

Land For Sale

ACREAGE:

200.71 Acres, m/l

LOCATION:

Black Hawk County, IA



Property *Key Features*

- High-Quality Land Near the Rapidly Developing West Side of Cedar Falls
- Currently Operating as a Sod Farm with Some Row-Crop Production
- Well-Maintained Farmstead with Updated Dwelling and Outbuildings

Cal Wilson

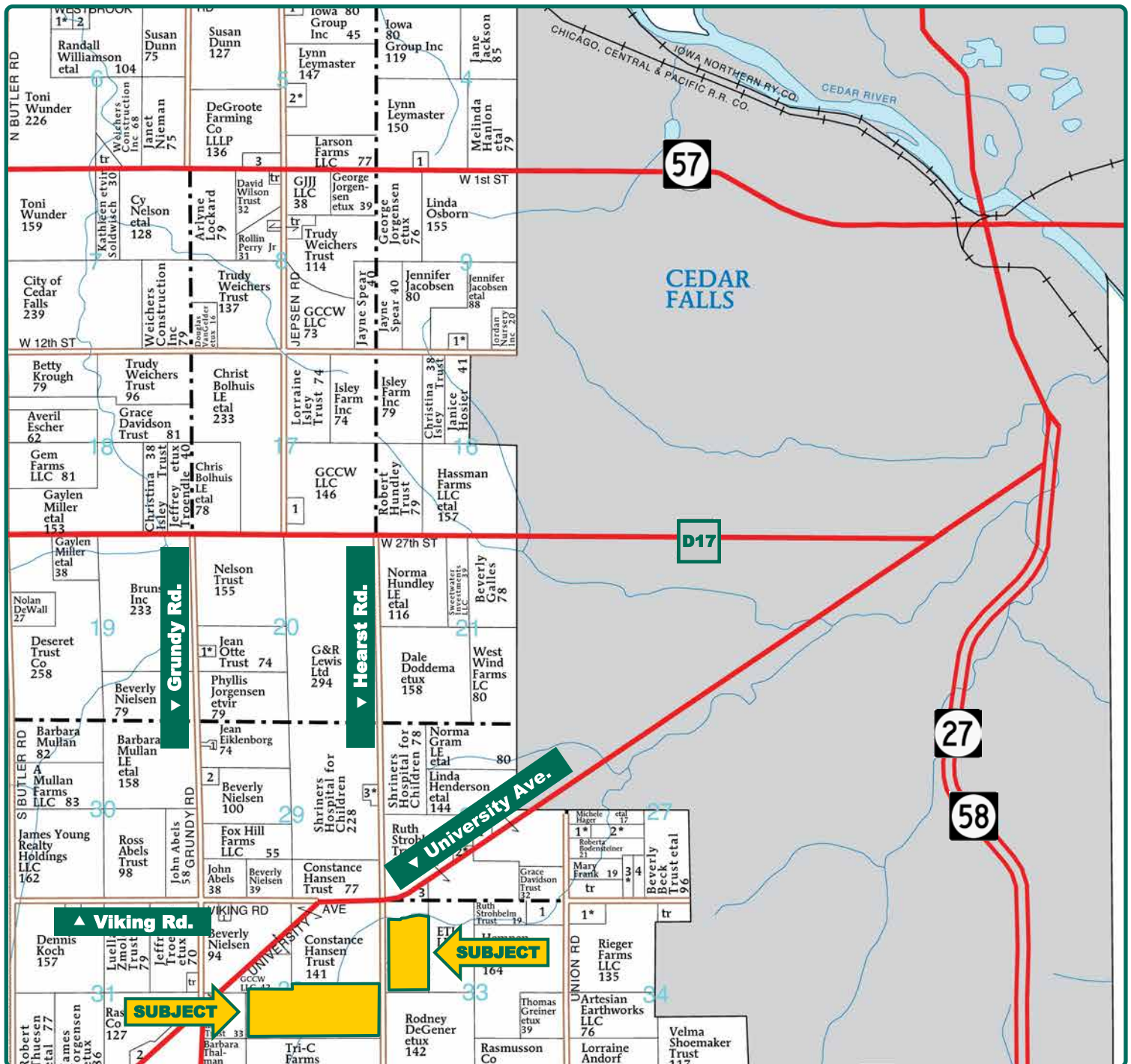
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FSA/Eff. Crop Acres: 182.77
Bean Base Acres: 25.20
Soil Productivity: 89.68 CSR2

Total Living SF: 1,630
Bedrooms: 3
Bathrooms: 1.75
Year Built: 1968

ADDRESS:
2508 Hearst Rd.
Cedar Falls, IA 50613

Property Information

200.71 Acres, m/l

Location

Located approximately 1½ miles west of Cedar Falls, IA.

Legal Description

NE 1/4 SW 1/4, N 1/2 SE 1/4 AND Fractional S 1/2 S 1/2 NE 1/4, Section 32 AND Fractional W 1/2 NW 1/4 lying south of the creek in Section 33, ALL in Township 89 North, Range 14 West of the 5th P.M.

Price & Terms

- \$2,500,000.00
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable, subject to existing cash rent lease on cropland.

Estimated Real Estate Tax

Taxes Payable 2020 - 2021: \$9,898.09
Net Taxable Acres: 200.71

**Taxes are estimated due to tax parcel split.*

FSA Data

Farm Number 5785, Tract 6781
FSA/Eff. Crop Acres: 182.77
Bean Base Acres: 25.20
Bean PLC Yield: 30 Bu.

Soil Types/Productivity

Primary soils are Clyde-Floyd complex and Kenyon loam. CSR2 on the FSA/Eff. crop acres is 89.68. See soil map for detail.

Mineral Rights

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

Land Description

Level to gently rolling.

Drainage

Some pattern tiling. Tile maps available upon request.

Water & Well Information

2 drilled wells - each 180 ft. deep.

Dwelling

Well-cared-for three-bedroom, single family, split-level home built in 1968 with 1,630 sq. ft. of total living area. It includes 3 bedrooms and 1¾ baths. Two built-in fireplaces.

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Buildings/Improvements

- 36' x 24' Utility building built in 1937 with 864 sq. ft.
- 24' x 14' Shed built in 1920 with 336 sq. ft.
- 100' x 60' Steel shop built in 1978 with 6,000 sq. ft. and full concrete floor. Heated, insulated, and floor drains.
- 104' x 60' Steel machine shed built in 1995 with 6,240 sq. ft. and full concrete floor.

Irrigation Information

Irrigation equipment can be purchased separately. Contact agent for details.

Comments

Seller is open to a parcel split. Contact agent for details.

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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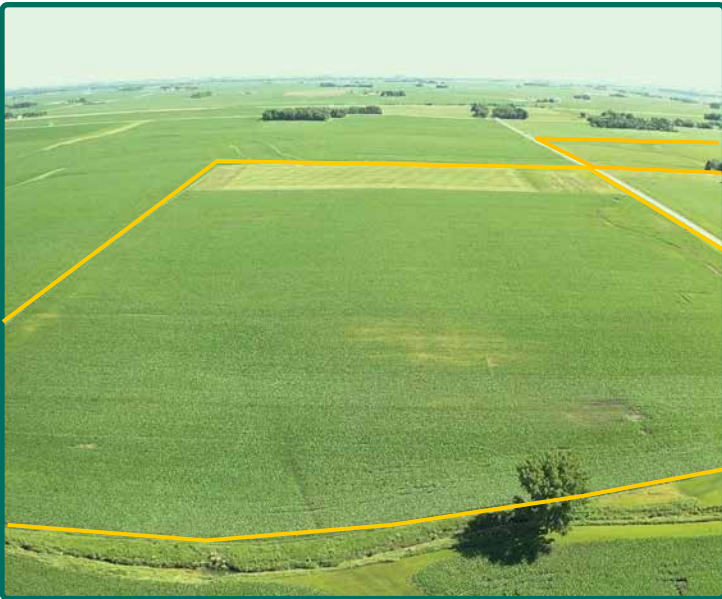
Southern Portion of Property - Looking East



Southern Portion of Property - Looking Northwest



Northern Portion of Property - Looking South



Sod Farm



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Front of Dwelling



Back of Dwelling



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Kitchen



Bathroom



Machine Shed



Shop



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Shop



Dwelling



Machine Shed/Shop



Southern Portion of Property - Looking Northeast



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