

# Land Auction

**ACREAGE:**

**149.91 Acres, m/l**  
Grundy County, IA

**DATE:**

Thursday  
**June 29, 2023**  
**10:00 a.m.**

**AUCTION TYPE:**

**Hybrid**  
Reinbeck, IA  
bid.hertz.ag



## Property Key Features

- Highly Tillable Tract in Grundy County
- High-Quality Soils with a CSR2 of 91.20 on the Tillable Acres
- Located Along a Hard-Surface Road

**Elliott Siefert**

Licensed Salesperson in IA

**319.540.2957**

**ElliottS@Hertz.ag**

**319.234.1949**

6314 Chancellor Dr./ P.O. Box 1105

Cedar Falls, IA 50613

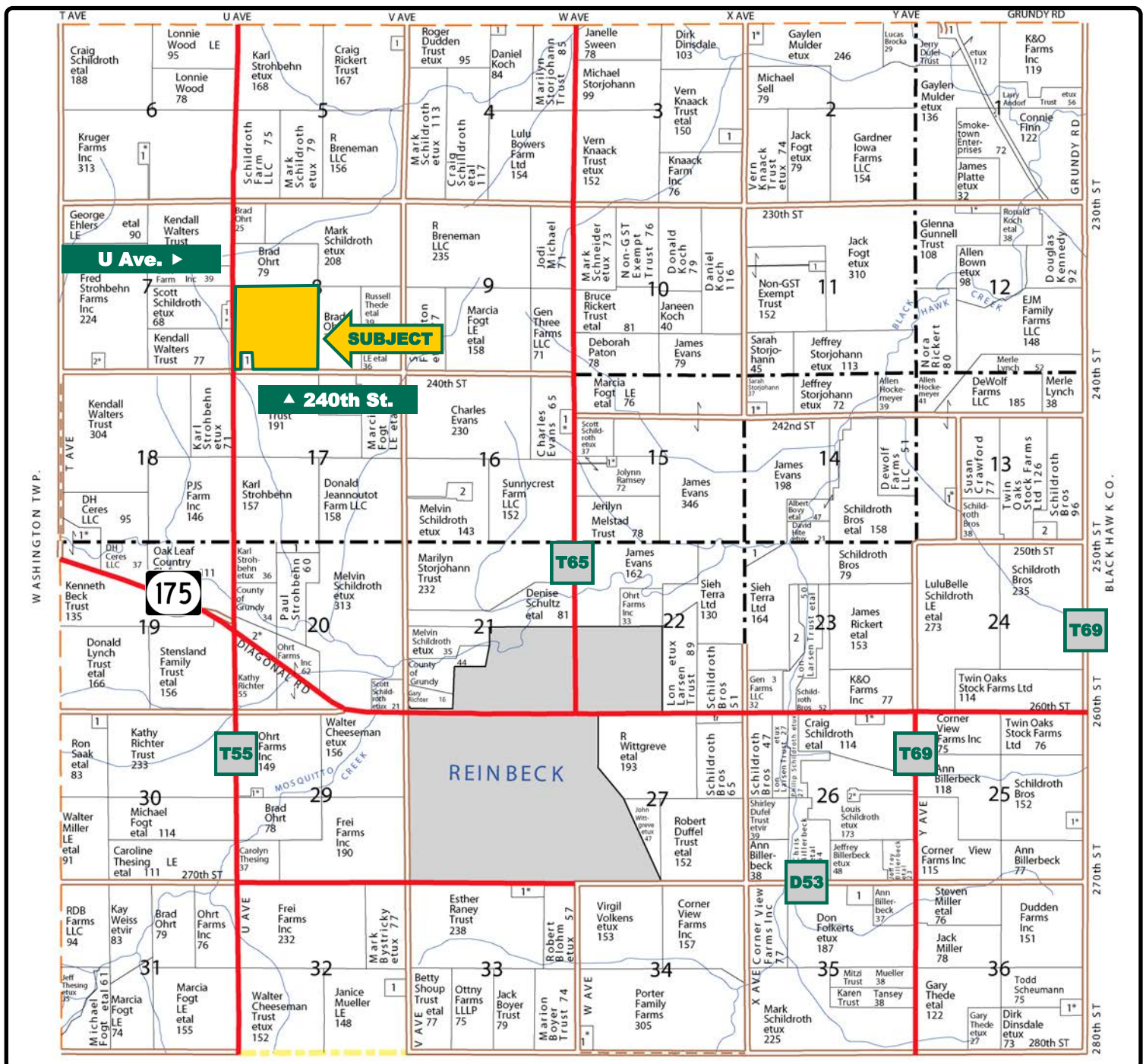
**www.Hertz.ag**

**Lawain Biermann**

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**FSA/Eff. Crop Acres: 148.56**

**Corn Base Acres: 74.30**

**Bean Base Acres: 73.70**

**Soil Productivity: 91.20 CSR2**

## Property Information

### 149.91 Acres, m/l

### Location

**From Reinbeck:** Head 1 mile west on Highway 175, then 1½ miles north on U Avenue. Property is located on the east side of U Avenue.

### Legal Description

SW¼, Ex Parcel 677A, Section 8, Township 87 North, Range 15 West of the 5th P.M.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$4,760.00  
Net Taxable Acres: 149.91  
Tax per Net Taxable Acre: \$31.75  
Tax parcel ID#s: 871508300002

### Lease Status

Currently leased for the 2023 crop year.  
Open lease for 2024.

### FSA Data

Farm Number 1115, Tract 1683  
FSA/Eff. Crop Acres: 148.56  
Corn Base Acres: 74.30  
Corn PLC Yield: 192 Bu.  
Bean Base Acres: 73.70  
Bean PLC Yield: 55 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Tama silty clay loam and Colo-Ely complex. CSR2 on the FSA/Eff. crop acres is 91.20. 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

Level to gently rolling.

### Drainage

Some tile. Contact listing agent for details.

### Buildings/Improvements

None.

### Water & Well Information

No known well.

### Comments

High-quality tract in Grundy County with seed corn history.

### Elliott Siefert

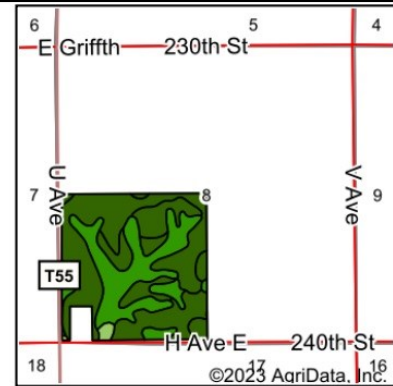
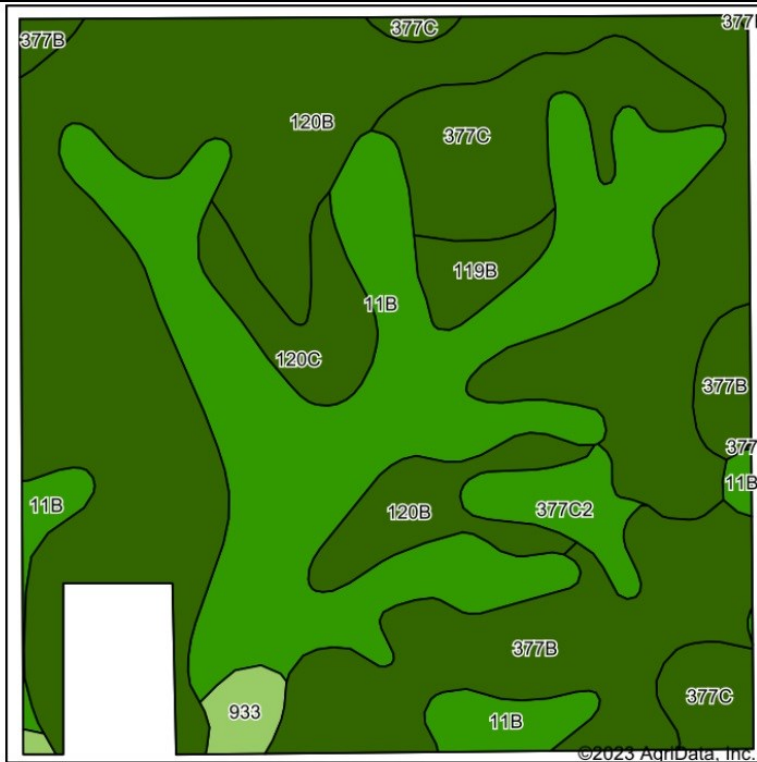
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State: **Iowa**  
County: **Grundy**  
Location: **8-87N-15W**  
Township: **Black Hawk**  
Acres: **148.56**  
Date: **5/8/2023**



Area Symbol: IA075, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120B	Tama silty clay loam, 2 to 5 percent slopes	60.16	40.5%		Ile	95
11B	Colo-Ely complex, 0 to 5 percent slopes	42.87	28.9%		IIw	86
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	19.77	13.3%		Ile	94
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	13.07	8.8%		IIIe	90
120C	Tama silty clay loam, 5 to 9 percent slopes	4.97	3.3%		IIIe	90
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	3.44	2.3%		IIIe	85
119B	Muscatine silty clay loam, 2 to 5 percent slopes	2.41	1.6%		Ile	95
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	1.87	1.3%		IIw	78
Weighted Average					2.14	91.2

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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Farm: Rose Witt 150  
Field: Grundy Cty BH Twsp Sec 8 E  
Name: Tiling  
Date: 4/28/2019

4 Inch Tile  
4" Clay  
5" Clay  
6" Plastic

Existing  
Tile

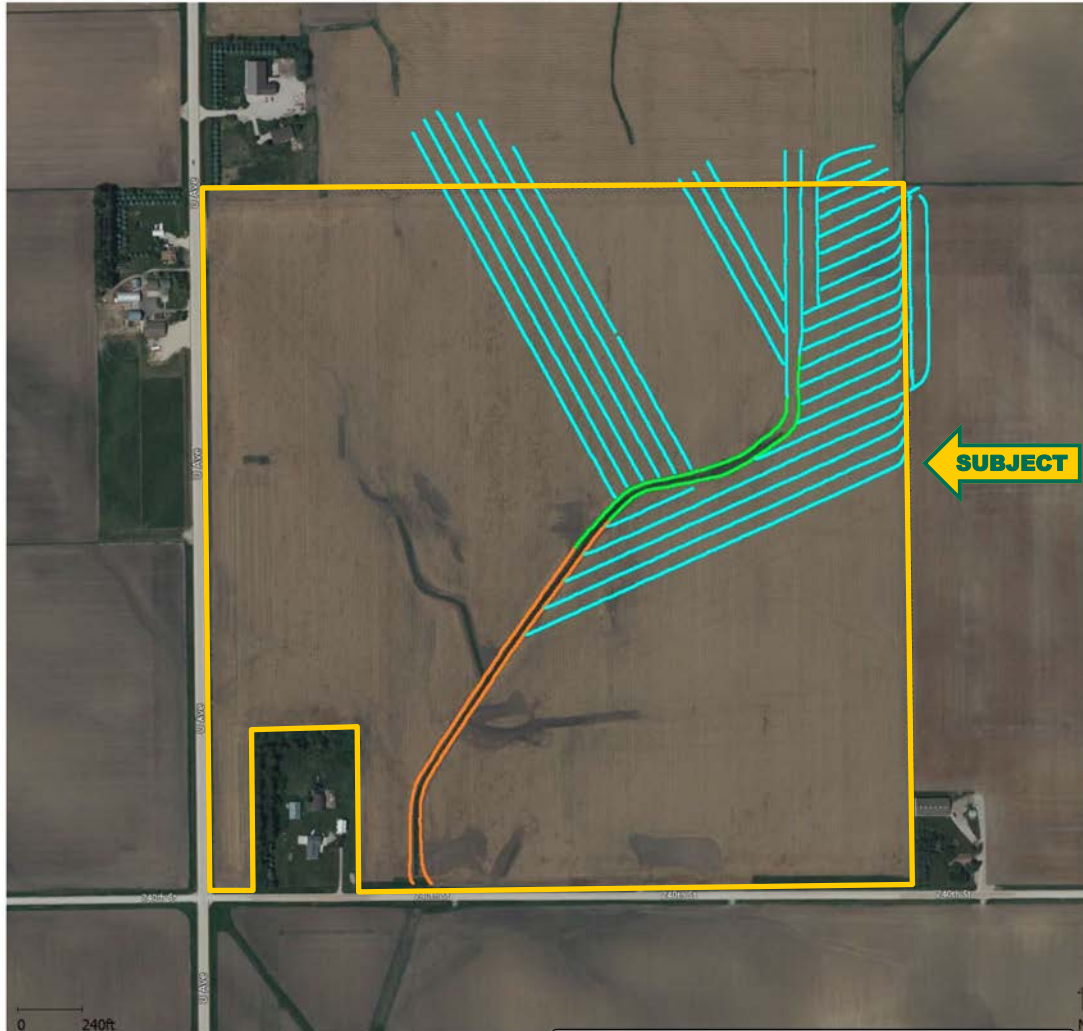
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**Hershberger Tiling, Inc.  
Jesup, Iowa (319) 827-6329**



Tile : Hershberger Tiling, Inc.  
Farm : Witt, Rose  
County : Grundy/BH/8  
Ending Date : 12/2/2008

Name	
<span style="color: cyan;">■</span>	4 inch( 27,002 ft)
<span style="color: green;">■</span>	5 inch( 2,070 ft)
<span style="color: orange;">■</span>	6 inch( 3,004 ft)
Dataset - Name	
<span style="color: black;">■</span>	PROPERTY(4,014.85 ft)

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Looking Southeast



Looking South



Looking West



Looking Northwest



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Date: **Thurs., June 29, 2023**

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

Site: **Oakleaf Golf &  
Country Club  
29725 Diagonal Rd.  
Reinbeck, IA 50669**

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, Elliott Siefert at 319-540-2957 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 property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

### Seller

Russell Witt Family Partnership

### Agency

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

### Auctioneer

Elliott Siefert

### Attorney

Abby Wessels  
Rickert & Wessel Law Office, P.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 August 30, 2023 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 February 29, 2024. Taxes will be prorated to closing.

### 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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