

# Growthland

Appraisals, Management, Brokerage, & Advising



**Bids Due by**  
**September 24, 2024**  
**12:00 PM CST**

See page 2 for submission process

**FARMLAND**  
**AVAILABLE FOR BID**

**Black Hawk County, IA**  
**96 Acres M/L**

**Dianne Phelps**



**SCOTT**  
**BORCHERDING**

*Real Estate Broker, Farm Manager*

Licensed In IA & MN

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808 Central Avenue West, Hampton, Iowa 50441

Office: 641-812-3211



## ***Bid Submission Process***

**Black Hawk County, IA  
96 Acres M/L**

### **Bid Process:**

#### **Bid Process**

- Prospects will submit a Round 1 bid by **September 24, 2024, at 12 PM CST. Ask agent for bid form.**
- Cash offers, no contingencies
- Accepting property "as is", "where-is"

#### **Seller Options After Round One:**

- Ask multiple bidders to provide highest and final Round 2 offer by **September 25, 2024 at 12 PM CST.**
- Accept one bid.
- Determine to negotiate with one bid.
- Reject all bids and maintain ownership.

### **Terms**

Ten percent of the purchase price required from successful bidder as earnest money. Buyer(s) will sign Real Estate Sales Agreement, purchasing with no financing contingencies, and must be prepared for cash settlement of the purchase at the time of closing.

### **Closing**

Closing on or before October 31st, 2024.

### **Conditions**

This sale is subject to all easements, leases and any other restrictions of record.

**Buyer(s) have inspected the property and understand they are purchasing the property "as-is, where-is".** Any expenses post-closing are solely the responsibility of the Buyer(s).

### **Agency Disclaimer**

Growthland and their associates are agents of the Seller.



## Property Details

Black Hawk County, IA  
96 Acres M/L

### Legal Description:

Part of the N1/2 NE 1/4 SW1/4 and SFr1/2 NWFr1/4 in Section 18, Township 89 North, Range 12 West of the 5th P.M. in the City of Waterloo, Black Hawk County, Iowa. Exact legal to be established by abstract.

**Township:** East Waterloo

### Location:

Located west of Idaho Street, approximately half mile north of Newell Street.

### Farm Lease:

The subject property is rented for the 2024 crop year, with the current owners retaining 100% of the lease income for 2024. Contact the agent for details. The lease for 2025 will be terminated.

### Acreage Breakdown:

**Taxable Acres:** 95.05  
**FSA Farmland Acres:** 93.10  
**Tillable Acres (includes CRP):** 90.84  
**CRP Acres:** 5.00

**Soil Productivity:** **Tillable CSR2:** 83.7

**Property Taxes:** \$2,960.00

**Parcel Numbers:** 891218151002 891218176001  
891218151003 891218326001

**School District:** Waterloo Community School District

**FSA Farm Base Acres:** **Corn Base Acres:** 44.5  
**Corn PLC Yield:** 144  
**Soybean Base Acres:** 0.9  
**Soybean PLC Yield:** 40  
**Oat Base Acres:** 0.51  
**Oat PLC Yield:** 59

### Conservation Reserve Program (CRP):

5.0 Acres at \$300.00 per acre for an annual payment of \$1,500. Expires on 09/30/2032.

### Comments:

Located within the City of Waterloo limits. Zoned as City of Waterloo A-1 Agricultural. Tile maps available by request.

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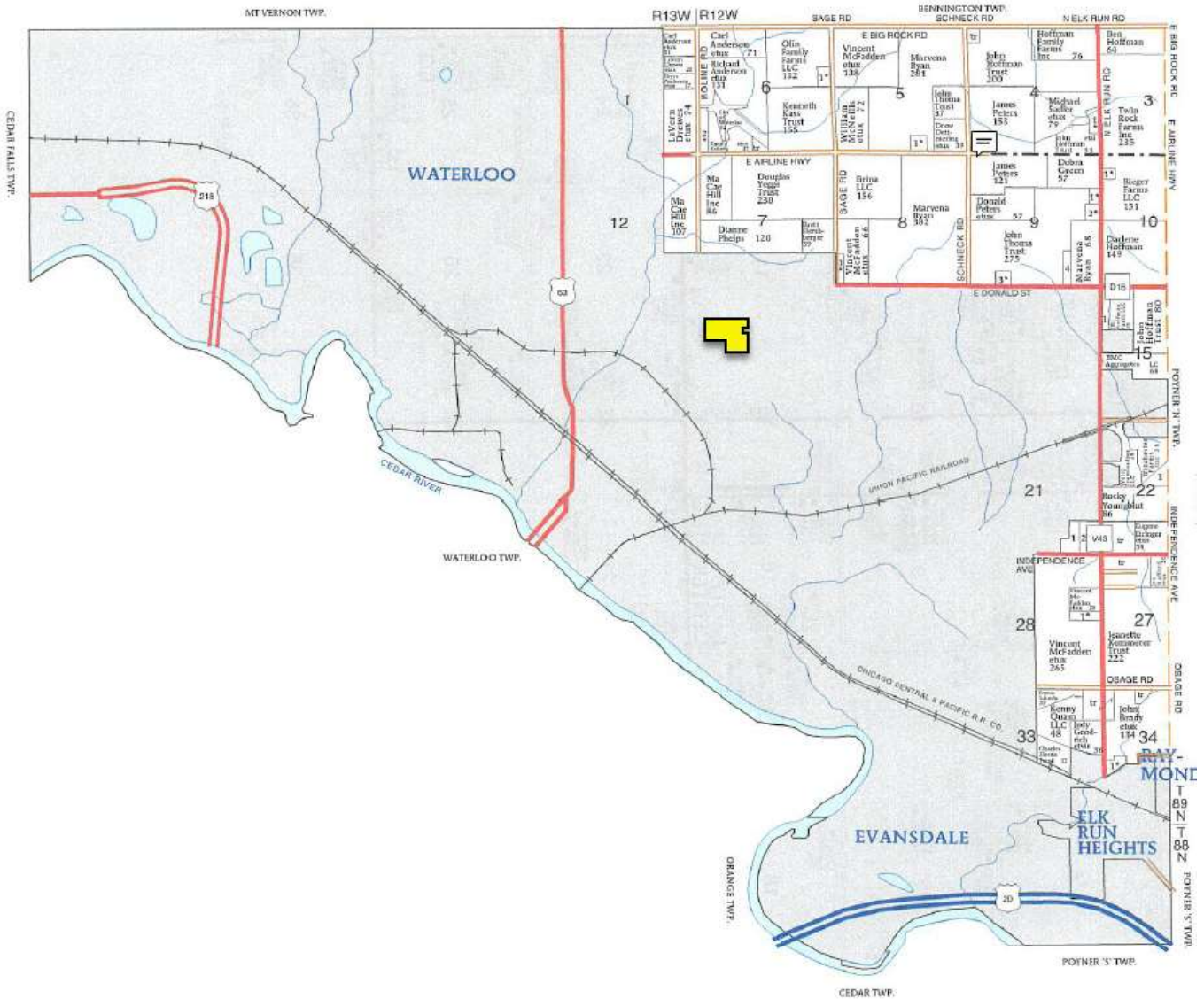
## Plat Map

Black Hawk County, IA  
96 Acres M/L

T-88-89-N

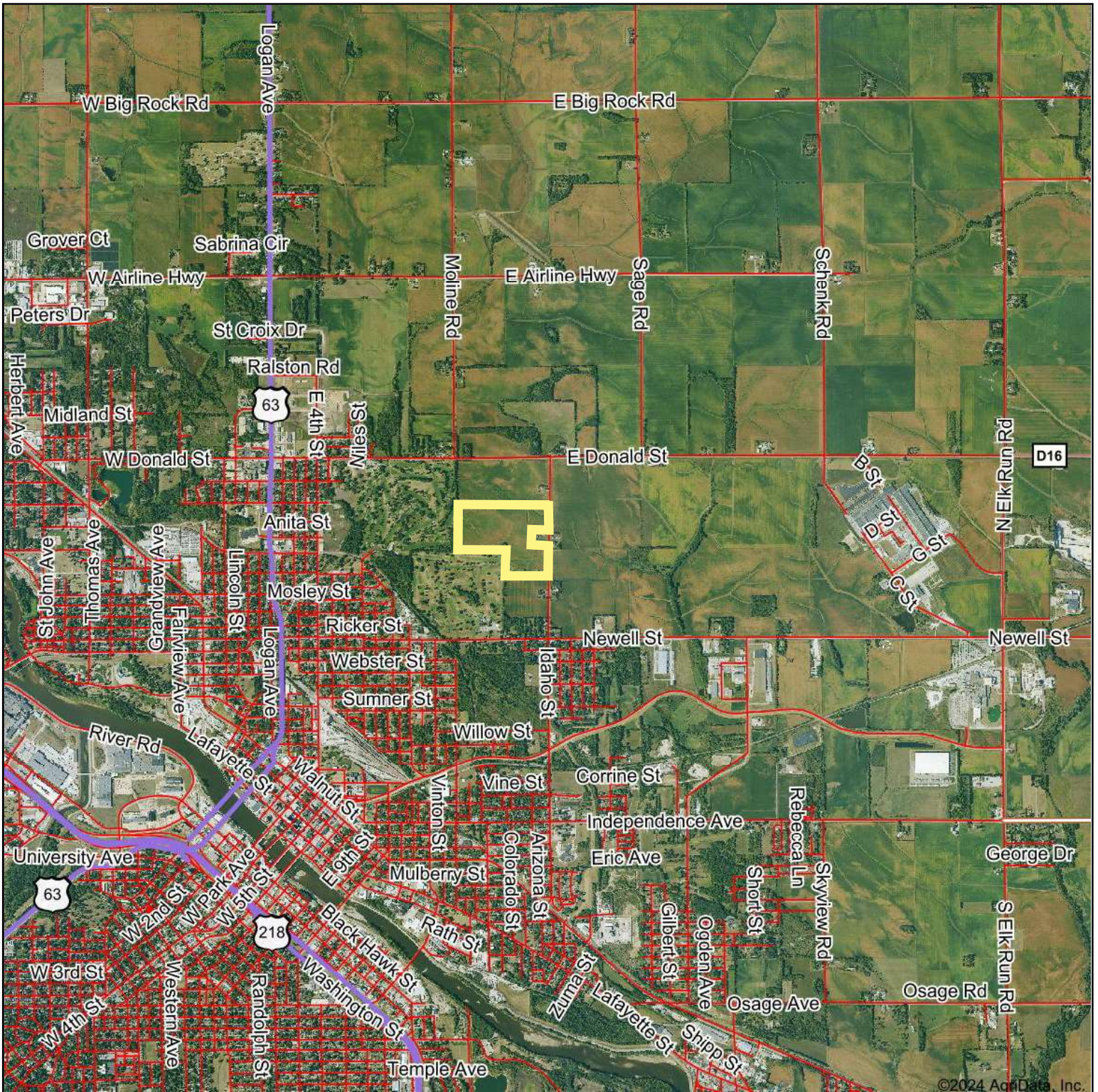
EAST WATERLOO PLAT

R-12-13-W

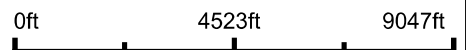


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# Access Map



Map Center: 42.520226, -92.307822



# Growthland

**18-89N-12W**  
**Black Hawk County**  
**Iowa**



Maps Provided By:



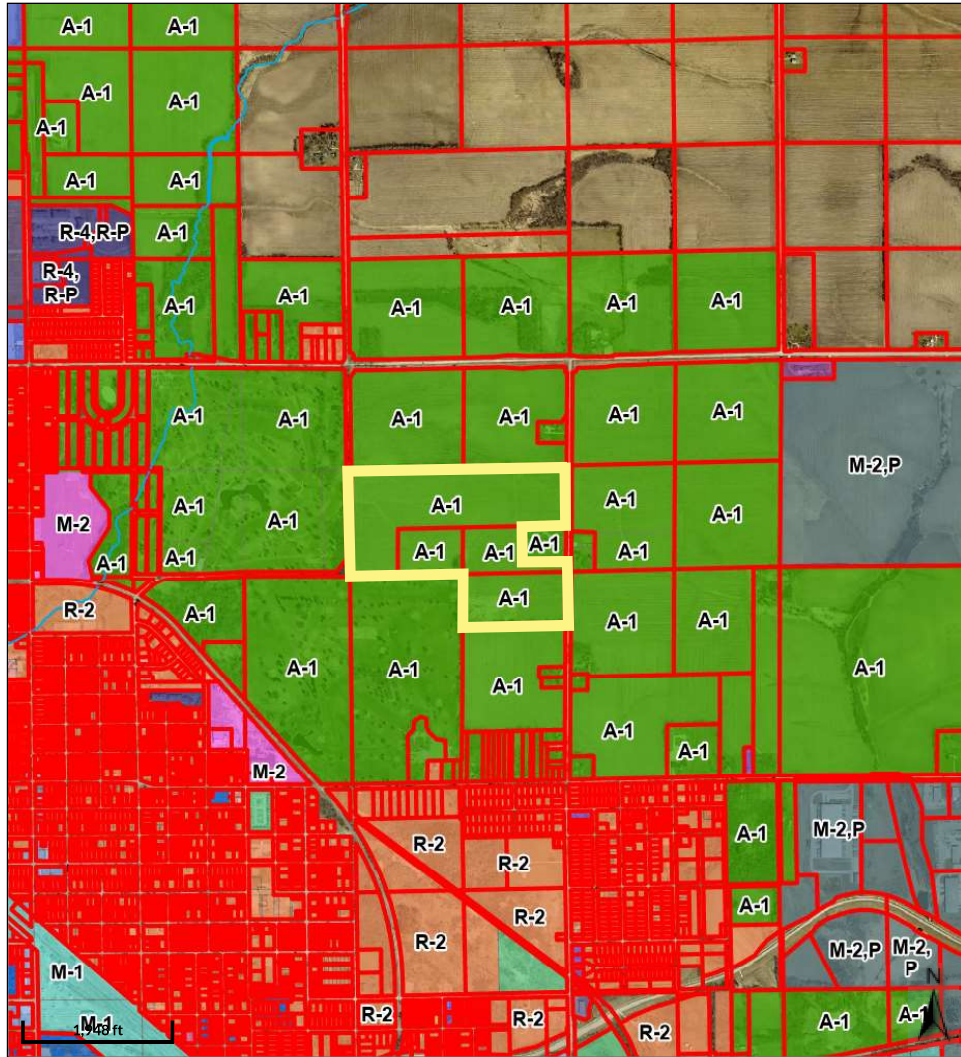
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8/6/2024

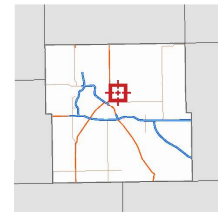
## Zoning Map

Black Hawk County, IA  
96 Acres M/L

 **Beacon**™ Black Hawk County, IA



Overview



Legend

-  Water
-  Parcels
- Waterloo Zoning**
-  A-1
-  B-P
-  C-1
-  C-1,C-Z
-  C-2
-  C-2,C-Z
-  C-3
-  C-P
-  M-1
-  M-1,C-Z
-  M-2
-  M-2,P
-  R-1
-  R-1,C-Z
-  R-1,R-P
-  R-2
-  R-2,C-Z
-  R-2,R-P
-  R-3
-  R-3,C-Z
-  R-3,R-P
-  R-4
-  R-4,C-Z
-  R-4,R-P
-  R-R
-  S-1
-  <all other values>

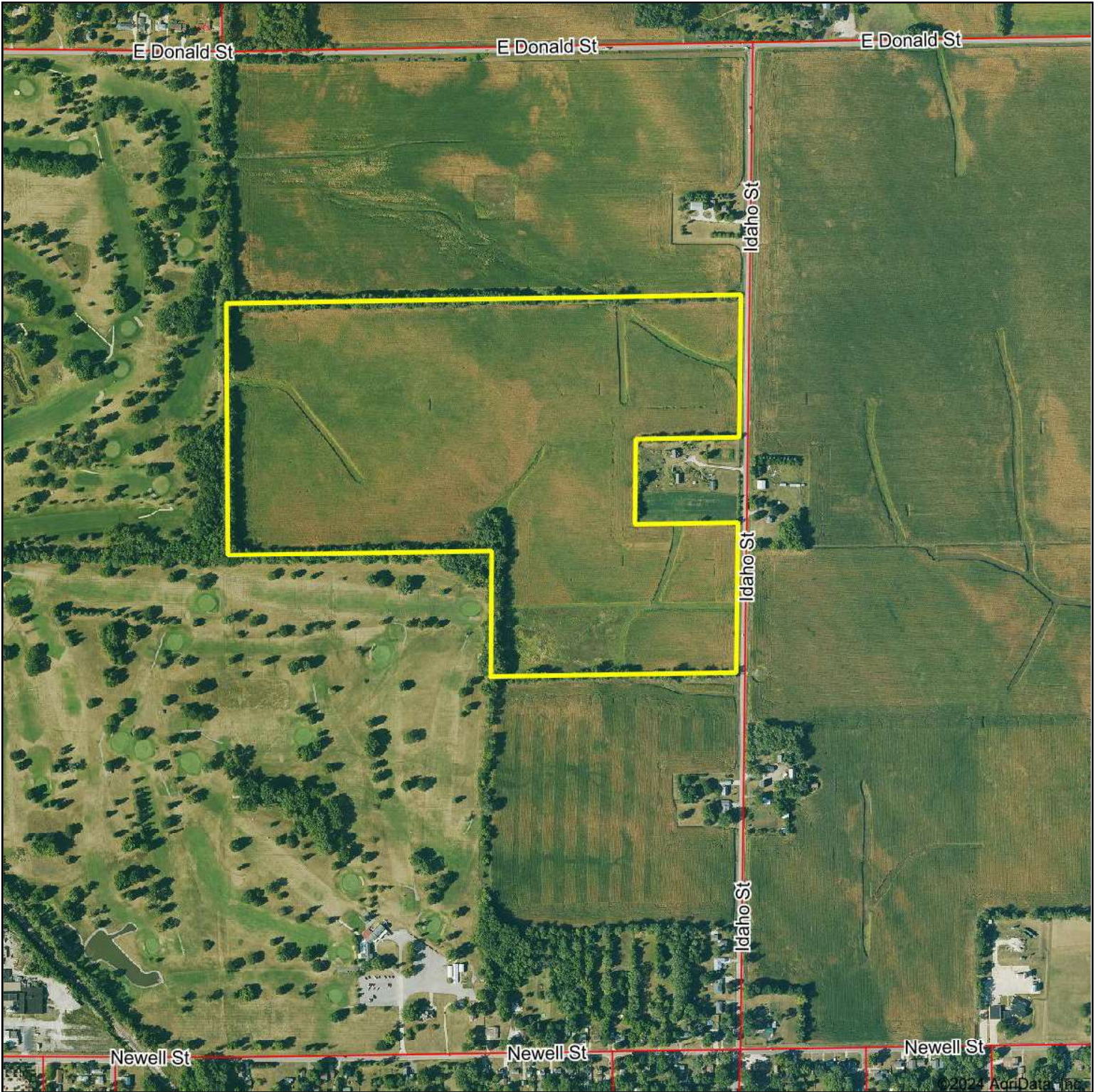
These maps do not represent a survey. No liability is assumed for the accuracy of the data delineated herein, either expressed or implied by Black Hawk County, the Black Hawk County Assessor or their employees. These maps are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for local government purposes. See the recorded documents for more detailed legal information.

Date created: 8/6/2024  
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# Aerial Map



# Growthland

Boundary Center: 42.521109, -92.312740



**18-89N-12W**  
**Black Hawk County**  
**Iowa**

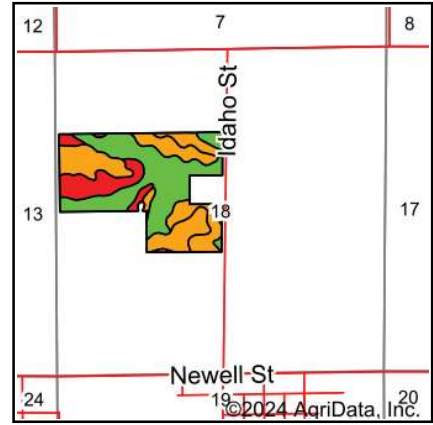
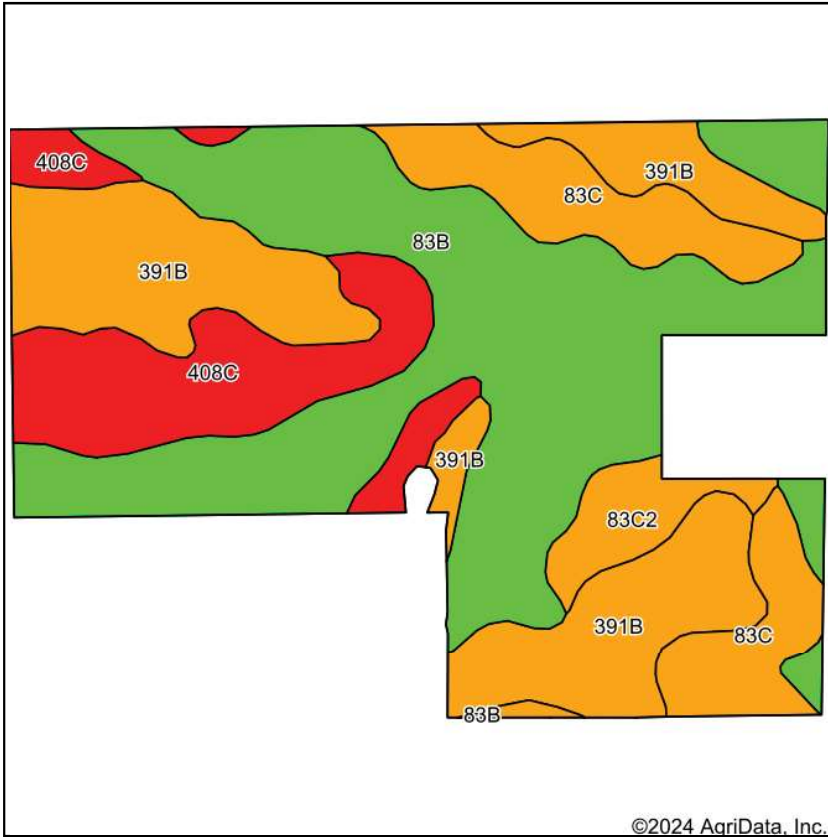


Maps Provided By:



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# Tillable Soils Map



State: **Iowa**  
 County: **Black Hawk**  
 Location: **18-89N-12W**  
 Township: **Waterloo**  
 Acres: **90.8**

## Growthland

Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: IA013, Soil Area Version: 31

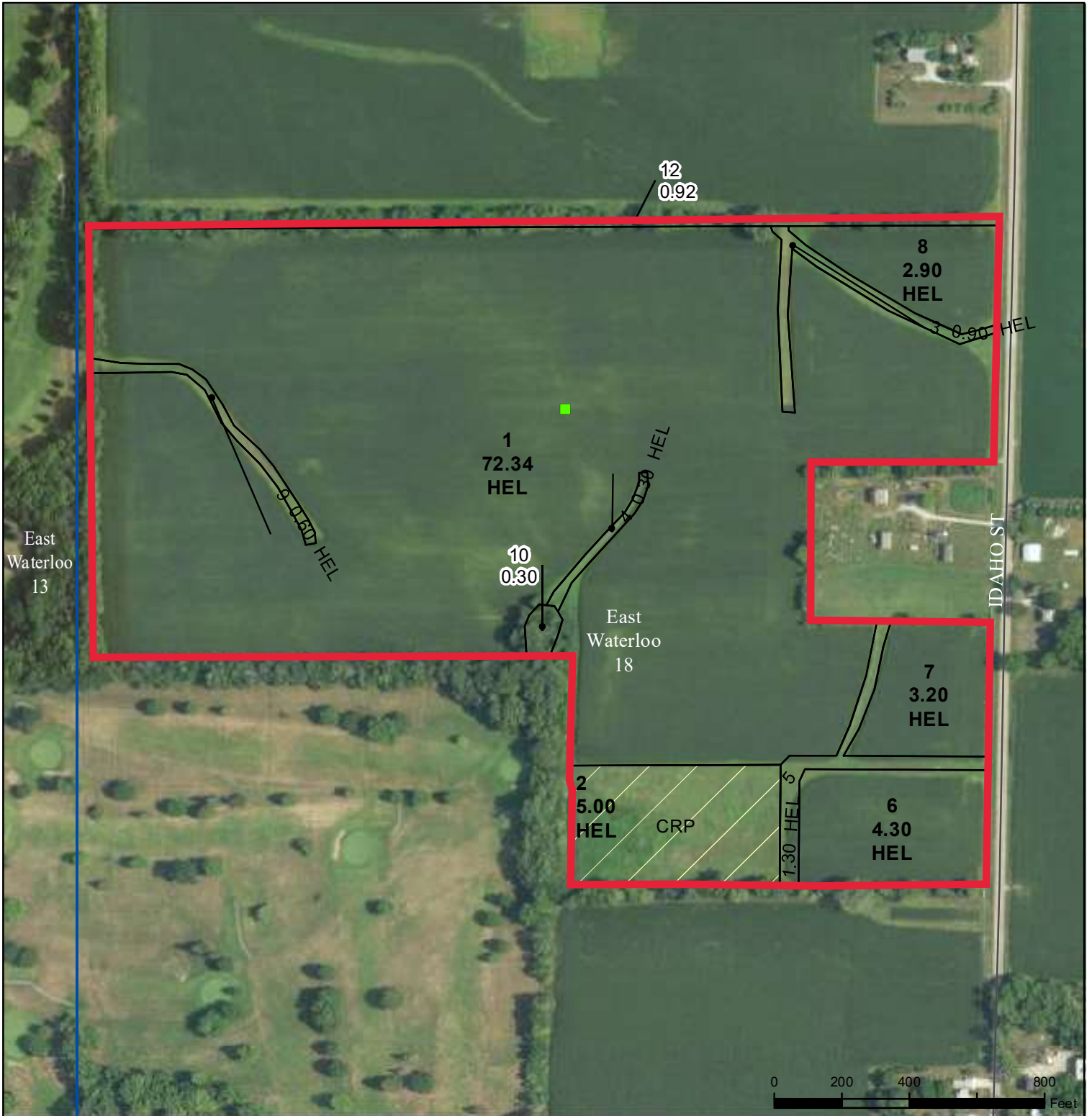
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	38.49	42.4%		90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	23.77	26.2%		87
408C	Olin sandy loam, 5 to 9 percent slopes	13.66	15.0%		59
83C	Kenyon loam, 5 to 9 percent slopes	11.60	12.8%		85
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	3.28	3.6%		84
<b>Weighted Average</b>					<b>83.7</b>

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

Soils data provided by USDA and NRCS.

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

- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 90.84 acres

2022 Program Year  
Map Created March 16, 2022

**Farm 6271**  
**Tract 2034**

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## Property Photos

Black Hawk County, IA  
96 Acres M/L



Southeast corner looking northeast

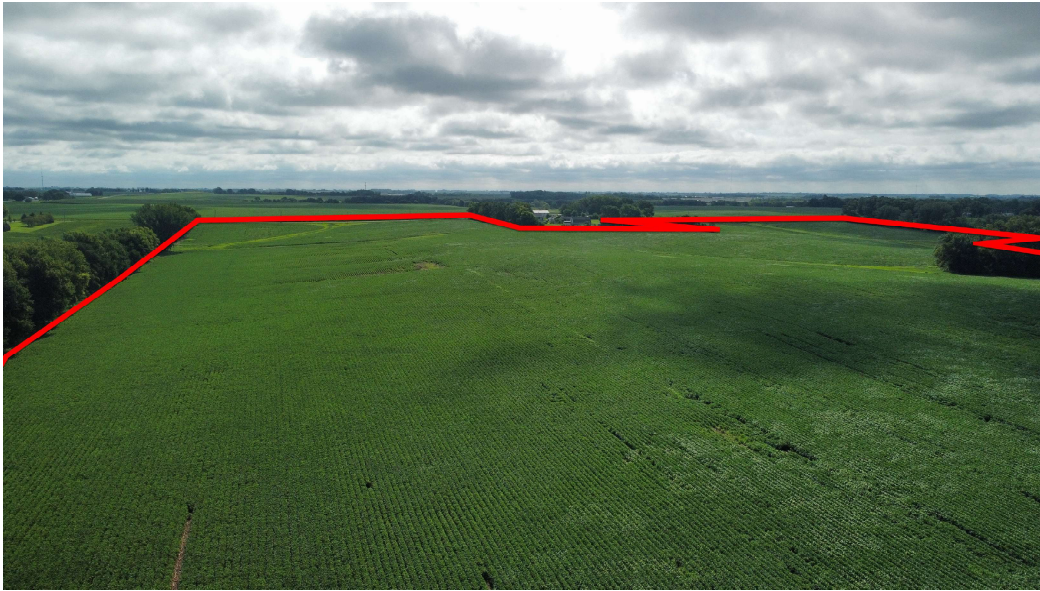


Northeast corner looking southwest



## *Property Photos*

**Black Hawk County, IA**  
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Near west border looking east



Middle of north border looking southeast