



AGRI • MANAGEMENT S E R V I C E S

132 Acres m/l
Black Hawk County, IA
\$1,050,000(\$7,954/acre)

Farm for Sale Diercks Farm

Location: Located two miles north of Waterloo in Section 6 of East Waterloo Township; bordered to the north by East Big Rock Road and to the east by Sage Road. Look for signs. Nice location near Waterloo.

Possession: Lease has been terminated and open for the 2021 growing season.

Acreage Breakdown:

Total Acres: 132.18 A m/l
CRP Acres: 3.2 A m/l
Tillable Acres: 116.50 A m/l.

FSA Farm Base Acres:

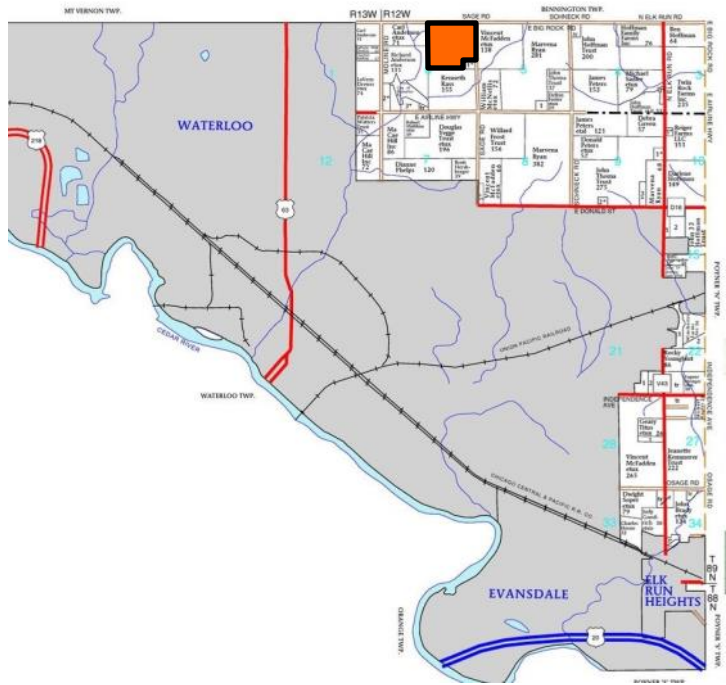
Corn Base Acres: 59.5
Corn PLC Yield: 144
Soybean Base Acres: 53.8
Soybean PLC Yield: 39

Soil Productivity:

Tillable CSR2: 73.7 Tillable CSR: 67.4

Comments: This Waterloo area farm would be great to build a rural residence or it would make a nice add on unit. There is potential to gain tillable acres. Current CRP contracts pay \$734 annually on 3.2 acres.

Taxes: \$3,544.00



Agri Management Services

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Appraisals

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Farm Management

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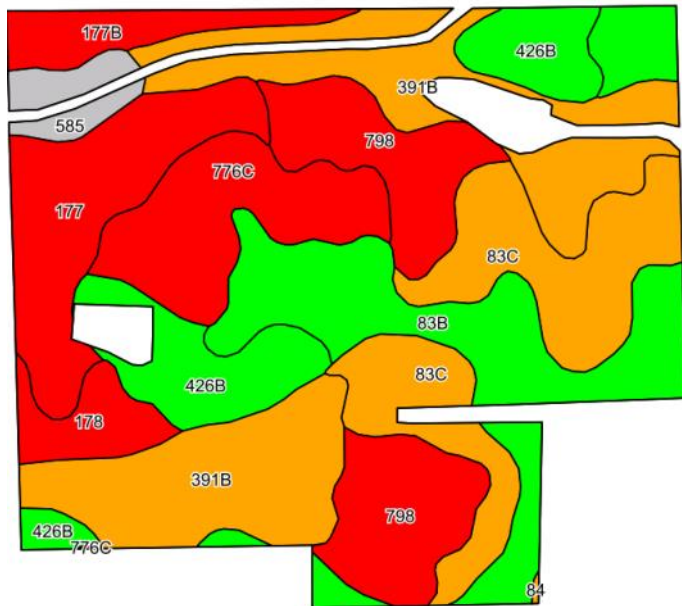
Real Estate Sales

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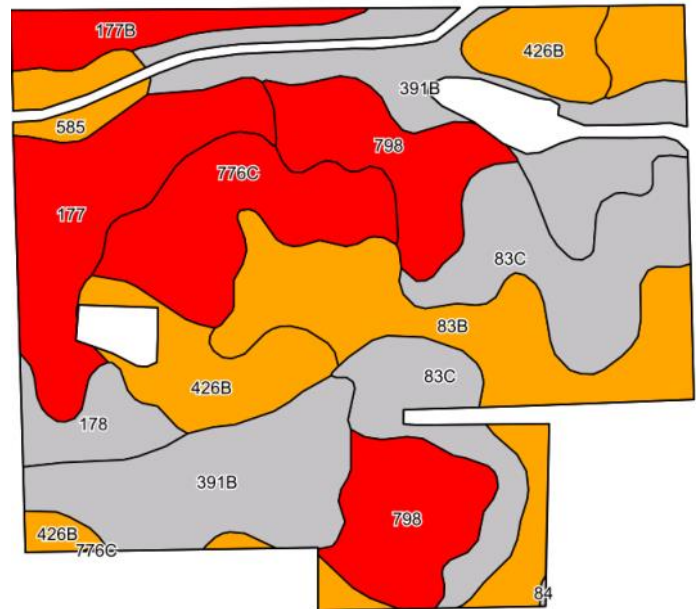


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Tillable Soil Map - CSR2



Tillable Soil Map - CSR



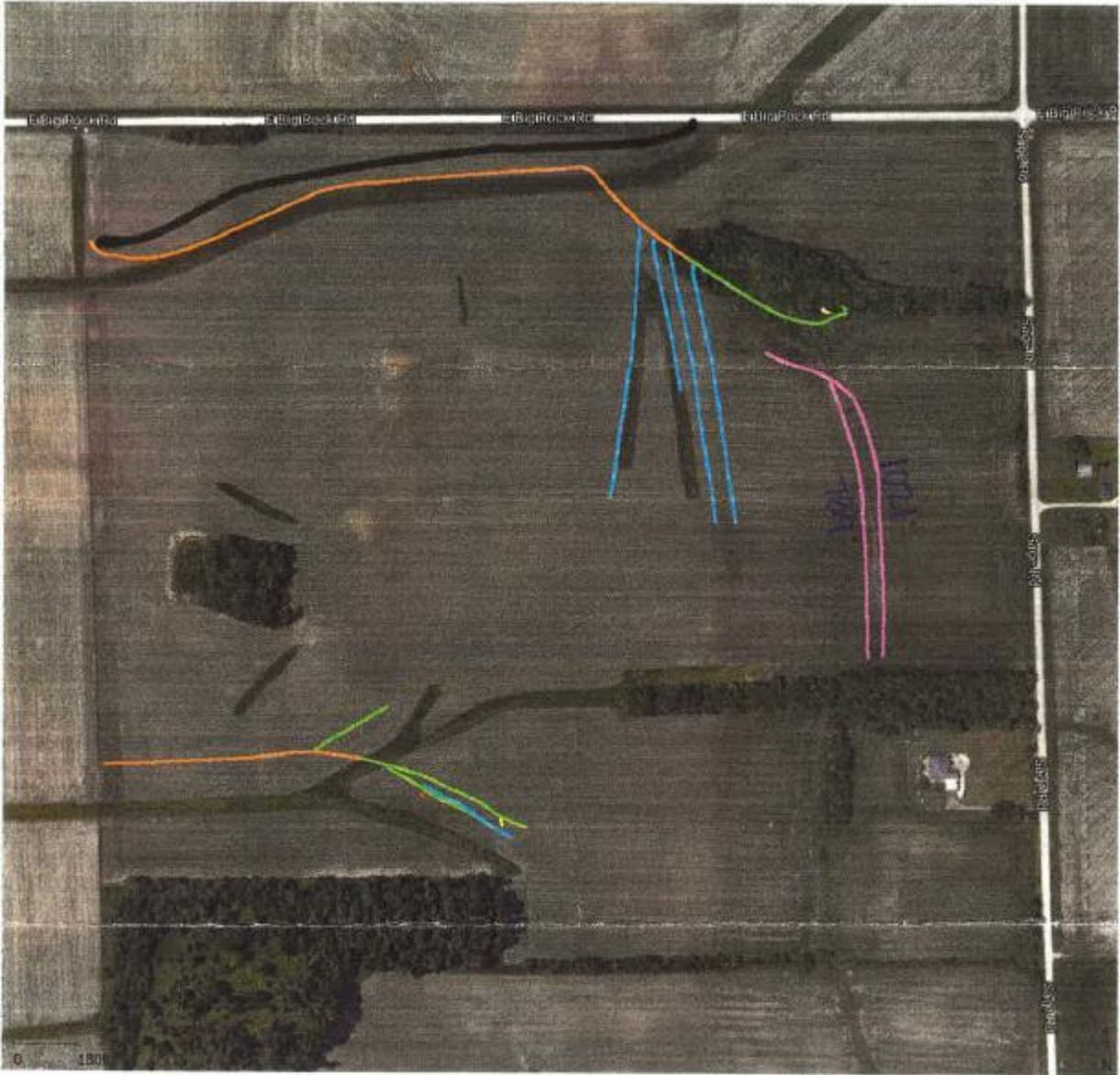
Code	Soil Description	Acres	% of field	CSR2 Legend	CSR2*	CSR
91B	Clyde-Floyd complex, 1 to 4 percent slopes	23.89	20.5%	Orange	87	72
83B	Kenyon loam, 2 to 5 percent slopes	19.45	16.7%	Green	90	86
83C	Kenyon loam, 5 to 9 percent slopes	16.60	14.3%	Orange	85	71
798	Protivin loam, 1 to 4 percent slopes	14.55	12.5%	Red	61	60
177	Saude loam, 0 to 2 percent slopes	11.46	9.8%	Red	60	63
426B	Aredale loam, 2 to 5 percent slopes	10.49	9.0%	Green	91	85
776C	Lilah sandy loam, 2 to 9 percent slopes	10.16	8.7%	Red	17	7
177B	Saude loam, 2 to 5 percent slopes	3.85	3.3%	Red	55	58
178	Waukee loam, 0 to 2 percent slopes	3.39	2.9%	Red	69	79
585	Spillville-Coland complex, 0 to 2 percent slopes, occasionally	2.55	2.2%	Grey	74	86
84	Clyde silty clay loam, 0 to 3 percent slopes	0.06	0.1%	Orange	88	76
Weighted Average					73.7	67.4



***CSR vs. CSR2:** The USDA Natural Resources Conservation Service (NRCS) released an updated Corn Suitability Rating soil survey for Iowa in January 2014, called CSR2. It is a revised formula of the original CSR formula which has been used since 1971 to measure potential soil productivity. It is likely the CSR values based on the CSR2 formula will be different than the original CSR values. During this transition to the CSR2 formula, Agri Management Services will provide both the CSR and CSR2 values.

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Drainage Tile



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Photos



View from Northwest Corner Looking South



View from North Border Looking South