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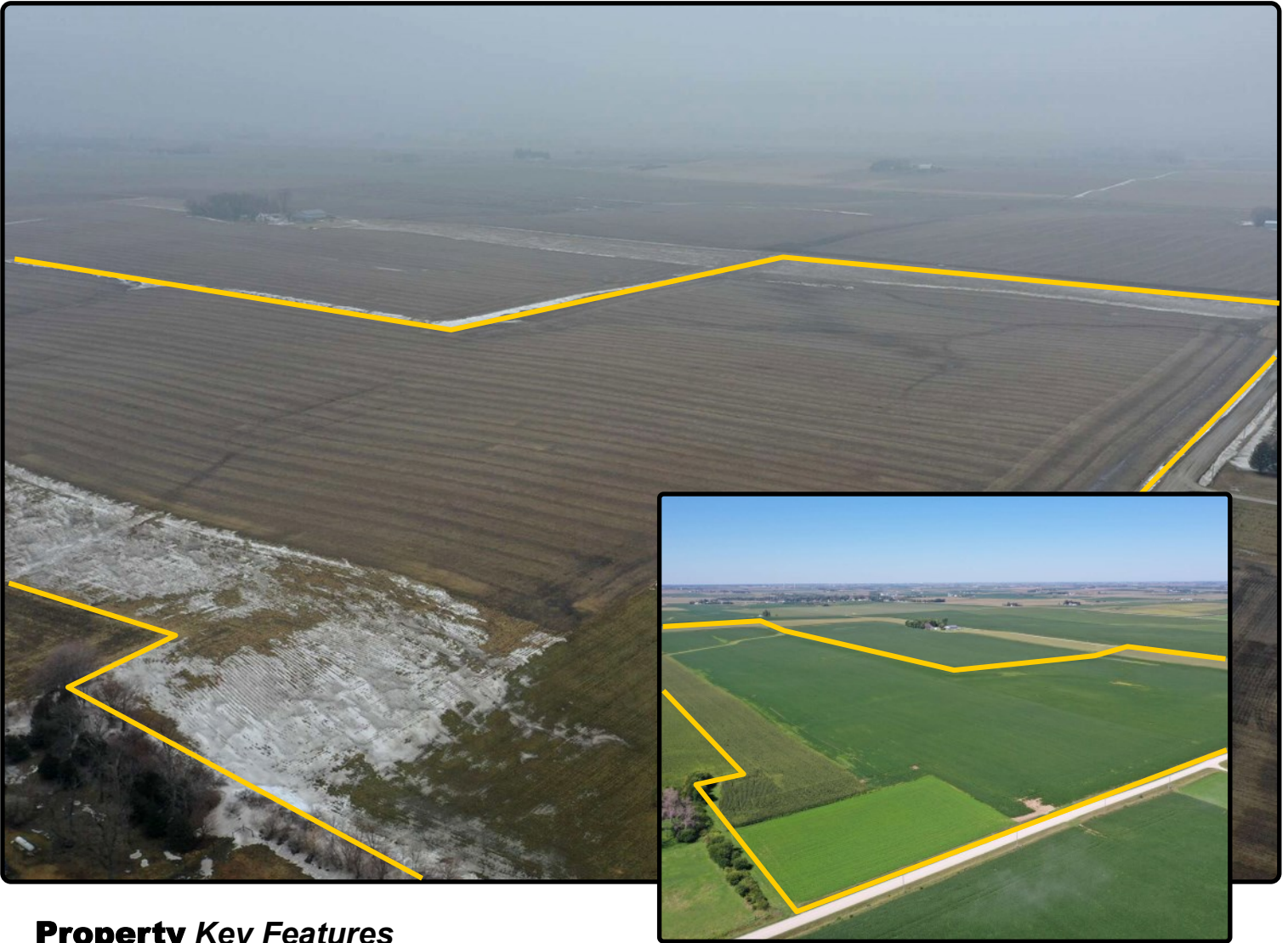
138.78 Acres, m/l
Grundy County, IA

DATE:

Bid Deadline:
March 1, 2023
3:00 p.m., CST

RETURN BIDS TO:

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



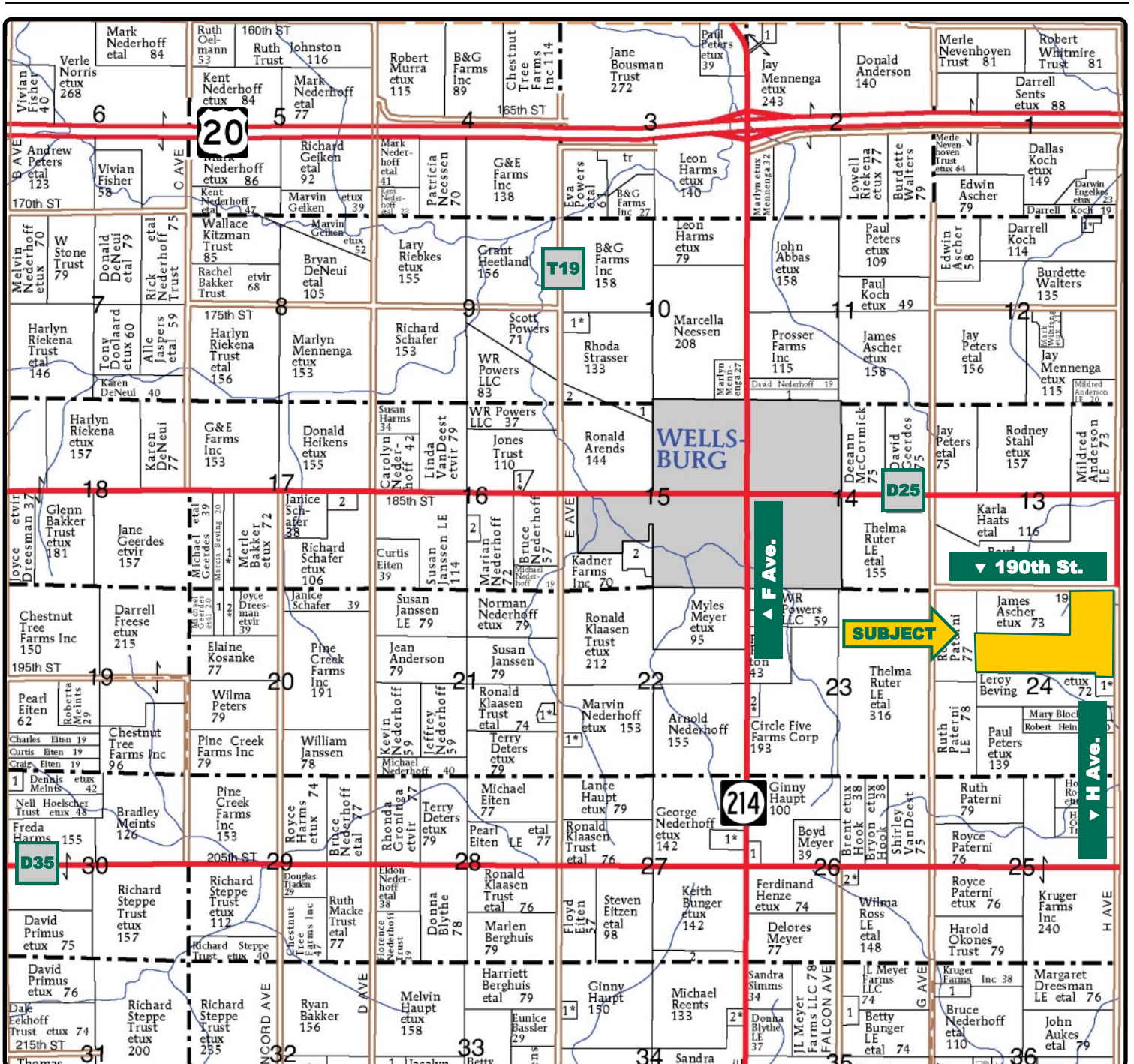
Property Key Features

- Located in a Strong Agricultural Area Approximately 1½ Miles SE of Wellsburg
- High CSR2 Rating of 92.70
- 96.6% Tillable with 134.15 Crop Acres

Cal Wilson
Licensed Salesperson in IA
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CalW@Hertz.ag

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6314 Chancellor Dr./P.O. Box 1105
Cedar Falls, IA 50613
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Elliott Siefert
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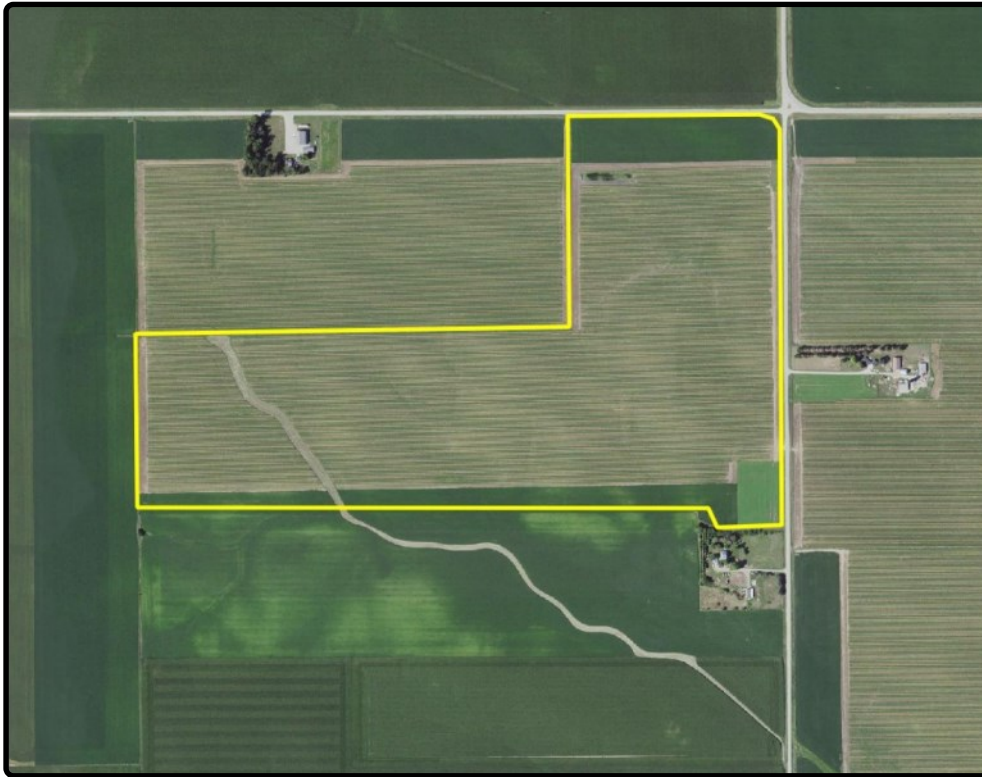


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FSA/Eff. Crop Acres:	134.15
Corn Base Acres:	84.40
Bean Base Acres:	49.75
Soil Productivity:	92.70 CSR2

Property Information

138.78 Acres, m/l

Location

Located approximately 1½ miles southeast of Wellsburg's southeast city limits at the corner of 190th St. and H Ave.

Legal Description

NE NE SW NE, EX S213' SE NE, EX 5.09 AC.TR. SE NW, EX S213' all in Section 24, Township 88 North, Range 18 West of the 5th P.M., Grundy County, IA.

Real Estate Tax

Taxes Payable 2022 - 2023: \$4,732.00
Net Taxable Acres: 138.78
Tax per Net Taxable Acre: \$34.10
Tax Parcel ID #: 881824200002

Lease Status

Tenant lease has been terminated.
Available for 2023 crop year.

FSA Data

Farm Number 4974, Tract 2055
FSA/Eff. Crop Acres: 134.15
Corn Base Acres: 84.40
Corn PLC Yield: 163 Bu.
Bean Base Acres: 49.75
Bean PLC Yield: 45 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Tama silty clay loam and Colo-Ely complex. CSR2 on the FSA/Eff. Crop Acres is 92.70. See soil map for details.

Mineral Rights

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

Land Description

Gently rolling.

Buildings/Improvements

None.

Drainage

No tile maps available.

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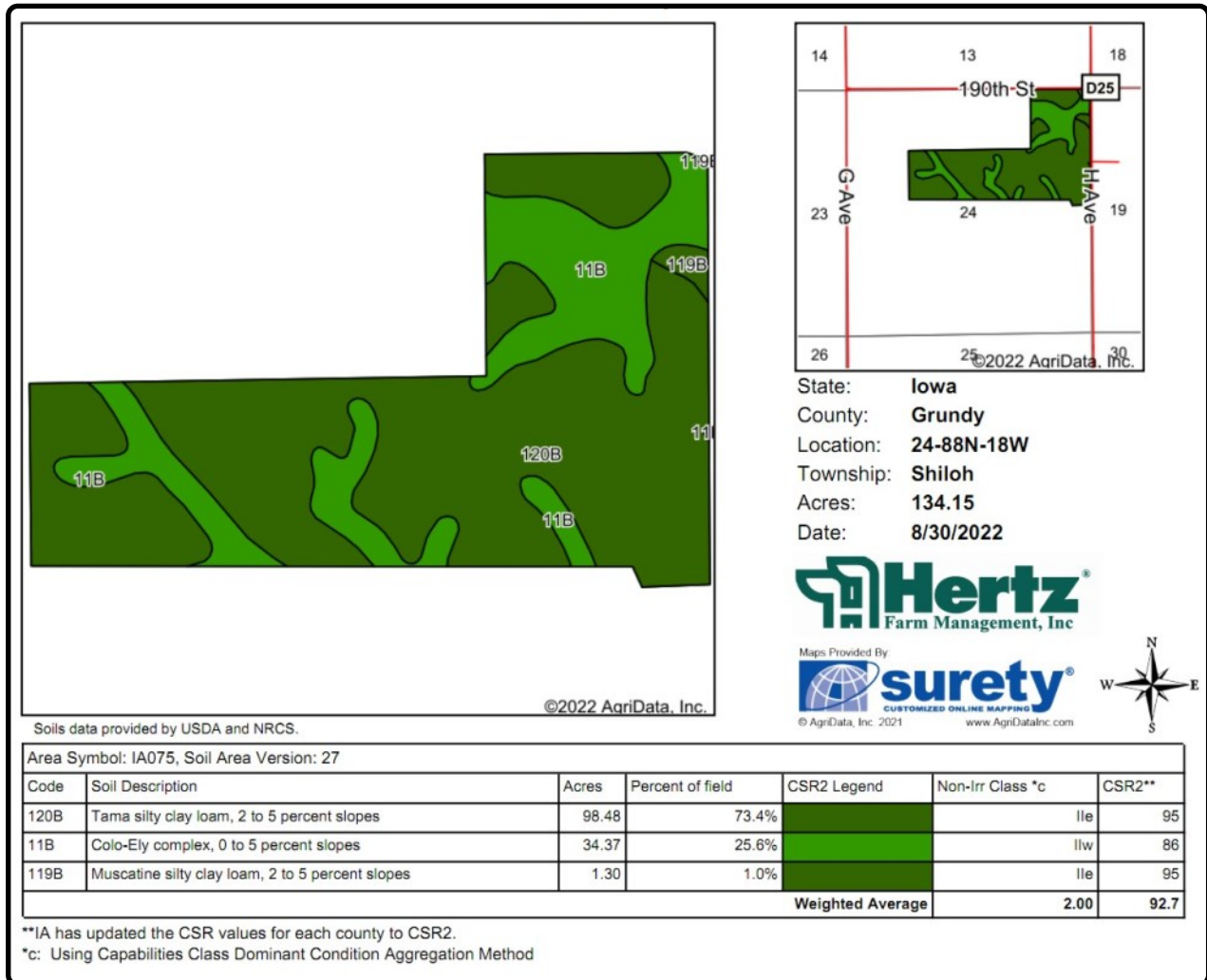
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Water & Well Information

No known wells.

Comments

Opportunity to buy one tract of a high-quality 92.70 CSR2 farm in a strong area.

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 Southeast - Current



Looking West - Current



Looking Southeast - Late Summer 2022



Looking West - Late Summer 2022



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Sealed Bid Information

Bid Deadline: **Wed., Mar. 1, 2023**

Time: **3:00 p.m., CST**

Mail To:

Hertz Farm Management, Inc.
Attention: Cal Wilson
P.O. Box 1105
Cedar Falls, IA 50613

Seller

Marcella L. Neessen Estate

Agency

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

Method of Sale

- This land 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, Cal Wilson at 319.360.1009.

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, IA Hertz office, on or before Wednesday, March 1, 2023 by 3:00 p.m. CST. The Seller will accept or reject all bids by 12:00 p.m., CST on Thursday, March 2, 2023, 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 5, 2023, 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.

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