

**ACREAGE:**

**90.00 Acres, m/l**  
Floyd County, IA

**DATE:**

Bid Deadline:  
**August 8, 2023**  
**12:00 Noon, CST**

**RETURN BIDS TO:**

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



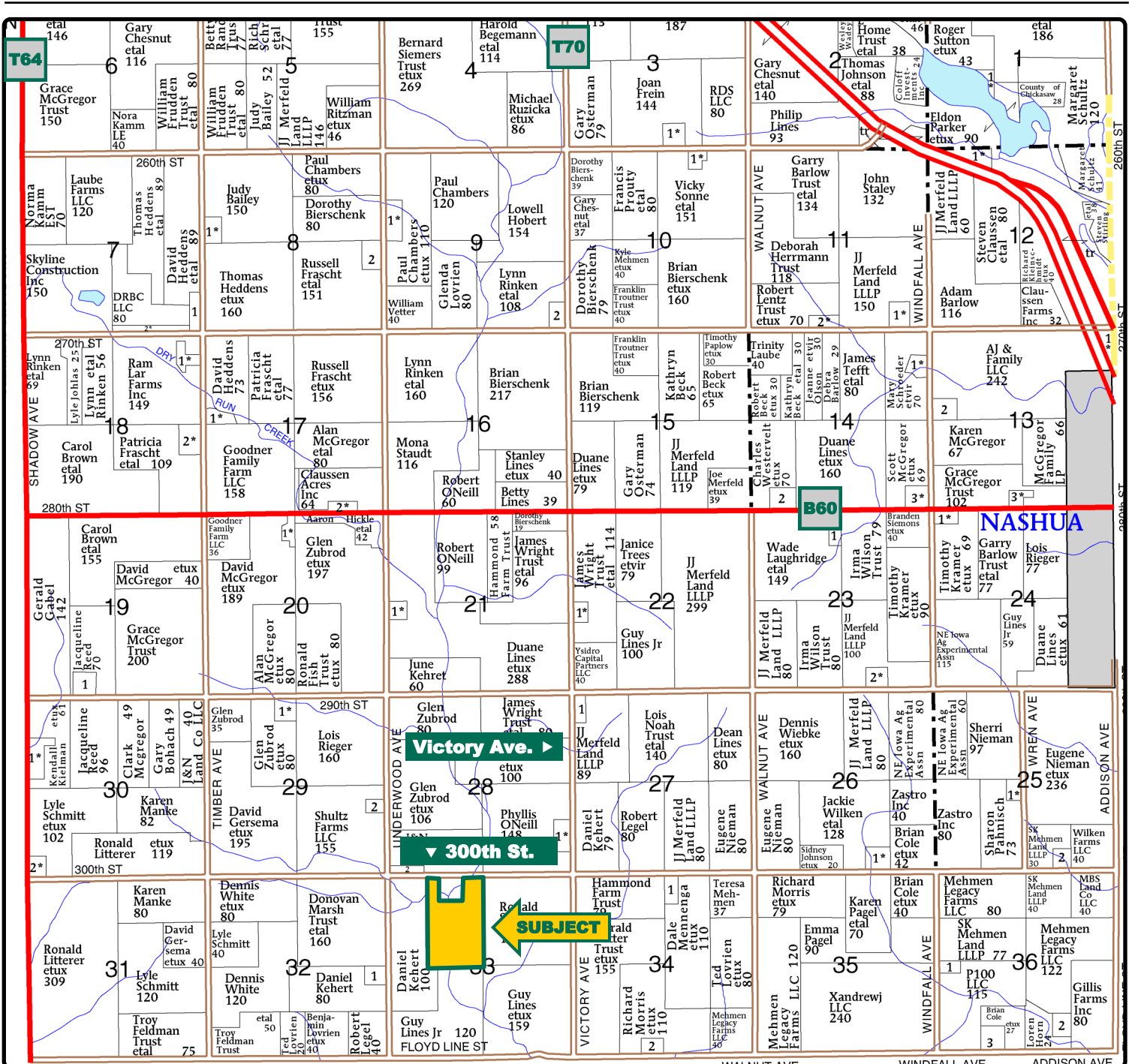
## Property Key Features

- **Highly Tillable Tract in Southeast Floyd County**
- **82.14 Crop Acres with 55.10 CSR2**
- **Excellent Investment Opportunity or Add-On to Existing Farming Operation**

**Elliott Siefert**  
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<b>FSA/Eff. Crop Acres:</b>	<b>82.14</b>
<b>Corn Base Acres:</b>	<b>69.74</b>
<b>Oat Base Acres:</b>	<b>2.89</b>
<b>Soil Productivity:</b>	<b>55.10 CSR2</b>

## Property Information

**90.00 Acres, m/l**

### Location

**From Nashua:** Head west on Hwy B60 for 2¼ miles, then south for 2 miles on Victory Avenue, then west on 300th St. for ½ mile. The property is on the south side of 300th St.

### Legal Description

E¼ NW¼, EX NW NE NW, Section 33, Township 94 North, Range 15 West of the 5th P.M., Floyd County, IA.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$1,650.00  
Gross Acres: 90.00  
Net Taxable Acres: 89.01  
Tax per Net Taxable Acre: \$18.54  
Tax Parcel ID #: 16-33-100-007-00

### Lease Status

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

### FSA Data

Farm Number 8721, Tract 12924  
FSA/Eff. Crop Acres: 82.14  
Corn Base Acres: 69.74  
Corn PLC Yield: 126 Bu.  
Oat Base Acres: 2.89  
Oat PLC Yield: 53 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Saude loam and Spillville loam. CSR2 on the FSA/Eff. crop acres is 55.10. 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.

### Drainage

Tile unknown. Contact listing agent for details.

### Water & Well Information

None known.

### Survey

Property boundaries to be marked prior to bid deadline.

### Comments

Highly tillable tract in southeast Floyd County.

### Elliott Siefert

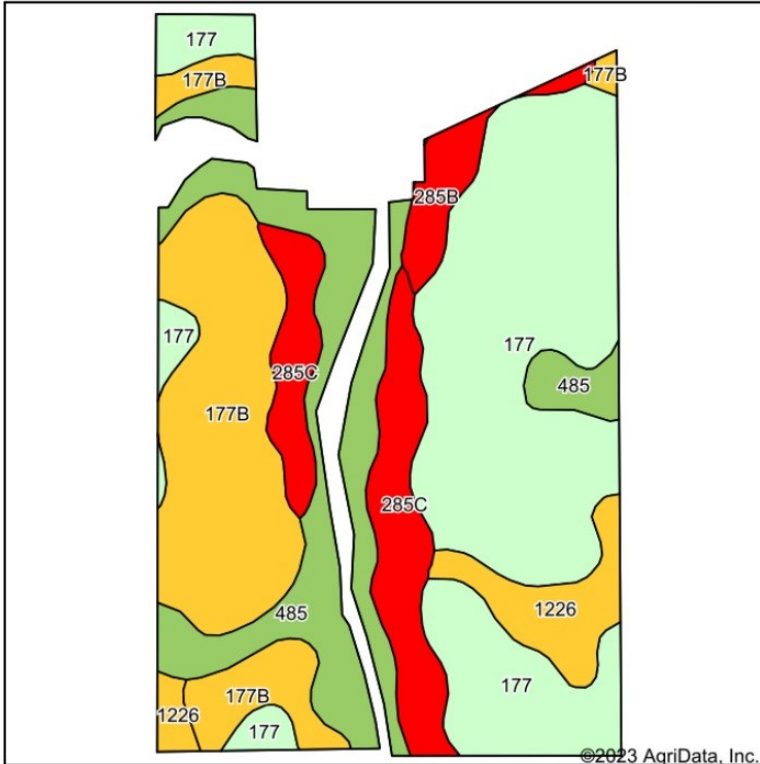
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State: **Iowa**  
 County: **Floyd**  
 Location: **33-94N-15W**  
 Township: **Riverton**  
 Acres: **82.14**  
 Date: **6/14/2023**









Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA067, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	
177	Saude loam, 0 to 2 percent slopes	32.84	40.0%		Ils		60	
177B	Saude loam, 2 to 5 percent slopes	18.29	22.3%		Ils		55	
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	14.74	17.9%		Ilw		76	
285C	Burkhardt sandy loam, 5 to 9 percent slopes	9.29	11.3%		Ills	Ille	13	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	4.54	5.5%		Ils		59	
285B	Burkhardt sandy loam, 2 to 5 percent slopes	2.44	3.0%		Ills	Ille	17	
<b>Weighted Average</b>						<b>2.14</b>	<b>*-</b>	<b>55.1</b>

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 northwest



Looking northeast



Looking southeast



Looking southwest



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Bid Deadline: **Tues., Aug. 8, 2023**

Time: **12:00 Noon, CST**

Mail To:

**Hertz Real Estate Services  
Cedar Falls  
6314 Chancellor Drive  
P.O. Box 1105  
Cedar Falls, IA 50613**

### **Seller**

First Bank

### **Agency**

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

### **Attorney**

Beau Buchholz  
Engelbrecht & Buchholz

### **Method of Sale**

- This parcel 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 Managers, Elliott Siefert at 319-540-2957 or Morgan Troendle at 319-239-6500.

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 Hertz office, on or before August 8, 2023 by 12:00 p.m. (noon). The Seller will accept or reject all bids by 12:00 p.m. (noon) on August 9, 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 October 25, 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, subject to the existing lease which expires March 1, 2024. 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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