Growthland

Recently renamed from Agri-Management Services

18 Acres m/l
Black Hawk County, IA
$630,000 ($35,000/Acre)

Acreage For Sale

5825 Hess Rd
Waterloo, IA 50701

Location: Located in Southern Waterloo in Section 13 of Orange Township; bordered to the west by Hess Road and to the south by Orange Road. Two miles from Hwy 218 and 5 miles from Hwy 20.

Acreage Breakdown:
Cropland Acres: 13.99 A m/l
Taxable Acres: 18.18 A m/l

Soil Productivity:
Cropland CSR2: 88.0

School District: Waterloo Community School District

Taxes: $2,066 annually

Zoning: Agriculture

Possession: At closing, lease has been terminated and farm is open for 2022. Buyer may have to cooperate with 1031.

FSA Farm Base Acres:
Corn Base Acres: 6.9
Corn PLC Yield: 175
Soybeans Base Acres: 3.7
Soybeans PLC Yield: 51

Comments: This property is on the south edge of Waterloo and near a very active area of development for the Waterloo area. Hawkeye Community College Campus is to the immediate west of this property. The Isle of Capri Casino and two water parks are also in close proximity. The property could be operated as a farm and kept for a future investment opportunity, lots of possibilities for a parcel like this! Please contact John Airy to discuss the options.

Contact Us

5475 Dyer Avenue, Suite 141
Marion, IA 52302
(319) 377-1143
www.growthland.com

John Airy, licensed in IA
john@growthland.com
(319) 350-0474

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Growthland or its staff. All acres are considered more or less.

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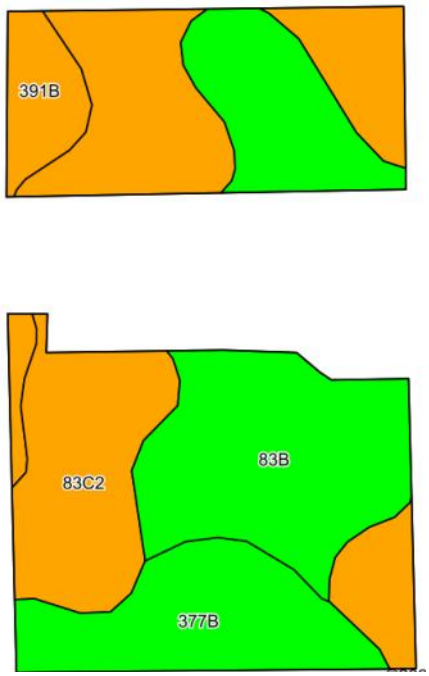
FSA Map

Cropland Soil Map - CSR2



Code	Soil Description	Acres	% of field	CSR2	CSR2*
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	5.71	40.9%		84
83B	Kenyon loam, 2 to 5 percent slopes	5.02	35.9%		90
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	2.27	16.2%		94
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.97	6.9%		87
				Weighted Average	**88.0**

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2014 www.AgriDataInc.com

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Photos

View from the South Looking North

View from the Northeast Looking Southwest

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Photos

Aerial of the Building Site from the West Looking East

Aerial of the Building Site from the Northeast Looking Southwest

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