 Bu.
FSA Maps available upon request.

CRP Contracts

None.

Land Description

Gently rolling.

Soil Types/Productivity

Primary soils are Marquis loam and Fort dodge loam. CSR2 on the FSA/Eff. crop acres is 80.18. See soil map for detail.

Buildings/Improvements

None

Drainage

Adequate natural drainage. Some tile north end of property. See tile map.

Water & Well Information

No wells known.

Comments

This land presents an excellent opportunity to invest in a property with future development potential upside with annual cash rent.



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
395B	Marquis loam, 2 to 5 percent slopes	32.57	52.73	2	91	
323B	Fort dodge loam, 1 to 4 percent slopes	14.72	23.82	2	78	
814B	Rockton loam, till plain, 2 to 5 percent slopes	4.38	7.09	2	47	
813B	Atkinson loam, till plain, 2 to 5 percent slopes	2.36	3.82	2	60	
198B	Floyd loam, 1 to 4 percent slopes	2.34	3.78	2	89	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	2.26	3.66	4	39	
83B	Kenyon loam, 2 to 5 percent slopes	1.98	3.21	2	90	
814D	Rockton loam, till plain, 9 to 14 percent slopes	1.17	1.90	4	17	

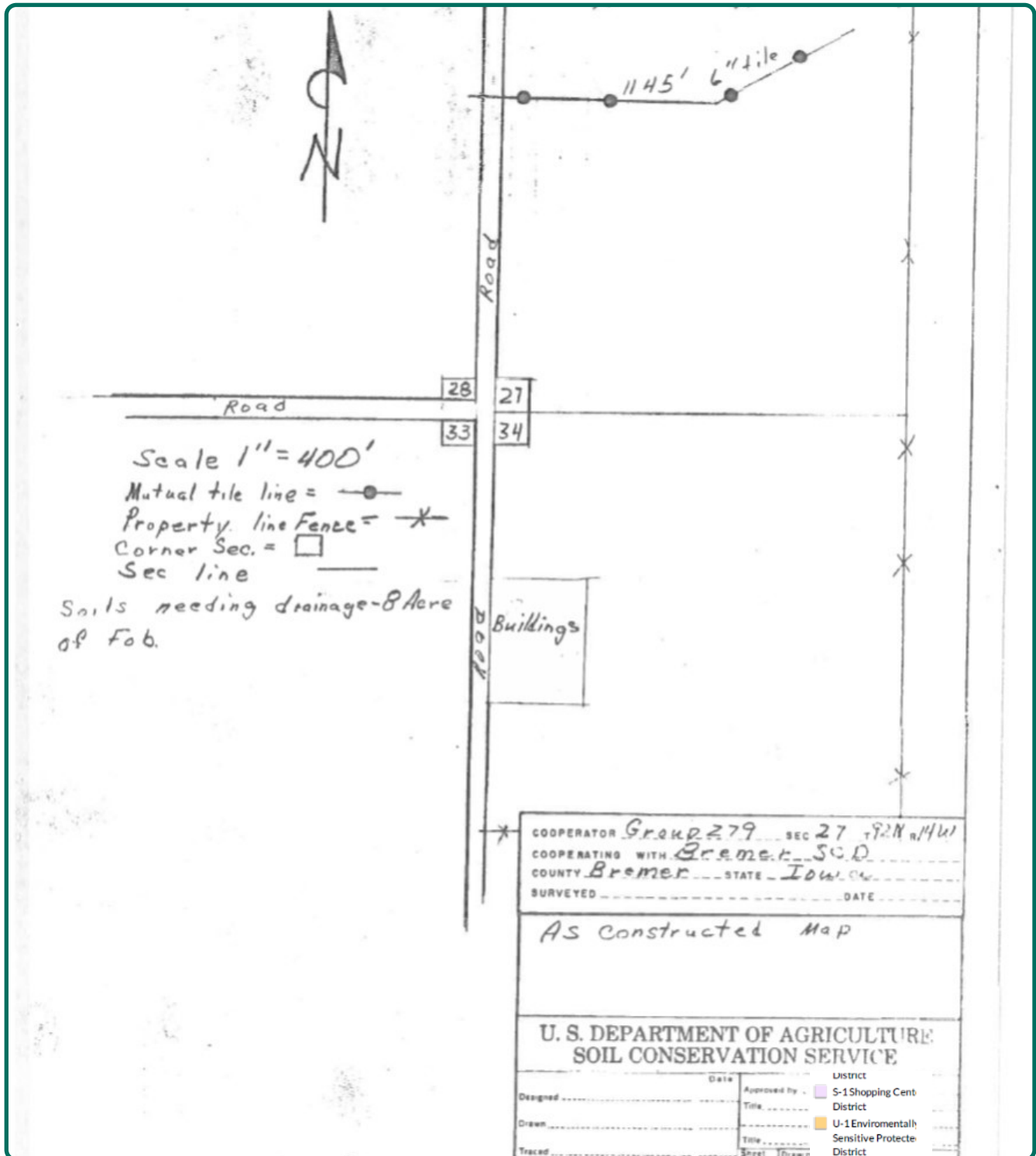
Measured Tillable Acres: 61.78

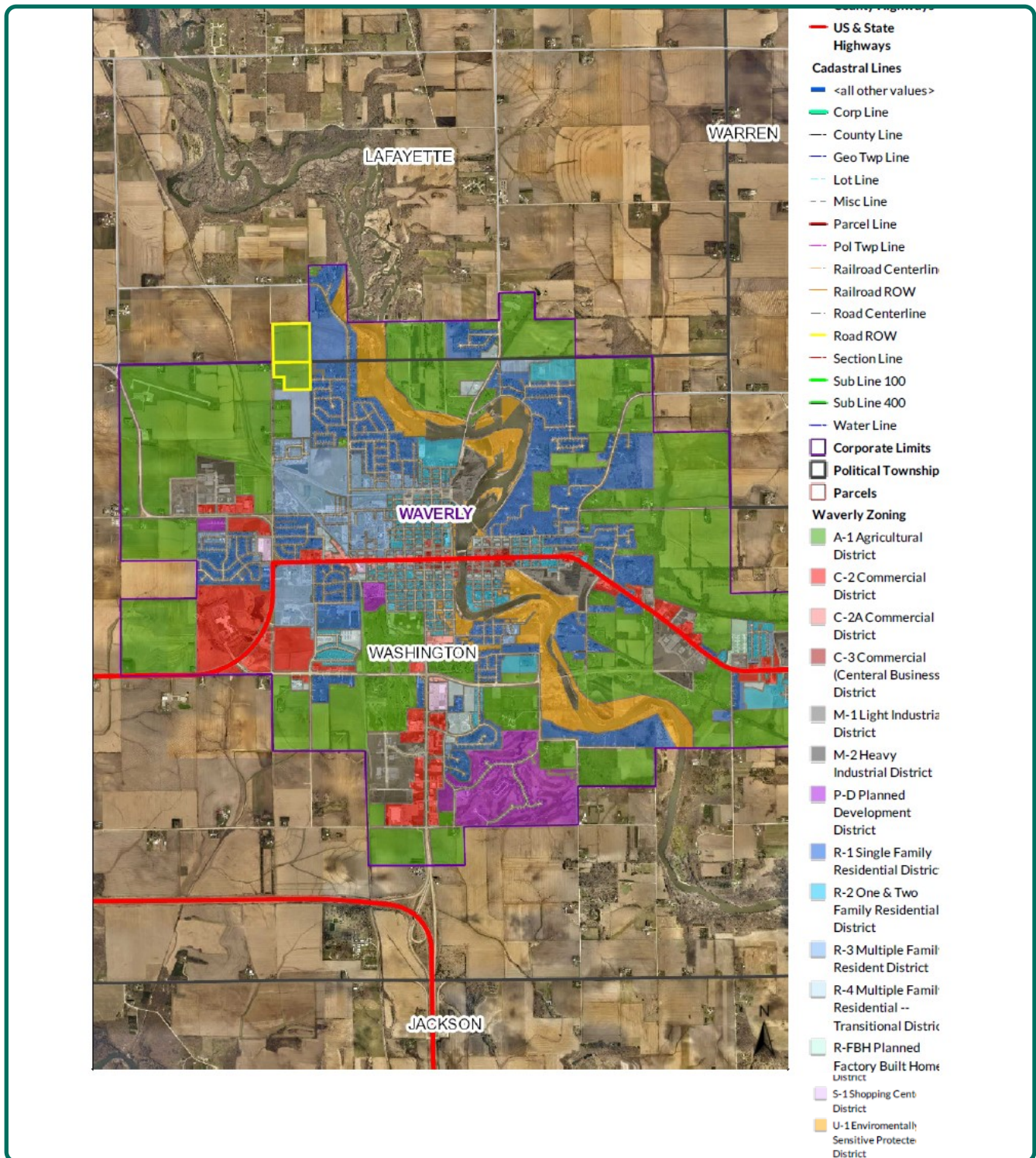
Average CSR2: 80.18

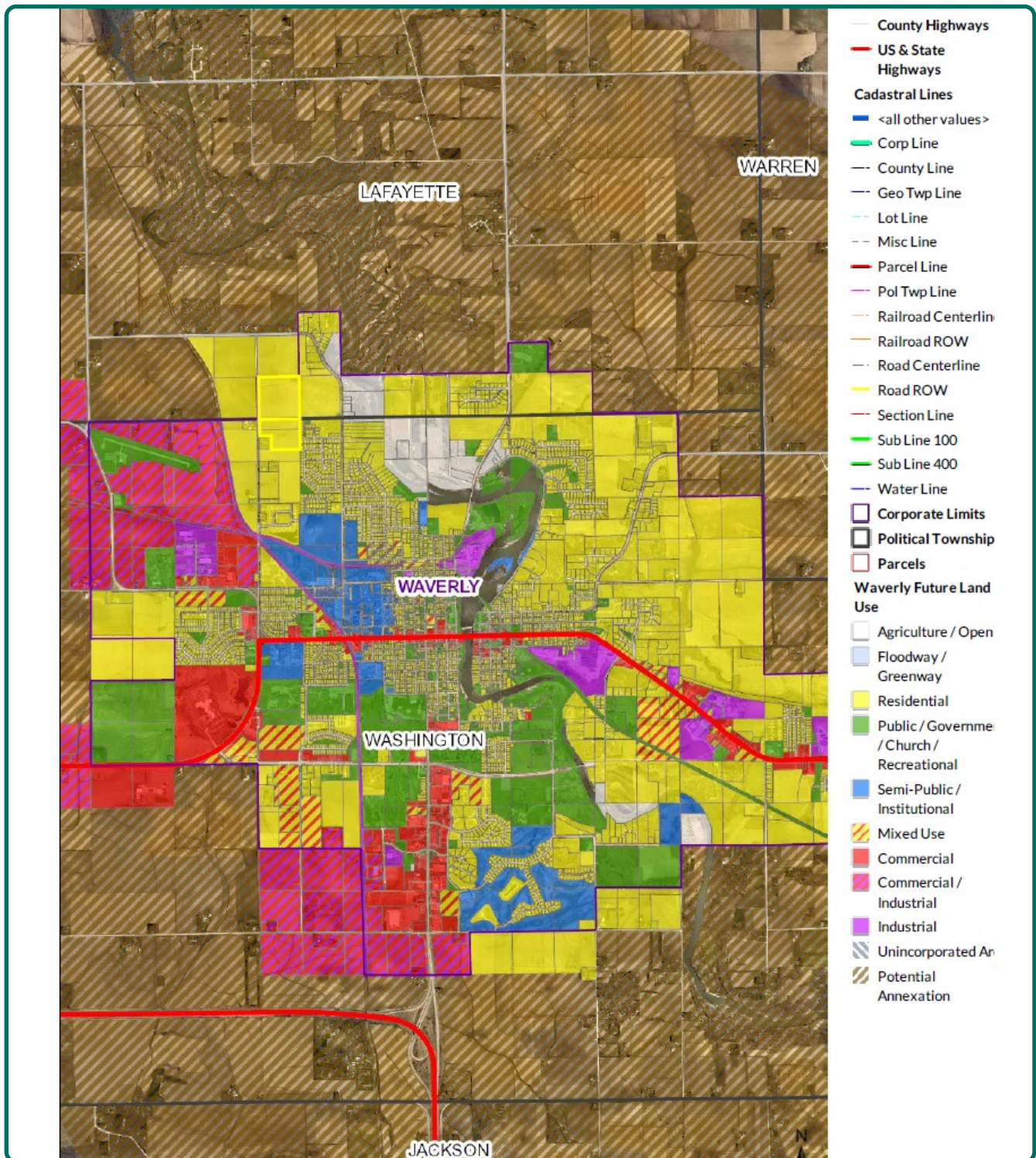
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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