

ACREAGE:

68.25 Acres, m/l
In 3 Parcels
Allamakee County, IA

DATE:

Bid Deadline:
September 15, 2021
12:00 Noon CST

RETURN BIDS TO:

Hertz Real Estate Services
Cedar Falls, IA



Parcel

1

.....
36.25 Ac.

Parcel

2

.....
22.00 Ac.

Property Key Features

- Investor-Quality With Development Opportunities in Waukon City Limits
- Near Housing Development, City Park and Commercial Properties
- Road Frontage Along Rossville Road and 2nd Street SW

Elliott Siefert

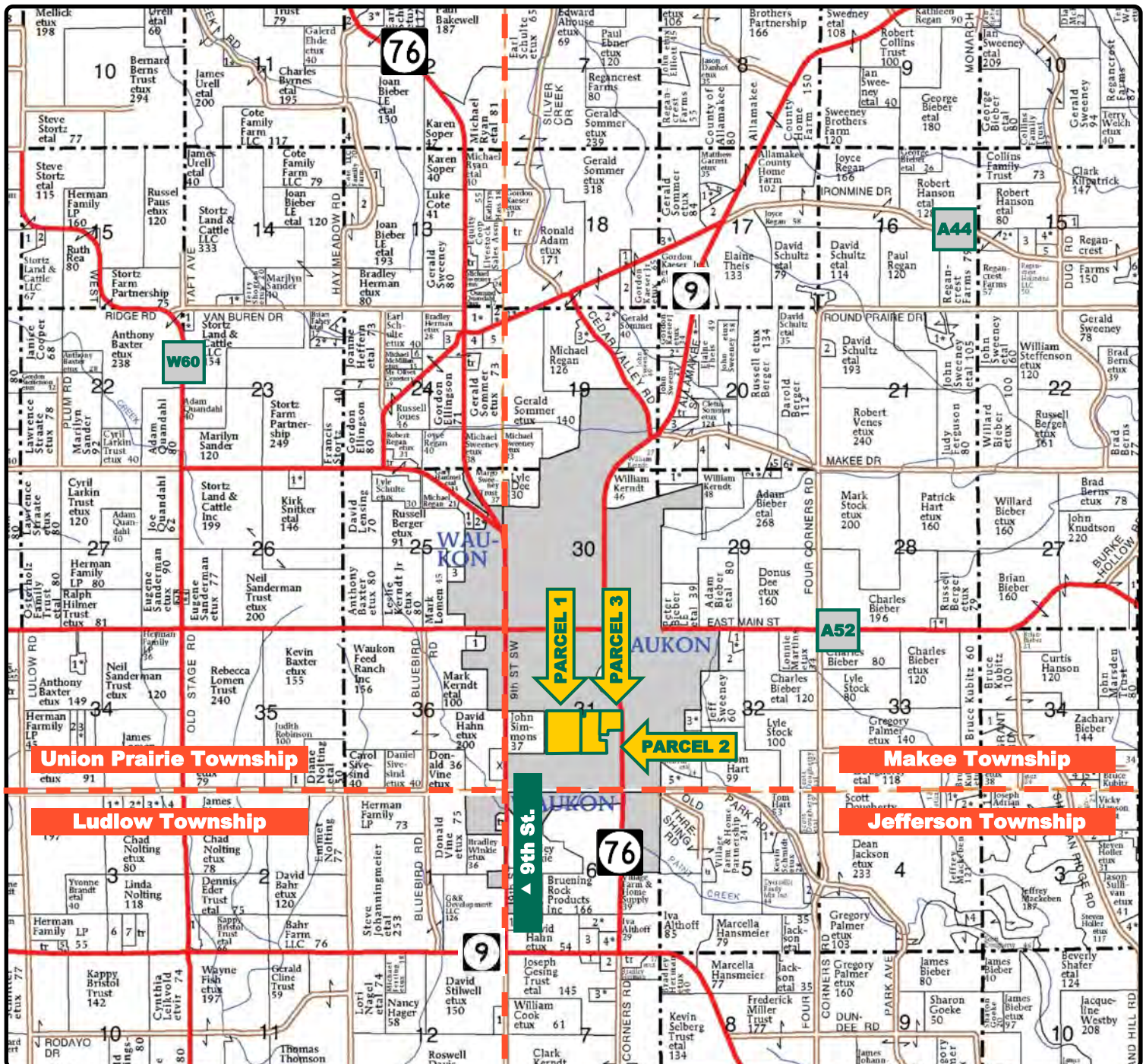
Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag

319.234.1949

6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Cal Wilson

Licensed Salesperson in IA
319.360.1009
CalW@Hertz.ag

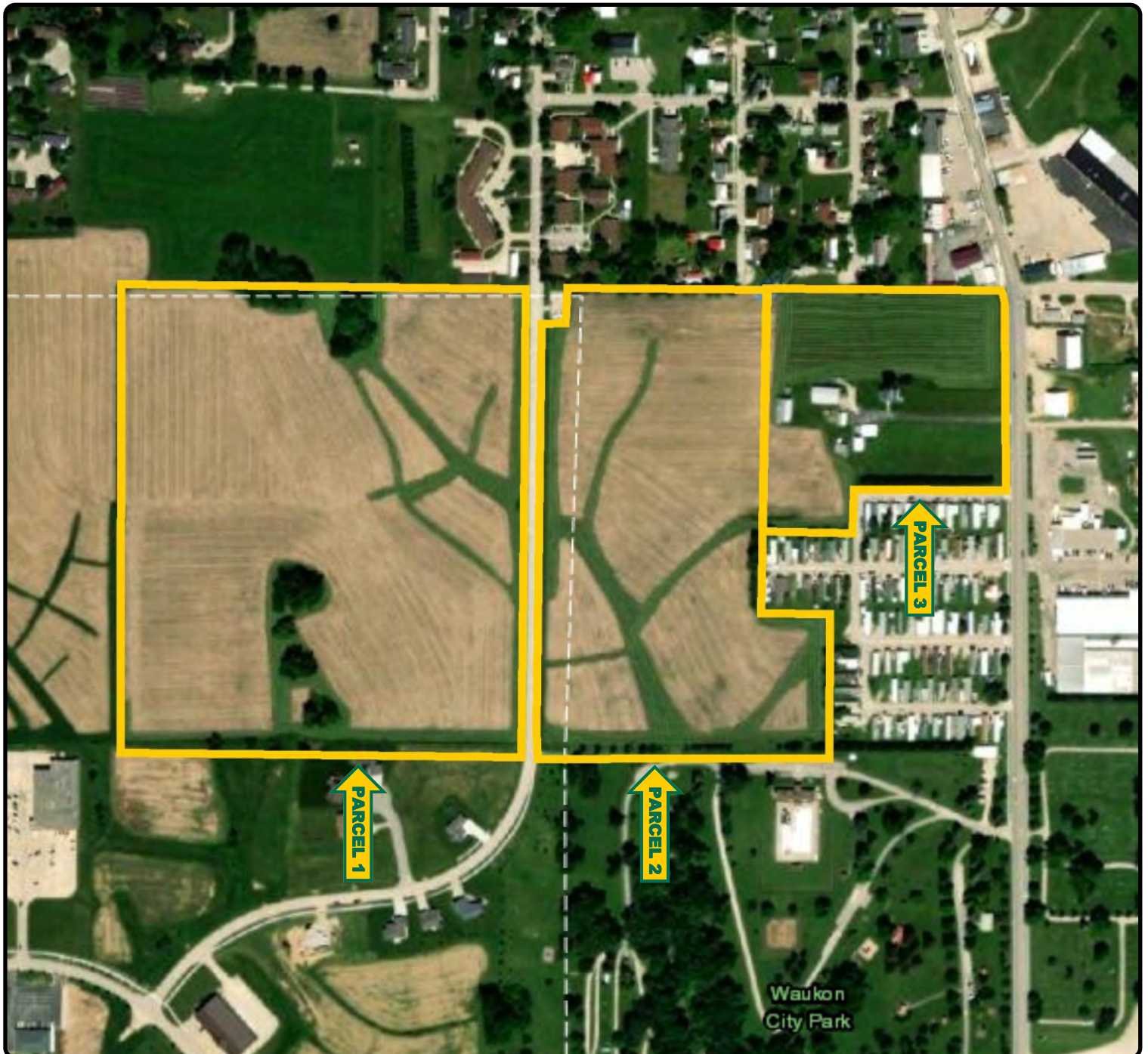


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Parcel 1

FSA/Eff. Crop Acres: 33.93*
Corn Base Acres: 17.55*
Bean Base Acres: 11.23*
Soil Productivity: 85.17 CSR2

**Acres are estimated*

Parcel 1 Property Information 36.25 Acres, m/l

Location

In southern city limits of Waukon, on west side of 2nd St. SW.

Legal Description

The NE¼ of the SW¼ EXCEPT 0.145 acres in the NE corner and EXCEPT Lots 1 and 2 in the NE¼ of the SW¼ all in Section 31, Township 98 North, Range 5 West of the 5th P.M., Allamakee County, IA. *Updated abstract to govern.*

Estimated Real Estate Tax

Taxes Payable 2021 - 2022: \$1,093*
 Net Taxable Acres: 36.25
 Tax per Net Taxable Acre: \$30.15*

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

Lease Status

Leased for 2021 crop year, open for 2022.

FSA Data

Part of Farm Number 1208, Tract 1922
 FSA/Eff. Crop Acres: 33.93*
 Corn Base Acres: 17.55*
 Corn PLC Yield: 167 Bu.
 Bean Base Acres: 11.23*
 Bean PLC Yield: 57 Bu.

**Acres are estimated pending reconstitution of farm by the Allamakee County FSA office.*

CRP Contracts

None.

Soil Types/Productivity

Primary soil is Downs silt loam. CSR2 on the estimated FSA/Eff. crop acres is 85.17. 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

Rolling to sloping.

Drainage

Natural with use of waterways. No tile maps available.

Buildings/Improvements

None.

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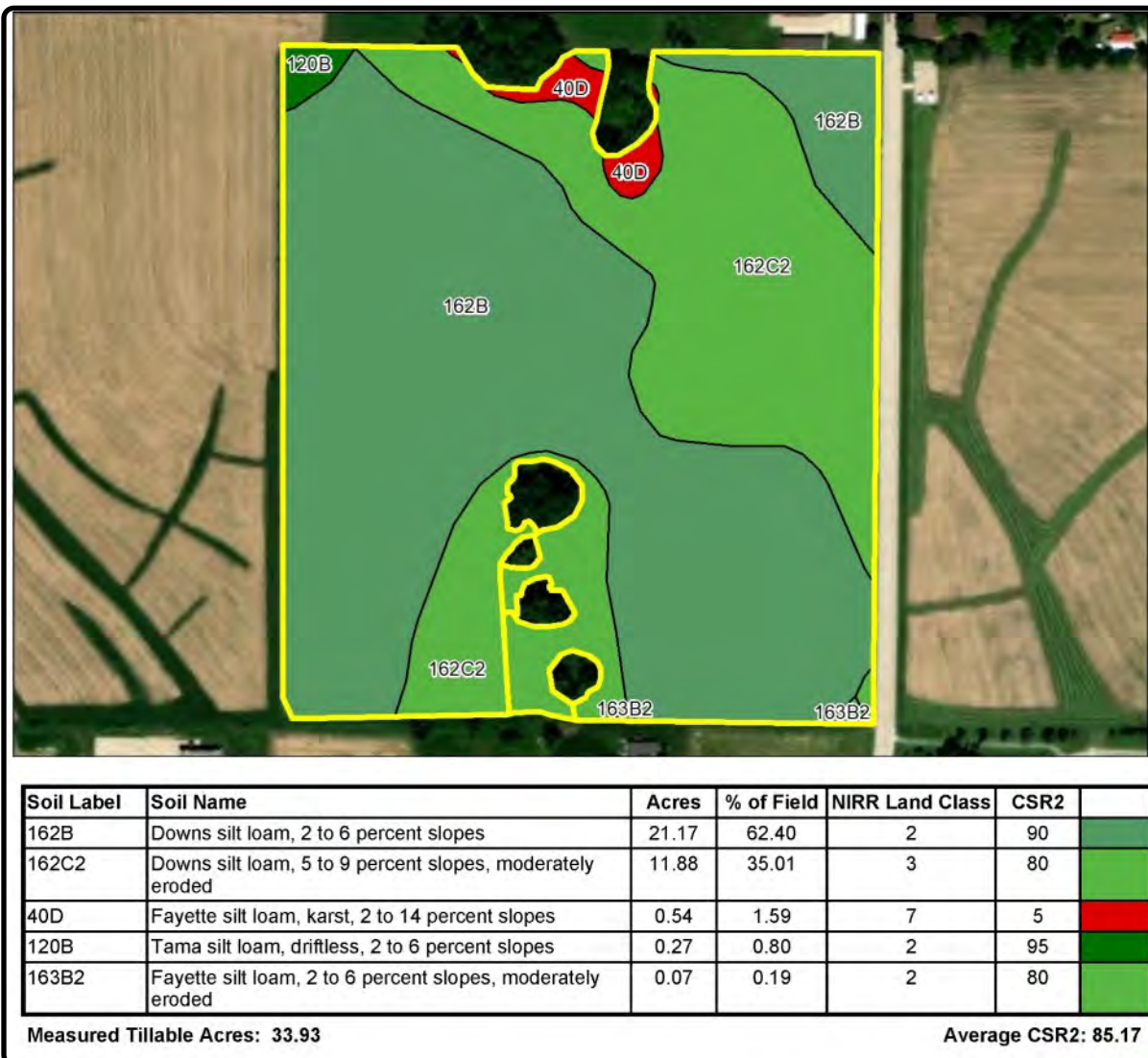
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Well Information

No known well.

Utilities

Access to Waukon public utilities.
Contact Agent for details.

Zoning

Current zoning: A1 - Agricultural

School District

Allamakee Community School District.

Comments

This land presents an excellent opportunity to invest in a property with future development potential.

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Southeast looking northwest



North looking south



Northwest looking southeast



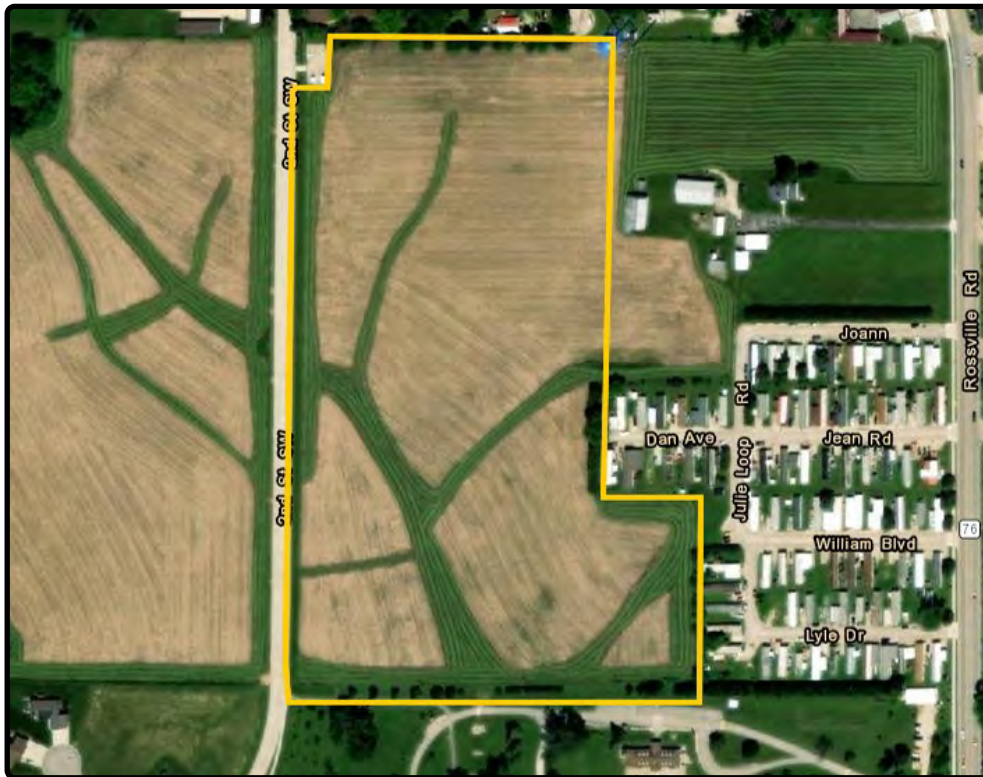
West looking east



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Parcel 2

FSA/Eff. Crop Acres: 20.36*
Corn Base Acres: 10.47*
Bean Base Acres: 6.70*
Soil Productivity: 78.42 CSR2

**Acres are estimated*

Parcel 2 Property Information 22.00 Acres, m/l

Location

In southern city limits of Waukon, on east side of 2nd St. SW.

Legal Description

Lot 2 NW SE and that part of the NW SE adjacent to Lot 2 except 0.145 acres in the northeast corner of NW SE all in Section 31, Township 98 North, Range 5 West of the 5th P.M., Allamakee County, IA.
Updated abstract to govern.

Estimated Real Estate Tax

Taxes Payable 2021 - 2022: \$595*
 Net Taxable Acres: 22.00
 Tax per Net Taxable Acre: \$27.05*
**Taxes estimated pending survey of property. Allamakee County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Leased for 2021 crop year, open for 2022.

FSA Data

Part of Farm Number 1208, Tract 1922
 FSA/Eff. Crop Acres: 20.36*
 Corn Base Acres: 10.47*
 Corn PLC Yield: 167 Bu.
 Bean Base Acres: 6.70*
 Bean PLC Yield: 57 Bu.
**Acres are estimated pending reconstitution of farm by the Allamakee County FSA office.*

Soil Types/Productivity

Primary soil is Downs silt loam. CSR2 on the estimated FSA/Eff. crop acres is 78.42. 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

Rolling to sloping.

Drainage

Natural with use of waterways. No tile maps available.

Buildings/Improvements

None.

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Well Information

No known well.

Utilities

Access to Waukon public utilities.
Contact Agent for details.

Zoning

Current zoning: A1 - Agricultural

School District

Allamakee Community School District.

Comments

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Southeast looking northwest



Southwest looking northeast



Northeast looking southwest



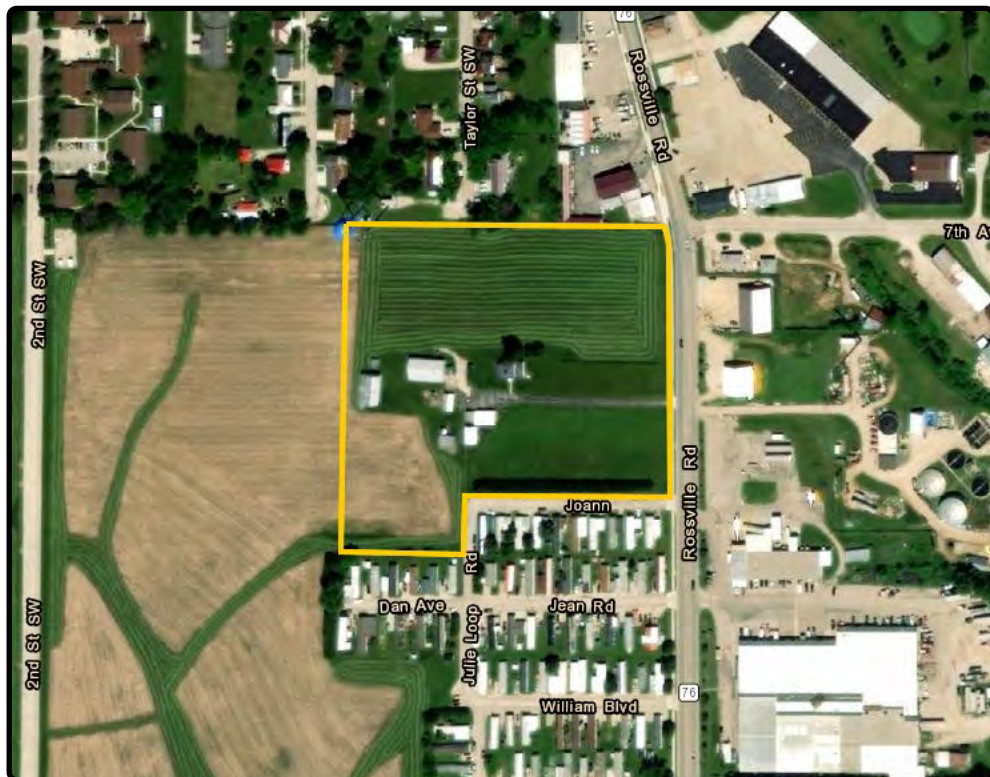
Northwest looking southeast



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Parcel 3 Property Information 10.00 Acres, m/l

Location

In southern city limits of Waukon on west side of Rossville Rd.

Legal Description

Lot 1 in McCabe Subdivision; Lot A in NW SE and that part of the NW SE Section 31, Township 98 North, Range 5 West of the 5th P.M., Allamakee County, IA. *Updated abstract to govern.*

Estimated Real Estate Tax

Taxes Payable 2021 - 2022: \$3,146*
Net Taxable Acres: 10.00

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

Lease Status

Leased for 2021 crop year, open for 2022. Dwelling recently vacated in preparation of sale.

FSA Data

Part of Farm Number 1208, Tract 1922
FSA/Eff. Crop Acres: 5.70*

Corn Base Acres: 2.77*

Corn PLC Yield: 167 Bu.

Bean Base Acres: 1.77*

Bean PLC Yield: 57 Bu.

**Acres are estimated pending reconstitution of farm by the Allamakee County FSA office.*

Soil Types/Productivity

Primary soil is Downs silt loam. CSR2 on the estimated FSA/Eff. crop acres is 82.57. See soil map for detail.

Parcel 3

FSA/Eff. Crop Acres: **5.70***

Corn Base Acres: **2.77***

Bean Base Acres: **1.77***

Soil Productivity: **82.57 CSR2**

**Acres are estimated*

Total Living SF: **2,212**

Bedrooms: **5**

Bathrooms: **2 Full Baths**

Year Built: **1905**

ADDRESS:

**729 Rossville Rd.
Waukon, IA 52172**

Open Houses

Sun., Aug. 22 **2-4 p.m.**

Thurs., Sept. 2 **5-7 p.m.**

Mineral Rights

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

Land Description

Rolling to sloping.

Drainage

Natural. No tile maps available.

Well Information

Drilled well of unknown condition. Not currently operating.

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Dwelling Information

Single family home built in 1905 with 5 bedrooms and 2 full baths. The 2-story frame house has 2,212 sq. ft. finished living space and an 840 sq. ft. unfinished basement. Central air and FHA-Gas heating.

Buildings/Improvements

- 45' x 75' Pole barn built in 1965
- 14' x 17' Milk house built in 1966
- 40' x 60' Machine shed built in 1974
- 12' x 16' Open side barn built in 1975
- 21' x 34' Crib built in 1933
- 18' x 32' Open side barn built in 1975
- 24' x 36' Machine shed built in 1982
- 18' x 22' Machine shed built in 1980

Dwelling and building/improvements information sourced from Allamakee County Assessor.

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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Southeast looking northwest



East looking west



Northeast looking southwest



West looking east



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Living Room



Dining Room



Kitchen



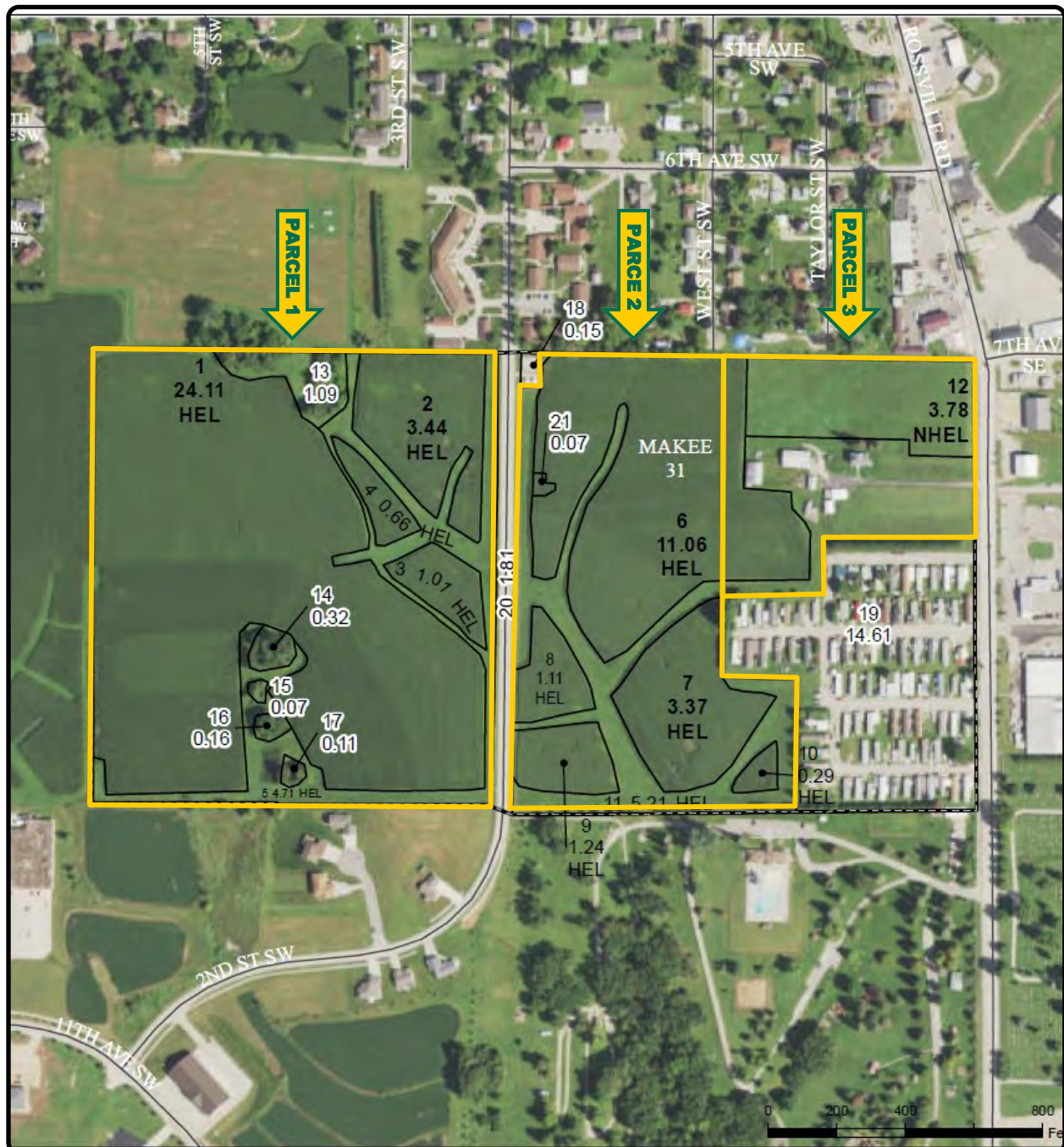
Master bedroom



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Bid Deadline: **Wednesday,
Sept. 15 2021**

Time: **12:00 Noon CST**

Mail To:
**Hertz Real Estate Services
P.O. Box 1105
Cedar Falls, IA 50613**

Seller
LeRoy A. McCabe Estate

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

Attorney
William J. Shafer
Shafer & Shafer Law Office, PLLC

Cooperating Broker
Hertz is offering a cooperating broker
commission to the broker who represents a
successful buyer. Please contact Sale
Manager for details.

Method of Sale

- These parcels will be offered individually and/or in combination.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

Bid Submission Process

To request a Bid Packet, please call Sale Manager, Elliott Siefert at 319-234-1949.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Cedar Falls Hertz Farm Management office on or before Wednesday, September 15, 2021 by 12:00 Noon CST. The Seller will review all bids by 12:00 Noon CST on Thursday, September 16, 2021 and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder(s) will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 9, 2021 or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at closing. The bare ag land is subject to existing lease which expires March 1, 2022. Taxes will be prorated to closing.

Contract & Title

Upon acceptance of bid by Seller, the successful 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 Parcels sell to different entities, Seller will provide a survey to determine borders. If surveyed, final sale price will be adjusted up/down based on final gross surveyed acres.

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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