

Land Auction

ACREAGE:

165.07 Acres, m/l
In 2 parcels
Black Hawk County, IA

DATE:

Tuesday
December 1, 2020
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag



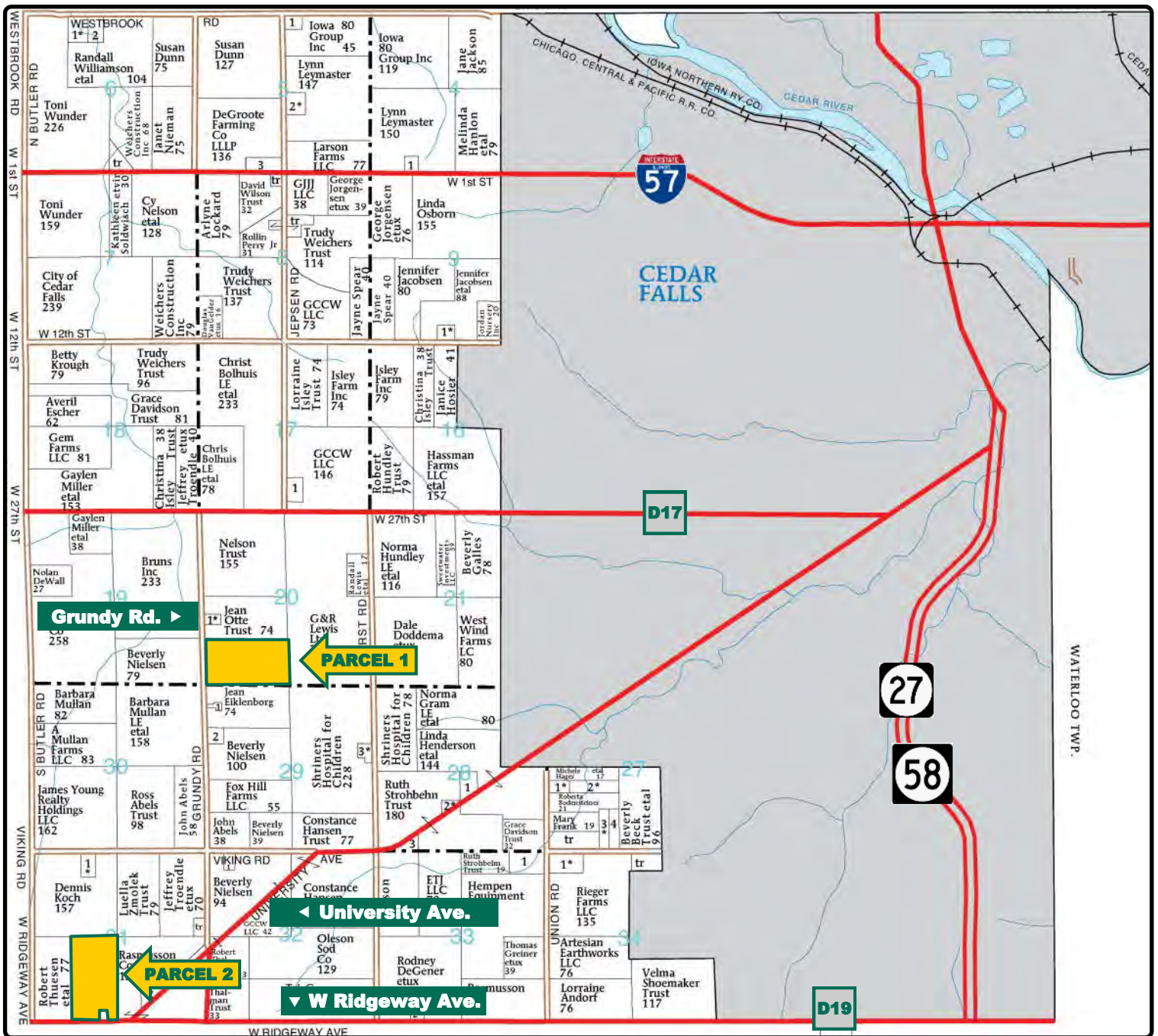
Property Key Features

- High-Quality Black Hawk County Farms
- Close Proximity to Cedar Falls, Iowa
- Leases Open for 2021 Crop Year

Cal Wilson
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6314 Chancellor Dr./ P.O. Box 1105
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Parcel 1

FSA/Eff. Crop Acres:	77.10
Cert. Grass Acres:	1.86
Corn Base Acres:	45.30
Bean Base Acres:	23.90
Soil Productivity:	87.50 CSR2

Parcel 1 Property Information 79.00 Acres, m/l

Location

Approximately 1¼ miles west of Cedar Falls, IA on the east side of Grundy Rd.

Legal Description

S½ SW¼ Section 20, Township 89 North, Range 14 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2020 - 2021: \$2,602.00
Net Taxable Acres: 79.00
Tax per Net Taxable Acre: \$32.94

Lease Status

Open lease for the 2021 crop year.

FSA Data

Farm Number 5922, Tract 1265
FSA/Eff. Crop Acres: 77.10
Cert. Grass Acres: 1.86
Corn Base Acres: 45.30
Corn PLC Yield: 167 Bu.
Bean Base Acres: 23.90
Bean PLC Yield: 50 Bu.

Soil Types/Productivity

Primary soils are Clyde silty clay loam and Kenyon loam. CSR2 on the FSA/Eff. crop acres is 87.50. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to gently rolling.

Drainage

Limited tile, mostly in the draws. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

High-quality Black Hawk County farmland within close proximity to Cedar Falls, Iowa. Contact listing agent for Fertility and Yield History.

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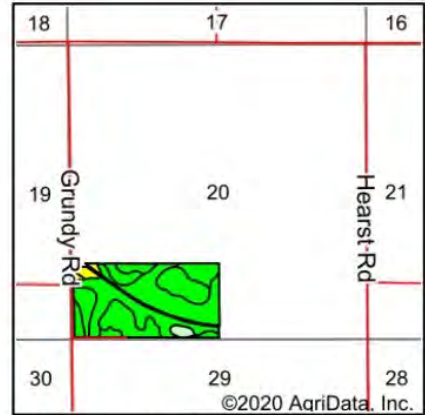
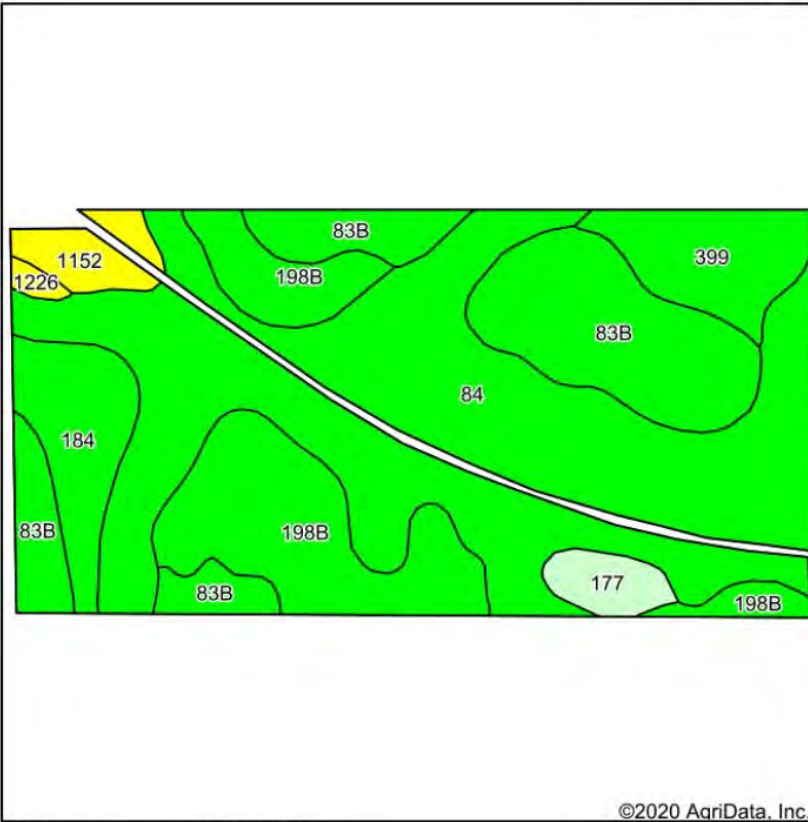
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State: **Iowa**
 County: **Black Hawk**
 Location: **20-89N-14W**
 Township: **Cedar Falls**
 Acres: **77.1**
 Date: **10/14/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IA013, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
84	Clyde silty clay loam, 0 to 3 percent slopes	36.82	47.8%		llw	88	76	85
83B	Kenyon loam, 2 to 5 percent slopes	14.17	18.4%		lle	90	86	78
198B	Floyd loam, 1 to 4 percent slopes	12.85	16.7%		llw	89	80	85
184	Klinger silty clay loam, 1 to 4 percent slopes	4.71	6.1%		lw	95	90	83
399	Readlyn silt loam, 1 to 3 percent slopes	4.56	5.9%		lw	91	91	68
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	2.02	2.6%		llw	54	68	61
177	Saude loam, 0 to 2 percent slopes	1.61	2.1%		lls	60	63	61
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.36	0.5%		lls	59	72	61
Weighted Average						87.5	79.7	*n 81.3

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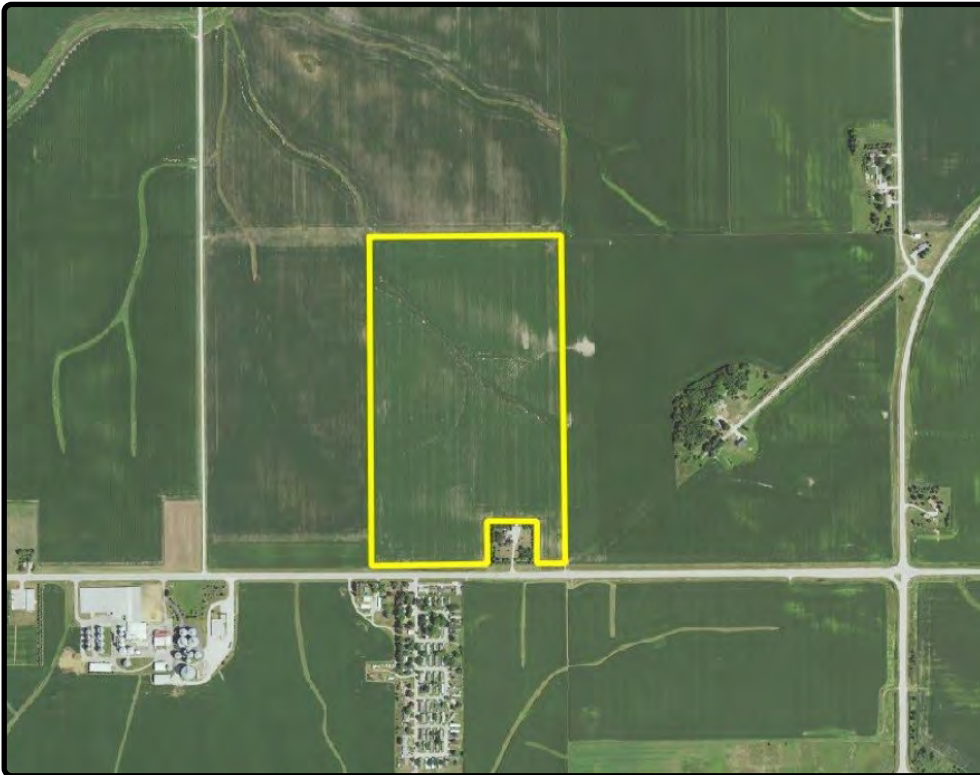
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Parcel 2

FSA/Eff. Crop Acres:	87.31
Corn Base Acres:	53.80
Bean Base Acres:	33.00
Soil Productivity:	89.50 CSR2

Parcel 2 Property Information 86.07 Acres, m/l

Location

Approximately 3 miles west of Cedar Falls, IA on the north side of W. Ridgeway Ave.

Legal Description

E½ SW¼, excluding acreage site along W. Ridgeway Ave., Section 31, Township 89 North, Range 14 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2020 - 2021: \$3,088.00
Net Taxable Acres: 86.07
Tax per Net Taxable Acre: \$35.88

Lease Status

Open lease for the 2021 crop year.

FSA Data

Farm Number 5922, Tract 687
FSA/Eff. Crop Acres: 87.31
Corn Base Acres: 53.80
Corn PLC Yield: 167 Bu.
Bean Base Acres: 33.00
Bean PLC Yield: 50 Bu.

Soil Types/Productivity

Primary soils are Kenyon loam and Maxfield silty clay loam. CSR2 on the FSA/Eff. crop acres is 89.50. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to gently rolling.

Drainage

Limited tile, mostly in the draws. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

High-quality Black Hawk County farmland located on a hard-surface road. Contact listing agent for Fertility and Yield History.

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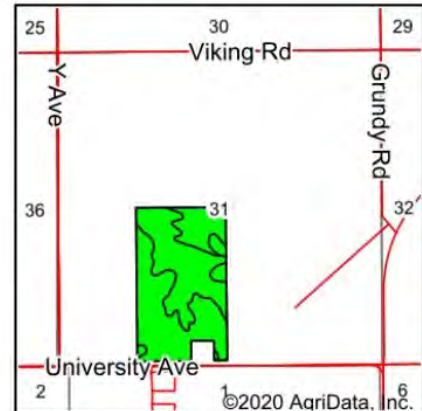
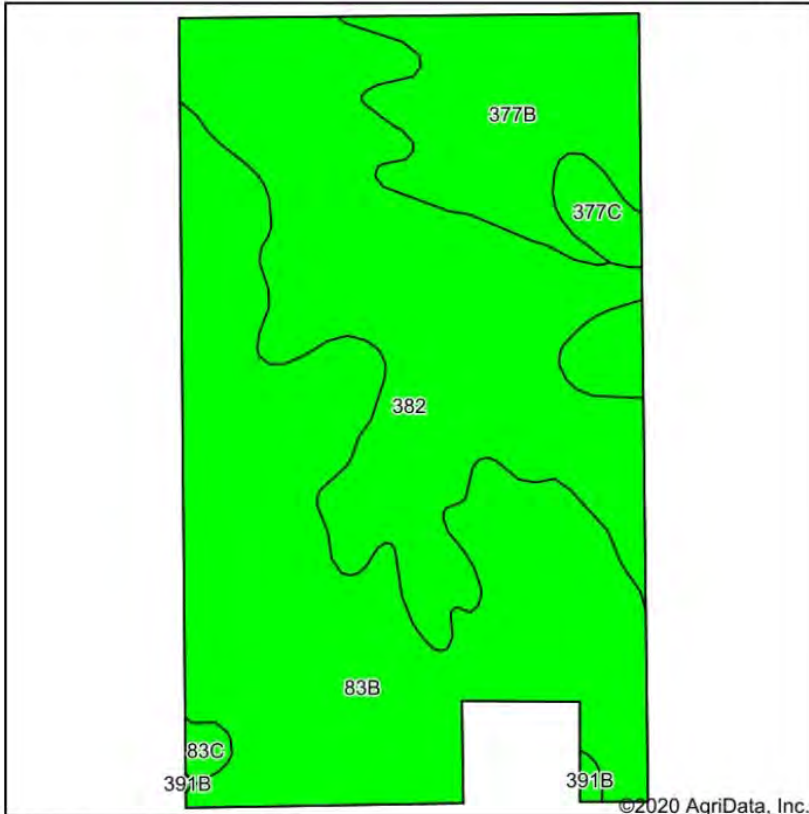
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State: **Iowa**
 County: **Black Hawk**
 Location: **31-89N-14W**
 Township: **Cedar Falls**
 Acres: **87.31**
 Date: **10/14/2020**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA013, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
83B	Kenyon loam, 2 to 5 percent slopes	38.90	44.6%		IIe	90	86	78
382	Maxfield silty clay loam, 0 to 2 percent slopes	32.44	37.2%		IIw	87	90	68
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	13.56	15.5%		IIe	94	90	75
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	1.60	1.8%		IIIe	90	75	73
83C	Kenyon loam, 5 to 9 percent slopes	0.57	0.7%		IIIe	85	71	76
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.24	0.3%		IIw	87	72	85
Weighted Average						89.5	87.8	*n 73.7

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Parcel 1 - Looking east



Parcel 1 - Looking northeast



Parcel 1 - Looking southwest



Parcel 1 - Looking southwest



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Parcel 2 - Looking northeast



Parcel 2 - Looking southwest



Parcel 2 - Looking northwest



Parcel 2 - Looking northeast



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Date: **Tues., December 1, 2020**

Time: **10:00 a.m.**

Site: **Virtual Live Auction
Online Only
www.Hertz.ag**

Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer on screen as he guides the process.
- Go to www.Hertz.ag. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to the Real Estate > Auction page, and select the Black Hawk County auction.
- Follow on-screen prompts.
- You may view the livestream of the auction on sale day by following these same directions and clicking on the "View Live" button.
- Contact Sale Manager, Cal Wilson at 319-360-1009 with questions.

Method of Sale

- This land will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Seller

James P. Jorgensen Revocable Trust

Agency

Hertz Real Estate Services and their representatives are Agents of the Seller.

Auctioneer

Doug Hensley

Attorney

John C. Larsen
Redfern Mason Larsen & Moore, PLC

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before January 20, 2021 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires March 1, 2021. Taxes will be prorated to January 20, 2021.

Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an Abstract of Title for review by Buyer's attorney.

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