



FARMLAND FOR SALE

Black Hawk County, IA

58 Acres M/L

\$625,000 (\$10,776/Acre)



Located just 4.5 miles south of Waterloo, this versatile property features a 78.4 CSR2, income-producing CRP, Miller Creek frontage, and an included home and outbuildings, offering an excellent combination of income, recreation, and rural living.



JOHN AIRY

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Property Details

Legal Description:

Part of the West Half of the West Half of Sec 7, T87N, R12W of the 5th P.M., Black Hawk Co., IA. Exact legal to come from abstract.

10551 Dysart Rd, Waterloo, IA 50701

Township: Cedar

Location:

Located 4.5 miles south of Waterloo on Dysart Rd., bordered on the west by Dysart Rd.

Acreage Breakdown:

Taxable Acres: 58.28

FSA Acres: 57.13

Tillable Acres: 46.03

Soil Productivity: **Tillable CSR2:** 78.4

Property Taxes: \$3,396.00

Parcel Numbers: 871207151001 871207301001 871207151002 871207301002

School District: Union Community School District

CRP Contracts:

<u>Contracts</u>	<u>Acres</u>	<u>Expiration</u>	<u>Annual Payment</u>
11799	6.10	9/2030	\$1,305.00
11993	25.41	9/2031	\$6,412.00
11994	6.36	9/2031	\$1,638.00
11995	8.16	9/2031	\$2,108.00

Acreage Data:

Dwelling Built: 1977 1462 SF Split Foyer Frame
Outbuildings 1900 Garage with 2003 Lean To (780 SF)
1980 Frame Shed (120 SF)

Comments:

Conveniently located just 4.5 miles south of Waterloo along Dysart Road, this 58± acre tract offers excellent access and a strong CSR2 of 78.4. The layout provides income-producing CRP contracts and road frontage. Miller Creek along the east boundary adds the opportunity for recreational use, while the included home and outbuildings make this property ideal for investors, operators, or those seeking a rural living opportunity. The new owner may contact the Black Hawk County FSA office to discuss options regarding termination of the existing CRP contract.

Aerial Map



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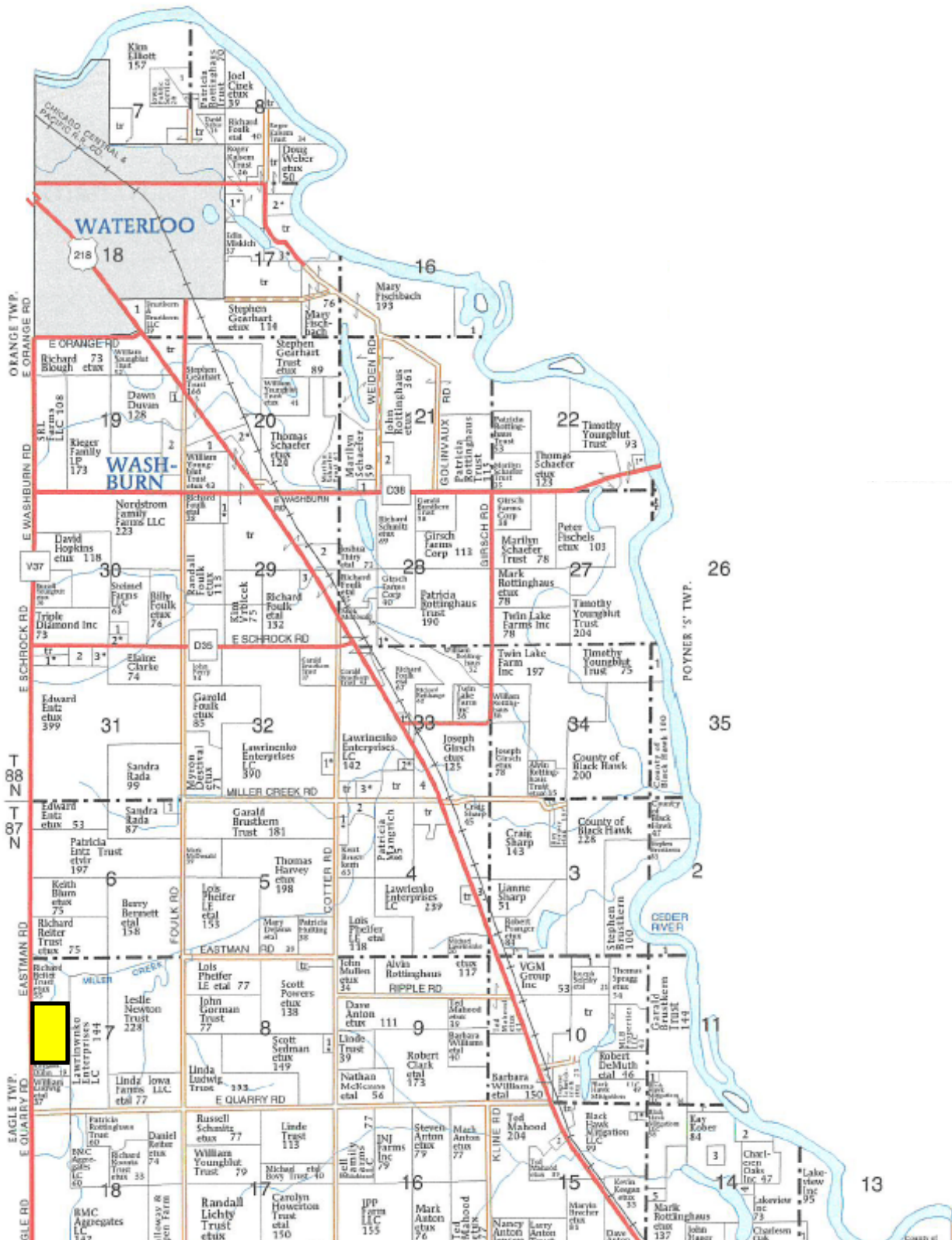
Plat Map

T-87-88-N

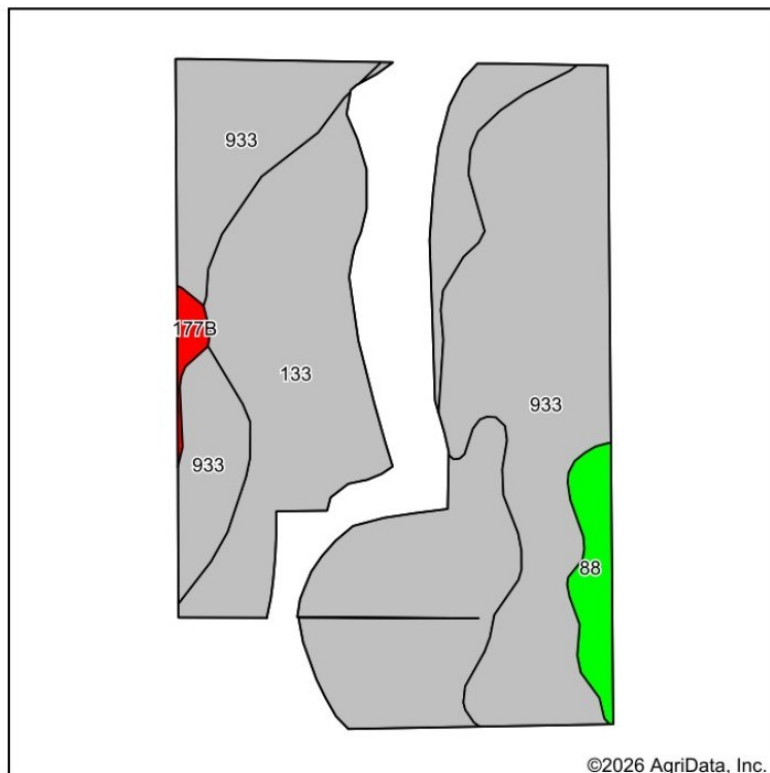
CEDAR PLAT
(Landowners)

R-12-W

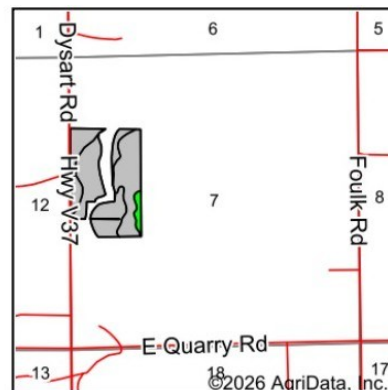
EAST WATERLOO TWP.



Soil Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Black Hawk
Location: 7-87N-12W
Township: Cedar
Acres: 46.03

Area Symbol: 1A013, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	22.14	48.1%		78
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	21.64	47.0%		78
88	Nevin silty clay loam, 0 to 2 percent slopes	1.79	3.9%		95
177B	Saude loam, 2 to 5 percent slopes	0.46	1.0%		55
Weighted Average					78.4

**IA has updated the CSR values for each county to CSR2.

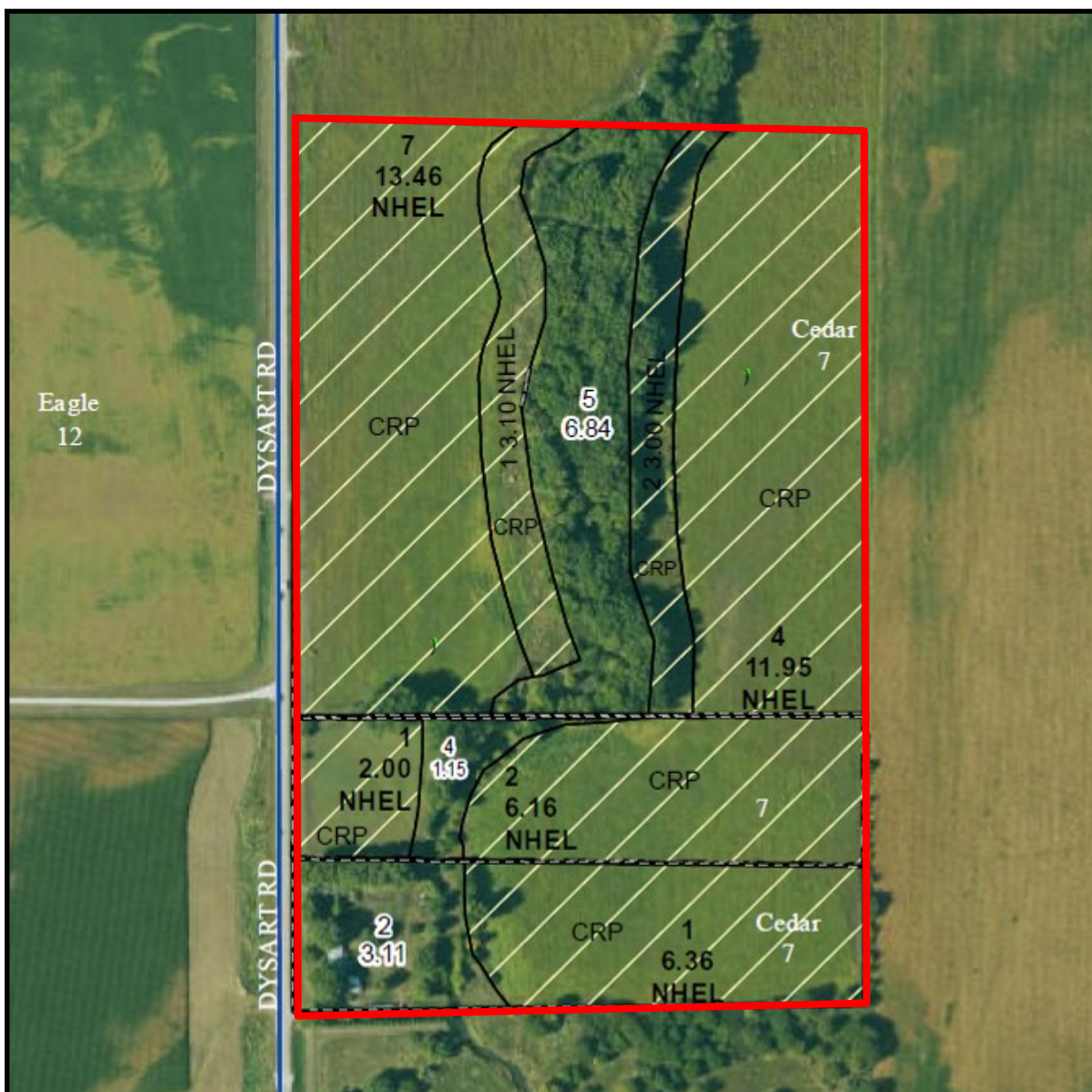


FSA Map



United States
Department of
Agriculture

Black Hawk County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Iowa PLSS
- Iowa Roads
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 46.03 acres

2025 Program Year

Map Created April 24, 2025

Farm 5786

Tract 7567, 8719, 8720

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USDA is an equal opportunity provider, employer, and lender.

Flood Map





View from the north border looking south



View from Southeast corner looking northwest



East Aerial View



Southeast Aerial View



Acreage Site Yard



CRP Acres



Acreage Site Aerial



Lean To and Garage