

Land Auction

ACREAGE:

180.19 Acres, m/l
In 3 Parcels
Black Hawk County, IA

DATE:

Thursday
Sept. 30, 2021
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag

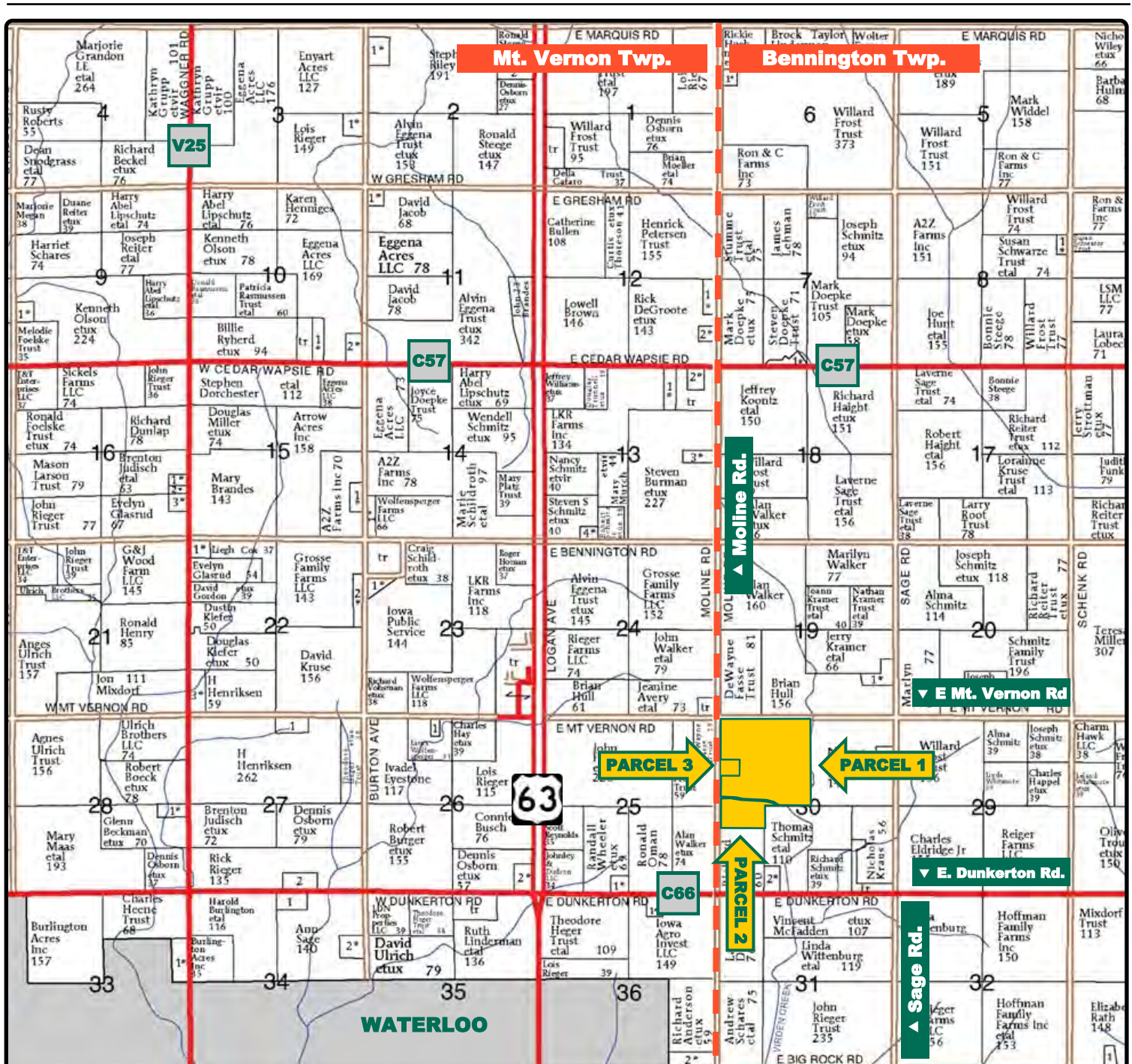


Property Key Features

- Quality Soils in Strong Area - Parcel 1 CSR2 89.49 & Parcel 2 CSR2 90.77
- Parcel 2 Includes a Buildable Lot
- 6.25 Ac. Farmstead with 2-Story Farm House, Triple Garage, Sheds & Cropland

Cal Wilson
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Parcel 1

FSA/Eff. Crop Acres: 140.99*
CRP Acres: 6.05*
Corn Base Acres: 133.50*
Soil Productivity: 89.49 CSR2

**Acres are estimated.*

Parcel 1 Property Information 148.40 Acres, m/l

Location

Approximately 3 miles northeast of Waterloo, east of Highway 63 on the southeast corner of Moline Rd. and East Mt. Vernon Rd.

Legal Description

The fractional NW¼ less farmstead acreage Section 30, Township 90 North, Range 12 West of the 5th P.M., Black Hawk County, IA. *Exact legal to come from survey.*

Estimated Real Estate Tax

Taxes Payable 21 - 22: \$5,058*
 Net Taxable Acres: 148.40

Tax per Net Taxable Acre: \$34.08*

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

Lease Status

2021 crop year lease has been terminated. Open lease for 2022 crop year.

FSA Data

Part of Farm Number 7973, Tract 11136

FSA/Eff. Crop Acres: 140.99*

CRP Acres: 6.05*

Corn Base Acres: 133.50*

Corn PLC Yield: 155 Bu.

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

CRP Contracts

- There are 3.03 acres enrolled in a CP-38E-2 contract that pays \$612 annually and expires September 30, 2030.
- There are an additional 3.02* acres enrolled in a CP21 contract that pays \$1,185* annually and expires September 30, 2025. **Acres and payments are estimated.*
- Buyer to receive 100% of CRP payments payable October 2022.

Soil Types/Productivity

Primary soils are Marquis loam and Clyde silty clay loam. CSR2 on the estimated FSA/Eff. crop acres is 89.49. See soil map for detail.

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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

Tile and terraces present. Natural drainage. Maps available. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

No known wells.

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Northwest Looking Southeast

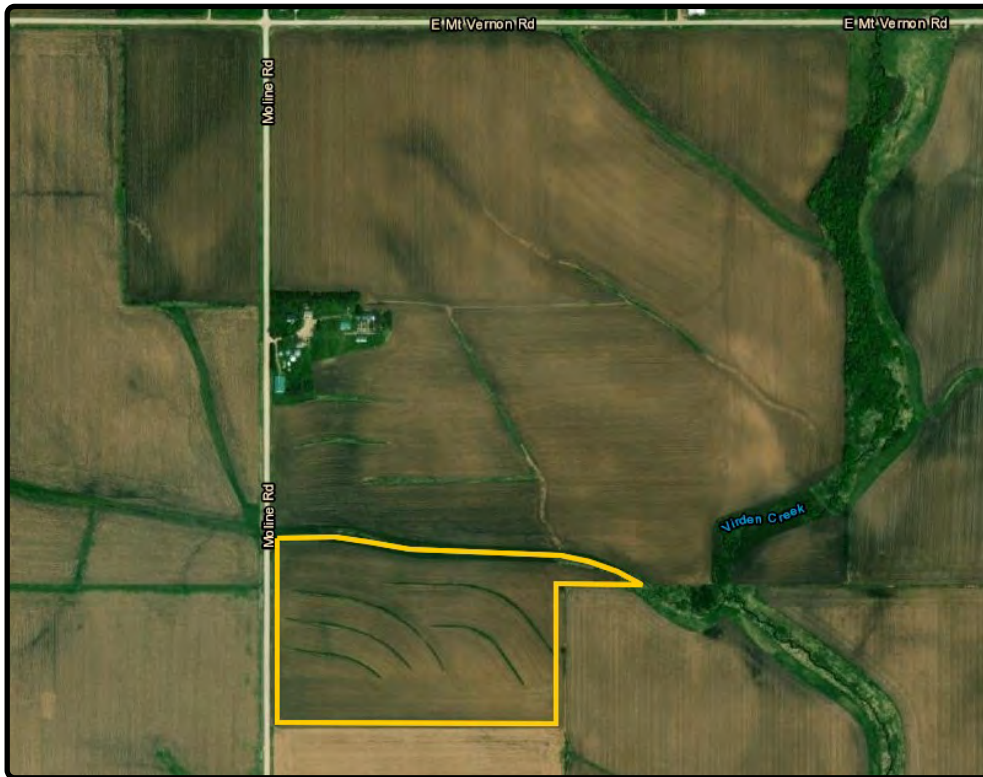


Northeast Looking Southwest



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Parcel 2

FSA/Eff. Crop Acres: 24.36*
CRP Acres: 1.18*
Corn Base Acres: 23.42*
Soil Productivity: 90.77 CSR2

**Acres are estimated.*

Parcel 2 Property Information 25.54 Acres, m/l

Location

Approximately 3 miles northeast of Waterloo, east of Highway 63 on the east side of Moline Rd.

Legal Description

N½ NW¼ SW¼ and Fractional SW¼ NW¼ Section 30, Township 90 North, Range 12 West of the 5th P.M., Black Hawk County, IA. *Exact legal to come from survey.*

Estimated Real Estate Tax

Taxes Payable 21 - 22: \$928*
 Net Taxable Acres: 25.54
 Tax per Net Taxable Acre: \$36.33*

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

Lease Status

2021 crop year lease has been terminated.
 Open lease for 2022 crop year.

FSA Data

Part of Farm Number 7973, Tract 11136
 FSA/Eff. Crop Acres: 24.36*
 CRP Acres: 1.18*
 Corn Base Acres: 23.42*
 Corn PLC Yield: 155 Bu.

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

CRP Contracts

- There are 1.18* acres enrolled in a CP-21 contract that pays \$463* annually and expires September 30, 2025.
**Acres and payments are estimated.*
- Buyer to receive 100% of CRP payments payable October of 2022.

Soil Types/Productivity

Primary soils are Marquis loam and Aredale loam. CSR2 on the estimated FSA/Eff. crop acres is 90.77. 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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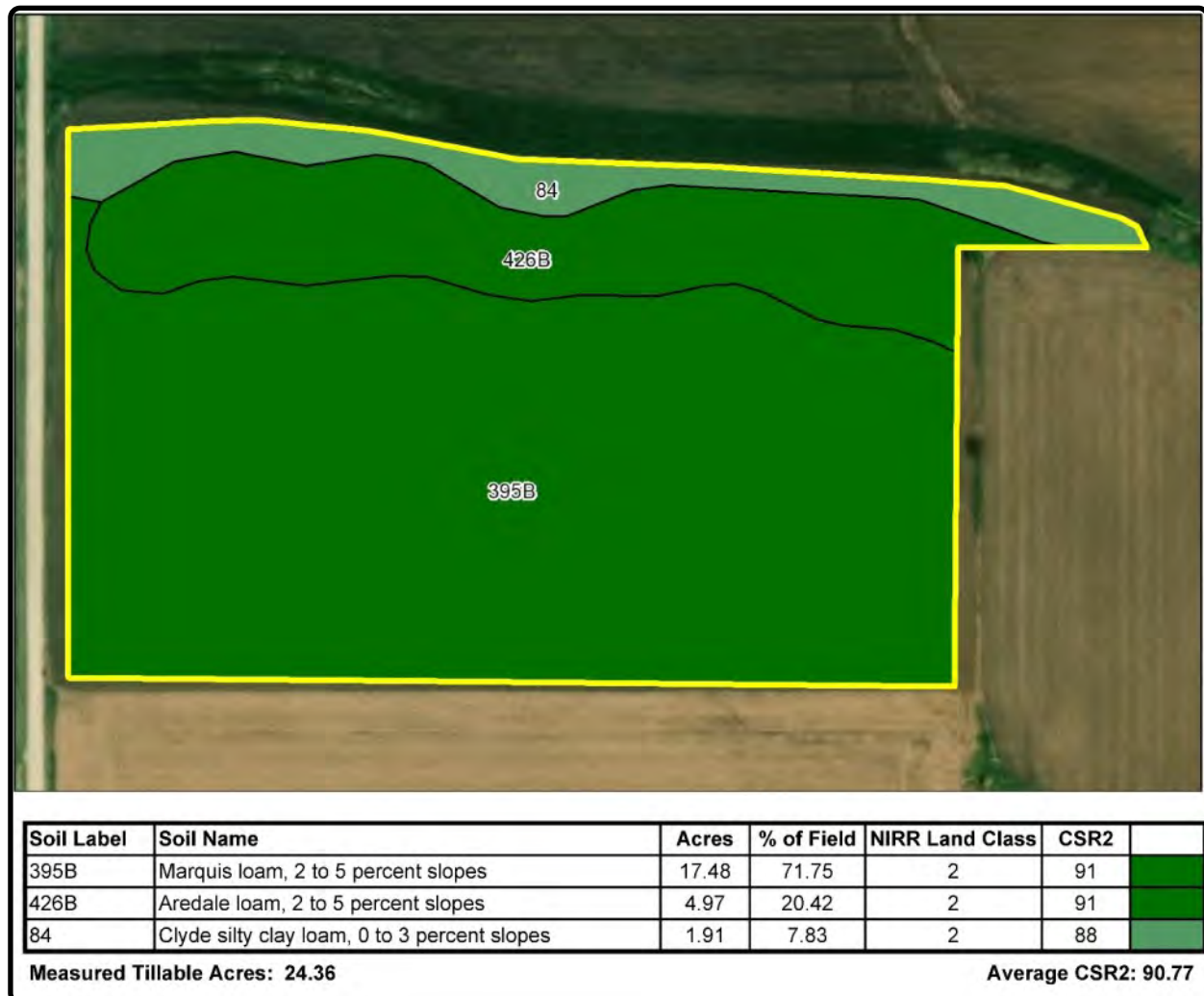
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Drainage

Tile and terraces present. Natural drainage. Maps available. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

The southern most 20.70 acres according to Black Hawk County Planning and Zoning is considered a "Buildable Lot" with a Tax ID# of 9012-30-301-001. Seller will provide survey necessary to maintain its current building lot status prior to closing.

For further Buildable Lot eligibility details contact Black Hawk County Planning and Zoning.

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Northwest Looking Southeast

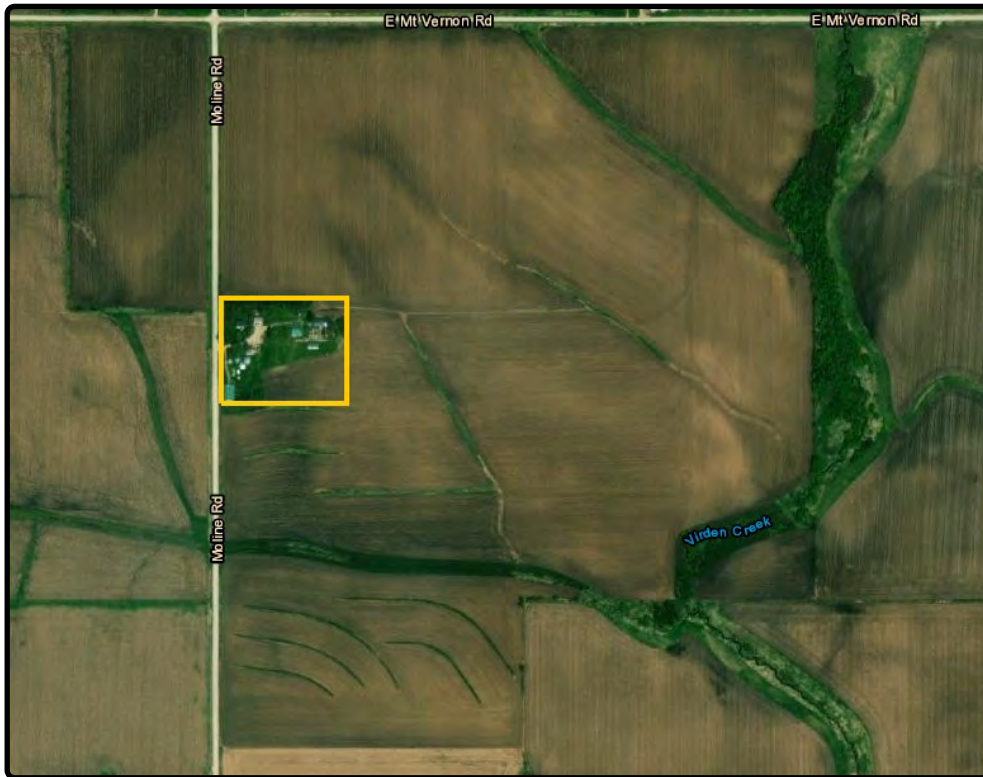


Northwest Looking Southeast



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Parcel 3

FSA/Eff. Crop Acres: 2.12*
Corn Base Acres: 2.34*
Soil Productivity: 91.00 CSR2

**Acres are estimated.*

Total Living SF: 1,896
Bedrooms: 3
Bathrooms: 1, ¾, and ½
Year Built: 1920

Open Houses

Sun., Aug. 29 Noon-2 p.m.
Mon., Sept. 13 5-7 p.m.

Parcel 3 Property Information 6.25 Acres, m/l

Location

Approximately 3 miles northeast of Waterloo, east of Highway 63 on the east side of Moline Rd.

Address

5718 Moline Rd.
Waterloo, IA 50703

Legal Description

To be surveyed out of the W½ of the W½ of the NW¼ of Section 30, Township 90 North, Range 12 West of the 5th P.M., Black Hawk County, IA. *Exact legal to come from survey.*

Estimated Real Estate Tax

Taxes Payable 21 - 22: \$2,700
Net Taxable Acres: 6.25

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

Lease Status

2021 crop year lease has been terminated.
Open lease for 2022 crop year.

FSA Data

Part of Farm Number 7973, Tract 11136
FSA/Eff. Crop Acres: 2.12*
Corn Base Acres: 2.34*
Corn PLC Yield: 155 Bu.

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

CRP Contracts

None.

Soil Types/Productivity

Primary soil is Marquis loam. CSR2 on the estimated FSA/Eff. crop acres is 91.00. 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.

Drainage

Adequate natural drainage. Tile maps available. Contact agent for details.

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Dwelling

This is a nice two-story, owner-occupied, 3-bedroom home consisting of 1,896 finished square feet that was built around 1920 with a one-story addition built in 1975. There is a ¾ bathroom on the main level, a full bathroom on the 2nd level and a ½ bath in basement. Additional features include central air, high efficiency LP furnace, refrigerator and stove and new electric hot water heater. Dwelling also has permanent siding and underground electrical.

Buildings/Improvements

- Pole Barn 46' x 32', Built in 1966
- Steel Utility Building 72' x 45', Built in 2000
- Shed 24' x 18', Built in 2012
- Lean-To 24' x 8', Built in 2012

Septic Information

Septic inspection completed. Does not meet DNR requirements. Buyer will be responsible for installing new system per State and County codes prior to occupying dwelling.

Water & Well Information

Drilled well southwest of house. Rural water nearby.

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 East From Moline Rd. at Dwelling / Garage



Dwelling / Garage / Newer Shed (2 Additional Sheds not in Photo)



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Utility Shed



Utility Shed



West Looking East



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Date: **Thurs., Sept. 30, 2021**

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

- Parcels 1 and 2 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.

- Parcel 3 will be offered as an individual parcel.
- Seller reserves the right to refuse any and all bids.

Seller

DeWayne A. Fasse Revocable Trust

Agency

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

Auctioneer

Kyle Hansen

Attorney

Theresa Hoffman
Beecher, Field, Walker, Morris Hoffman
and Johnson, P.C.

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 10, 2021 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at closing. The bare ag land is subject to the existing lease which expires March 1, 2022. Taxes will be prorated to November 10, 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.

Survey

Should parcels sell to different buyers, Seller will provide surveys required to provide legal descriptions to properly convey title to each parcel. Final sale price will be adjusted up/down based on final surveyed net acres.

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