

ACREAGE:

317.29 Acres, m/l
Benton County, IA

DATE:

Bid Deadline:
March 14, 2024
12:00 Noon, CST

RETURN BIDS TO:

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



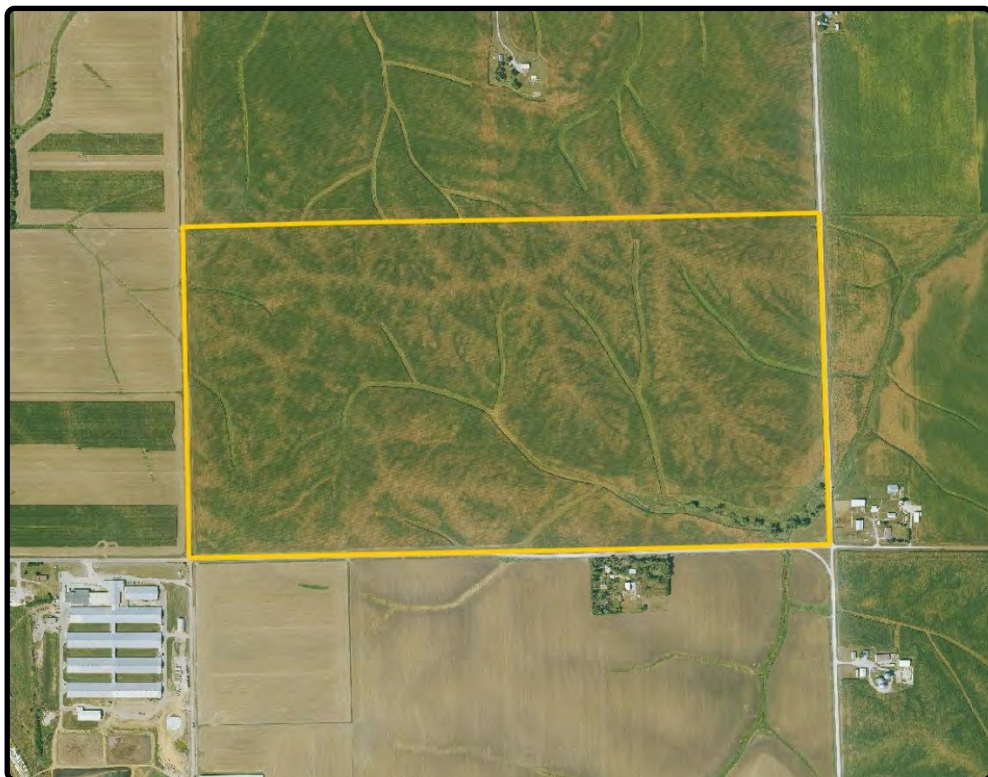
Property Key Features

- 317.29 Acres, m/l of High-Quality Farmland in Benton County
- 297.74 FSA/Eff. Crop Acres with an 89.50 CSR2
- Located 1 Mile Southeast of Blairstown

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FSA/Eff. Crop Acres:	297.74
CRP Acres:	5.49
Corn Base Acres:	285.50
Soil Productivity:	89.50 CSR2

Property Information

317.29 Acres, m/l

Location

From Blairstown: Go south on 21st Ave./V66 for ½ mile, then east on 78th St./E68 for 1 mile. Property is on the east side of 22nd Ave. and the north side of 78th St.

Legal Description

The SW¼ and the SE¼, all in Section 19, Township 82 North, Range 10 West of the 5th P.M., Benton Co., IA.

Real Estate Tax

Taxes Payable 2023 - 2024: \$10,806.00
Gross Acres: 317.29
Net Taxable Acres: 309.29
Tax per Net Taxable Acre: \$34.94
Tax Parcel ID #: 85012900

Lease Status

Leased through the 2024 crop year. Buyer will receive the second half of the rent payment due November 1, 2024. Contact agent for details. Buyer to have full farming rights for 2025 crop year.

FSA Data

Farm Number 1803, Tract 1654
FSA/Eff. Crop Acres: 297.74
CRP Acres: 5.49
Corn Base Acres: 285.50
Corn PLC Yield: 181 Bu.

NRCS Classification

HEL: Highly Erodible Land.
Tract contains a wetland or farmed wetland.

CRP Contracts

There are 5.49 acres enrolled in a CP-21 contract that pays \$246.00/acre - or \$1,351.00 annually - and expires 9-30-2029.

Soil Types/Productivity

Primary soils are Dinsdale and Colo-Ely. 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

Level to moderately sloping.

Drainage

Some tile. Contact agent for tile maps.

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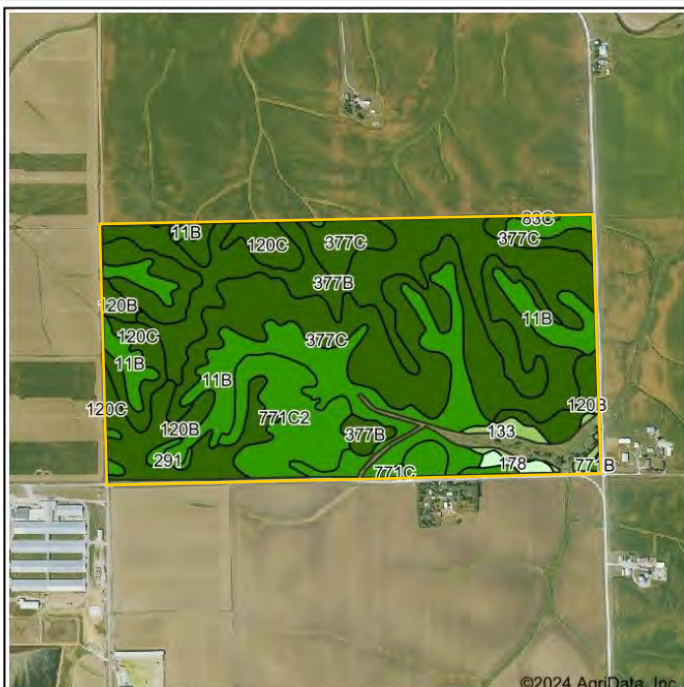
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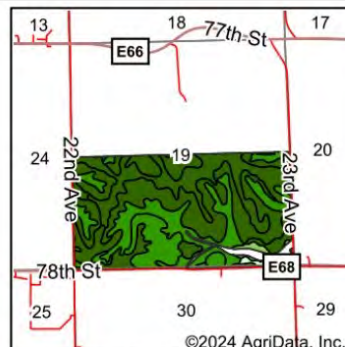
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Benton**
Location: **19-82N-10W**
Township: **St. Clair**
Acres: **297.74**
Date: **1/31/2024**



Area Symbol: IA011, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	89.18	30.0%		IIIe	90
11B	Colo-Ely complex, 0 to 5 percent slopes	63.42	21.3%		IIw	86
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	62.61	21.0%		Ile	94
120B	Tama silty clay loam, 2 to 5 percent slopes	29.92	10.0%		Ile	95
771C2	Waubeek silt loam, 5 to 9 percent slopes, eroded	24.12	8.1%		IIIe	82
120C	Tama silty clay loam, 5 to 9 percent slopes	15.20	5.1%		IIIe	90
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.10	1.4%		IIw	78
771B	Waubeek silt loam, 2 to 5 percent slopes	3.48	1.2%		Ile	89
178	Waukee loam, 0 to 2 percent slopes	1.96	0.7%		IIs	69
771C	Waubeek silt loam, 5 to 9 percent slopes	1.69	0.6%		IIIe	85
291	Atterberry silt loam, 1 to 3 percent slopes	1.56	0.5%		Iw	85
83C	Kenyon loam, 5 to 9 percent slopes	0.50	0.2%		IIIe	85
Weighted Average					2.43	89.5

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Great opportunity to purchase a half section of highly tillable land, with an 89.50 CSR2, in Benton County.

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 East



Looking Northwest



North Side ½ Section Line looking Southwest



North Side ½ Section Line looking Southeast



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Bid Deadline: Thur., Mar. 14, 2024

Time: 12:00 Noon, CST

Mail To:

**Hertz Real Estate Services
Attn: Jake Miller, AFM
P.O. Box 1105
Cedar Falls, IA 50613**

Seller

The Sulhoff Family Farm, LLC

Agency

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

Attorney

Beau Buchholz
Engelbrecht & Buchholz, PLLC

Method of Sale

- 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 Manager, Jake Miller at 515-450-0011.

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 Thursday, March 14, 2024, by 12:00 P.M., CST. The Seller will accept or reject all bids by 5:00 P.M., CST on Friday March 15, 2024 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 30, 2024, 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, 2025. The Buyer will receive the second half of the rent payment due on November 1, 2024. Contact agent for details. 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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