

Land For Sale

ACREAGE:

375.15 Acres, m/l

LOCATION:

Black Hawk County, IA

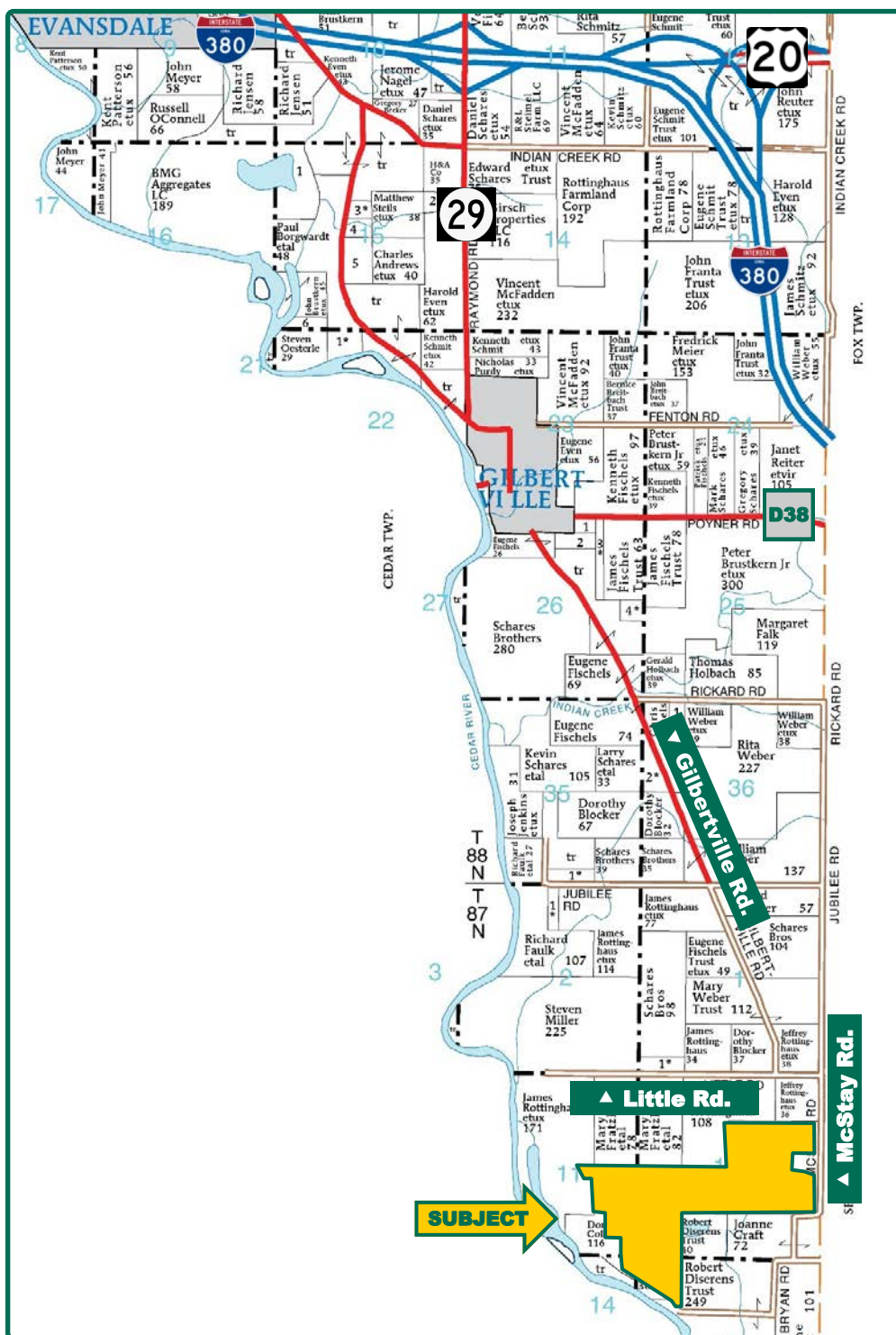


Property *Key Features*

- Great Investment Opportunity
- Mixed-Use Property with Cropland and Pasture
- Located 3½ Miles South of Gilbertville

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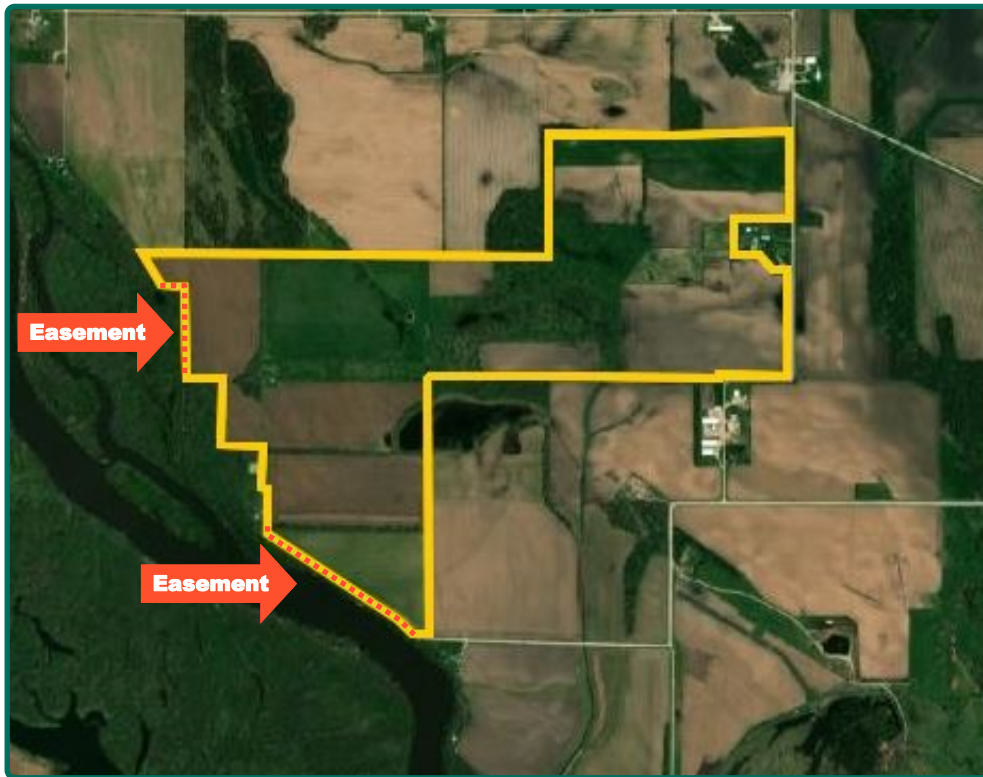
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FSA/Eff. Crop Acres:	339.96
CRP Acres:	27.30
Current Acres in Prod.:	216.94
Corn Base Acres:	89.40
Bean Base Acres:	46.60
Oat Base Acres:	2.50
Soil Productivity:	49.82 CSR2

Property Information

375.15 Acres, m/l

Location

Located approximately 3½ miles south of Gilbertville, IA.

Legal Description

W½ SW¼, NE¼ SW¼, S½ NE¼, N½ SE¼ in Section 12, (excluding acreage at 9434 McStay Rd., LaPorte City, IA) and NE¼ SE¼ and Fr. S½ SE¼ Section 11, all in Township 87 North, Range 12 West of the 5th P.M., Black Hawk County, IA

Price & Terms

- \$1,575,000.00
- \$4,198.33/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2019 - 2020: \$6,484.81*

Net Taxable Acres: 375.15*

Tax per Net Taxable Acre: \$17.29*

**Real Estate Taxes are estimated pending survey of acreage. Black Hawk County Treasurer/Assessor will determine final tax figures.*

Lease Status

Tillable land is leased for the 2021 crop year. Pasture is leased through December 31, 2021. Contact listing agent for details.

Mineral Rights

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

FSA Data

FSA/Eff. Crop Acres: 339.96

CRP Acres: 27.30

Current Acres in Production: 216.94

Corn Base Acres: 89.40

Bean Base Acres: 46.60

Oat Base Acres: 2.50

FSA shows 339.96 Effective Crop Acres. Of those acres, there are 216.94 acres currently in production; 37.25 acres in open pasture that could be converted to tillable acres; and approximately 85.77 acres in a combination of mature timber and timber/pasture. Contact listing agent for additional details.

Farm Number 7542, Tract 10722

FSA/Eff. Crop Acres: 0.00

CRP Acres: 27.30

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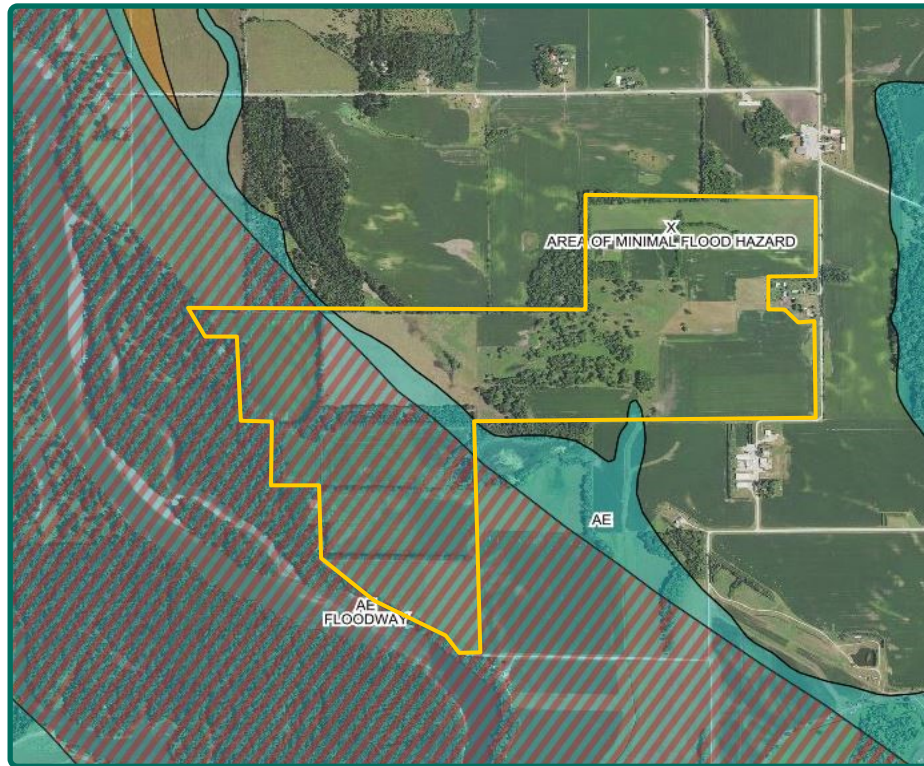
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Farm Number 7838, Tract 11003

FSA/Eff. Crop Acres: 33.08
Corn Base Acres: 6.12
Corn PLC Yield: 110 Bu.
Oat Base Acres: 0.51
Oat PLC Yield: 39 Bu.

Bean Base Acres: 10.50
Bean PLC Yield: 41 Bu.
Oat Base Acres: 0.56
Oat PLC Yield: 39 - 43 Bu.

Soil Types/Productivity

Primary soils are Finchford loamy sand, Marshan clay loam, Hayfield loam, Saude loam and Sparta loamy fine sand. CSR2 on the current acres in crop production is 49.82. See soil map for detail.

Farm Number 7904, Tract 11082

FSA/Eff. Crop Acres: 123.02
Corn Base Acres: 25.42
Corn PLC Yield: 124 Bu.
Soybean Base Acres: 8.12
Soybean PLC Yield: 41 Bu.
Oat Base Acres: 1.03
Oat PLC Yield: 43 Bu.

Farm Number 7898, Tracts 11008, 11009, 11013 & 11014

FSA/Eff. Crop Acres: 117.48
Corn Base Acres: 38.91
Corn PLC Yield: 110 - 149 Bu.
Bean Base Acres: 27.98
Bean PLC Yield: 41 Bu.
Oat Base Acres: 0.42
Oat PLC Yield: 43 Bu.

Land Description

Level to gently rolling.

Drainage

Natural.

Buildings/Improvements

There is an older hog building and granary located in the west-central part of the property.

Farm Number 7892, Tracts 11004, 11010 & 11015

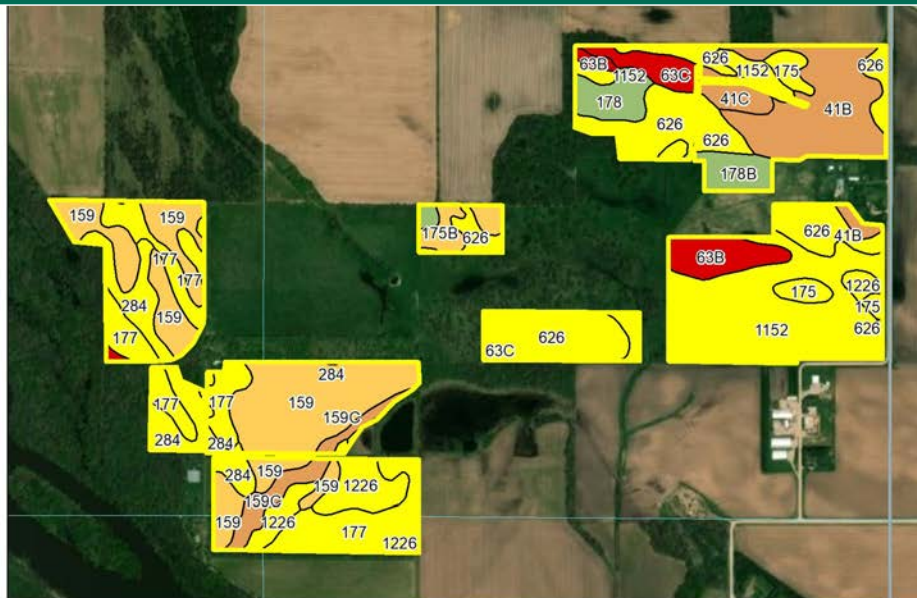
FSA/Eff. Crop Acres: 66.38
Corn Base Acres: 18.95
Corn PLC Yield: 110 - 149 Bu.

CRP Contracts

There are 27.30 acres enrolled in a CP-42 contract that pays \$7,478.00 annually and expires 09/30/2026.

Water & Well Information

There is a well located near the hog building. Condition of the well is unknown.



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
159	Finchford loamy sand, 0 to 2 percent slopes	39.52	18.22	4	44	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	36.74	16.94	2	54	
626	Hayfield loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	33.69	15.53	2	56	
177	Saupe loam, 0 to 2 percent slopes	25.68	11.84	2	60	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	20.64	9.51	4e	39	
284	Flagler sandy loam, 0 to 2 percent slopes	12.24	5.64	3	55	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	10.03	4.63	2	59	
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	7.09	3.27	4	19	
178	Waukee loam, 0 to 2 percent slopes	5.80	2.67	2	69	
159C	Finchford loamy sand, 2 to 9 percent slopes	5.50	2.53	4	33	
175	Dickinson fine sandy loam, 0 to 2 percent slopes	4.43	2.04	3	55	
178B	Waukee loam, 2 to 5 percent slopes	4.37	2.02	2	64	
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	4.03	1.86	4	14	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	3.26	1.50	4e	34	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	2.36	1.09	3	50	
777	Wapsie loam, 1 to 3 percent slopes	1.23	0.57	2	50	
1585	Spillville-Coland-Shandep complex, 0 to 2 percent slopes, frequently flooded	0.34	0.16	5	5	
W	Water	0.00	0.00			

Measured Tillable Acres: 216.94

Average CSR2: 49.82

Easements

There are two easements for egress and ingress located on the west side of the farm. Contact listing agent for details.

Comments

Great investment opportunity or add-on farm. Some pasture acres could potentially be transitioned to row-crop production. There is a pond located on the southern portion of the property that contains fish. There is also a solid waste disposal site on the property. Contact listing 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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Looking south



Looking southeast



Looking southwest



Looking west



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CRP—Looking northwest



Looking northwest



Looking southeast



CRP



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