

**ACREAGE:**

**95.75 Acres, m/l**  
Black Hawk County, IA

**DATE:**

Bid Deadline:  
**March 22, 2022**  
**12:00 p.m., CST**

**RETURN BIDS TO:**

**Hertz Real Estate  
Services**  
Cedar Falls, IA



## Property Key Features

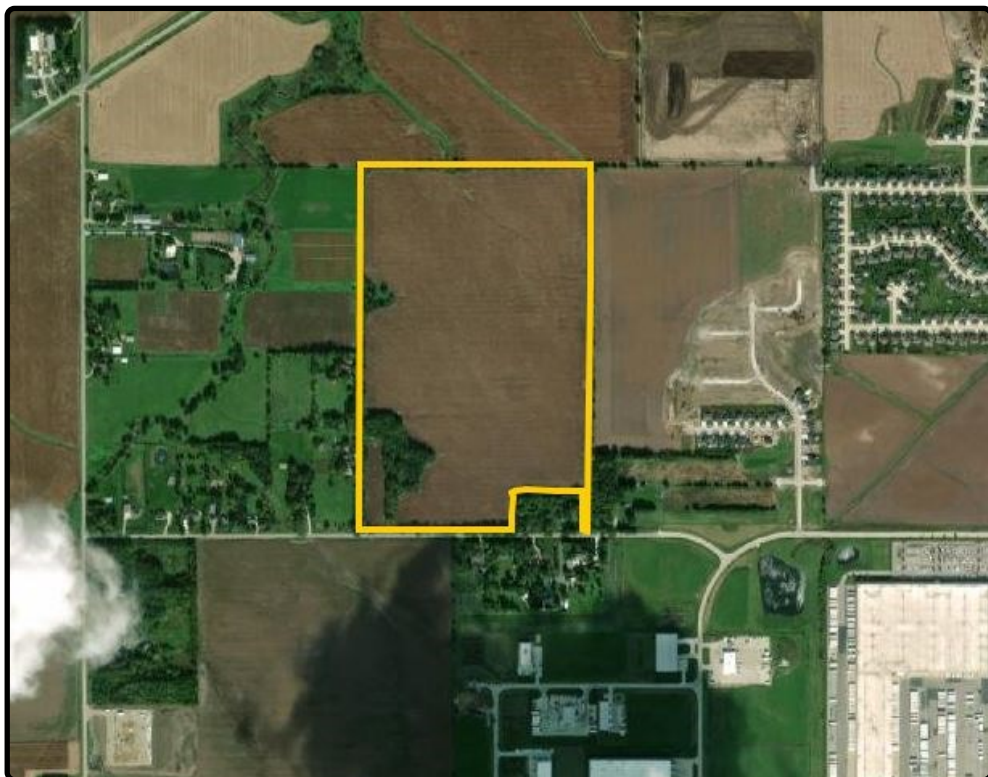
- 89.38 Current Acres in Production with 89.22 CSR2
- High-Quality Farmland with Future Development Potential
- Near Residential & Commercial Development Along a Hard-Surface Road

**Lawain Biermann, AFM**  
Licensed Salesperson in IA, MN  
**319.239.1005**  
**LawainB@Hertz.ag**

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**Current Production Ac: 89.38**

**FSA/Eff. Crop Acres: 89.38\***

**Corn Base Acres: 44.60\***

**Bean Base Acres: 43.60\***

**Soil Productivity: 89.22 CSR2**

*\*Acres are estimated*

## Property Information

**95.75 Acres, m/l**

### Location

Just outside the western Cedar Falls city limits, on the north side of Viking Rd.

### Legal Description

E¼ SW¼ and W½ SE¼ Section 27,  
Township 89 North, Range 14 West of the  
5th P.M.

### Lease Status

The 2021 cropland lease was terminated.  
Open lease for 2022 crop year.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$3,321.19  
Taxable Acres: 95.75  
Tax per Taxable Acre: \$34.69

### FSA Data

Farm Number 6399, Tract 2440  
Current Production Acres: 89.38  
FSA/Eff. Crop Acres: 89.38\*  
Corn Base Acres: 44.60\*  
Corn PLC Yield: 140 Bu.  
Bean Base Acres: 43.60\*  
Bean PLC Yield: 48 Bu.

*\*FSA/Eff Crop Acres and borders are  
currently under revision. Contact listing  
agent for details.*

### Soil Types/Productivity

Main soil types are Kenyon loam and  
Maxfield silty clay loam. Corn Suitability  
Rating (CSR2) based on the current acres  
in production is 89.22. See soil map for  
details.

### Mineral Rights

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

### Fertility Data

Contact listing agent for details.

### Land Description

Level to gently rolling.

### Buildings/Improvements

None.

### Drainage

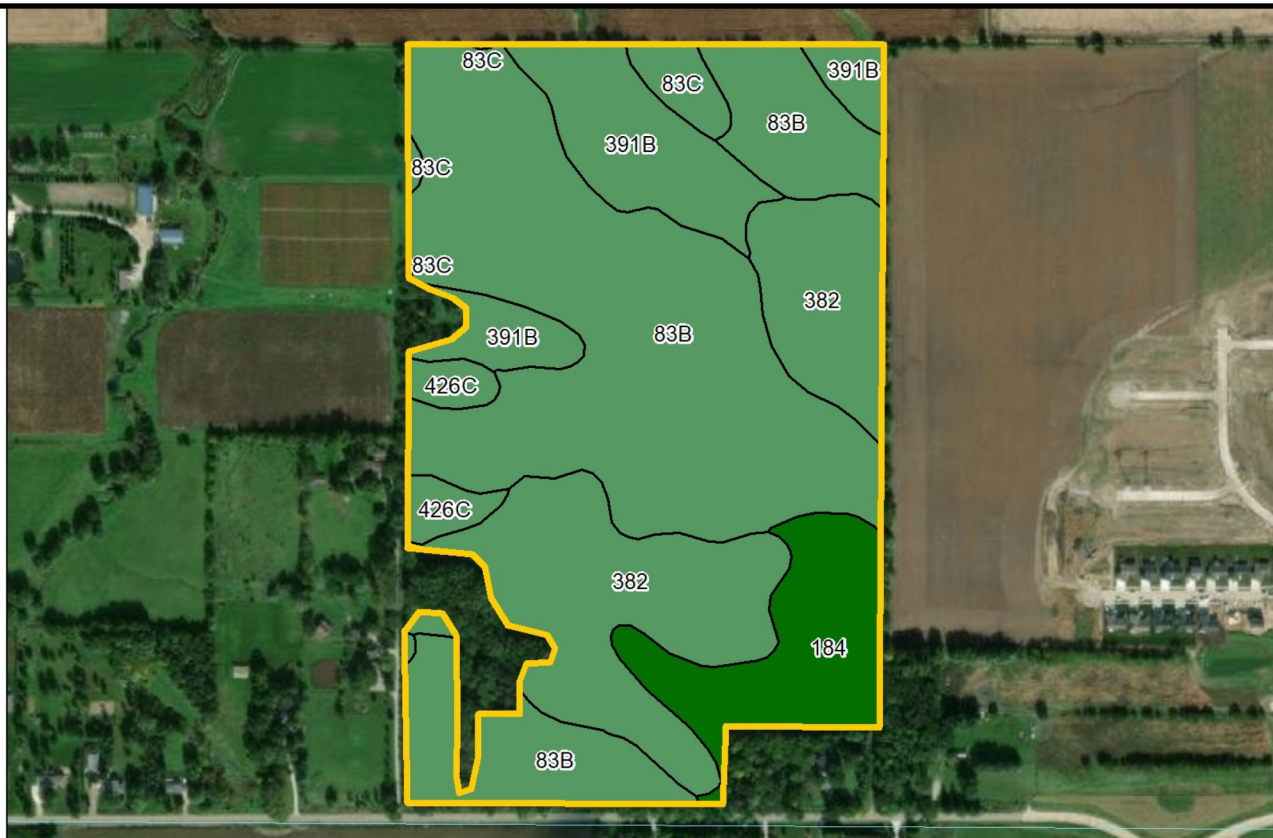
Extensive drainage tile. Contact listing  
agent for details.

### Water & Well Information

None.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83B	Kenyon loam, 2 to 5 percent slopes	45.28	50.66	2e	90	
382	Maxfield silty clay loam, 0 to 2 percent slopes	21.06	23.56	2w	87	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	10.31	11.54	2w	87	
184	Klinger silty clay loam, 1 to 4 percent slopes	8.67	9.70	1w	95	
426C	Aredale loam, 5 to 9 percent slopes	2.28	2.55	3e	86	
83C	Kenyon loam, 5 to 9 percent slopes	1.75	1.96	3e	85	
177B	Saude loam, 2 to 5 percent slopes	0.02	0.02	2s	55	

Measured Tillable Acres: 89.38

Average CSR2: 89.22

## Comments

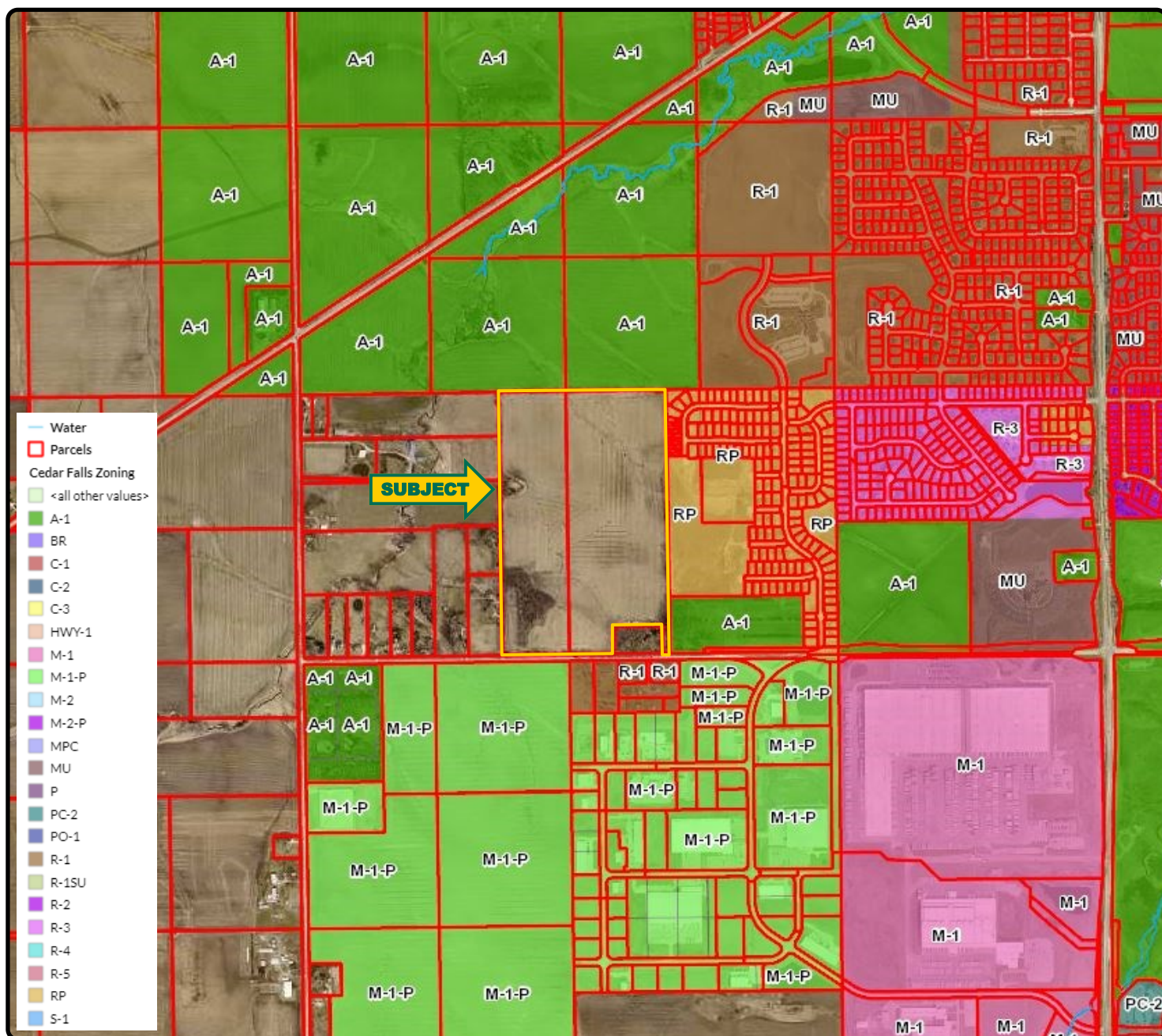
High-quality, well drained tract located on western edge of Cedar Falls with future development potential.

*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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Map obtained from Beacon.

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Southeast corner looking west



Southeast corner looking northwest



Northwest corner looking southeast



Northeast corner looking southwest





Bid Deadline: **Tues., Mar. 22, 2022**

Time: **12:00 p.m., CST**

Mail To:

**Hertz Farm Management  
c/o Lawain Biermann  
6314 Chancellor Drive  
P.O. Box 1105  
Cedar Falls, IA 50613**

### **Seller**

Beverly J. Beck Trust and Beck Bypass Trust

### **Agency**

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

### **Attorney**

Larry Anfinson  
Anfinson & Luce PLC

### **Method of Sale**

- This property will be offered as a single tract of land.
- 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, Lawain Biermann at 319-239-1005.

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 Office - Cedar Falls, Iowa, on or before March 22, 2022 by 12:00 p.m. The Seller will accept or reject all bids by 12:00 p.m. on March 24, 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 April 26, 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.

## **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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