

**ACREAGE:**

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

**DATE:**

Bid Deadline:  
**March 6, 2024**  
**12:00 Noon, CST**

**RETURN BIDS TO:**

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



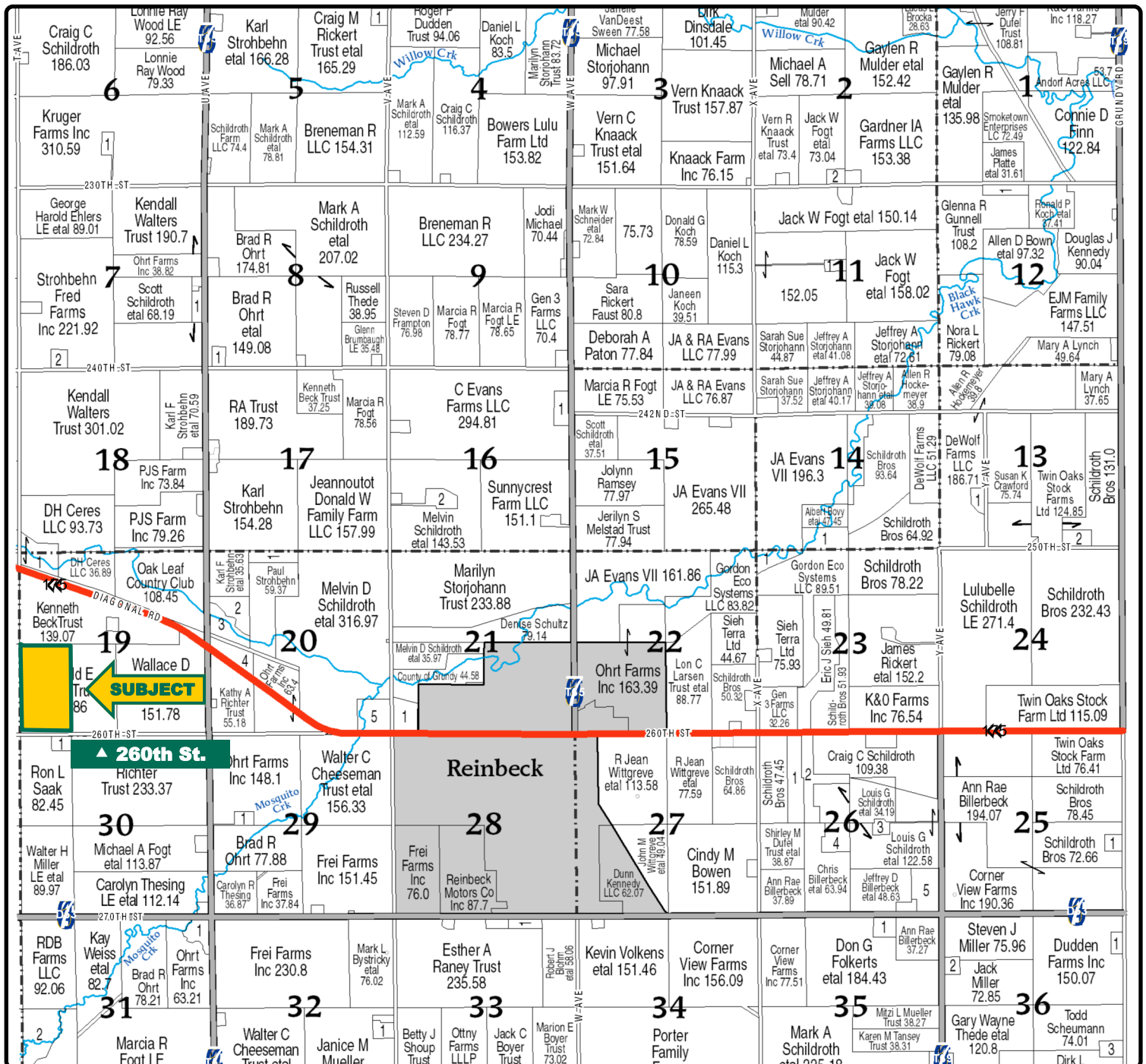
## Property Key Features

- 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

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**FSA/Eff. Crop Acres:** 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 W½ of the Fractional SW¼ 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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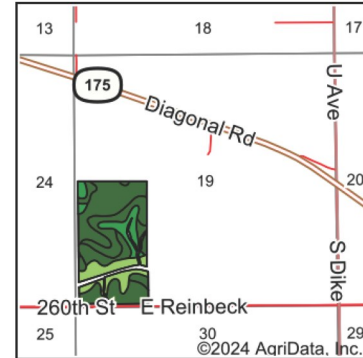
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Grundy**  
Location: **19-87N-15W**  
Township: **Black Hawk**  
Acres: **78.82**  
Date: **2/6/2024**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA075, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120C	Tama silty clay loam, 5 to 9 percent slopes	24.30	31.6%		IIIe	90
120B	Tama silty clay loam, 2 to 5 percent slopes	24.43	30.8%		Ile	95
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	12.60	15.7%		IIw	78
119B	Muscatine silty clay loam, 2 to 5 percent slopes	8.48	10.6%		Ile	95
11B	Colo-Ely complex, 0 to 5 percent slopes	8.27	10.3%		IIw	86
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	0.74	0.9%		IIIe	87
Weighted Average					2.33	89.7

\*\*IA has updated the CSR values for each county to CSR2.

\*\*IA has updated the CSR values for each county to CSR2.\*c: Using Capabilities Class Dominant Condition Aggregation Method

## 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 high-quality 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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Northwest Looking Southeast



North Looking South



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**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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