

Land Auction

ACREAGE:

136.60 Acres, m/l
In 2 parcels
Black Hawk County, IA

DATE:

Tuesday
June 21, 2022
10:00 a.m.

AUCTION TYPE:

Online Only
bid.hertz.ag



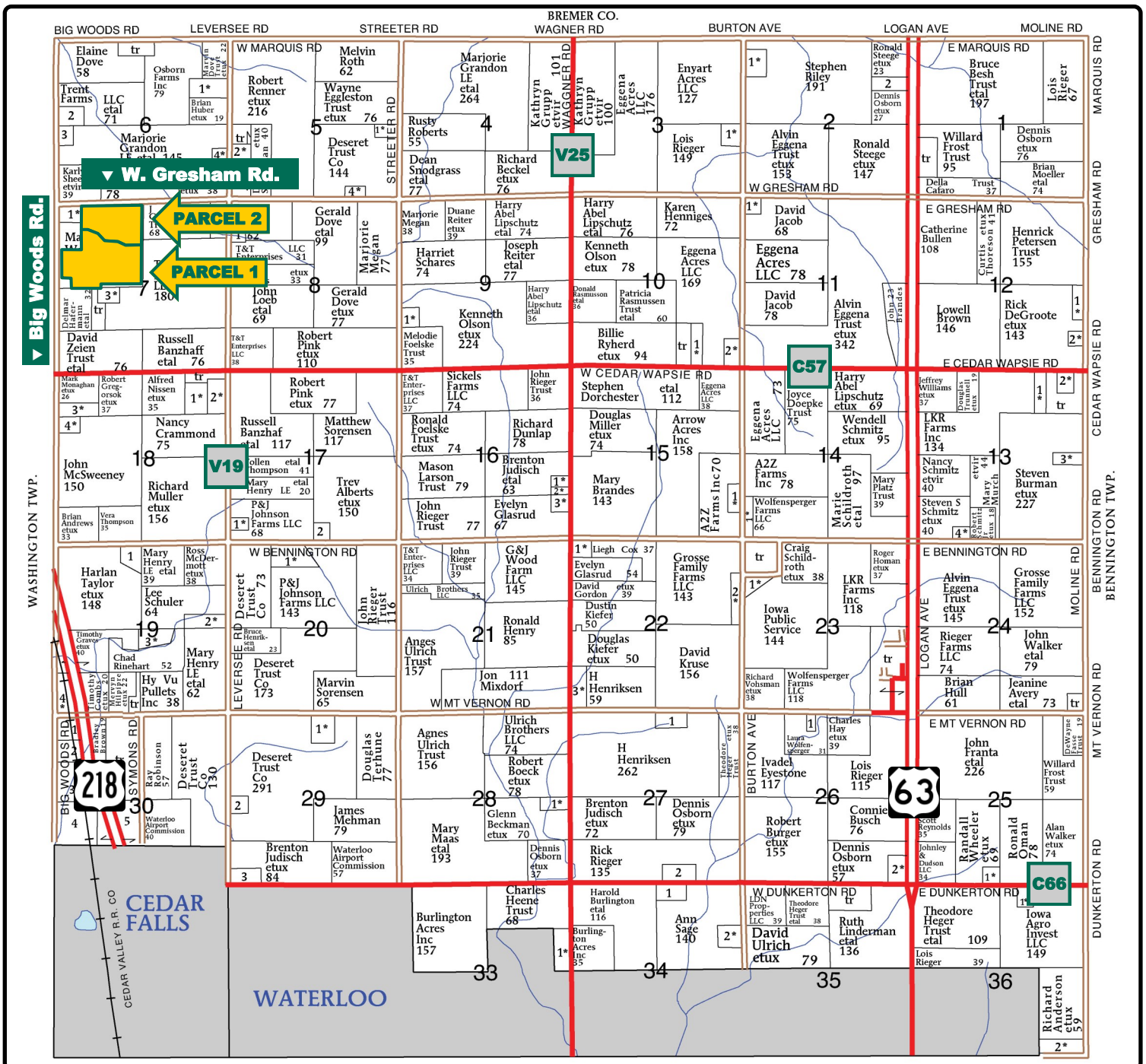
Property Key Features

- **Potential Building Site with Pond North of Cedar Falls/Waterloo Metro Area**
- **Great Addition to Existing Farm Operation or Investment Portfolio**
- **Family Farmed for Over 30 Years - Recipient of Cattle Manure for Many Years**

Cal Wilson
Licensed Salesperson in IA
319.360.1009
CalW@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
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Parcel 1

FSA/Eff. Crop Acres:	85.90*
Oat Base Acres:	2.71*
Corn Base Acres:	45.68*
Bean Base Acres:	19.97*
Soil Productivity:	46.60 CSR2

**Acres are estimated.*

Parcel 1 Property Information 85.90 Acres, m/l

Location

Approximately 4 miles north of Cedar Falls, Iowa on the east side of Big Woods Rd.

Legal Description

Fractional NW¼ of Section 7, Township 90 North, Range 13 West of the 5th P.M. Subject to survey.

Real Estate Tax

Taxes Payable 2021 - 2022: \$1,537.62*
Net Taxable Acres: 85.90*
Tax per Net Taxable Acre: \$17.90*
Tax Parcel ID #s: 901307126001, 901307101002, 901307176001, 901307151002

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

Lease Status

Owner-operated. Full possession to Buyer upon completion of grain harvest or December 1, 2022, whichever is sooner. Seller to credit Buyer \$9,000 for mid-season closing.

FSA Data

Part of Farm Number 3121, Tract 6801
FSA/Eff. Crop Acres: 85.90*
Oat Base Acres: 2.71*
Oat PLC Yield: 60 Bu.
Corn Base Acres: 45.68*
Corn PLC Yield: 147 Bu.
Bean Base Acres: 19.97*
Bean PLC Yield: 41 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land. Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Primary soils are Sparta loamy fine. CSR2 on the est. FSA/Eff. crop acres is 46.60. 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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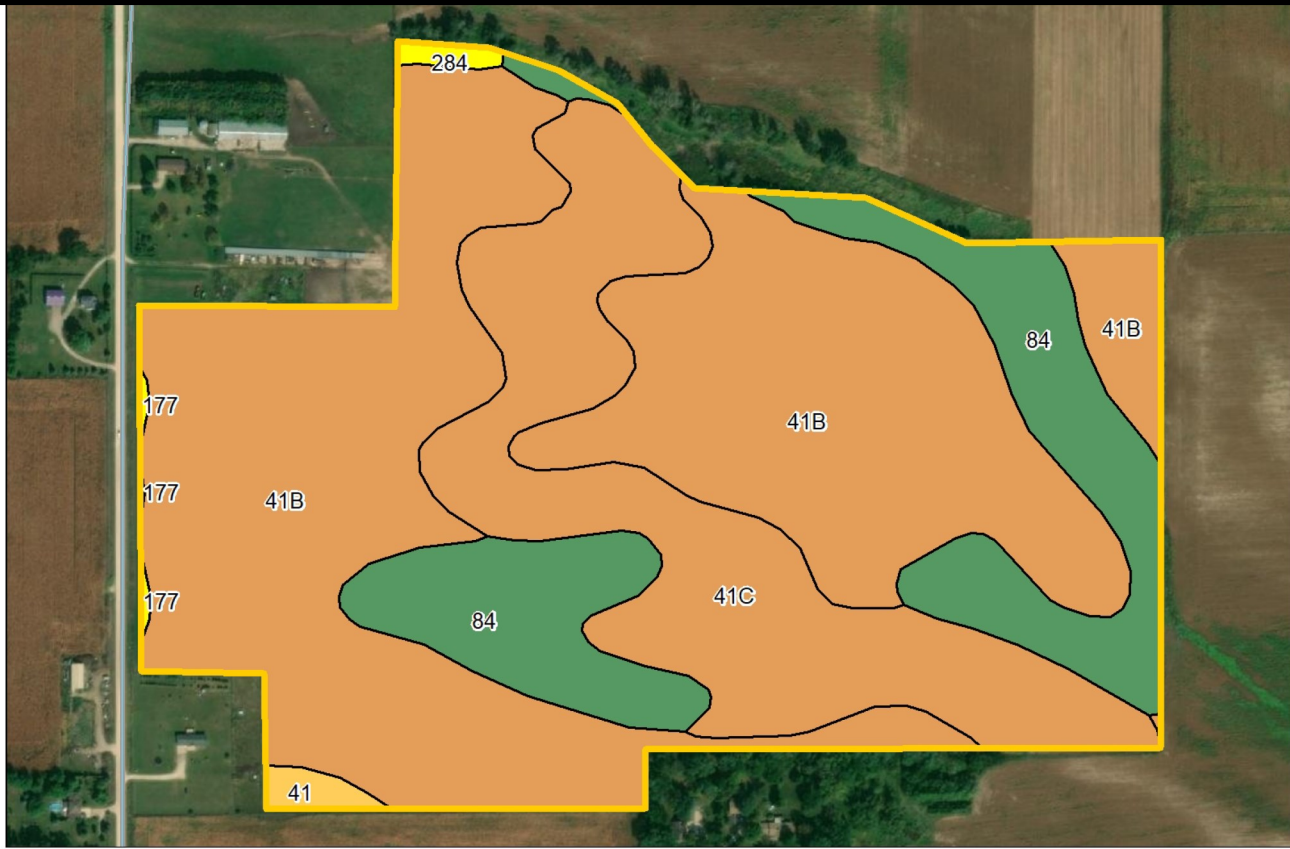
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	50.13	58.36	4s	39	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	19.61	22.83	4s	34	
84	Clyde silty clay loam, 0 to 3 percent slopes	15.08	17.55	2w	88	
41	Sparta loamy fine sand, 0 to 2 percent slopes	0.57	0.66	4s	44	
284	Flagler sandy loam, 0 to 2 percent slopes	0.34	0.40	3s	55	
177	Saude loam, 0 to 2 percent slopes	0.17	0.20	2s	60	

Measured Tillable Acres: 85.90

Average CSR2: 46.60

Yield Information

Available upon request. Contact listing agent for details.

Drainage

Some artificial tile. Contact listing agent for details.

Water & Well Information

No known wells.

Comments

Approximately 1.24 FSA cropland acres along the timber are not currently farmed. Should Parcel 1 sell to a different Buyer than Parcel 2, Buyer of Parcel 1 will be responsible for a driveway installation off of Big Woods Road. Approximately 10.75 acres have been used as pasture and hay ground. Contact agent for details.

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Parcel 2

FSA/Eff. Crop Acres:	44.40*
Oat Base Acres:	1.42*
Corn Base Acres:	23.93*
Bean Base Acres:	10.46*
Soil Productivity:	55.52 CSR2

**Acres are estimated.*

Parcel 2 Property Information 50.70 Acres, m/l

Location

Approximately 4 miles north of Cedar Falls, Iowa on the south side of W. Gresham Rd.

Legal Description

Fractional NW¼ of Section 7, Township 90 North, Range 13 West of the 5th P.M. Subject to survey.

Real Estate Tax

Taxes Payable 2021 - 2022: \$936.11
Net Taxable Acres: 50.70
Tax per Net Taxable Acre: \$18.46
Tax Parcel ID #: 901307126001,
901307101002
**Taxes estimated pending survey of*

property. Black Hawk County Treasurer/ Assessor will determine final tax figures.

Lease Status

Owner-operated. Full possession to Buyer upon completion of grain harvest or December 1, 2022, whichever is sooner. Seller to credit Buyer \$5,000 for mid-season closing.

FSA Data

Part of Farm Number 3121, Tract 6801
FSA/Eff. Crop Acres: 44.40*
Oat Base Acres: 1.42*
Oat PLC Yield: 60 Bu.
Corn Base Acres: 23.93*
Corn PLC Yield: 147 Bu.
Bean Base Acres: 10.46
Bean PLC Yield: 41 Bu.

**Acres are estimated pending reconstitution of farm by the Black Hawk*

County FSA office.

NRCS Classification

NHEL: Non-Highly Erodible Land. Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Primary soils are Sparta loamy fine sand. CSR2 on the est. FSA/Eff. crop acres is 55.52. See soil map for detail.

Mineral Rights

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

Yield Information

Available upon request. Contact listing agent for details.

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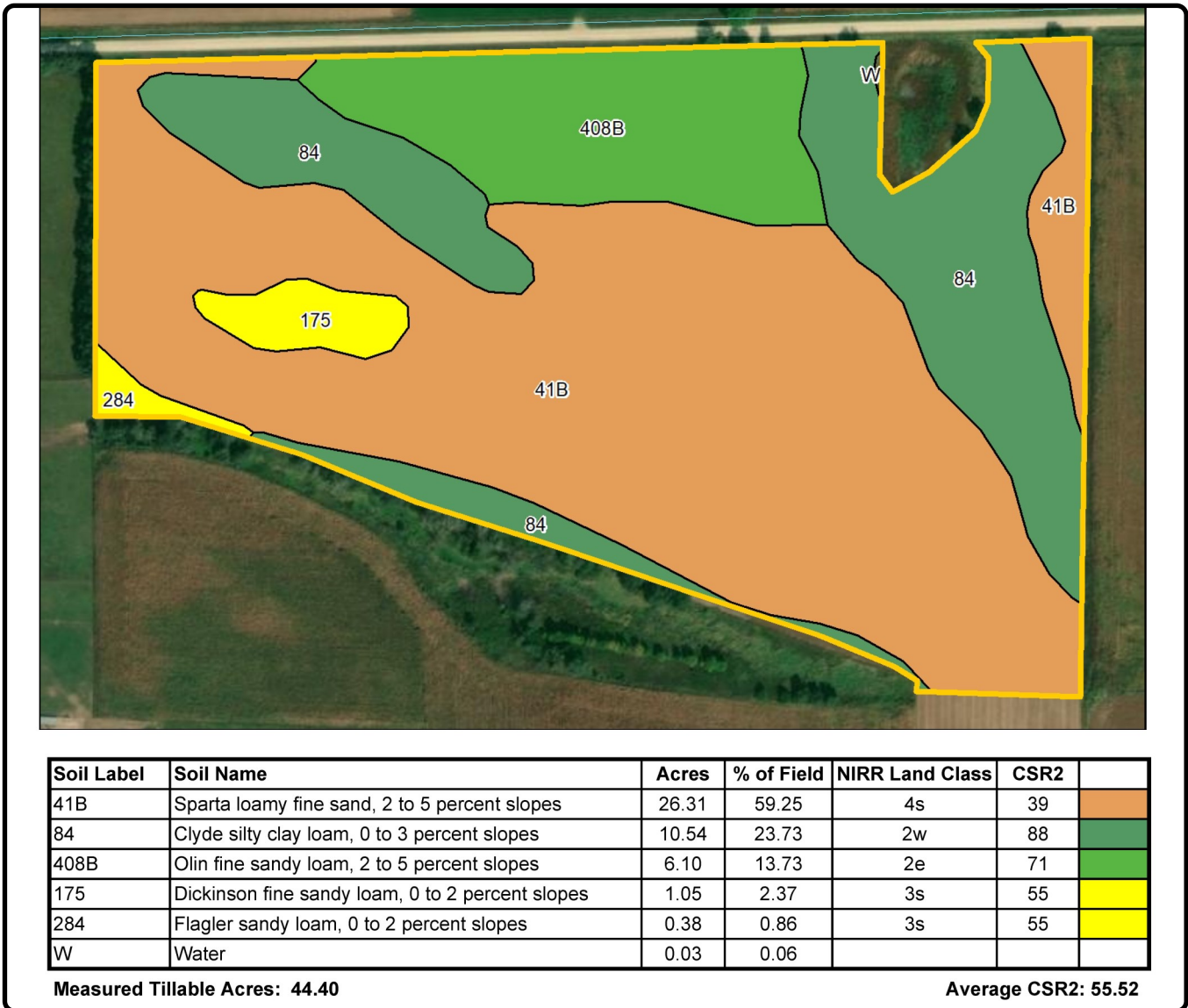
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Land Description

Level to gently rolling.

Drainage

Some artificial tile. Contact listing agent for details.

Water & Well Information

No known wells.

Comments

Approximately 2.63 FSA cropland acres surrounding the pond are not currently farmed.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services 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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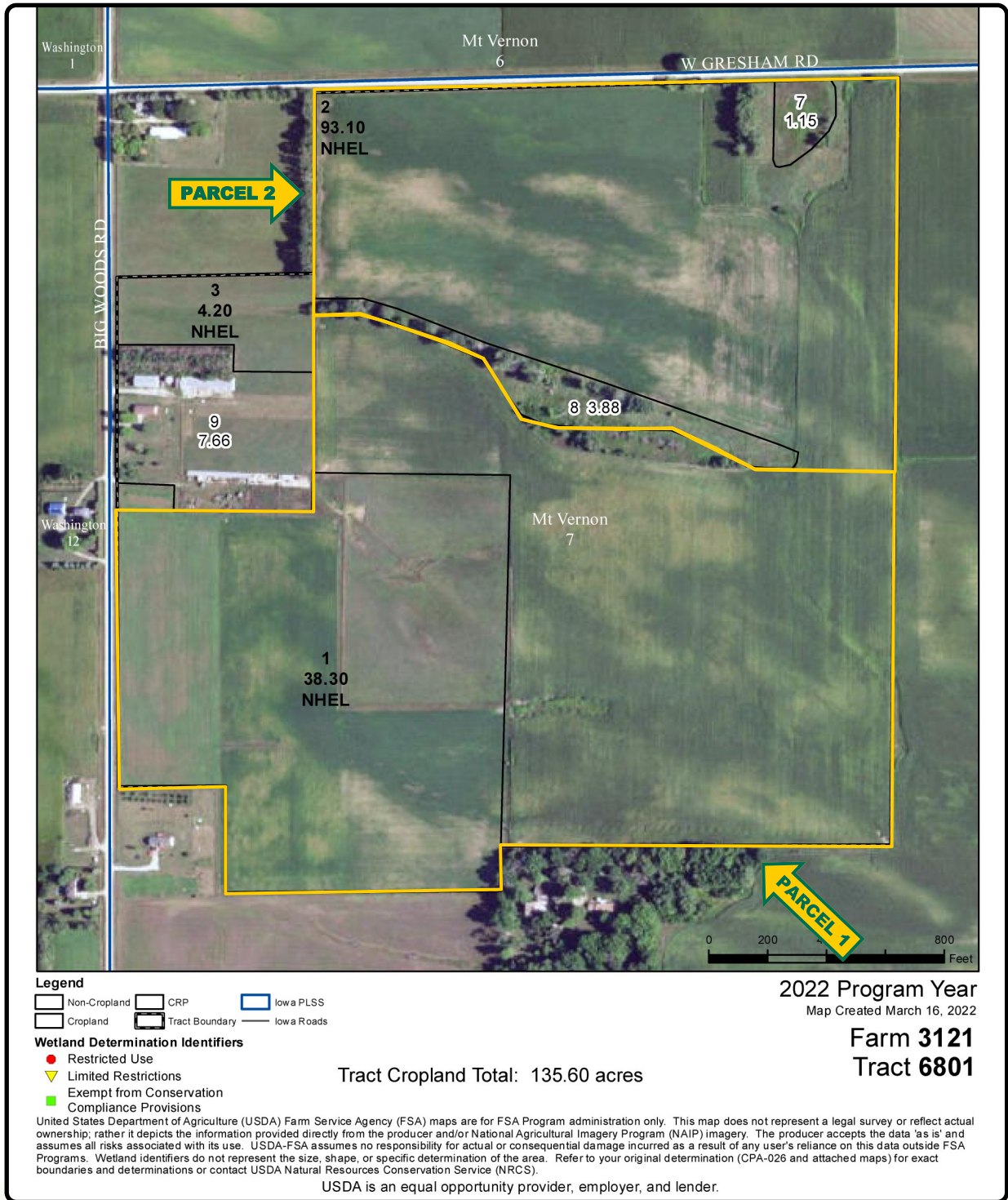
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Parcel 1 - Looking northwest



Parcel 1 - Looking northeast



Parcel 2 - Looking northwest



Parcel 2 - Looking southeast



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Date: **Tues., June 21, 2022**

Time: **10:00 a.m.**

Site: **Virtual Live Auction
Online Only
bid.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 they guide the process.
- To register, go to bid.hertz.ag from an internet browser. Do not use “www.” when typing the website address. Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Cal Wilson at 319-360-1009 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the “View Live” button. The auction is LIVE when the button is green.

Method of Sale

- This land 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.
- Seller reserves the right to refuse any and all bids.

Seller

Darwin & Mary Westendorf

Agency

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

Auctioneer

Elliott Siefert

Attorney

Larry Anfinson
Anfinson & Luce P.L.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 September 8, 2022 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Full possession to Buyer upon completion of grain harvest or December 1, 2022, whichever is sooner. Taxes will be prorated to closing.

Survey

Property will be surveyed by Seller prior to closing. Final purchase price to be adjusted up or down based on the per acre price of final surveyed net taxable acres.

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.

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