

# Land Auction

**ACREAGE:**

**280.37 Acres, m/l**  
In 4 Parcels  
Black Hawk & Butler Counties, IA

**DATE:**

Friday  
**August 20 2021**  
**10:00 a.m.**

**LOCATION:**

**Virtual Live Auction**  
**Online Only**  
[www.Hertz.ag](http://www.Hertz.ag)

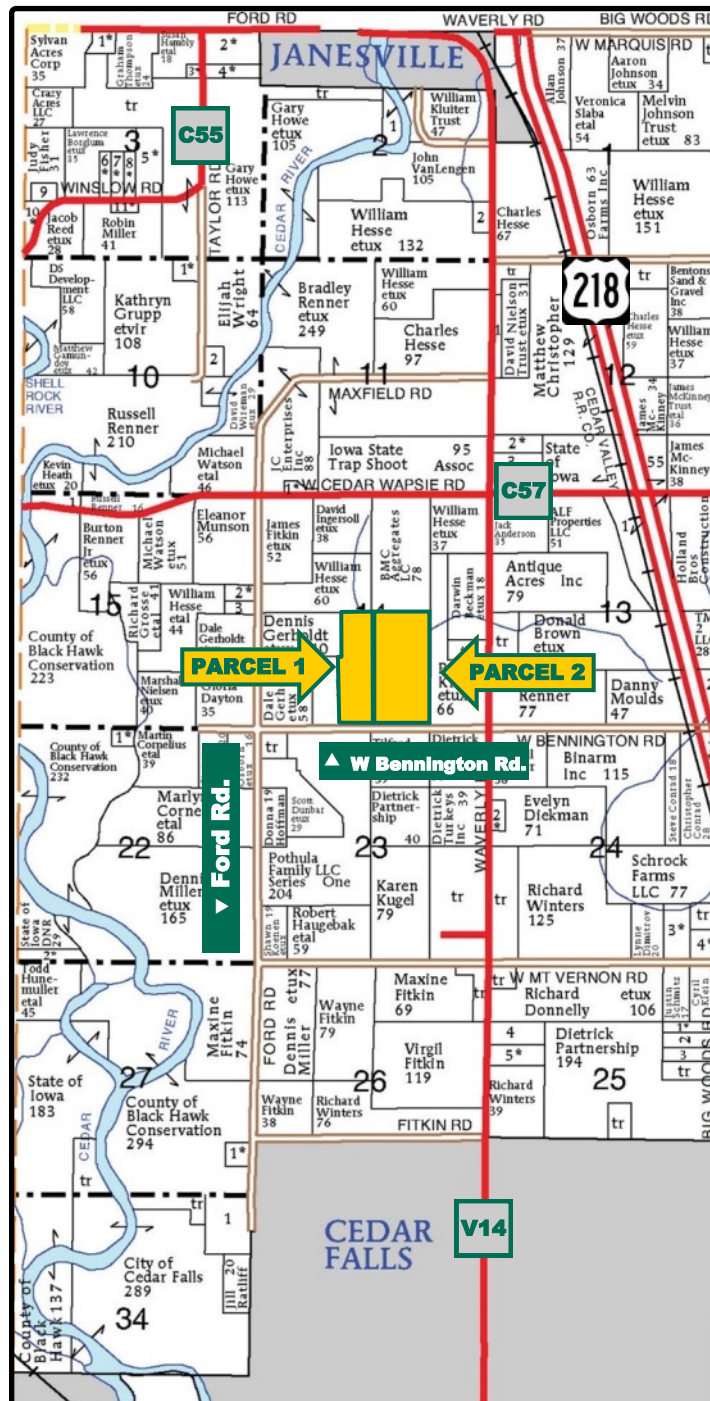


## Property Key Features

- Attractive Potential Building Sites
- Black Hawk County—2 Parcels, CRP, Mature Trees, Good Income
- Butler County—2 Parcels, Cropland, CRP, Pond, Mature Trees, Good Income

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Licensed Salesperson in IA  
**CalW@Hertz.ag**

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6314 Chancellor Dr. / P.O. Box 1105  
Cedar Falls, IA 50613  
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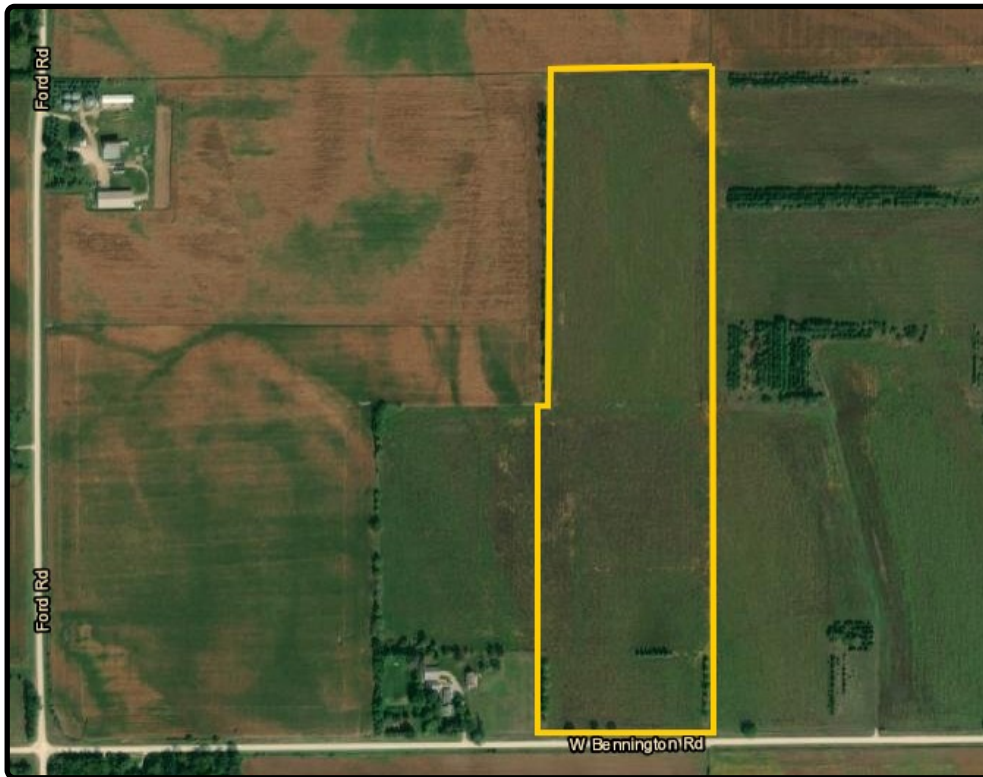
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## Parcel 1

**FSA/Eff. Crop Acres:** 2.40\*  
**CRP Acres:** 37.60\*  
**Corn Base Acres:** 2.16\*  
**Soil Productivity:** 53.41 CSR2

*\*Acres are estimated.*

## Parcel 1 Property Information 40.00 Acres, m/l Black Hawk County

### Location

Approximately 2 miles north of Cedar Falls. Property lies north of W. Bennington Rd.

### Legal Description

E¼ SW¼ and fractional W¼ SE¼ SW¼ all in Section 14, Township 90 North, Range 14 West of the 5th P.M., Black Hawk County, IA. Exact legal to come from survey.

### Estimated Real Estate Tax

Taxes Payable 2020 - 2021: \$879\*  
 Net Taxable Acres: 40.00  
 Tax per Net Taxable Acre: \$21.98\*

*\*Taxes estimated pending survey of property. Black Hawk County Treasurer/ Assessor will determine final tax figures.*

### School District

Janesville Community Schools

### Lease Status

No leases in place.

### FSA Data

Pt. Farm Number 7957, Tracts 6106, 7755  
 FSA/Eff. Crop Acres: 2.40\*  
 CRP Acres: 37.60\*  
 Corn Base Acres: 2.16\*  
 Corn PLC Yield: 120 Bu.

*\*Acres are estimated pending reconstitution of farm by the Black Hawk County FSA office.*

The estimated 2.40 acres classified as FSA crop acres are not currently being farmed;

however, may be eligible for farm programs. Please confirm by contacting Black Hawk County FSA office directly.

### CRP Contracts

- There are 20 acres\* enrolled in a CP-38E-25 contract that pays \$5,475\* annually and expires September 30, 2030.
- There are an additional 17.60 acres\* enrolled in a CP-38E-25 contract that pays \$4,736\* annually and expires September 30, 2030.
- CRP Contract mid-management burn completed spring of 2021.

*\*Acres and amounts estimated.*

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
284	Flagler sandy loam, 0 to 2 percent slopes	29.56	73.89	3	55	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	4.62	11.56	4e	39	
177	Saude loam, 0 to 2 percent slopes	3.46	8.65	2	60	
159	Finchford loamy sand, 0 to 2 percent slopes	0.93	2.33	4	44	
175	Dickinson fine sandy loam, 0 to 2 percent slopes	0.72	1.80	3	55	
41	Sparta loamy fine sand, 0 to 2 percent slopes	0.50	1.24	4e	44	
7	Wiota silty clay loam, 0 to 2 percent slopes	0.21	0.52	1	97	

Measured Tillable Acres: 40.00

Average CSR2: 53.41

## Soil Types/Productivity

Primary soils are Flagler sandy loam and Sparta loamy fine sand. CSR2 on the estimated FSA/Eff. crop and CRP acres is 53.41.

## Mineral Rights

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

## Land Description

Level.

## Drainage

Natural.

## Buildings/Improvements

None.

## Water & Well Information

No known wells.

## Comments

Attractive potential building site.

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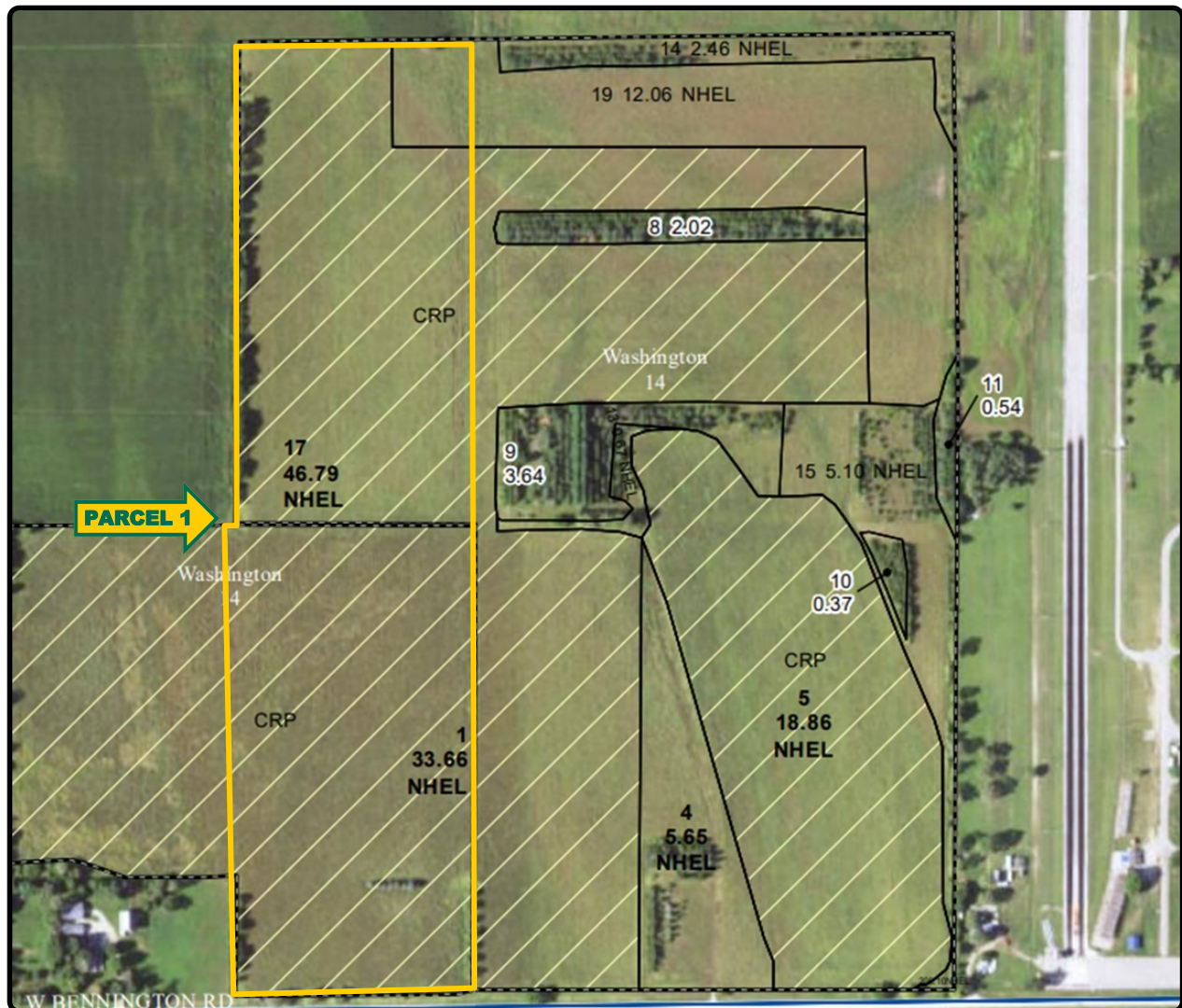
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Looking North from W. Bennington Rd.



Looking South from North Boundary



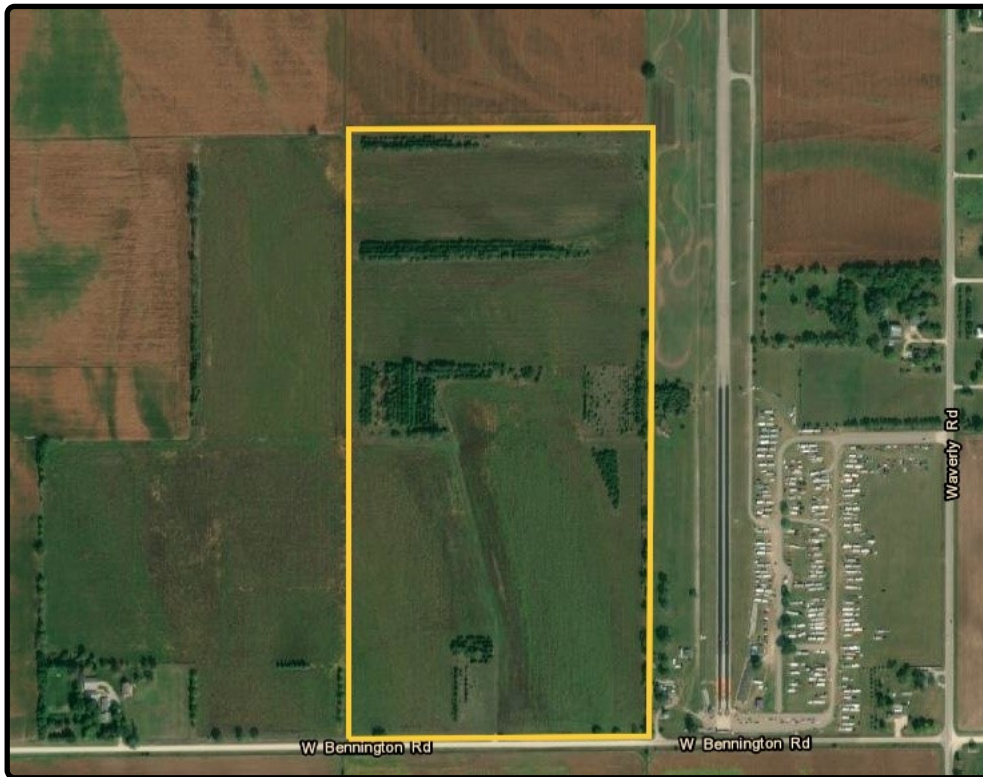
Looking Southeast from Northwest Corner



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## Parcel 2

**FSA/Eff. Crop Acres:** 23.64\*  
**CRP Acres:** 48.05\*  
**Corn Base Acres:** 23.88\*  
**Soil Productivity:** 53.46 CSR2

*\*Acres are estimated.*

### Parcel 2 Property Information 79.00 Acres, m/l Black Hawk County

#### Location

Approximately 2 miles north of Cedar Falls. Property lies north of W. Bennington Rd.

#### Legal Description

W½ SE¼ Section 14, Township 90 North, Range 14 West of the 5th P.M., Black Hawk County, IA.

#### Real Estate Tax

Taxes Payable 2020 - 2021: \$1,660  
 Net Taxable Acres: 79.00  
 Tax per Net Taxable Acre: \$21.01

#### School District

Janesville Community Schools

#### Lease Status

No leases in place.

#### FSA Data

Part of Farm Number 7957, Tract 6106

FSA/Eff. Crop Acres: 23.64\*

CRP Acres: 48.05\*

Corn Base Acres: 23.88\*

Corn PLC Yield: 120 Bu.

*\*Acres are estimated pending reconstitution of farm by the Black Hawk County FSA office.*

The estimated 23.64 acres classified as FSA cropland acres are not currently being farmed; however, may be eligible for farm programs.

Please confirm by contacting Black Hawk County FSA office directly.

#### CRP Contracts

There are 48.05 acres\* enrolled in a CP-38E-25 contract that pays \$12,928\* annually and expires September 30, 2030.  
*\*Acres and amounts are estimated.*

#### Soil Types/Productivity

Primary soils are Sparta loamy fine sand and Flagler sandy loam. CSR2 on the 79 gross acres is 53.46.

#### Mineral Rights

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

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	22.20	28.11	4e	39	
284	Flagler sandy loam, 0 to 2 percent slopes	16.33	20.67	3	55	
177	Saude loam, 0 to 2 percent slopes	15.32	19.40	2	60	
159	Finchford loamy sand, 0 to 2 percent slopes	11.48	14.53	4	44	
175	Dickinson fine sandy loam, 0 to 2 percent slopes	6.93	8.77	3	55	
7	Wiota silty clay loam, 0 to 2 percent slopes	6.74	8.53	1	97	

Measured Tillable Acres: 79.00

Average CSR2: 53.46

## Land Description

Level.

## Drainage

Natural.

## Buildings/Improvements

None.

## Water & Well Information

Abandoned well by road has been plugged and permanently inactive.

## Comments

- Attractive potential building site.
- Many mature Oak, Walnut, Cedar, White Pine and Scotch Pine trees.

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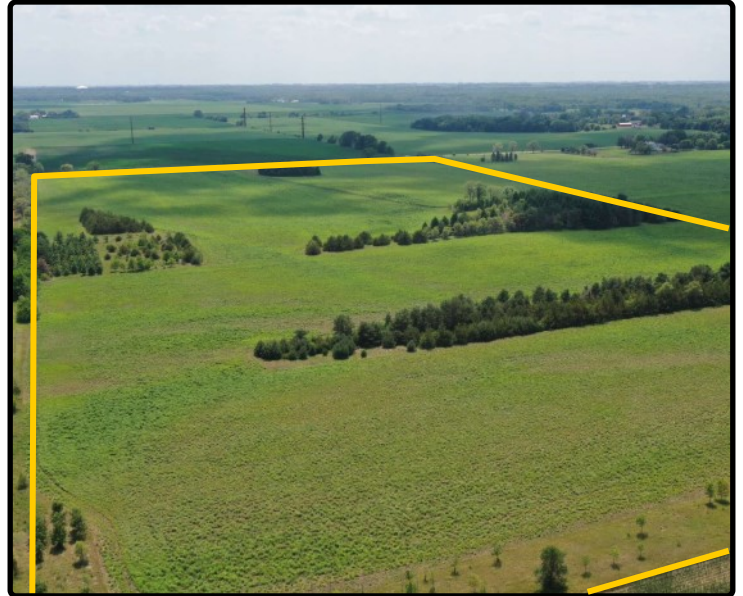


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Looking NE from W. Bennington Rd.



Looking SW from NE Boundary Line



Looking North from W. Bennington Rd.

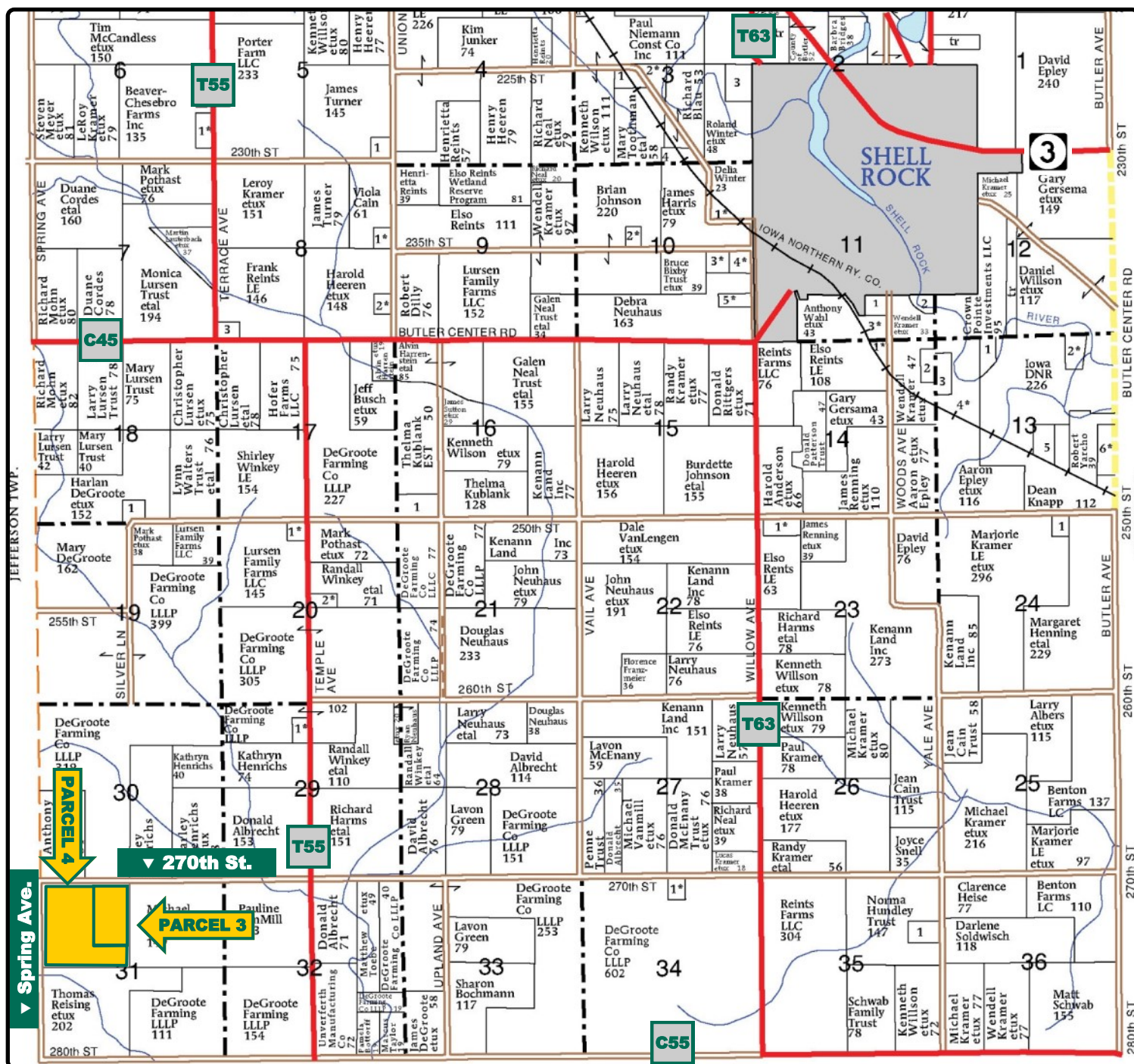


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## Parcels 3 & 4, Shell Rock Twp., Butler County, IA



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## Parcel 3

**CRP Acres:** 34.50\*

**Soil Productivity:** 52.33 CSR2

*\*Acres are estimated.*

### Parcel 3 Property Information 60.87 Acres, m/l Butler County

#### Location

Approximately 3½ miles SW of Shell Rock. Property lies south of 270th St.

#### Address

28332 270th St.  
Shell Rock, IA 50670

#### School District

Waverly Shell Rock School District.

#### Legal Description

FR E½ NW¼ Section 31, Township 91 North, Range 15 West of the 5th P.M., Butler County, IA. Exact legal to come from survey.

#### Estimated Real Estate Tax

Taxes Payable 2020 - 2021: \$2,516\*  
Net Taxable Acres: 60.87\*

*\*Taxes estimated pending survey of property. Butler County Treasurer/ Assessor will determine final tax figures.*

#### Lease Status

Second generation tenant has been notified lease terminates November 1, 2021. House will be vacant at closing.

#### CRP Contracts

There are 34.50 acres\* enrolled in a CP38E-25 contract that pays \$8,903\* annually and expires 9/30/2030.

*Acres and amounts are estimated pending reconstitution of farm by the Butler County FSA office.*

#### Soil Types/Productivity

Primary soils are Hanska loam and Hoopston fine sandy loam. CSR2 on the estimated CRP acres is 52.33. See soil map for detail.

#### Land Description

Level to gently rolling.

#### Drainage

Natural and artificial tile. See tile map.

#### Buildings/Improvements

Farmstead acreage included. 1½-Story house currently rented.

#### Water & Well Information

Drilled well on farmstead acreage of unknown condition selling "as is". Rural water serves dwelling.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
150B	Hanska loam, 1 to 4 percent slopes	17.21	49.88	2	49	
173B	Hoopeston fine sandy loam, 2 to 5 percent slopes	8.15	23.63	2	55	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	5.88	17.04	2	54	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	2.28	6.61	3	50	
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.98	2.84	3	84	
Measured Tillable Acres: 34.50					Average CSR2: 52.33	

## Comments

- Stocked pond estimated at 15' depth.
- Many mature trees.

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Looking North from South Boundary Line



Looking NW from SE Boundary Line



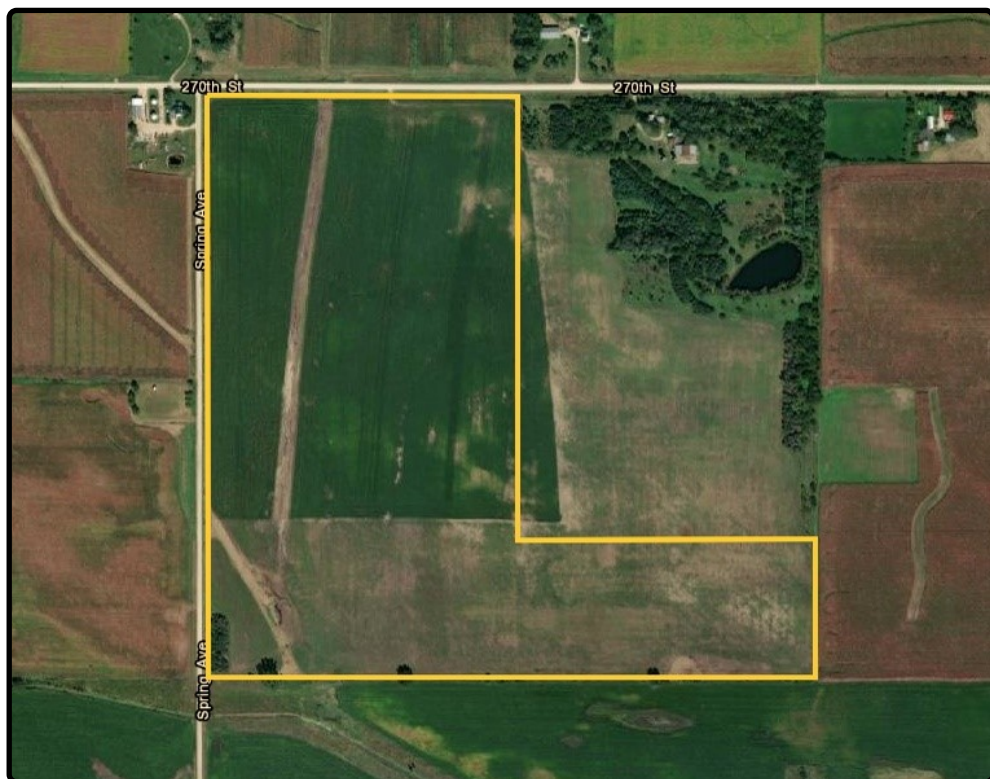
Looking NW at Potential Building Site



Looking South from 270th Street







## Parcel 4

**FSA/Eff. Crop Acres:** 61.82  
**CRP Acres:** 38.31\*  
**Corn Base Acres:** 61.82  
**Soil Productivity:** 58.86 CSR2

*\*Acres are estimated.*

### Parcel 4 Property Information 100.50 Acres, m/l Butler County

#### Location

Approximately 3½ miles SW of Shell Rock. Corner of Spring Ave. and 270th St.

#### Legal Description

The W½ and FR E½ NW¼, Section 31, Township 91 North, Range 15 West of the 5th P.M., Butler County, IA. Exact legal to come from survey.

#### Estimated Real Estate Tax

Taxes Payable 2020 - 2021: \$1,802\*  
Net Taxable Acres: 100.50\*  
Tax per Net Taxable Acre: \$17.93\*  
*\*Taxes estimated pending survey of property. Butler County Treasurer/*

*Assessor will determine final tax figures.*

#### School District

Waverly Shell Rock School District.

#### Lease Status

Leased for 2021-2023 crop years. Lease will be terminated prior to September 30, 2021, with the effective date of March 1, 2024.

#### FSA Data

Part of Farm Number 7956, Tract 2006  
FSA/Eff. Crop Acres: 61.82  
CRP Acres: 38.31\*  
Corn Base Acres: 61.82  
Corn PLC Yield: 146 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Butler County FSA office.*

#### CRP Contracts

There are 38.31 acres\* enrolled in a CP38E-25 contract that pays \$9,887\* annually and expires 9/30/2030.  
*\*Acres and amount are estimated.*

#### Soil Types/Productivity

Primary soils are Marshan clay loam and Hanska loam. CSR2 on the combined FSA/Eff. crop acres plus estimated CRP acres is 58.86. CSR2 on FSA/Eff. Crop acres only is 62.39. 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

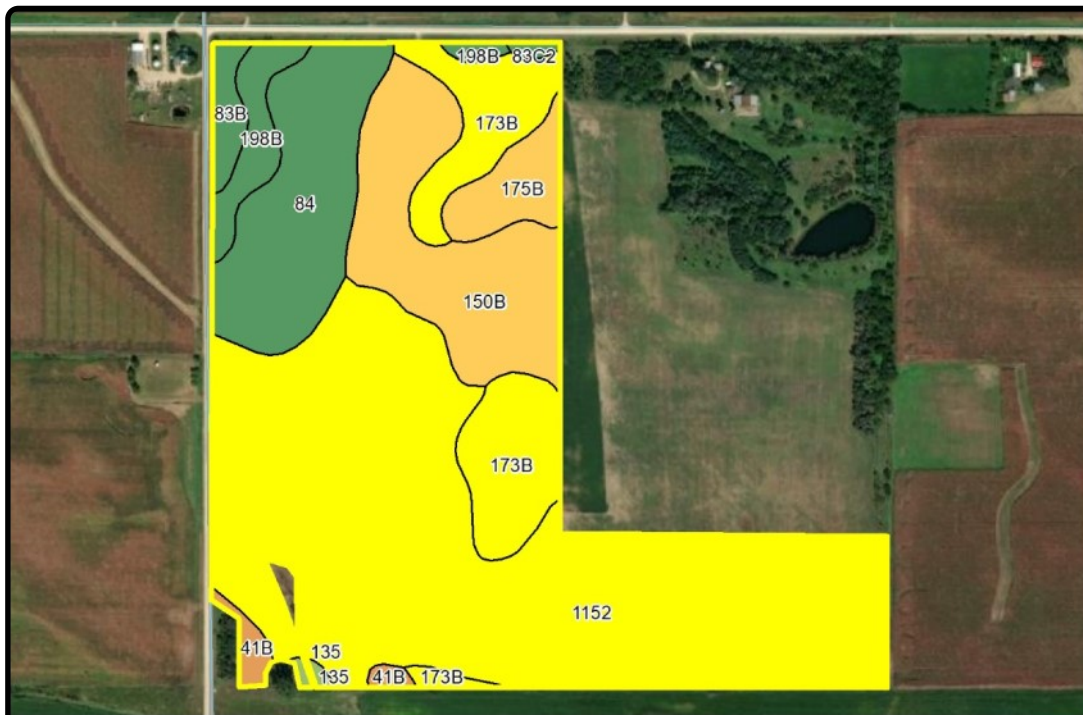
Level to gently rolling.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	54.46	54.38	2	54	Yellow
150B	Hanska loam, 1 to 4 percent slopes	13.28	13.27	2	49	Orange
84	Clyde silty clay loam, 0 to 3 percent slopes	11.77	11.75	2	88	Green
173B	Hoopeston fine sandy loam, 2 to 5 percent slopes	11.09	11.08	2	55	Yellow
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	3.31	3.30	3	50	Orange
198B	Floyd loam, 1 to 4 percent slopes	3.07	3.07	2	89	Green
83B	Kenyon loam, 2 to 5 percent slopes	1.49	1.49	2	90	Green
41B	Sparta loamy fine sand, 2 to 5 percent slopes	1.11	1.11	4e	39	Orange
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.29	0.29	2	65	Green
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.26	0.26	3	84	Green
Measured Tillable Acres: 100.13		Average CSR2: 58.86				

## Drainage

Natural and artificial tile. See tile maps.

## Buildings/Improvements

None.

## Water & Well Information

- No known wells.
- Rural water services available nearby.

## Comments

Waterway may not be removed and must be maintained per contract with NRCS. Details available upon request.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. 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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Looking NW from SE Corner Boundary Line



Looking N from S Boundary Line



Looking S from 270th Street



Looking SE from NW Corner on 270th Street



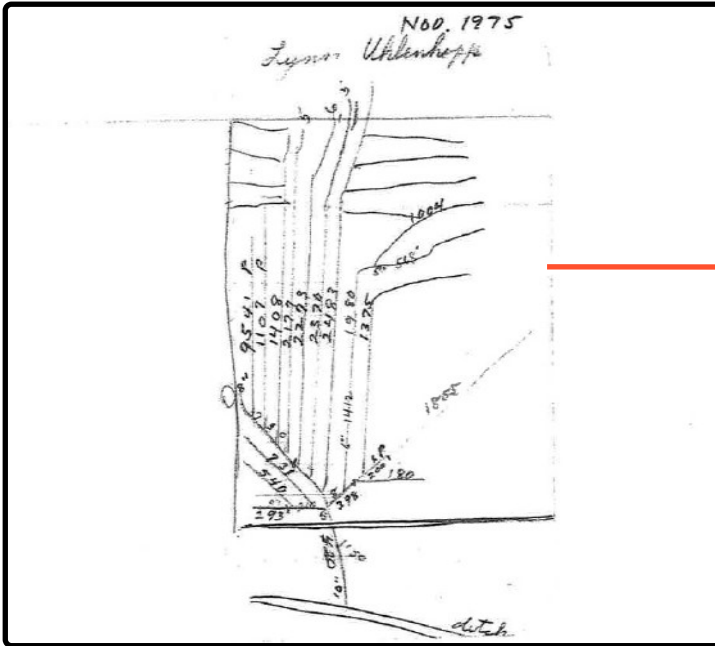


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**Parcel 4**



**Parcels 3 and 4**



Date: **Fri., August 20, 2021**

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

Site: **Virtual Live Auction  
\*\*Online Only\*\*  
[www.Hertz.ag](http://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](http://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/Butler 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 any individual or combination of parcels. Should the high bidder not select all available parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

### Seller

Lynn O. Uhlenhopp Trust

### Agency

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

### Auctioneer

Kyle Hansen

### Attorney

Bradley & Riley PC

### 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 November 9, 2021 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Taxes will be prorated to November 9, 2021.

Possession of cropland on Parcels 3 and 4 will be given at settlement subject to the existing lease which expires March 1, 2024.

The October 2021 CRP payments on all parcels will be retained by Seller. 2022 CRP payments thereafter shall go to Buyer.

The 2021 cropland rent on Parcel 4 will be retained by Seller. All future cropland rent shall go to Buyer.

### 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.

### Survey

Should Parcel 1 and 2 sell to different buyers, Seller will provide a survey to determine borders. Likewise with Parcels 3 and 4. If surveyed, final sale price will be adjusted up/down based on final gross surveyed acres.

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