

One-Chance Sealed Bid Sale

ACREAGE:	DATE:	RETURN BIDS TO:		
83.03 Acres, m/l Grundy County, IA	Bid Deadline: March 6, 2024 12:00 Noon, CST	Hertz Real Estate Services Cedar Falls, IA		



Property Key Features

- High-Quality Farmland with an Open Lease for the 2024 Crop Year
- 78.82 Estimated FSA/Eff. Crop Acres with a CSR2 of 89.70
- Located 2 Miles West of Reinbeck, IA

Elliott Siefert Licensed Salesperson in IA 319-540-2957 ElliottS@Hertz.ag **319-234-1949** 6314 Chancellor Dr. / PO Box 1105 Cedar Falls, IA 50613 **www.Hertz.ag** Don Putz Licensed Salesperson in IA 319-640-0051 DonP@Hertz.ag

REID: 050-1303-01



Plat Map

Black Hawk Township, Grundy County, IA

Craig C Schildroth 186.03	Karl Strohbehn etal 166.28 Karl Rickert Trust etal 165.29	Hoger P Dudden Trust 94.06 Willow Crk Willow Crk Willow Crk		Mulder etal 90.42 Willow Crk Michael A Sell 78.71	Gaylen R Mulder
Kruger Farms Inc 310.59	Schildroth Farm LLC 74.4 78.81 J	Mark A Schildroth etal 112.59 116.37 Bowers Lulu Farm Ltd 153.82	Vern C Knaack □ Trust etal 151.64 Knaack Farm Inc 76.15	Vern R Jack Fogt Trust etai etai 73.4 73.04 153.38	Gaylen R Mulder tetal 135.98 Smoketoum LC 72.49 James Hatte etal 31.61
George Harold Ehlers LE etal 89.01 Trust 190.7	Mark A Schildroth etal Ohrt 174.81	Breneman R LLC 234.27 O	Mark W chneider 12.84 75.73 75.73 75.73 75.73 Nonald G Koch 78.59 Daniel L Koch 115.3	Jack W Fogt etal 150.14	Glenna R Henald P Gurnell 7741 108.2 Allen D Bown Douglas J etal 97.32 90.04
Strohbehn Fred Farms Inc 221.92	Brad R Ohrt etal 1 149.08 Brumbaugh Brumbaugh LE 3548	Steven D Frampton 76.98 Steven D 78.97 Steven D Fogt LE 78.65 Steven D Fogt LE 78.65 Steven D Fogt LE 78.65 Steven D 78.65	Sara Rickert Faust 80.8 Deborah A Paton 77.84 Janeen Koch 39.51 JA & RA Evans LLC 77.99	152.05 etal 158.02 Sarah Sue Jeffrey A Storjohann Storjohann 44.87 etal 41.08 Storjohand etal 72,61	Black Farms LLC Nora L Rickert 79.08 Black Mary A Lynch 49.64
Kendall Walters Trust 301.02	RA Trust 189.73 1.7	C Evans Farms LLC 294.81 16	Marcia R Fogt LE 75.53 JA & RA Evans LLC 76.87 Schildroth etal 37.51 15	Sarah Sue Jeffrey A Jeffrey A Milen R Storohann Storohann hann etal meyer 37.52 etal 40.17 JA Evans 1 Schildroth Bros VII 196.3	DeWolf Farms 13
DH Ceres LLC 93.73 DH Ceres	Karl Strohbehn 154.28 Karl Jeannoutot Donald W Family Farm LLC 157.99	2 Melvin Schildroth etal 143.53	Jolynn Ramsey 77.97 Jerilyn S Melstad Trust 77.94	JA Evans 1 VII 196.3 Alter Boy eta-2745 Schildroth Bros 64.92	Farms 13 186.71 5 Susan K 186.71 5 Cawford 1.20 Cawford
Country Club LLC 3689 VAG 6 NAL RD BeckTrust 139.07	Ling Constraints of the second	Marilyn Storjohann Trust 233.88 Den(se Schutz	JA Evans VII 161.86 Gordon Eco Systems LLC 83.82 Sieh Terra Ltd	Sieh 67 Terra 572	Lulubelle Schildroth LE 271.4 24
d E Wallace D Tra SUBJECT 86 151.78	A States Transferrer 55.18	Mehin D Schlidtch 2 elal 35.97 County d Grandy 44.58	Ohrt Farms Lon C Larsen Schildroth	Ltd 75.93 3 Gen 2 226 James 3 Gent 2 226 James Pickert 2 4 3 Gent 2 5 5 6 1 7 5 6 1 7 5 6 1 7 5 6 1 7 5 8 1 7 1 7 1 7 1 7 1 7 1 7 1 7 1 7	Twin Oaks Stock Farm Ltd 115.09
A 260th St Ron L Saak 82.45 30	hrt Farms Inc 148.1 Model Inc 148.1 Inc 148.1 Inc 148.1 Inc 148.1 Inc 148.1 Inc 148.1 Inc 148.1 Inc 148.3 Inc 148.3	Reinbeck	R Jean Wittgreve etal 113.58 • Schildroth Bros 64.86	Craig C Schildroth 109.38 Louis G Schildroth 109.38 Louis G Schildroth 109.38 Louis G Schildroth 109.38 Louis G Schildroth	Twin Oaks Stock Farm Ltd 76.41 Ann Rae Billerbeck 194.07 2 5 78.45
Walter H Miller LE etal 89.97 LE etal 27.01H ST 27.01H ST	Brad R Ohrt 77.88 Carolyn R Thesing 36.87 Frei Farms Farms Inc 151.45	Frei Farms Inc 76.0 Motors Co Inc 87.7	Dunn Kennedy LC C 207	Shirtey M Duffer Trust etal 38.67 Ann Rae Billerbeck 37.89 Billerbeck etal 48.63	Corner View Farms Inc 190.36
RDB Farms LLC 92.06 82.7 78.21 63.21	e Inc 230.8 etal 76.02	Raney Trust	Kevin Volkens etal 151.46	Corner View Farms Inc 77.51 Don G Folkerts etal 184.43 35 Mttzi L Mueller	Steven J Miller 75.96 2 Jack Miller 72.85 36
2 Marcia R Foat LE	Walter C Cheeseman Trust etal Mueller	Betty J Ottny Jack C Boyer Shoup Farms Boyer Trust Trust LLLP Trust 73.02	Porter Family	Mark A Karen M Tansey	Gary Wayne Thede etal 120.8 Dirk L

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Aerial Photo

83.03 Acres, m/l



FSA/Eff. Crop Acre	es: 78.82*
Corn Base Acres:	70.26*
Bean Base Acres:	7.70*
Soil Productivity:	89.70 CSR2
*Acres are estimated	

Property Information 83.03 Acres, m/l

Location

From Reinbeck: Go west on 260th St. for 2 miles. The property is located on the north side of the road.

Legal Description

Parcel 910-B in the Fractional W¹/₂ of the Fractional SW¹/₄ of Section 19, Township 87 North, Range 15 West of the 5th P.M., Grundy Co., IA (Black Hawk Twp.)

Lease Status Open lease for the 2024 crop year.

Real Estate Tax Taxes Payable 2023 - 2024: \$2,603.00* Surveyed Acres: 83.03 Net Taxable Acres: 81.98* Tax per Net Taxable Acre: \$31.75* Tax Parcel ID #: Part of 871519300001 *Taxes estimated due to recent survey of property and tax parcel split. Grundy County Treasurer/Assessor will determine final tax figures.

FSA Data

Part of Farm Number 5450, Tract 809 FSA/Eff. Crop Acres: 78.82* Corn Base Acres: 70.26* Corn PLC Yield: 190 Bu. Bean Base Acres: 7.70* Bean PLC Yield: 46 Bu. *Acres are estimated pending reconstitution of farm by the Grundy County FSA office.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Tama and Colo. CSR2 on the estimated FSA/Eff. crop acres is 89.70. 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

Nearly level to moderately sloping.

Drainage

Some tile present. Contact agent for tile map.

Buildings/Improvements None.

Water & Well Information None.

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Soil Map

78.82 Estimated FSA/Eff. Crop Acres



Fall Inputs

Lime and fertilizer applied after harvest in Fall of 2023. Buyer will reimburse prior tenant \$12,117.74 for Fall applications. Contact agent for details.

Comments

Terrific opportunity to purchase a highquality farm with an open lease for the 2024 crop year in southeast Grundy 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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Northeast Looking Southwest



Southwest Looking Northeast



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Property Photos

Northwest Looking Southeast



North Looking South



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Sealed Bid Information

Bid Deadline: Wed., Mar. 6, 2024

Time: 12:00 Noon, CST

Mail To:

Hertz Real Estate Services Attn: Elliott Siefert P.O. Box 1105 Cedar Falls, IA 50613

Seller

Donald E. Lynch Family Trust and Mary K. Lynch Revocable Trust

Agency

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

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, Elliott Siefert at 319-234-1949.

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 Wed., March 6, 2024 by 12:00 Noon, CST. The Seller will accept or reject all bids by 12:00 Noon, CST, Thurs., March 7, 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 17, 2024, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at closing. Existing lease expires March 1, 2024. Taxes will be prorated to closing.

Fall Input Reimbursement

Buyer will reimburse prior tenant \$12,117.74 for Fall lime and fertilizer application. Contact agent for details.

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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