

**ACREAGE:**

**DATE:**

**RETURN BIDS TO:**

**62.26 Acres, m/l**  
In 2 Parcels  
Floyd County, IA

Bid Deadline:  
**October 15, 2024**  
**4:00 P.M., CDT**

**Hertz Real Estate Services**  
Mason City, IA



Parcel  
**1**  
.....  
41.68 Ac.

Parcel  
**2**  
.....  
20.58 Ac.

### Property Key Features

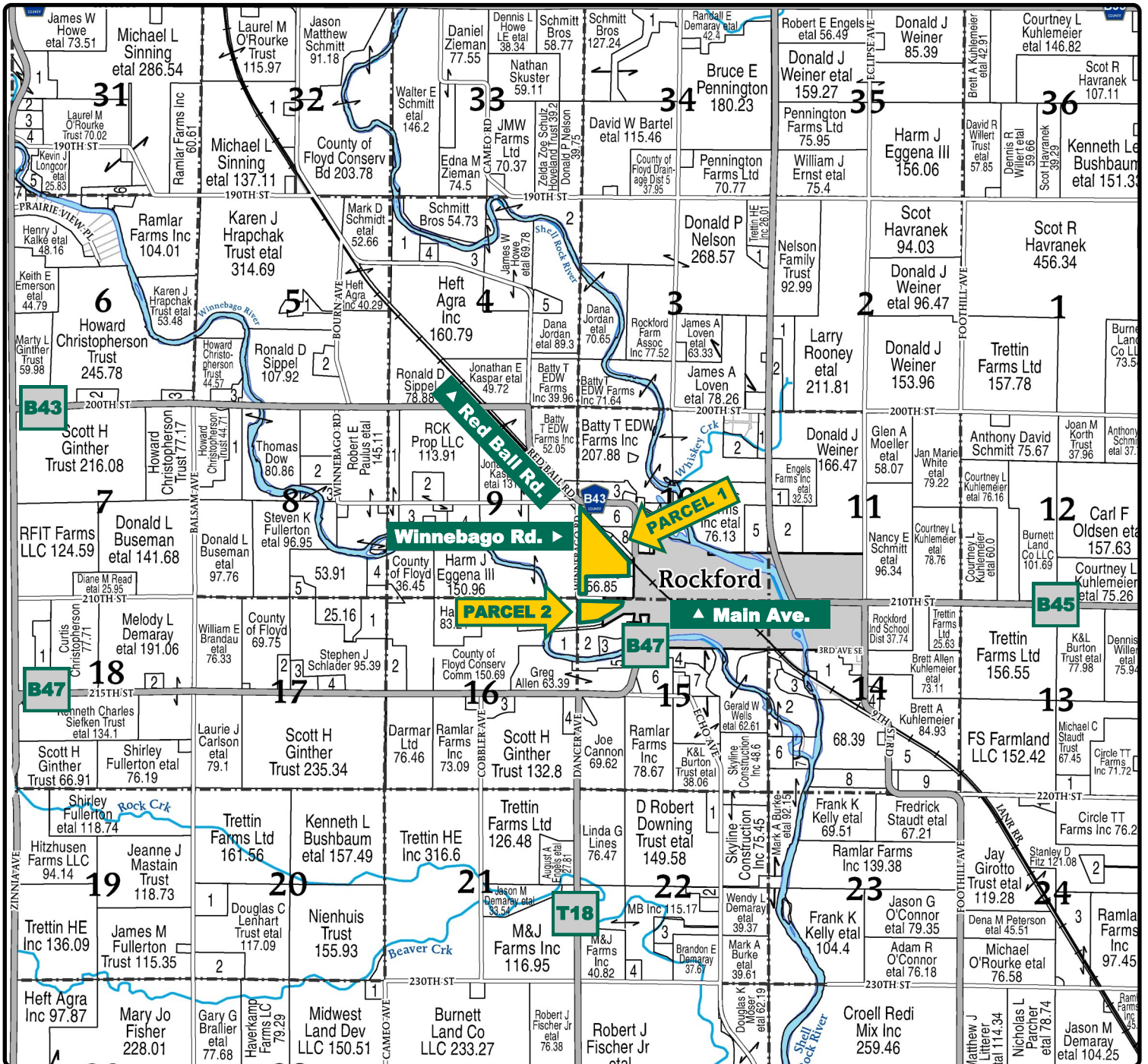
- Two, Highly Tillable Tracts Offered Individually and in Combination
- High-Fertility Due to Long History of Swine Manure Application
- Located Near the City Limits of Rockford, Iowa

**Mike Yegge**  
Licensed Salesperson in IA & MN  
**641-590-1936**  
**MikeY@Hertz.ag**

**641-423-9531**  
2800 4th St. SW, Suite 7  
Mason City, IA 50401  
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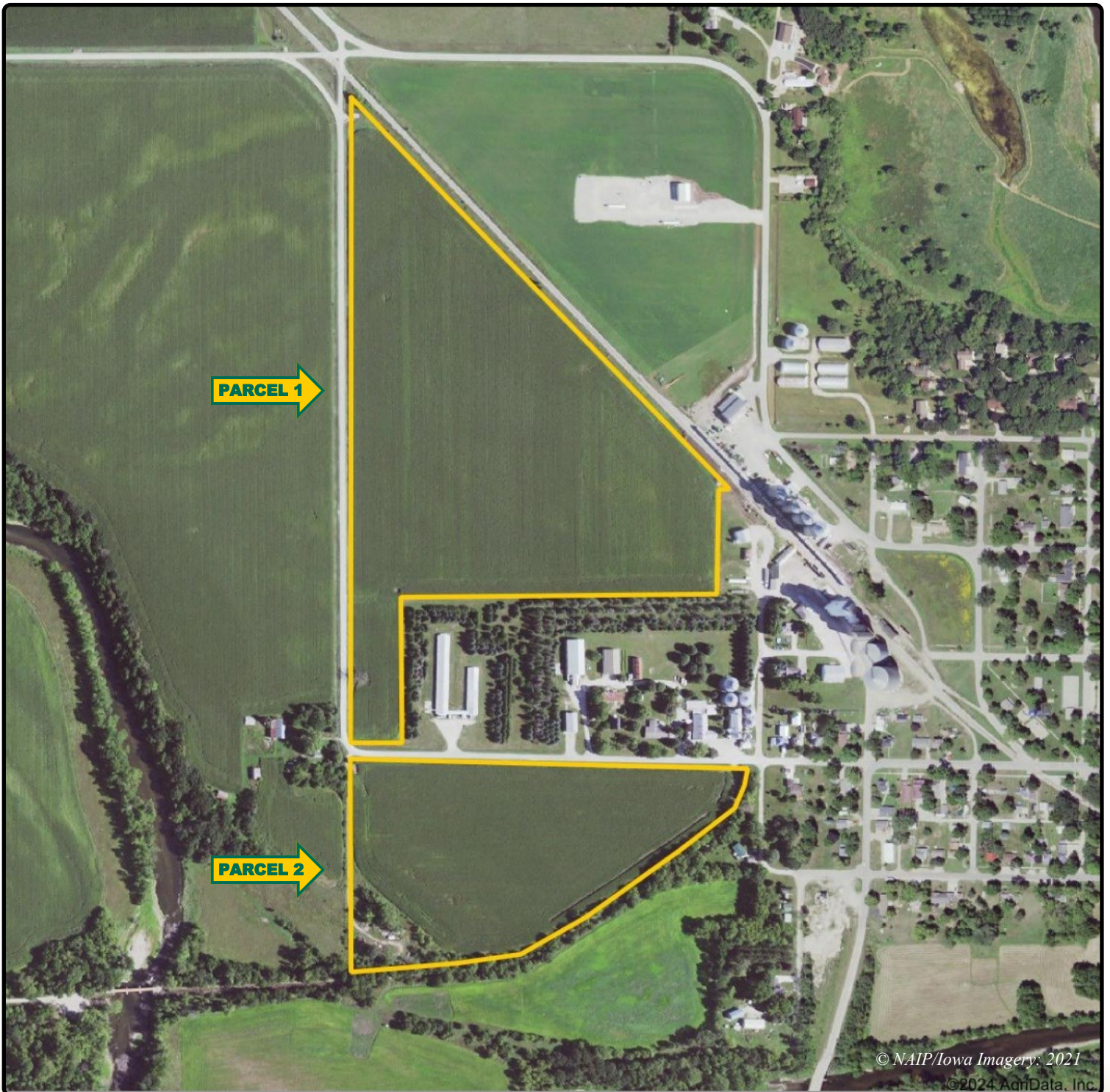
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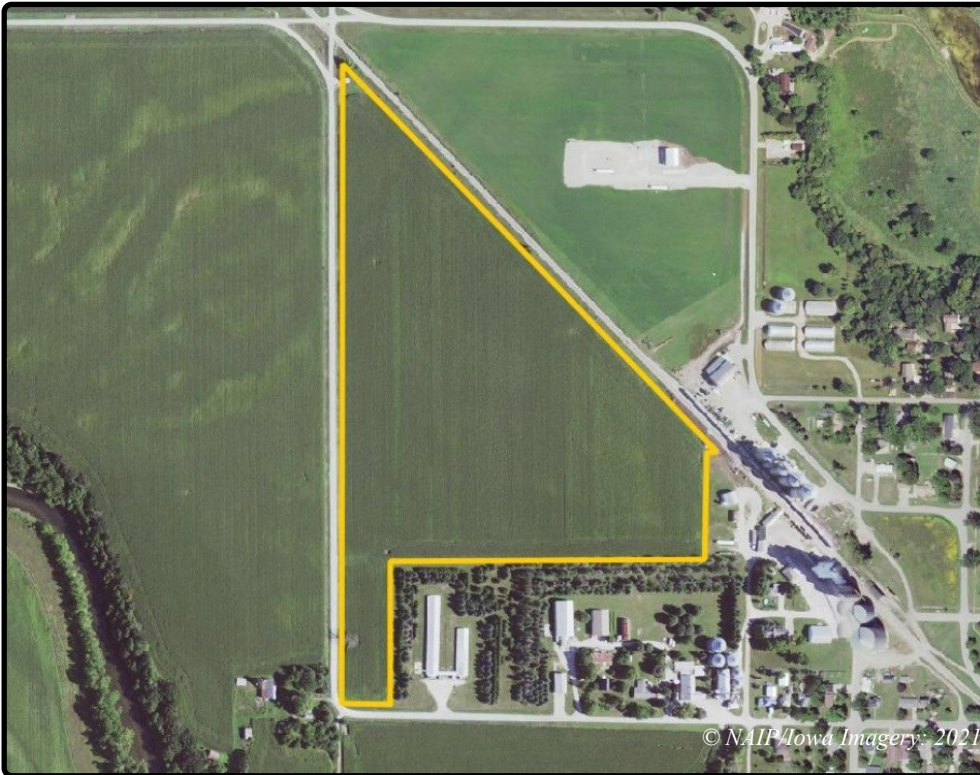
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## Parcel 1

**FSA/Eff. Crop Acres:** 39.10\*  
**Corn Base Acres:** 34.00\*  
**Bean Base Acres:** 1.90\*  
**Soil Productivity:** 60.00 CSR2

*\*Acres are estimated.*

### Parcel 1 Property Information 41.68 Acres, m/l

#### Location

From Rockford: Go west on Main Ave. for ¼ mile to Winnebago Rd. Property is located on the north side of Winnebago Rd.

#### Legal Description

W½ of the SW¼, excluding the building site and railroad, all in Section 10, Township 95 North, Range 18 West of the 5th P.M., Floyd Co., IA.

#### Real Estate Tax

Taxes Payable 2024 - 2025: \$963.44\*  
 Gross Acres: 41.68\*  
 Net Taxable Acres: 39.68\*

Tax Parcel ID #: Part of 091035100400

*\*Taxes estimated due to pending survey and tax parcel split. Floyd County Treasurer/Assessor will determine final tax figures.*

#### Lease Status

Open lease for 2025 crop year.

#### FSA Data

Part of Farm Number 7119  
 Part of Tract 11864  
 FSA/Eff. Crop Acres: 39.10\*  
 Corn Base Acres: 34.00\*  
 Corn PLC Yield: 132 Bu.  
 Bean Base Acres: 1.90\*  
 Bean PLC Yield: 46 Bu.

*\*Acres are estimated pending the reconstitution of farm by the Floyd County FSA office.*

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Primary soil is Saude. CSR2 on the estimated FSA/Eff. crop acres is 60.00. See soil map for detail.

#### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

#### Fertility Data

Soil tests completed in 2019 by Helena.  
 P: 134  
 K: 300  
 pH: 5.74

#### Land Description

Flat.

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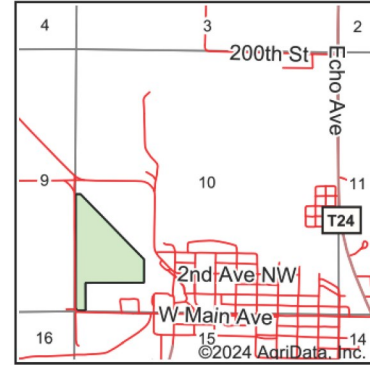
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State: **Iowa**  
 County: **Floyd**  
 Location: **10-95N-18W**  
 Township: **Rockford**  
 Acres: **39.1**  
 Date: **8/23/2024**

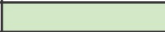


Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA067, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
177	Saude loam, 0 to 2 percent slopes	39.10	100.0%		IIs	60
<b>Weighted Average</b>					<b>2.00</b>	<b>60</b>

### Drainage

Natural.

### Water & Well Information

None.

### Buildings/Improvements

There is a shed in the northwest corner of the property.

### Comments

A high-fertility farm near Rockford, Iowa.

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## Parcel 2

**FSA/Eff. Crop Acres:** 17.48\*  
**Corn Base Acres:** 15.20\*  
**Bean Base Acres:** 0.87\*  
**Soil Productivity:** 59.50 CSR2

*\*Acres are estimated.*

### Parcel 2 Property Information 20.58 Acres, m/l

#### Location

From Rockford: Go west on Main Ave. for ¼ mile to Winnebago Rd. Property is located on the south side of Winnebago Rd.

#### Legal Description

Part of the N½ of the NW¼ of Section 15, Township 95 North, Range 18 West of the 5th P.M., Floyd Co., IA.

#### Real Estate Tax

Taxes Payable 2024 - 2025: \$394.00  
 Gross Acres: 20.58  
 Net Taxable Acres: 20.03  
 Tax per Net Taxable Acre: \$19.67

Tax Parcel ID #: 091510100100 & 091510200100

#### Lease Status

Open lease for 2025 crop year.

#### FSA Data

Part of Farm Number 7119  
 Part of Tract 11864  
 FSA/Eff. Crop Acres: 17.48\*  
 Corn Base Acres: 15.20\*  
 Corn PLC Yield: 132 Bu.  
 Bean Base Acres: 0.87\*  
 Bean PLC Yield: 46 Bu.

*\*Acres are estimated pending the reconstitution of farm by the Floyd County FSA office.*

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Primary soil is Saude. CSR2 on the estimated FSA/Eff. crop acres is 59.50. See soil map for detail.

#### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

#### Fertility Data

Soil tests completed in 2019 by Helena.  
 P: 134  
 K: 300  
 pH: 5.74

#### Land Description

Flat.

#### Drainage

Natural.

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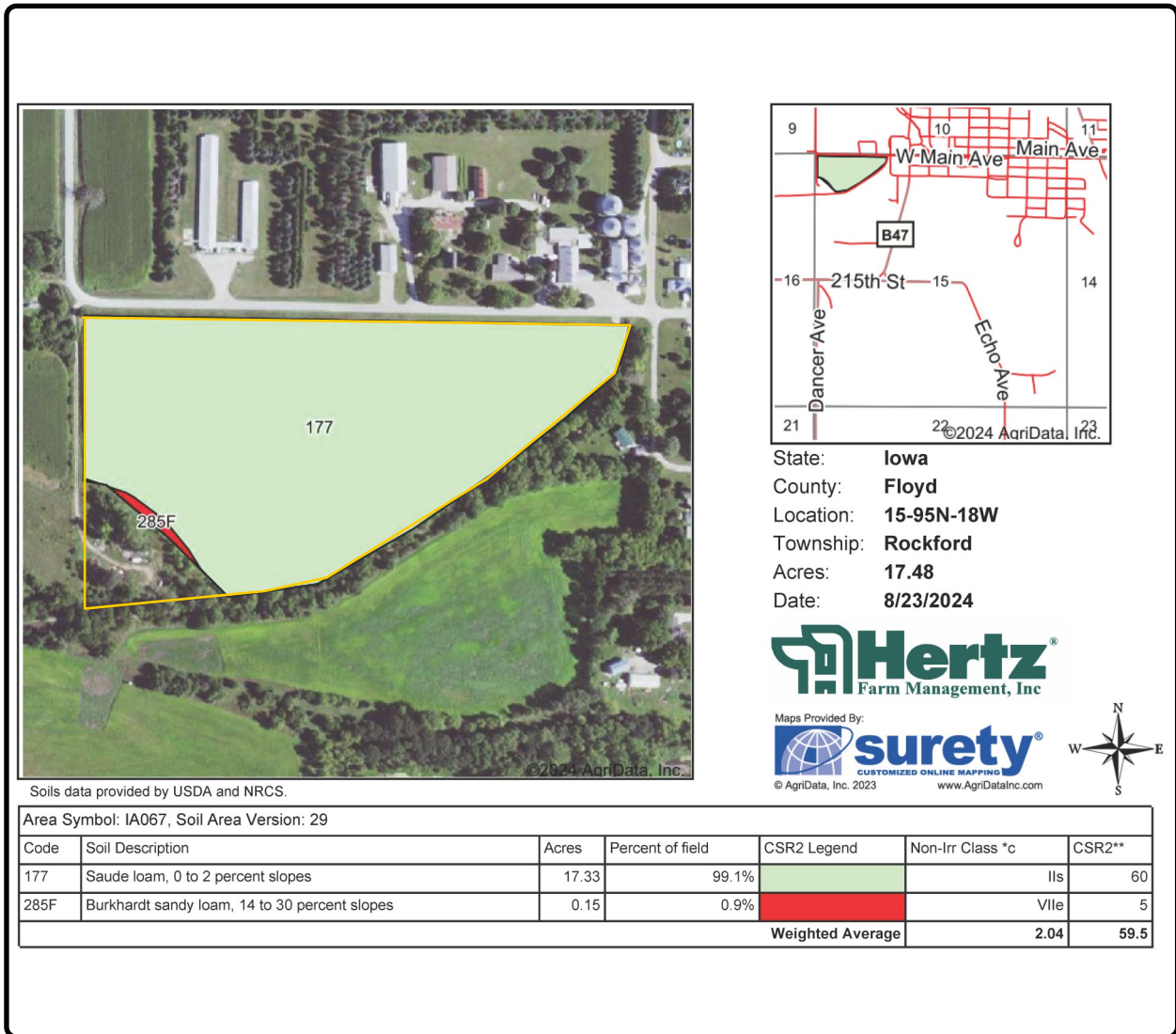
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**Buildings/Improvements**

None.

**Water & Well Information**

None.

**Comments**

A high-fertility farm that is partially subdivided for new building lots.

*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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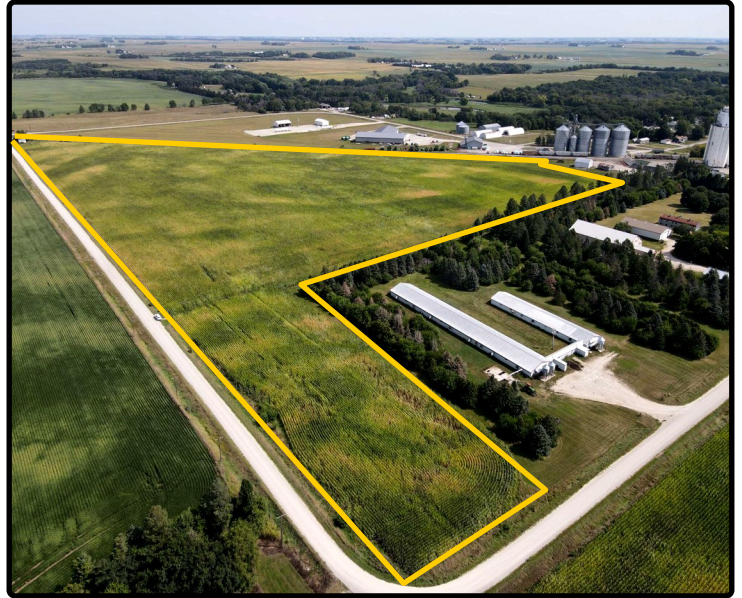
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**Parcel 1 - Looking West**



**Parcel 1 - Looking Northeast**



**Parcel 2 - Looking Northeast**



**Parcel 2 - Looking East**



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**Bid Deadline: Tues., Oct. 15, 2024**

**Time: 4:00 P.M., CDT**

**Mail To:**

**Hertz Real Estate Services  
Attn: Mike Yegge  
2800 4th St. SW, Suite 7  
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### **Seller**

H.E. Trettin, Inc.

### **Agency**

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

### **Attorney**

John Lander  
Brown, Kinsey, Funkhouser & Lander PLC

### **Method of Sale**

- Parcels will be offered individually and/or in combination.
- 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, Mike Yegge at 641-590-1936.

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 Mason City, IA Hertz office, on or before Tuesday, October 15, 2024 by 4:00 p.m., CDT. The Seller will accept or reject all bids by 4:00p.m., CDT on Friday, October 18, 2024, and all bidders will be notified shortly thereafter.

### **Terms of Possession**

The winning bidder(s) 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 November 21, 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 February 28, 2025. 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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## **Make the Most of Your Farmland Investment**

- Real Estate Sales and Auctions
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