

**ACREAGE:**

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

**DATE:**

Bid Deadline:  
**June 22, 2022**  
**12:00 Noon, CST**

**RETURN BIDS TO:**

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

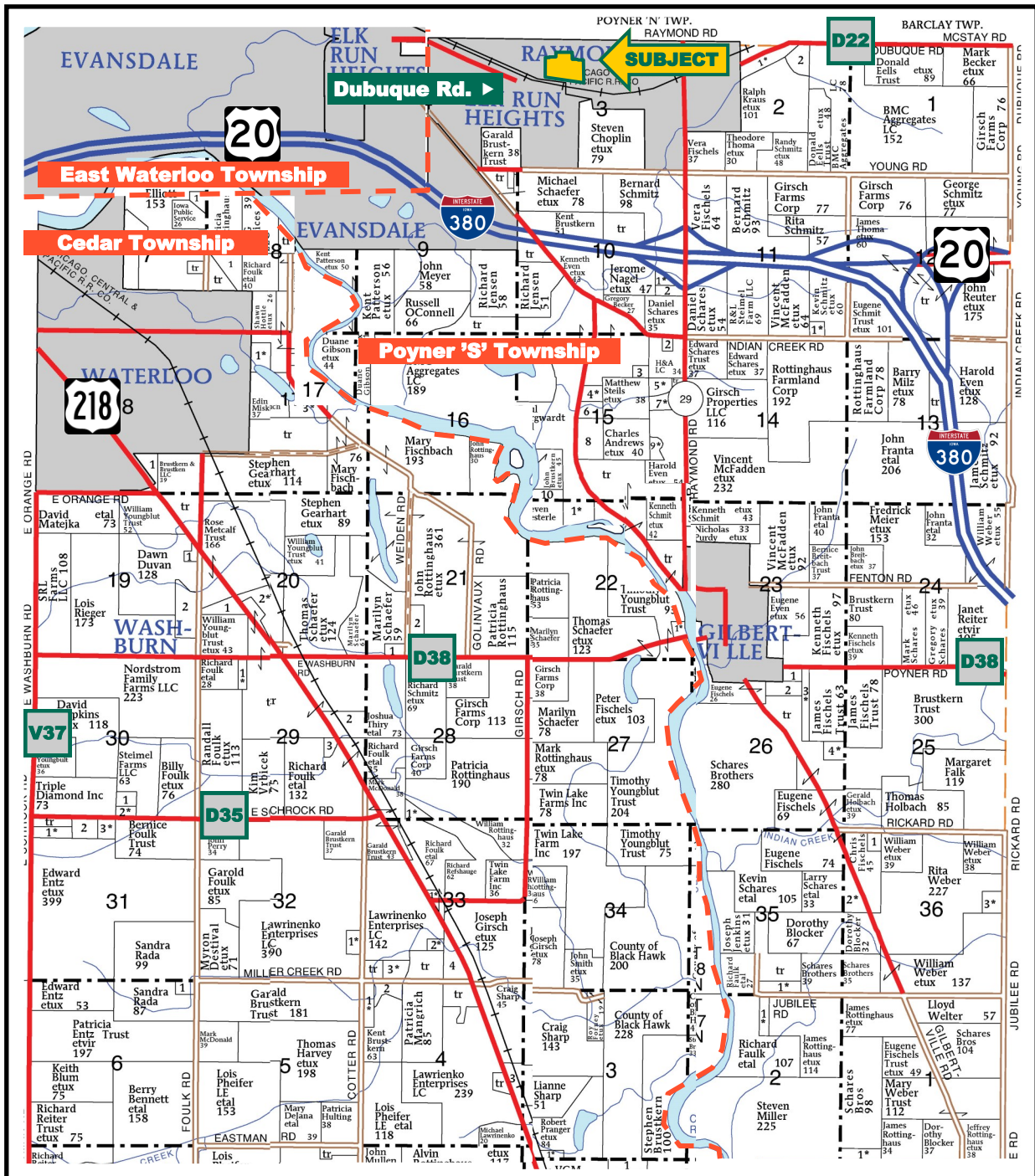


## Property Key Features

- Excellent Development Potential on the Edge of Raymond, Iowa
- Easy Access to Highway 20 Just Outside of Cedar Falls/Waterloo
- High-Quality Soils with 89.89 CSR2

**Elliott Siefert**  
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<b>FSA/Eff. Crop Acres:</b>	<b>20.94</b>
<b>Corn Base Acres:</b>	<b>20.90</b>
<b>Soil Productivity:</b>	<b>89.89 CSR2</b>

## Property Information

**24.18 Acres, m/l**

### Location

On the southwest edge of Raymond, IA.  
Access from Devyn Drive or Taylor Lane  
from the north end of the property.

### Legal Description

All N of RR E½ W½ Section 3 Township  
88 North, Range 12 West of the 5th P.M.,  
exc. E 2 Rds & exc. W 16 Rds N 20 Rds  
& exc. E 369 ft. W 633 ft. N 327 ft. &  
exc. E 374 ft. W 1007 ft. N 200 ft. & exc.  
beginning at pt. on N line E frl. ½ NW frl.  
¼ Section 3 which is 1078 ft. E of W line  
E frl. ½ NW frl. ¼ said section.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$674  
Net Taxable Acres: 24.18  
Tax per Net Taxable Acre: \$27.87  
Tax Parcel ID #s: 881203127013

### Lease Status

Currently leased for the 2022 crop year.

### FSA Data

Farm Number 5570, Tract 2367  
FSA/Eff. Crop Acres: 20.94  
Corn Base Acres: 20.90  
Corn PLC Yield: 130 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Kenyon loam and  
Readlyn silt loam. CSR2 on the FSA/Eff.  
crop acres is 89.89. 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.

### Drainage

Natural drainage. No tile maps obtained.

### Water & Well Information

City water and sewer hookup nearby.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83B	Kenyon loam, 2 to 5 percent slopes	11.71	55.94	2e	90	
399	Readlyn silt loam, 1 to 3 percent slopes	6.35	30.35	1w	91	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	2.16	10.30	2w	87	
4083B	Kenyon-Urban land complex, 2 to 5 percent slopes	0.39	1.86	2e	90	
83C	Kenyon loam, 5 to 9 percent slopes	0.23	1.12	3e	85	
4391B	Clyde-Floyd-Urban land complex, 0 to 5 percent slopes	0.05	0.22	2w	87	
408B	Olin fine sandy loam, 2 to 5 percent slopes	0.04	0.21	2e	71	

Measured Tillable Acres: 20.94

Average CSR2: 89.89

## Comments

High-quality farm with great development potential. Located 7 miles from Lost Island Waterpark, Isle Casino, and Hawkeye Community College.

*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 southwest



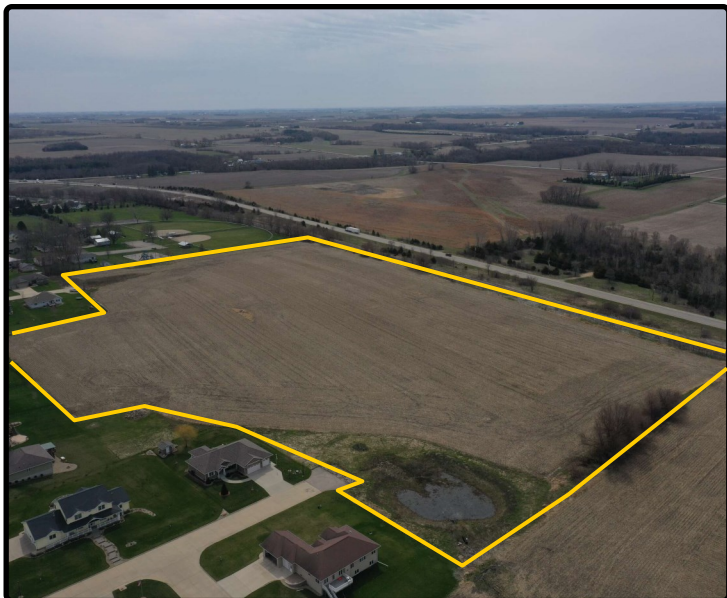
Looking northeast



Looking east



Looking southeast



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Bid Deadline: **Wed., June 22, 2022**

Time: **12:00 Noon, CST**

Mail To:

**Hertz Real Estate Services  
Attn: Elliott Siefert  
6314 Chancellor Dr.  
P.O. Box 1105  
Cedar Falls, IA 50613**

#### **Seller**

Victor Makinde  
Rachelle Makinde

#### **Agency**

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

#### **Attorney**

Larry Anfinson  
Anfinson & Luce P.L.C.

#### **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**

- This parcel 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, 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 Cedar Falls Hertz office, on or before Wednesday, June 22, 2022 by 12:00 p.m. CST. The Seller will accept or reject all bids by June 23, 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 August 2, 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, subject to the existing lease which expires March 1, 2023. Taxes will be prorated to August 2, 2022.

#### **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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