

LAND FOR SALE

194.8± Acres, Black Hawk County, Iowa
Offered at \$4,500,000

Highlights:

- Excellent development potential
- Located in Cedar Falls city limits
- Ample road frontage along Cedar Heights Drive and Katoski Drive

A-72854

Property Location: From the intersection of Highway 20 and Highway 63 head northeast on Highway 63 one tenth of a mile to Greyhound Drive. Head north on Greyhound seven tenths of a mile then west on W Ridgeway Avenue one half mile. Head north on Cedar Heights Drive one half mile and farm will be located on east side of Cedar Heights Drive. *Katoski Drive intersects the farm, the farm is located on both north and south side of Katoski Drive.*

Legal Description: Lengthy legal description on file. Contact agent for more information.



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www.FarmersNational.com



For additional information, please contact:

Colton Lacina, Agent
Hudson, Iowa

Business: (319) 325-1392

CLacina@FarmersNational.com

www.FarmersNational.com/ColtonLacina



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Property Information

Property Description: Farmers National Company is proud to offer 194.80 taxable acres of prime Black Hawk County land in one individual tract. The land offers prime development potential in the heart of Cedar Falls, Iowa. Highlights include ample road frontage along Katoski Drive and Cedar Heights Drive. With the lack of land on the market, historically low interest rates, strong economic outlook and a growing city population, now is the time to take advantage of the investment opportunity. Please visit our website for further details!

Farm Data:

Cropland	156.20 acres
Non-crop	37.16 acres
Buildings	<u>1.44 acres</u>
Total	194.80 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	132.89 acres	157 bushels
Soybeans	23.31 acres	48 bushels

Taxes: \$4,823.39

Location Map



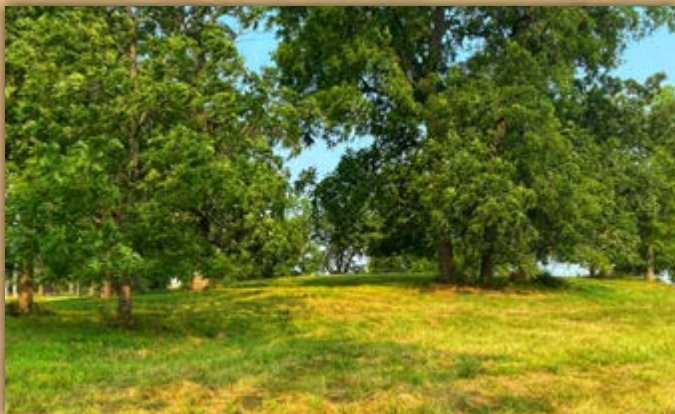
Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
178	Waukee loam, 0 to 2 percent slopes	67.2	34.63	69	2s
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	4.0	2.06	54	2w
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	16.1	8.31	59	2s
7	Wiota silty clay loam, 0 to 2 percent slopes	0.1	0.05	97	1
88	Nevin silty clay loam, 0 to 2 percent slopes	9.0	4.66	95	1
83C	Kenyon loam, 5 to 9 percent slopes	9.8	5.03	85	3e
408C	Olin fine sandy loam, 5 to 9 percent slopes	15.1	7.8	65	3e
391B	Clyde-Floyd complex, 1 to 4 percent slopes	9.3	4.8	87	2w
83B	Kenyon loam, 2 to 5 percent slopes	6.6	3.41	90	2e
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	33.2	17.11	78	2w
177	Saude loam, 0 to 2 percent slopes	3.2	1.67	60	2s
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	8.1	4.16	84	3e
585	Spillville-Coland complex, 0 to 2 percent slopes, occasionally flooded	2.1	1.09	74	2w
408B	Olin fine sandy loam, 2 to 5 percent slopes	4.6	2.37	71	2e
1585	Spillville-Coland, channeled-Aquolls, ponded, complex, 0 to 2 percent slopes, frequently flooded	4.2	2.14	5	8w
426C	Aredale loam, 5 to 9 percent slopes	0.0	0.01	86	3e
RIVER	Water, rivers and streams	1.3	0.7	-	-
TOTALS		194.0	100%	71.42	2.24



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.