

Land Auction

ACREAGE:

74.23 Acres, m/l
In 2 Parcels
Black Hawk County, IA

DATE:

Tuesday
July 12, 2022
10:00 a.m.

AUCTION TYPE:

In-Person
Hudson, IA



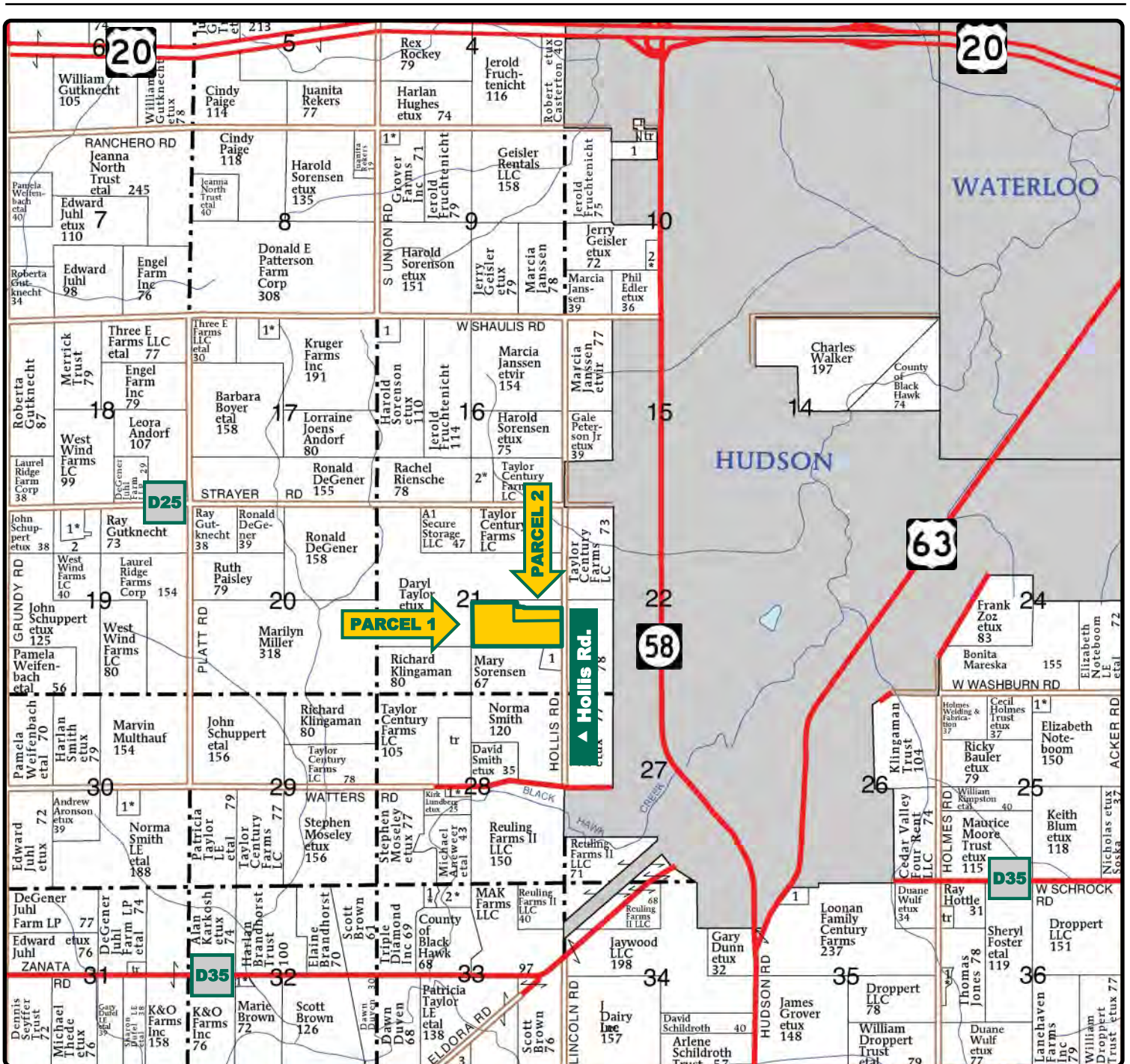
Property Key Features

- Investor-Quality Land with High CSR2 of 89.50 on FSA/Eff Cropland
- Opportunity to Purchase Acreage Close to Cedar Falls/Hudson
- Opportunity to Purchase Land Only, Acreage Only or Total Package

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
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag



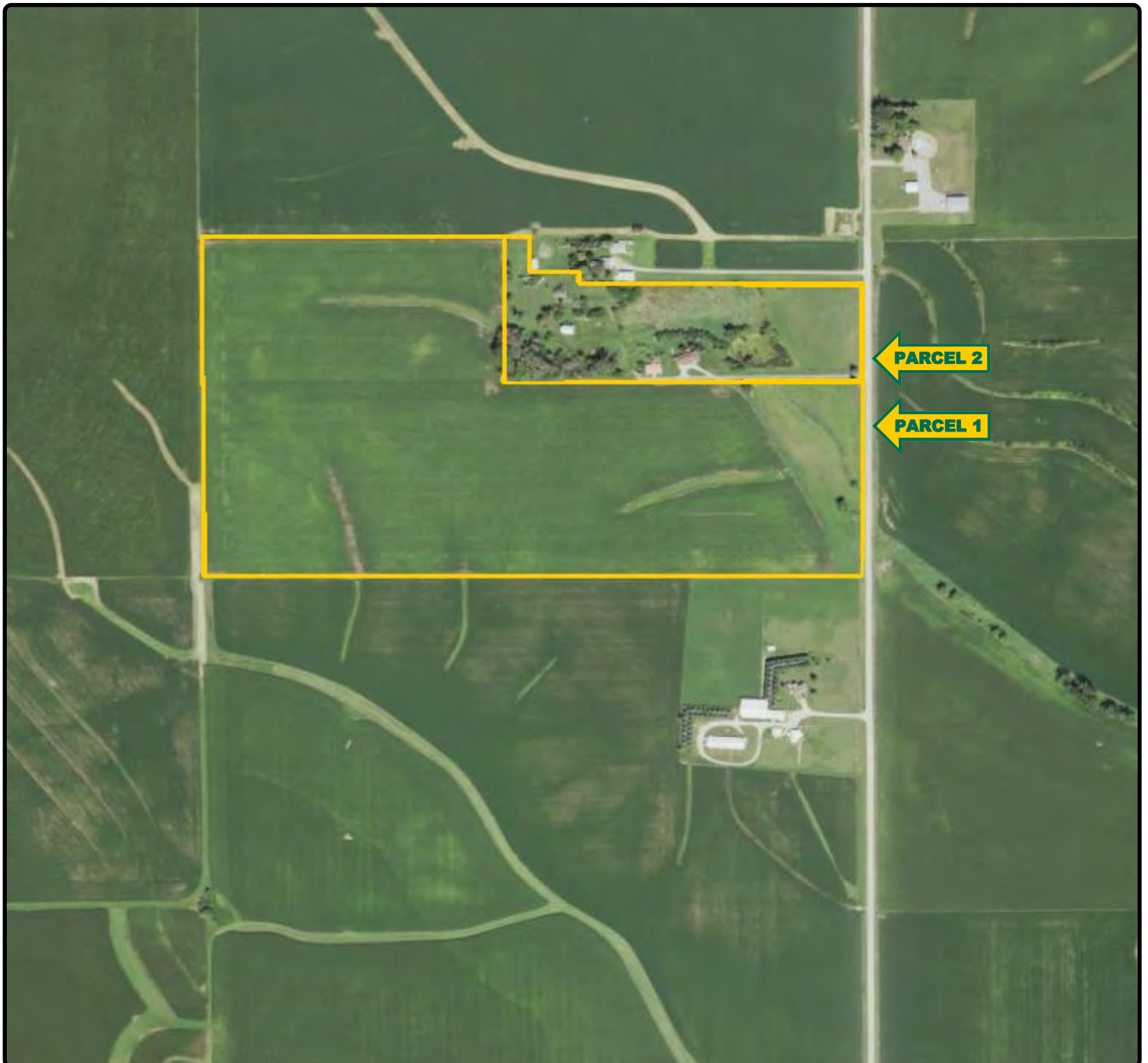
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Parcel 1

FSA/Eff. Crop Acres:	54.50
Cert. Grass Acres:	0.30
Bean Base Acres:	54.20
Soil Productivity:	89.50 CSR2

Parcel 1 Property Information 61.23 Acres, m/l

Location

Just outside of Hudson city limits. East boundary is Hollis Rd.

Legal Description

Fractional N½ SE¼ Section 21, Township 88 North, Range 14 West of the 5th P.M., Black Hawk County, IA. Exact legal and acreage total to come from Survey.

Possession

December 5, 2022.

Estimated Real Estate Tax

Taxes Payable 2021 - 2022: \$1,866*
Net Taxable Acres: 61.23

Tax per Net Taxable Acre: \$30.48
Tax Parcel ID #s: Pt. of 8814-21-426-002
and Pt. of 8814-21-401-001

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

Lease Status

Leased for the 2022 crop year. Tenant has been terminated in writing. Buyer will have full rights as of March 1, 2023.

FSA Data

Farm Number 6646, Tract 9592
FSA/Eff. Crop Acres: 54.50
Cert. Grass Acres: 0.30
Bean Base Acres: 54.20

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Kenyon loam and Aredale loam. CSR2 on the FSA/Eff. crop acres is 89.50. 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

Gently rolling.

Drainage

See tile map.

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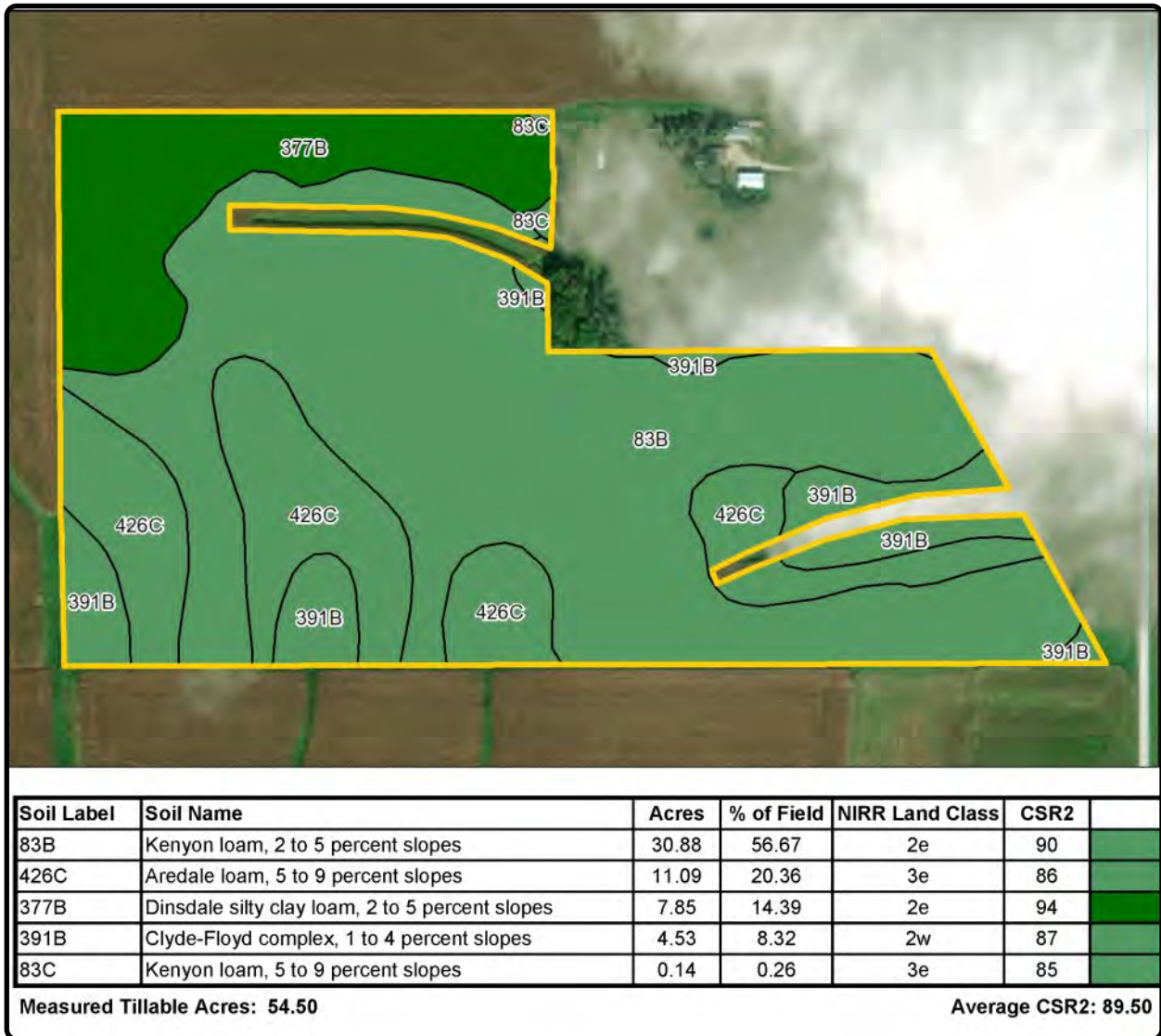
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Buildings/Improvements

None.

Water & Well Information

No known well.

Comments

Opportunity to purchase high-quality farmland in strong agricultural area. Excellent for investor or local producer.

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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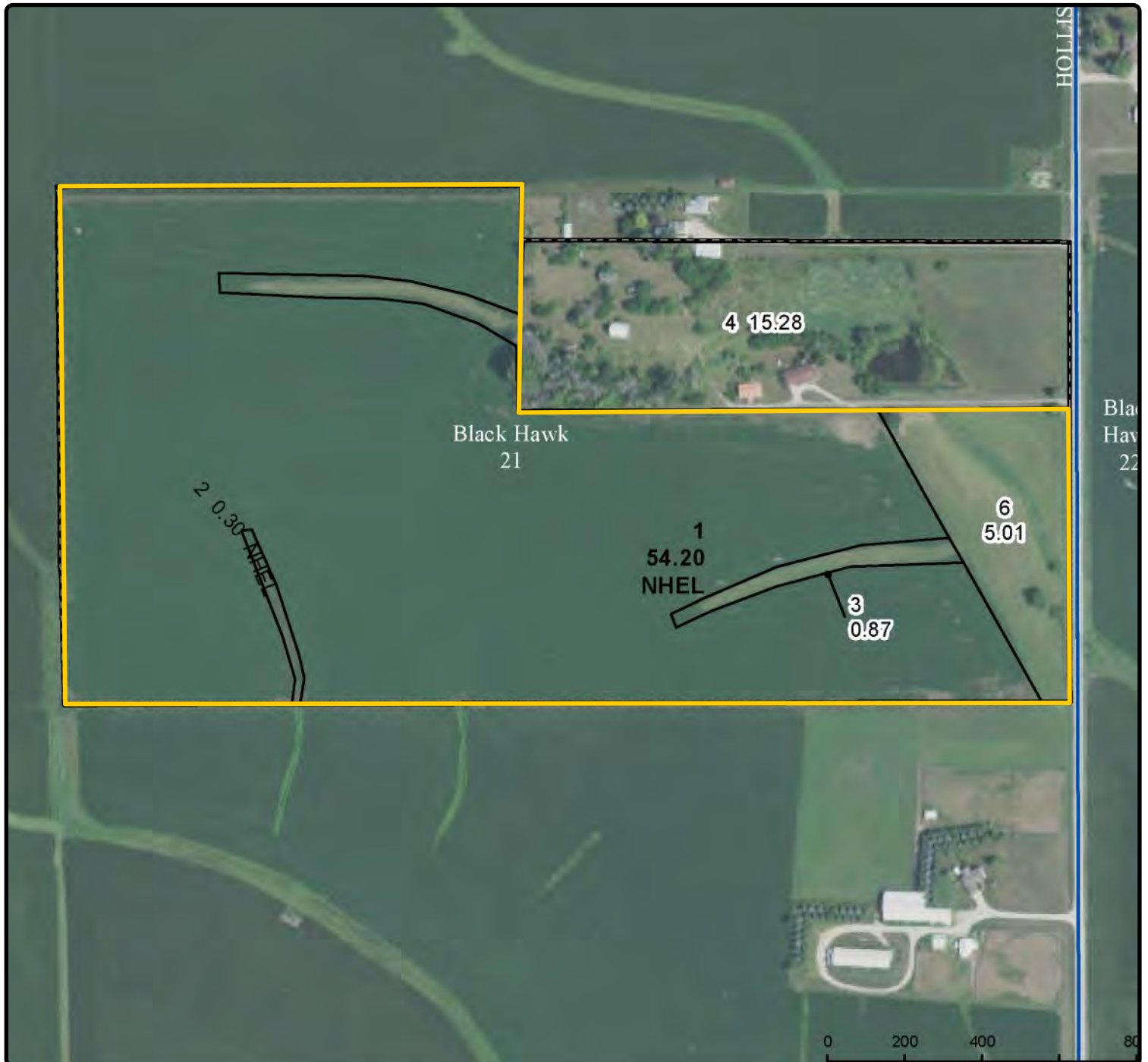
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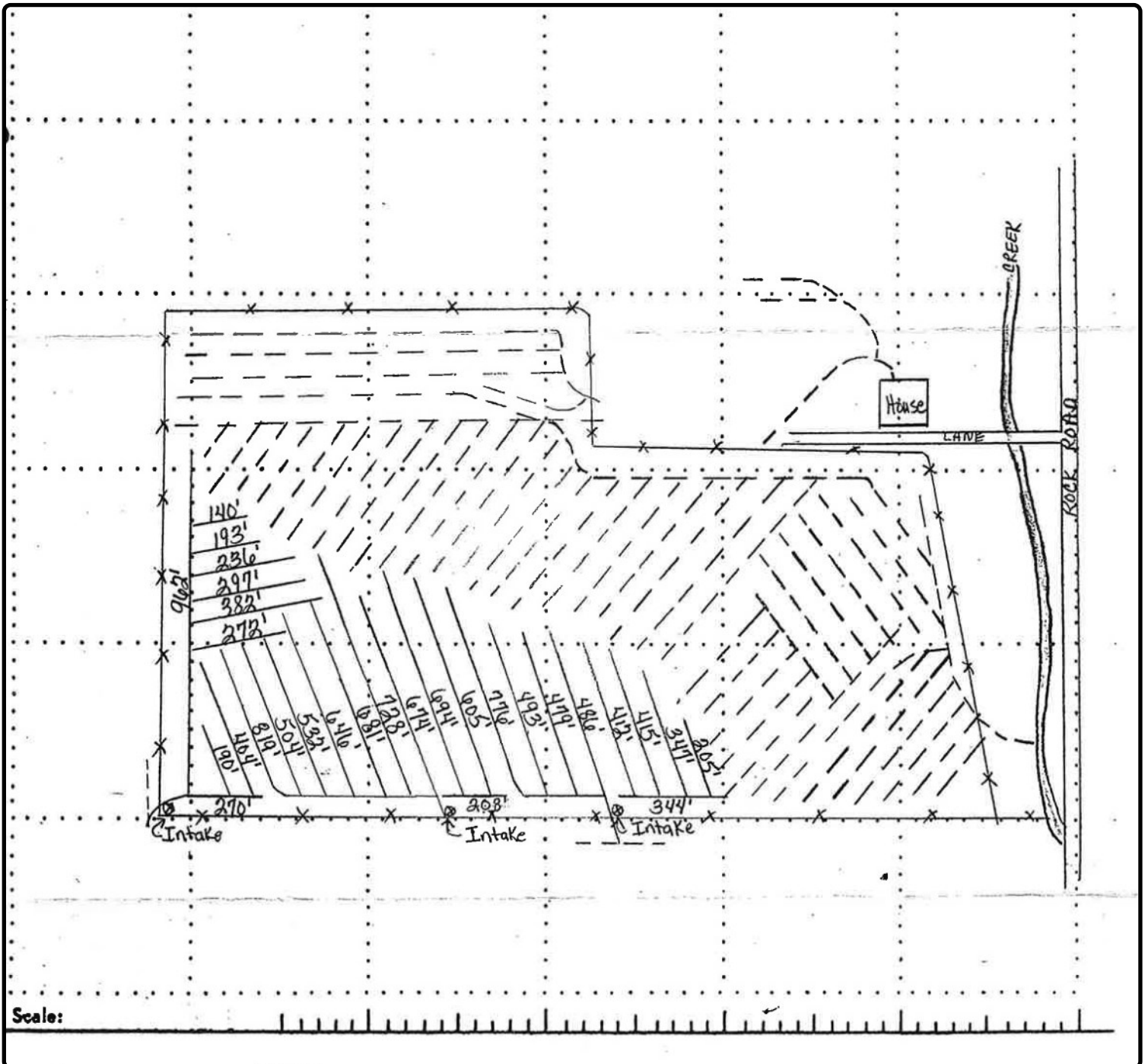
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Parcel 2

Total Living SF:	1,822
Bedrooms:	2
Bathrooms:	3
Year Built:	1982

ADDRESS:

**6626 Hollis Rd.
Hudson, IA 50613**

Open Houses

Tues., June 21	5-7 p.m.
Sun., June 26	Noon-2 p.m.

Parcel 2 Property Information 13.00 Acres, m/l

Location

Just outside of Hudson city limits. East boundary is Hollis Rd.

Legal Description

To be surveyed out of the N½ of the SE¼ Section 21, Township 88 North, Range 14 West of the 5th P.M., Black Hawk County, IA. Exact legal to come from survey.

Estimated Real Estate Tax

Taxes Payable 2021 - 2022: \$3,930* Net Taxable Acres: 13.00*

Tax Parcel ID #: Pt. of 8814-21-426-002 and Pt. of 8814-21-401-001

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

Possession

On or before August 31, 2022.

School District

Hudson Community School District.

Dwelling

1-story brick home built in 1982 with 1,822 SF. There are 2 bedrooms and 3 bathrooms. The home has 1 prefab fireplace, heat, no central air. A 240 SF deck (concrete patio/wood deck) an attached two-stall garage and an additional detached garage with 1,600 SF built in 2002 with in-floor heating.

Buildings/Improvements

Includes older outbuildings.

Water & Well Information

Drilled well on farmstead acreage.

Comments

- Rare opportunity to purchase an acreage with 13 acres of mixed land.
- Minutes from Cedar Falls and just outside of Hudson city limits.
- Plenty of room for your home business, livestock and hobbies.
- Buyer will have the opportunity to purchase acreage individually or, combined with the bare land as a whole.

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Parcel 1 - Northwest Looking Southeast



Parcel 1 - Southwest Looking Northeast



Parcel 1 - West Looking East



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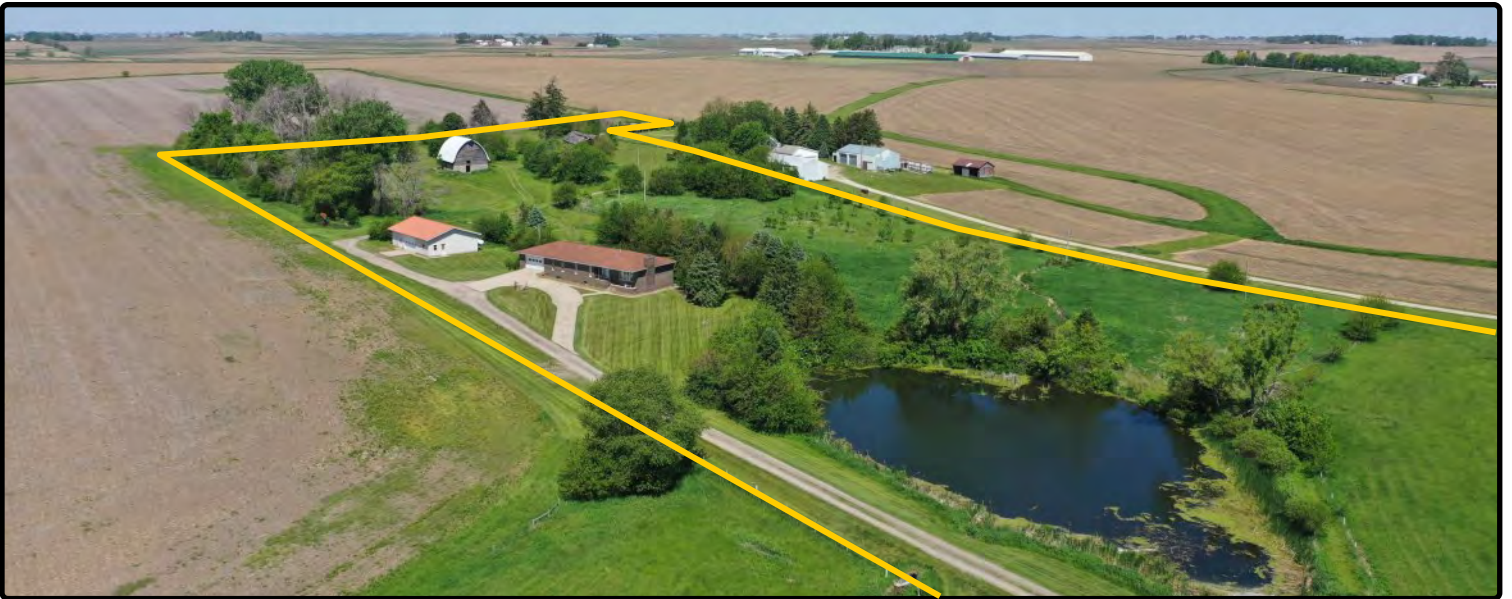
Parcel 2 - Southeast Looking Northwest



Parcel 2 - Northwest Looking Southeast



Parcel 2 - Southeast Looking Northwest



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Parcel 2 - Kitchen



Parcel 2 - Living Room



Parcel 2 - Basement



Parcel 2 - Garage With In-floor Heating



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Date: **Tues. July 12, 2022**

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

Site: **Hudson Comm. Center
525 Jefferson St.
Hudson, IA 50613**

Seller

Roger K. Hartman Revocable Trust

Agency

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

Auctioneer

Elliott Siefert

Attorney

Steven Moore
Redfern, Mason, Larsen & Moore, P.L.C.

Method of Sale

- These parcels will be offered individually and will not be combined in any way.
- Seller reserves the right to refuse any and all bids.

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 Closing and 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. Parcel 1 closing to be determined by Buyer and must be between August 31, 2022 and December 5, 2022 or, after any objections to title have been cleared. Possession for Parcel 1 to be given on December 5, 2022, subject to existing lease which expires December 5, 2022.

Parcel 2, Acreage closing to be on or before August 31, 2022 or after any objections to title have been cleared. Possession will be granted at closing. Final settlement for either purchase will require certified check or wire transfer. Taxes will be prorated to date of possession.

Survey

Should parcels sell to different Buyers, Seller will provide a survey to determine property borders. If surveyed, final sale price will be adjusted up/down based on final gross surveyed acres for Parcel 1.

Contract & Title

Immediately upon conclusion of the auction, the high bidders 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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