

ACREAGE:

159.26 Acres, m/l
In 2 Parcels
Allamakee County, IA

DATE:

Bid Deadline:
February 15, 2022
12:00 Noon, CST

RETURN BIDS TO:

Hertz Real Estate Services
Cedar Falls, Iowa



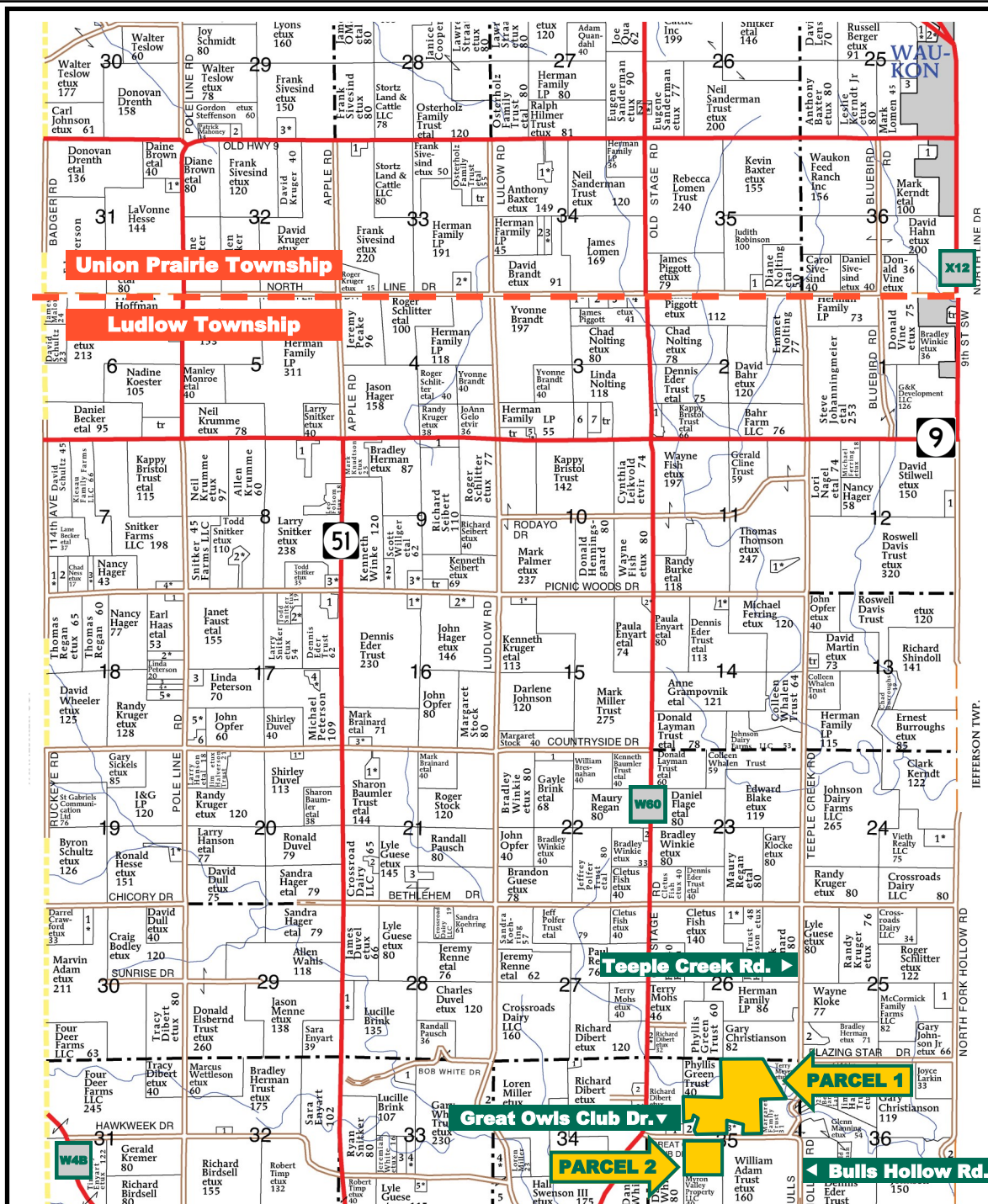
Property Key Features

- Highly Tillable Tracts of Land in Allamakee County
- Close Proximity to Highway W60
- Located 5 Miles Southwest of Waukon, IA

Morgan Troendle, AFM
Licensed Broker in IA, MN
319.239.6500
MorganT@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319.540.2957
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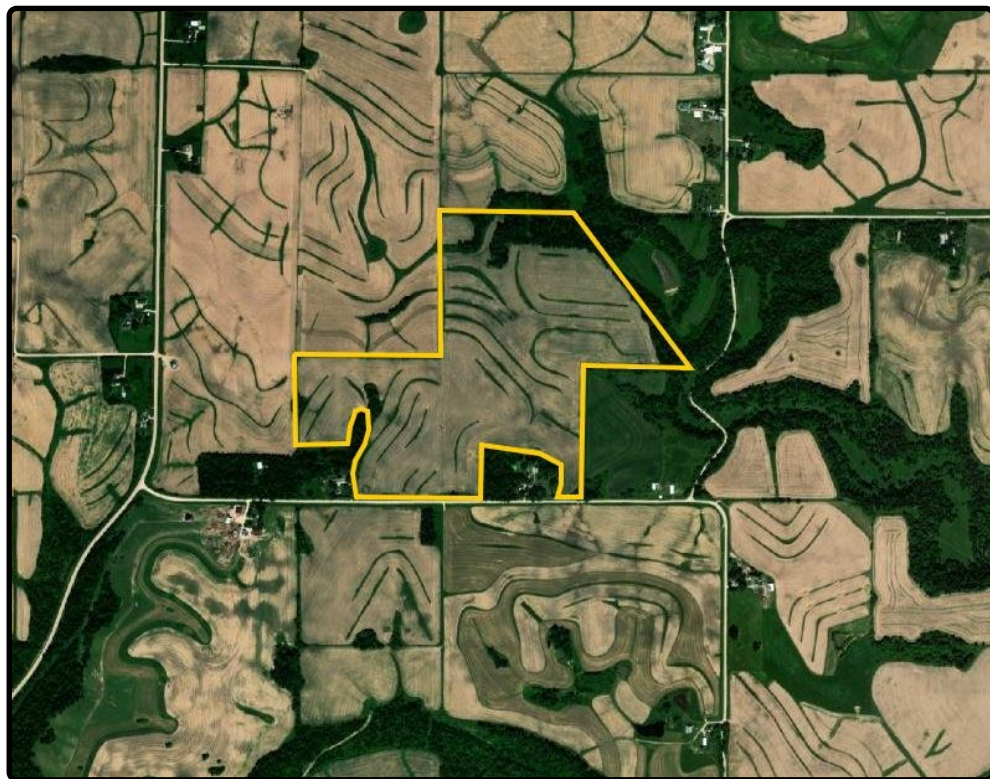
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Parcel 1

FSA/Eff. Crop Acres: **107.30***

Corn Base Acres: **26.29***

Bean Base Acres: **13.15***

Soil Productivity: **63.92 CSR2**

**Acres are estimated*

Parcel 1 Property Information 120.26 Acres, m/l

Location

Approximately 5 miles southwest of Waukon, Iowa.

Legal Description

SE¼ NW¼ Ex. Lot 1; SW¼ NE¼ Ex. Lot 1; NW¼ NE¼; NE¼ NE¼ Ex. NE½ & Ex. Lots 1 & 2; N 6 - Rods SE¼ NE¼ Lying W of Co. Rd. Ex. Lot 2 SE¼ NE¼; Section 35, Township 97 North, Range 6 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,786.00*
Net Taxable Acres: 120.26*
Tax per Net Taxable Acre: \$31.48*
Tax Parcel ID #:1435100006

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

Lease Status

Currently leased for the 2021 crop year.
Open lease for the 2022 crop year.

FSA Data

Part of Farm Number 3133, Tract 5754
FSA/Eff. Crop Acres: 107.30*
Corn Base Acres: 26.29*
Corn PLC Yield: 156 Bu.
Bean Base Acres: 13.15*
Bean PLC Yield: 56 Bu.

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

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Downs silt loam and Fayette silt loam. CSR2 on the estimated FSA/Eff. crop acres is 63.92. 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.

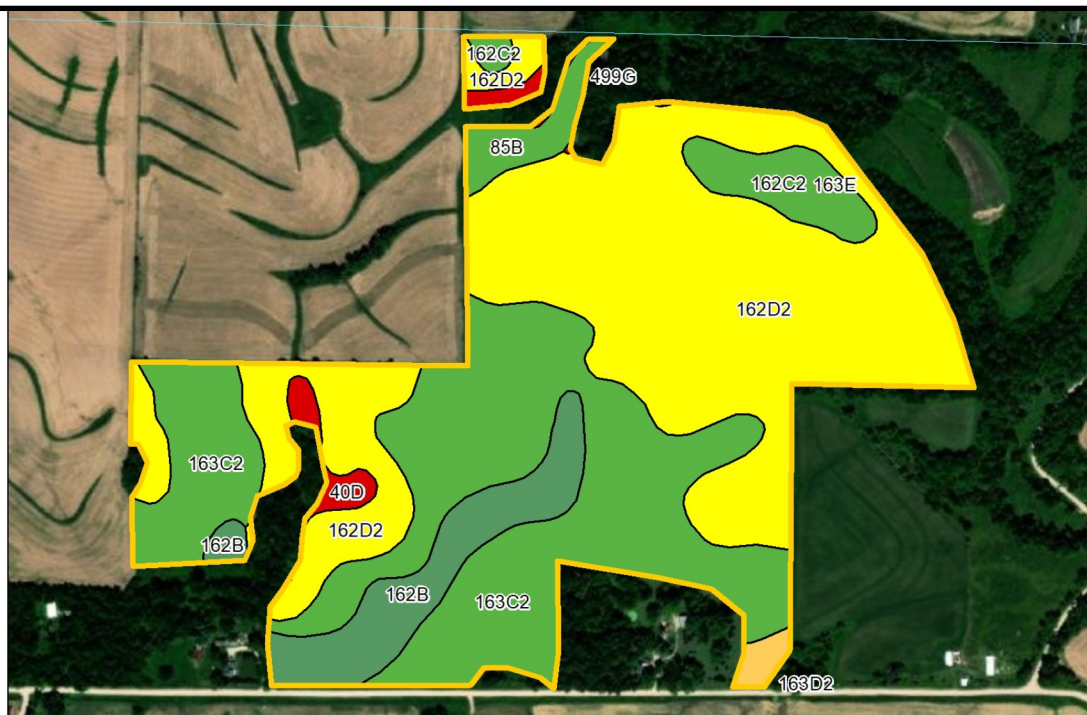
Drainage

Natural drainage with tile to terrace intakes. Contact listing agent for details.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	51.28	47.79	3e	54	Yellow
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	38.03	35.44	3e	72	Green
162B	Downs silt loam, 2 to 6 percent slopes	8.39	7.82	2e	90	Light Green
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	4.38	4.08	3e	80	Light Green
85B	Eitzen silt loam, 2 to 5 percent slopes	2.52	2.35	2w	79	Light Green
40D	Fayette silt loam, karst, 2 to 14 percent slopes	1.24	1.15	7e	5	Red
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	0.78	0.73	3e	46	Orange
703E	Dubuque silt loam, 14 to 18 percent slopes	0.58	0.54	4e	8	Red
478G	Nordness-Rock outcrop complex, 25 to 60 percent slopes	0.06	0.06	7s	5	Red
499G	Nordness silt loam, 25 to 40 percent slopes	0.04	0.04	7s	5	Red
163E	Fayette silt loam, 14 to 18 percent slopes	0.00	0.00	4e	38	Orange

Measured Tillable Acres: 107.30

Average CSR2: 63.92

Buildings/Improvements

None.

Comments

Highly tillable tract located just off a hard-surface road. Within close proximity of Waukon, Iowa.

Water & Well Information

None known.

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Parcel 2

FSA/Eff. Crop Acres: 35.51*
Corn Base Acres: 8.77*
Bean Base Acres: 4.39*
Soil Productivity: 68.97 CSR2

**Acres are estimated*

Parcel 2 Property Information 39.00 Acres, m/l

Location

Approximately 5 miles southwest of Waukon, Iowa.

Legal Description

NE¼ SW¼ Section 35, Township 97 North, Range 6 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2021 - 2022: \$1,228.00*
 Net Taxable Acres: 39.00*

Tax per Net Taxable Acre: \$31.48*
 Tax Parcel ID #: 1435100006

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

Lease Status

Currently leased for the 2021 crop year.
 Open lease for the 2022 crop year.

FSA Data

Part of Farm Number 3133, Tract 5754
 FSA/Eff. Crop Acres: 35.51*

Corn Base Acres: 8.77*

Corn PLC Yield: 156 Bu.

Bean Base Acres: 4.39*

Bean PLC Yield: 56 Bu.

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

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Fayette silt loam and Downs silt loam. CSR2 on the estimated FSA/Eff. crop acres is 68.97. 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.

Drainage

Natural drainage with tile to terrace intakes. Contact listing agent for details.

Buildings/Improvements

None.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	14.52	40.89	3e	72	
162B	Downs silt loam, 2 to 6 percent slopes	10.53	29.66	2e	90	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	8.16	22.99	3e	46	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	2.29	6.46	4e	35	

Measured Tillable Acres: 35.51

Average CSR2: 68.97

Water & Well Information

None known.

Comments

Highly tillable tract located just off a hard-surface road. Within close proximity of Waukon, Iowa.

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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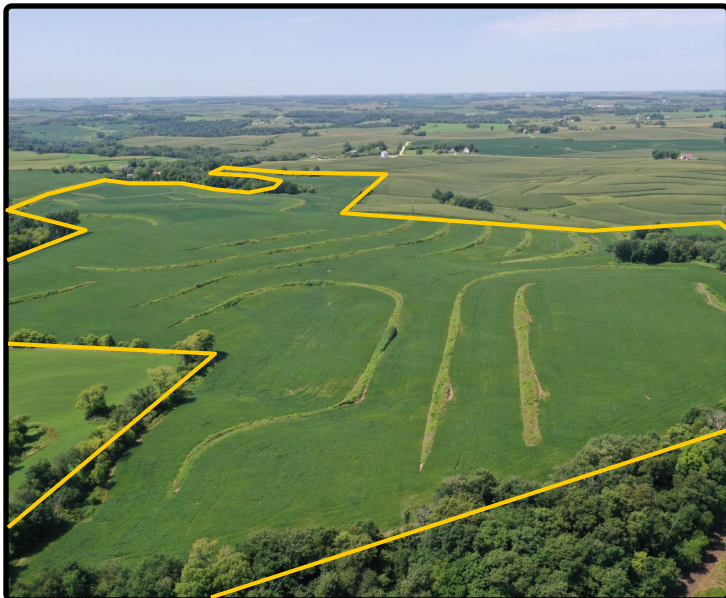
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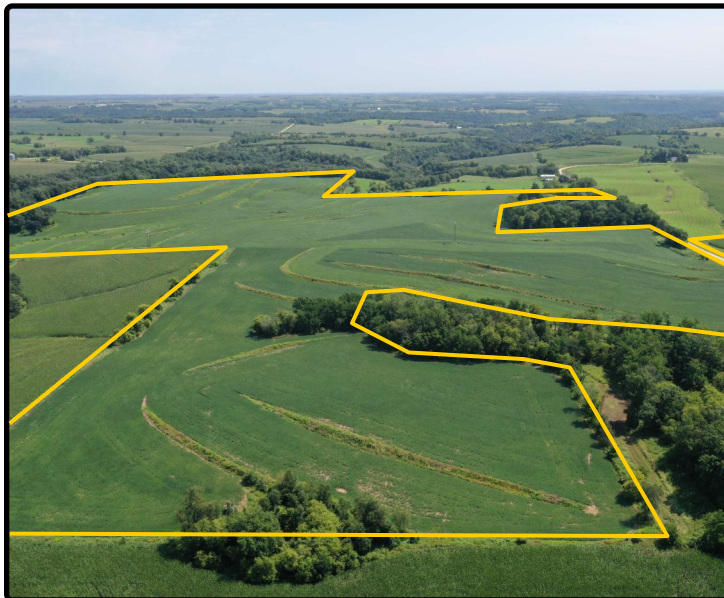
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Parcel 1 - Looking West



Parcel 1 - Looking East



Parcel 2 - Looking Northwest



Parcel 1 & 2 - Looking Northeast



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Bid Deadline: Tues., Feb. 15, 2022

Time: 12:00 Noon, CST

Mail To:

**Hertz Real Estate Services
Attn: Elliott Siefert
P.O. Box 1105
Cedar Falls, IA 50613**

Seller

Reginald R. and Robin C. Adam

Agency

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

Attorney

Nathan Moonen
Moonen Law Office PLLC

Cooperating Broker

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

Method of Sale

- 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, Morgan Troendle at 319-239-6500 or Elliott Siefert at 319-540-2957.

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 Hertz Real Estate Services Office, 6314 Chancellor Dr., P.O. Box 1105, Cedar Falls, IA 50613 by Tuesday, February 15, 2022 by 12:00 Noon, CST. The Seller will accept or reject all bids by 12:00 Noon, CST on February 16, 2022, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder 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 March 29, 2022, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement. 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.

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