

Land Auction

ACREAGE:

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

DATE:

Wednesday
June 29, 2022
10:00 a.m.

AUCTION TYPE:

Hybrid
Cedar Falls, IA
bid.hertz.ag

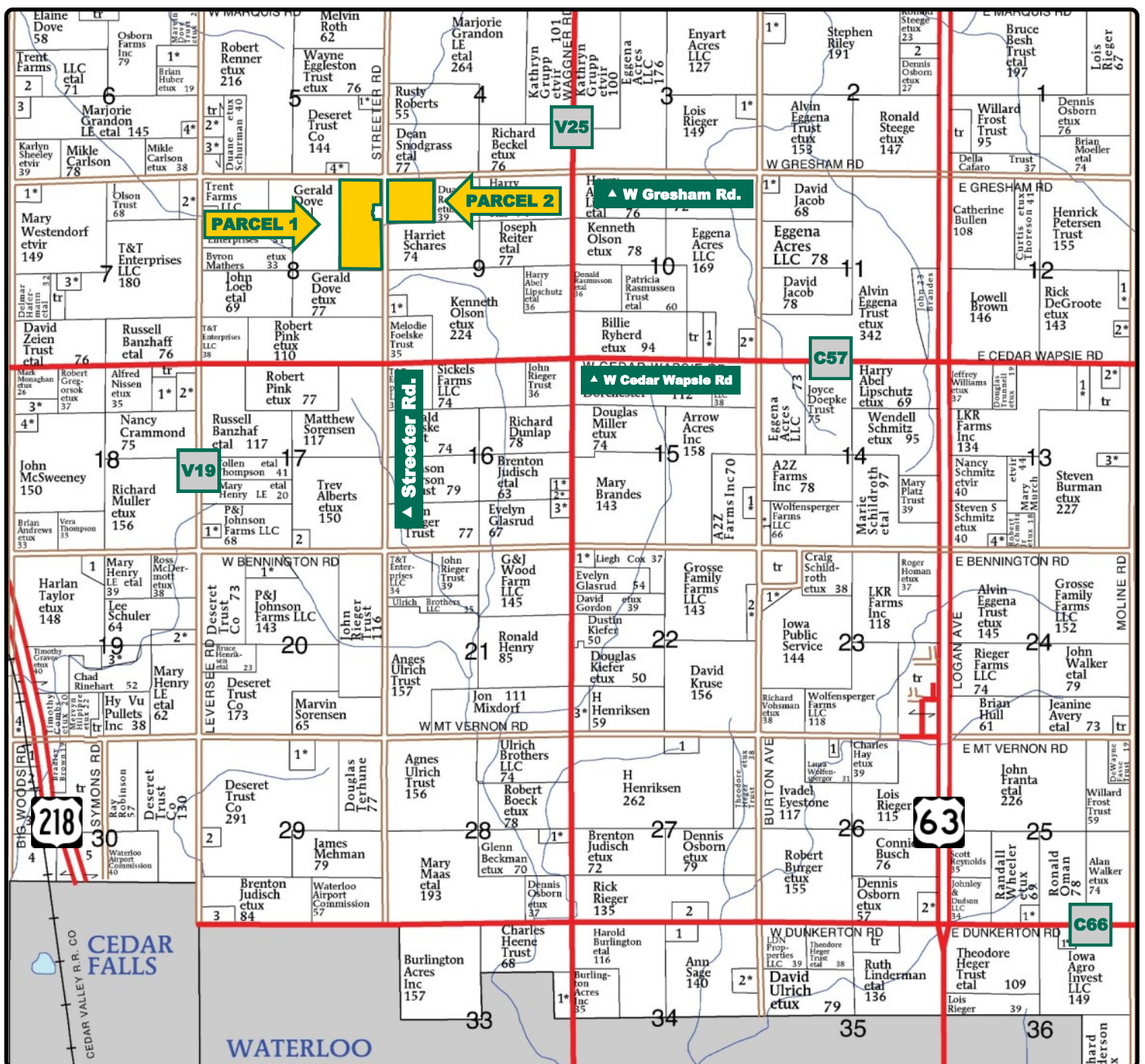


Property Key Features

- Productive Farm North of Cedar Falls/Waterloo Metro Area
- Potential Building Sites, Rural Water Along Streeter Road
- Parcel 1 - 75.10 Tillable w/83.27 CSR2; Parcel 2 - 34.40 Tillable w/68.52 CSR2

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

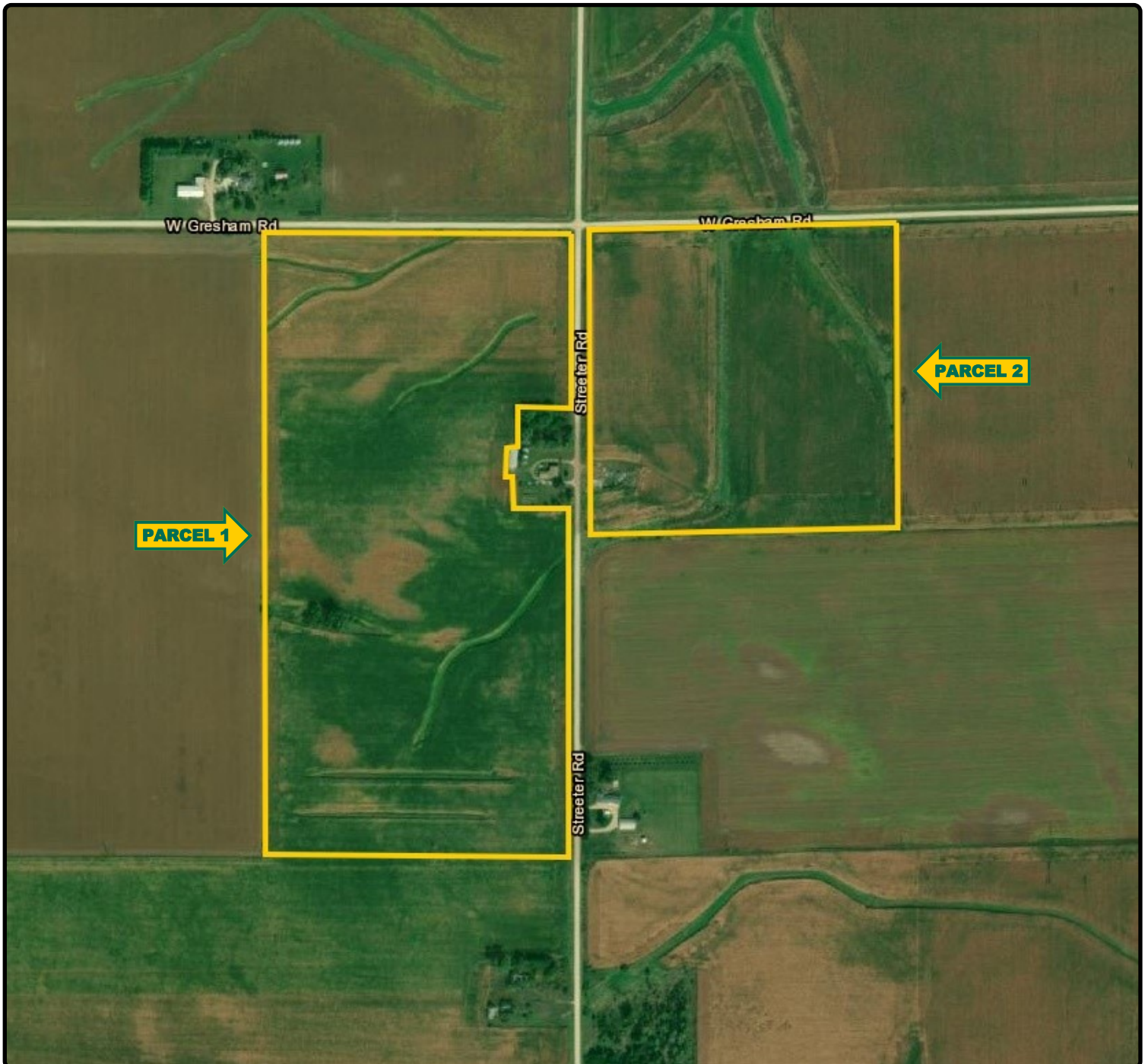
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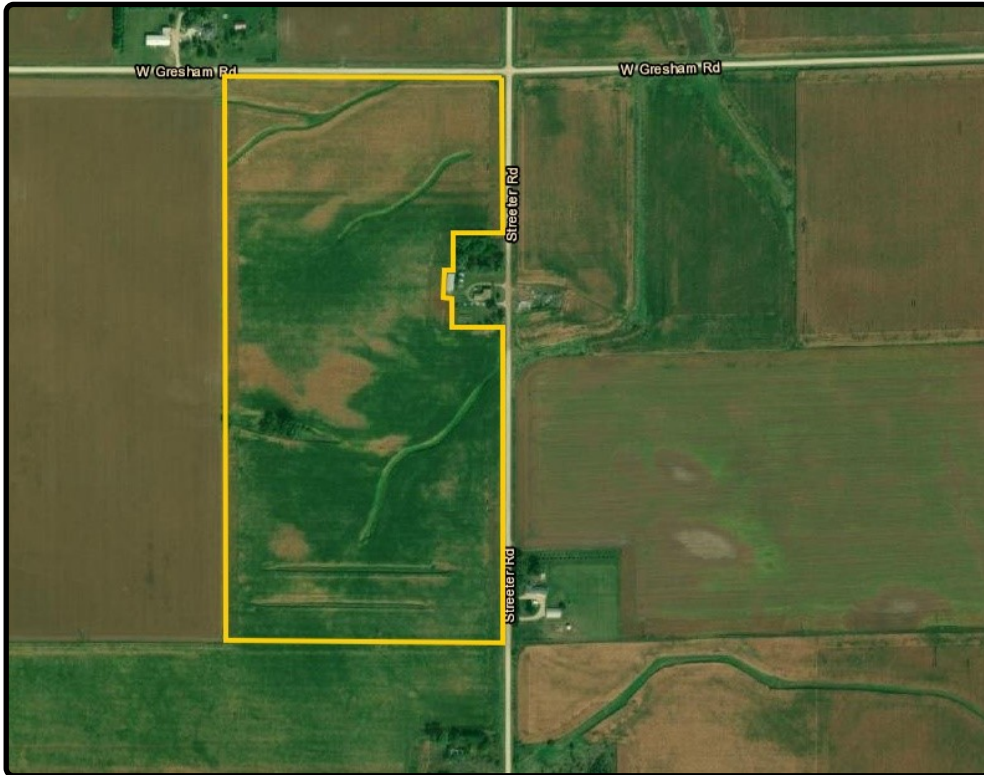
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Parcel 1

FSA/Eff. Crop Acres: 75.10*
Corn Base Acres: 53.20*
Bean Base Acres: 22.36*
Soil Productivity: 83.27 CSR2

**Acres are estimated.*

Parcel 1 Property Information 74.78 Acres, m/l

Location

Approximately 4 miles northeast of Cedar Falls, IA. SW corner of West Gresham Rd. and Streeter Rd.

Legal Description

NE NE less farmstead acreage estimated to be less than 2.50 net taxable acres as outlined above, and SE NE all in Section 8, Township 90 North, Range 13 West of the 5th P.M., Black Hawk County, IA. Exact legal of farmstead acreage to come from Survey.

Estimated Real Estate Tax

Taxes Payable 2021 - 2022: \$2,163
 Net Taxable Acres: 74.78
 Tax per Net Taxable Acre: \$28.92
 Tax Parcel ID #: 9013-08-226-001 and 9013-08-276-001.

Lease Status

- Leased for the 2022 crop year.
- Lease will be terminated prior to September 1, 2022.
- Tenant has agreed to release possession of premises after Tenant has harvested all grain row crops or, December 1, 2022, whichever comes first.

School District

Janesville Community School District

CRP Contracts

None.

FSA Data

Part of Farm Number 5663, Tract 9023
 FSA/Eff. Crop Acres: 75.10*
 Corn Base Acres: 53.20*
 Corn PLC Yield: 150 Bu.
 Bean Base Acres: 22.36*
 Bean PLC Yield: 45 Bu.
**Acres are estimated pending reconstitution of farm by the Black Hawk County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clyde-Floyd complex and Readlyn silt loam. CSR2 on the estimated FSA/Eff. crop acres is 83.27. See soil map for detail.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	30.56	40.69	2w	87	
399	Readlyn silt loam, 1 to 3 percent slopes	18.59	24.75	1w	91	
408B	Olin fine sandy loam, 2 to 5 percent slopes	8.08	10.76	2e	71	
83B	Kenyon loam, 2 to 5 percent slopes	6.37	8.49	2e	90	
198B	Floyd loam, 1 to 4 percent slopes	6.04	8.05	2w	89	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	5.08	6.76	4s	39	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.38	0.50	2w	54	
398	Tripoli clay loam, 0 to 2 percent slopes	0.00	0.00	2w	82	

Measured Tillable Acres: 75.10

Average CSR2: 83.27

Mineral Rights

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

Land Description

Gently rolling.

Drainage

Natural drainage through grass waterways. Artificial tiling. Maps available, contact agent.

Buildings/Improvements

None.

Water & Well Information

No known wells. Rural water available along Streeter Rd.

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Parcel 2

FSA/Eff. Crop Acres: 34.40*
Corn Base Acres: 23.90*
Bean Base Acres: 10.04*
Soil Productivity: 68.52 CSR2

**Acres are estimated.*

Parcel 2 Property Information 38.00 Acres, m/l

Location

Approximately 4 miles northeast of Cedar Falls, IA. SE corner of West Gresham Rd. and Streeeter Rd.

Legal Description

NW NW Section 9, Township 90 North, Range 13 West of the 5th P.M., Black Hawk County, IA.

Real Estate Tax

Taxes Payable 2021 - 2022: \$1,060
 Net Taxable Acres: 38.00
 Tax per Net Taxable Acre: \$27.89
 Tax Parcel ID #: 9013-09-101-001.

Lease Status

- Leased for the 2022 crop year.
- Lease will be terminated prior to September 1, 2022.
- Tenant has agreed to release possession of premises after Tenant has harvested all grain row crops or, December 1, 2022 whichever comes first.

School District

Janesville Community School District

FSA Data

Part of Farm Number 5663, Tract 9023
 FSA/Eff. Crop Acres: 34.40*
 Corn Base Acres: 23.90*
 Corn PLC Yield: 150 Bu.
 Bean Base Acres: 10.04*
 Bean PLC Yield: 45 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Marshan clay loam and Coland clay loam. CSR2 on the estimated FSA/Eff. crop acres is 68.52. See soil map for detail.

Mineral Rights

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

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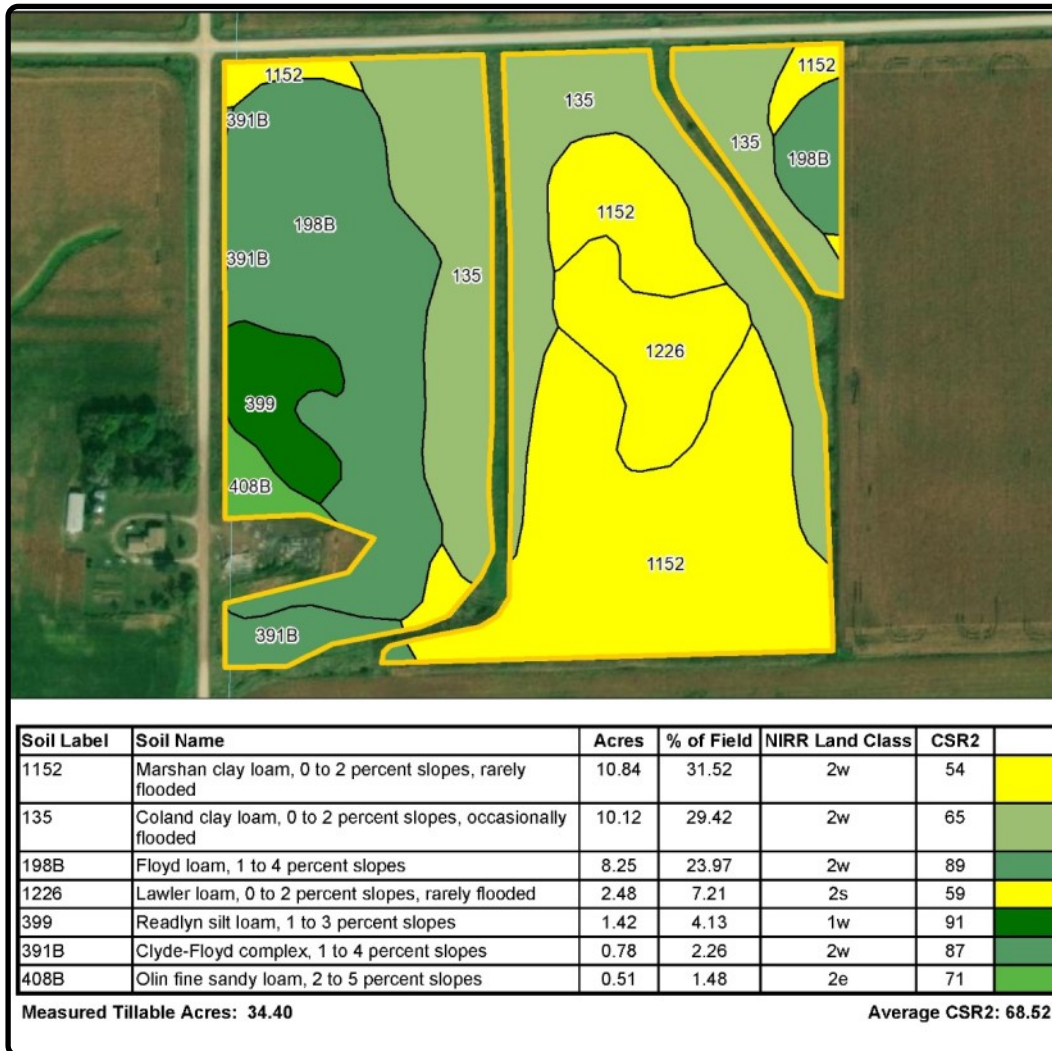
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Land Description

Level to gently rolling.

Drainage

Natural drainage through grass waterways.
Artificial tiling. Maps available, contact agent.

Buildings/Improvements

None.

Water & Well Information

No known wells. Rural water available along Streeter Rd.

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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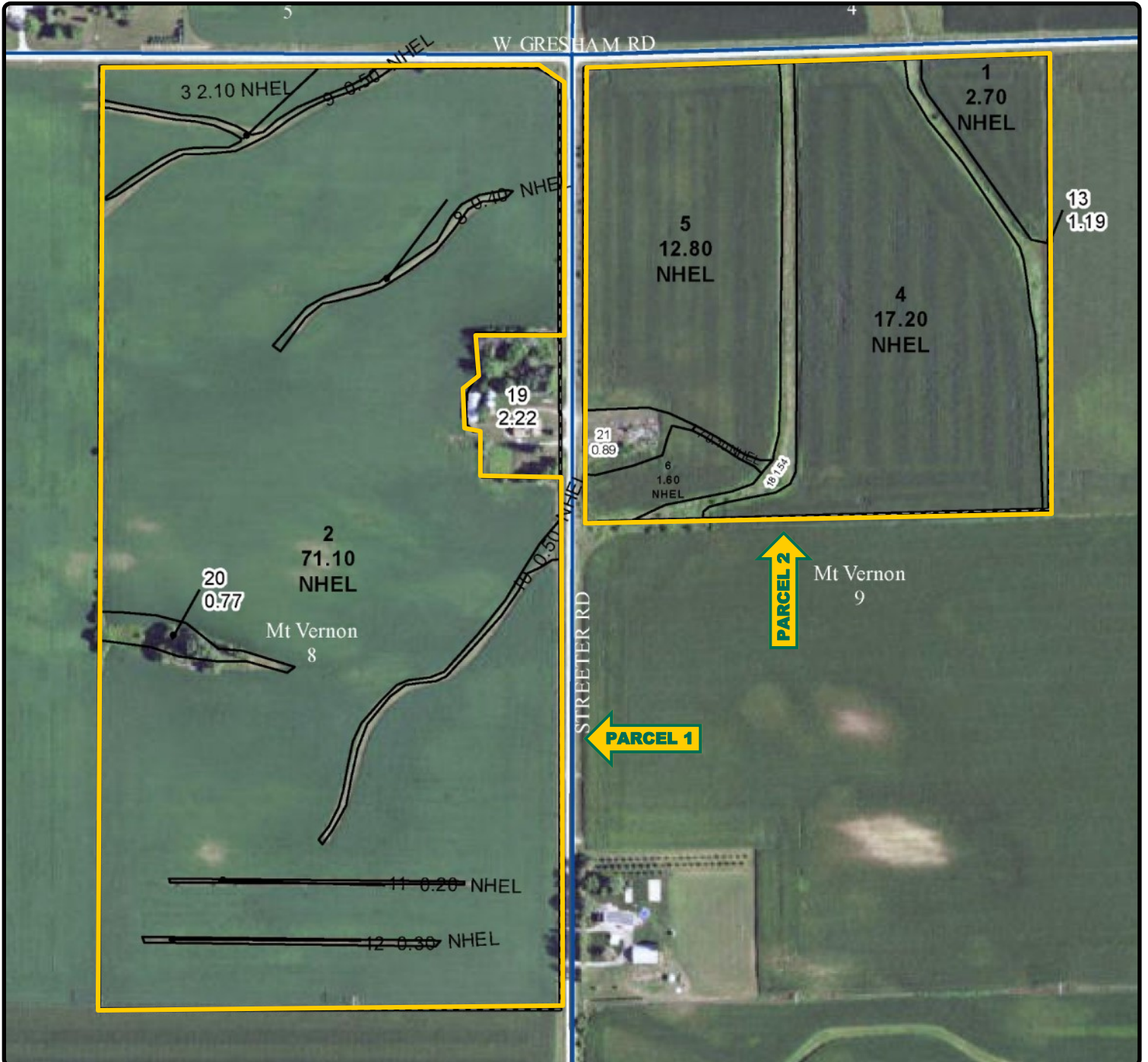
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Parcel 1 - 75.10 Estimated FSA/Eff. Crop Acres
Parcel 2 - 34.40 Estimated FSA/Eff. Crop Acres



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Parcel 1 - North Looking South



Parcel 2 - SE Looking NW



Parcel 2 - NE Looking SW



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Date: **Wed., June 29, 2022**

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

Site: **Antique Acres
7610 Waverly Rd.
Cedar Falls, IA 50613**

Online: **bid.hertz.ag**

Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team 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. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- 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 contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding
- Seller reserves the right to refuse any and all bids.

Seller

Marjorie M. Megan Estate

Agency

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

Auctioneer

Elliott Siefert

Attorney

Don Redfern
Redfern, Mason, Larsen & Moore PLC

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 August 16, 2022 or after any objections to title have been cleared. 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. However, tenant has agreed to release possession of premises after Tenant has harvested all grain row crops. Sellers have agreed to have the tenant pay 2nd half rent directly to Buyer per lease terms. Taxes will be prorated to closing.

Survey

- Seller will provide survey of farmstead acreage and perimeter of farmland prior to closing.
- Acres will be adjusted up/down on a per acre basis, based on final net taxable surveyed acres.

Contract & Title

Immediately upon conclusion of the auction, the high bidder(s) 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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