

Land Auction

ACREAGE:

76.70 Acres, m/l
Black Hawk County, IA

DATE:

Thursday
July 13, 2023
10:00 a.m.

AUCTION TYPE:

Hybrid
Dike, IA &
bid.hertz.ag



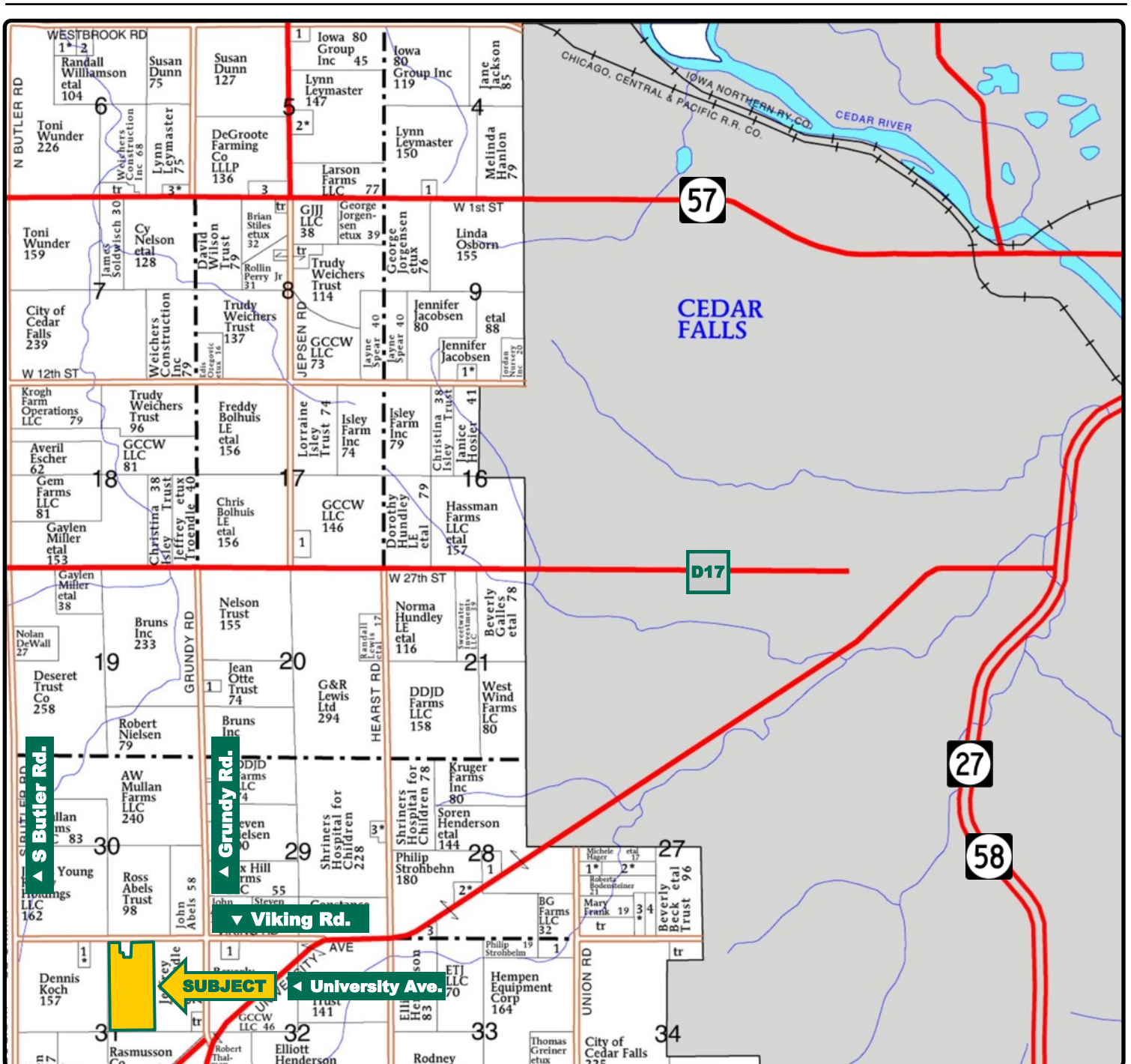
Property Key Features

- Located 3 Miles West of Cedar Falls City Limits
- Highly Tillable Tract with 92.40 CSR2
- Investment Opportunity or Add-On Property to Existing Farming Operation

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FSA/Eff. Crop Acres: 77.01

Corn Base Acres: 56.70

Bean Base Acres: 20.30

Soil Productivity: 92.40 CSR2

Property Information

76.70 Acres, m/l

Location

From Cedar Falls: 1 mile southwest on University Ave., turn west on Viking Rd. and go 1½ miles. The property is on the south side of Viking Rd.

Legal Description

W½ of the NE¼, excluding acreage site, all in Section 31, Township 89 North, Range 14 West of the 5th P.M., Black Hawk County, IA.

Real Estate Tax

Taxes Payable 2023 - 2024: \$2,818.00
Gross Acres: 76.70
Net Taxable Acres: 75.95
Tax per Net Taxable Acre: \$37.10

Tax parcel ID#s: 891431251001 and 891431201002.

Lease Status

Leased through the 2023 crop year. Open lease for 2024.

FSA Data

Farm Number 792, Tract 683
FSA/Eff. Crop Acres: 77.01
Corn Base Acres: 56.70
Corn PLC Yield: 180 Bu.
Bean Base Acres: 20.30
Bean PLC Yield: 48 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Dinsdale silty clay loam and Maxfield silty clay loam. CSR2 on the FSA/Eff. crop acres is 92.40. 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

Nearly level to gently sloping.

Drainage

Natural with some tile. Contact agent for details.

Buildings/Improvements

None.

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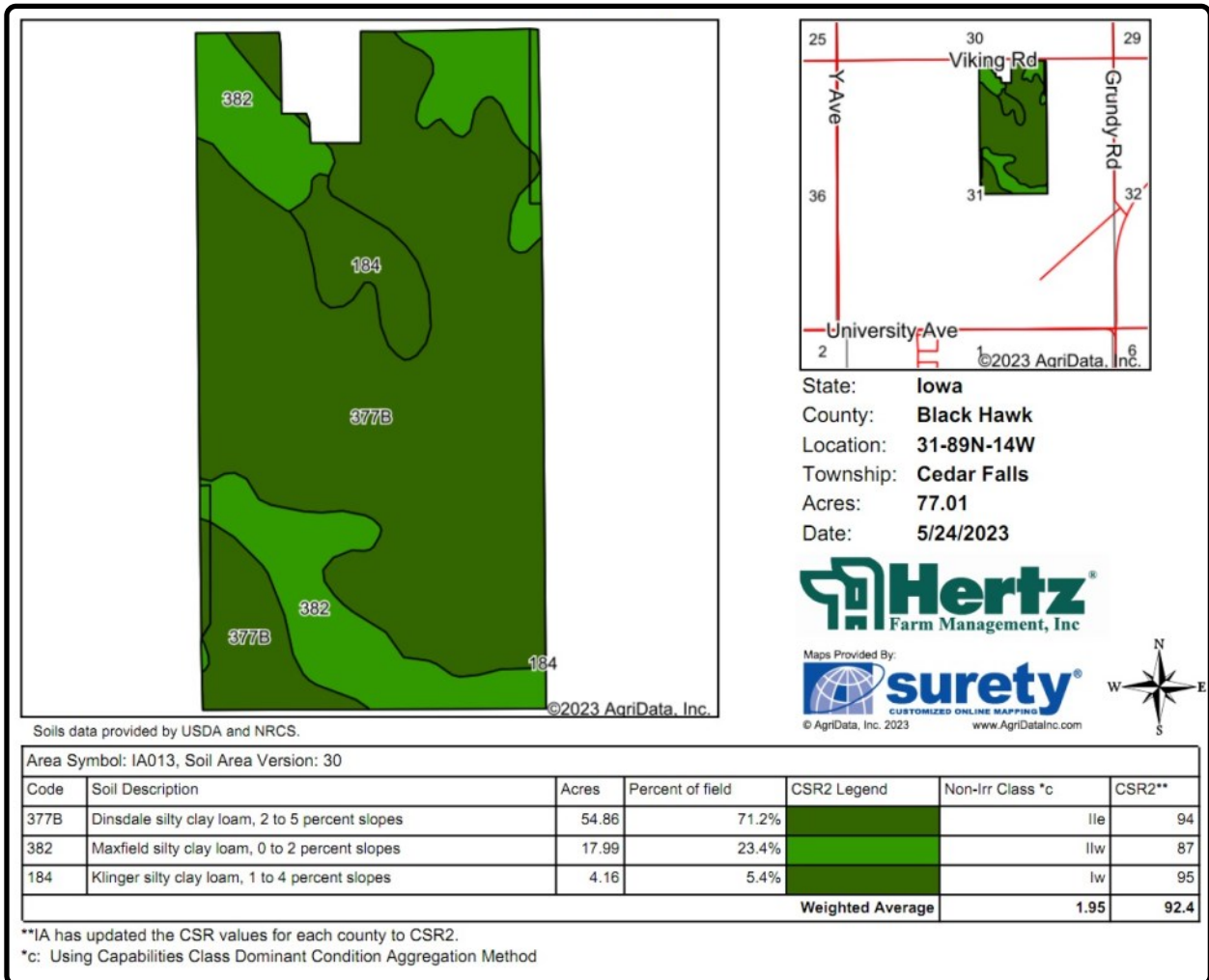
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Water & Well Information

No known well.

Comments

Highly tillable tract with a 92.40 CSR2 located just west of Cedar Falls.

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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Southeast Looking Northwest



Southwest Looking Northeast



Northwest Looking Southeast



North Looking South



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Date: **Thurs., July 13, 2023**

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

Site: **Fox Ridge Golf Club
355 Country Club Lane
Dike, IA 50624**

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

Luella Zmolek Revocable Trust

Agency

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

Auctioneer

Elliott Siefert

Attorney

Brad Strouse
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 November 1, 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 28, 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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