

**ACREAGE:**

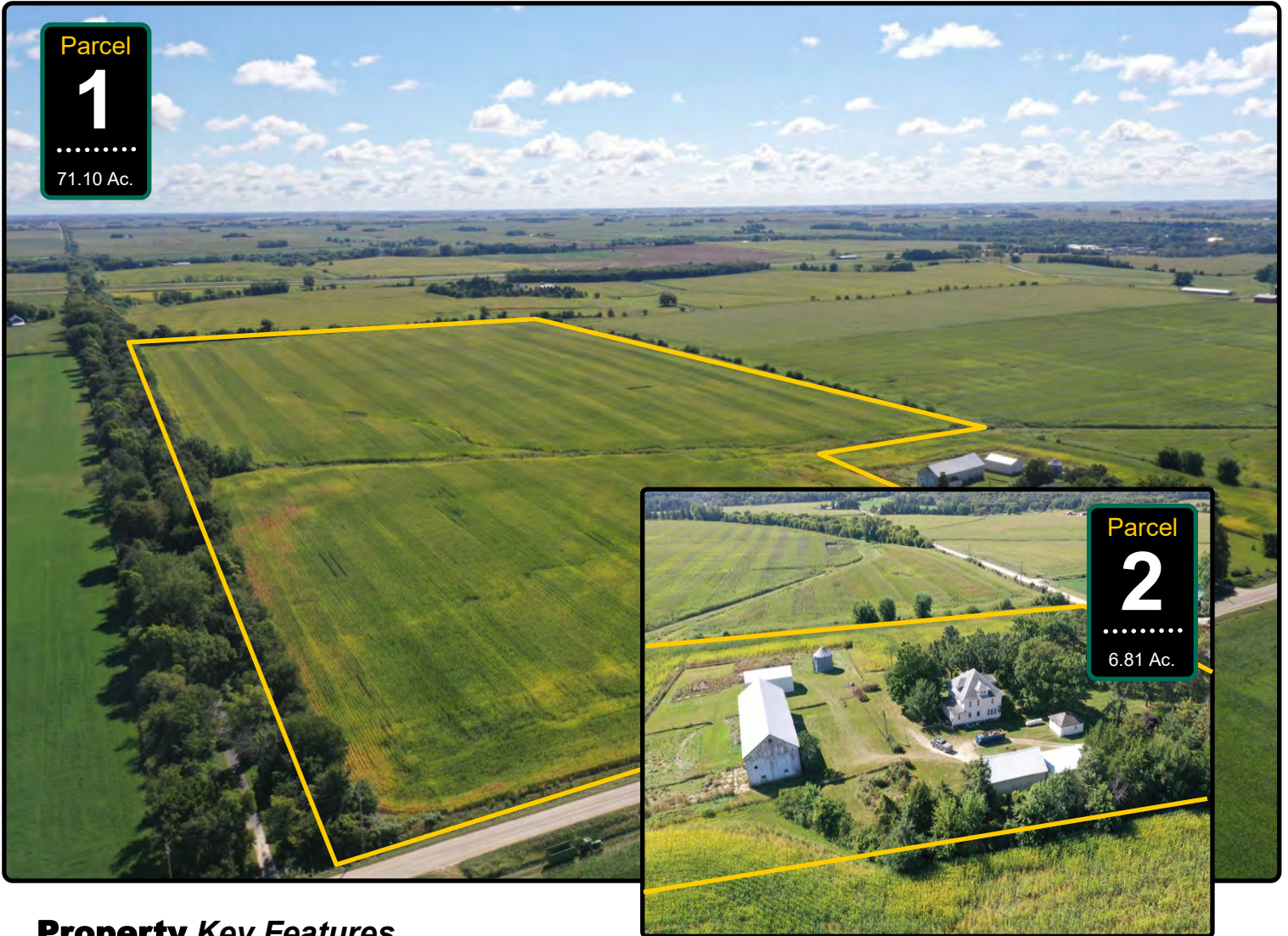
**77.91 Acres, m/l**  
In 2 Parcels  
Bremer County, IA

**DATE:**

Bid Deadline:  
**October 17, 2024**  
**12:00 Noon, CDT**

**RETURN BIDS TO:**

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



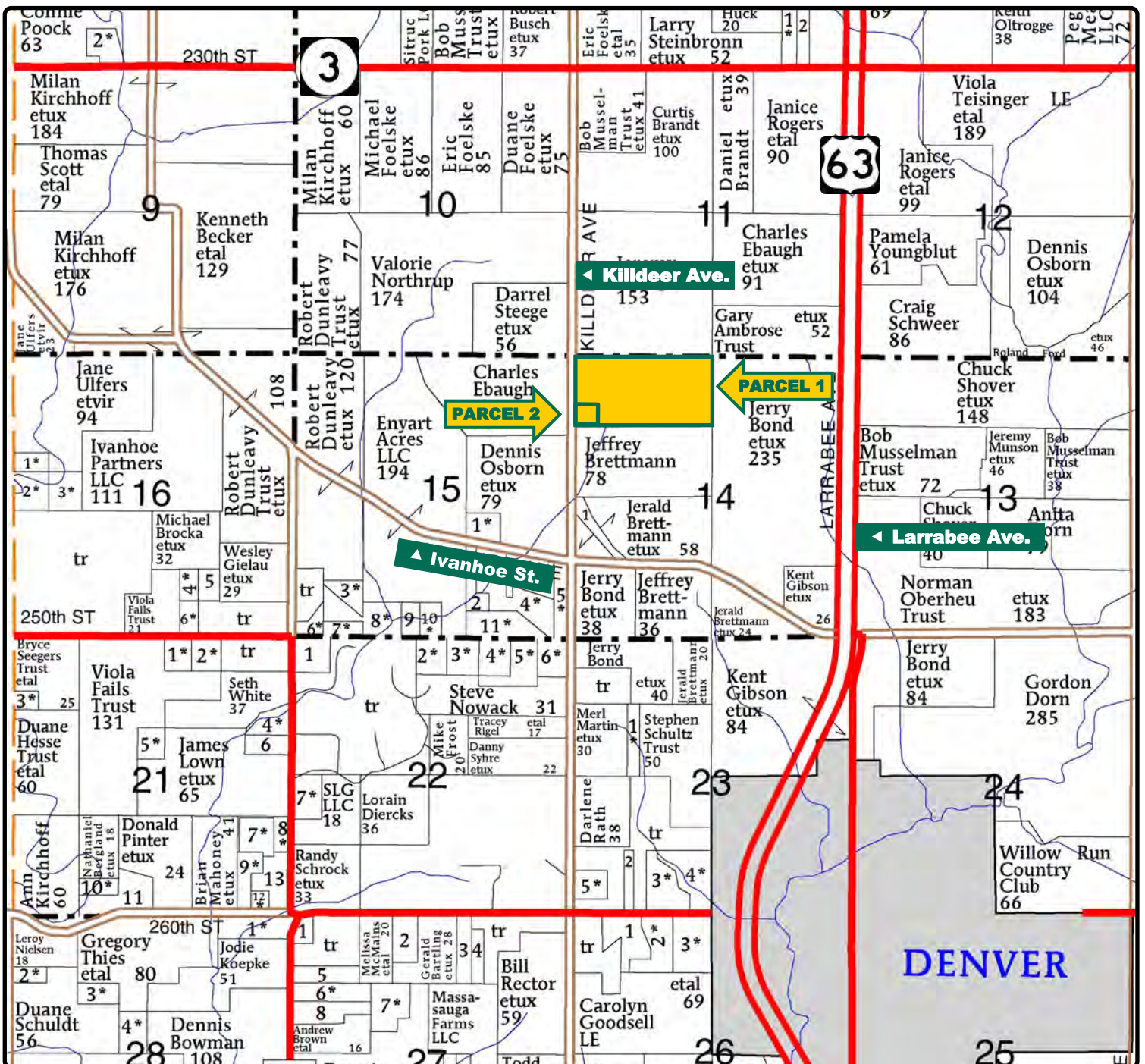
### Property Key Features

- Located in a Strong Farming Community Near Denver, Iowa
- Parcel 1: Highly Tillable Tract with a CSR2 of 79.10
- Parcel 2: Acreage with Easy Access to Waterloo, Cedar Falls & Waverly, Iowa

**Elliott Siefert**  
Licensed Salesperson in IA  
**319-540-2957**  
**ElliottS@Hertz.ag**

**319-234-1949**  
6314 Chancellor Dr. / P.O. Box 1105  
Cedar Falls, IA 50613  
**www.Hertz.ag**





Map reproduced with permission of Farm & Home Publishers, Ltd.

**Elliott Siefert**

Licensed Salesperson in IA

**319-540-2957**

**ElliottS@Hertz.ag**

**319-234-1949**

6314 Chancellor Dr. / P.O. Box 1105

Cedar Falls, IA 50613

**www.Hertz.ag**





**Elliott Siefert**  
Licensed Salesperson in IA  
**319-540-2957**  
**ElliottS@Hertz.ag**

**319-234-1949**  
6314 Chancellor Dr. / P.O. Box 1105  
Cedar Falls, IA 50613  
**www.Hertz.ag**



© NAIP/Iowa Imagery: 2021

## Parcel 1

<b>FSA/Eff. Crop Acres:</b>	<b>70.51*</b>
<b>Cert. Grass Acres:</b>	<b>0.50</b>
<b>Corn Base Acres:</b>	<b>59.38*</b>
<b>Bean Base Acres:</b>	<b>9.98*</b>
<b>Soil Productivity:</b>	<b>79.10 CSR2</b>

*\*Acres are estimated.*

### Parcel 1 Property Information 71.10 Acres, m/l

#### Location

**From Denver:** Go north on US-63 / Larrabee Ave. for 1.1 miles, then west on Ivanhoe St. for 1.1 miles, and then north on Killdeer Ave. for ¾ mile. Property is located on the east side of the road.

#### Legal Description

Part of the NE¼ of the NW¼ and part of the NW¼ NW¼, excluding the acreage site in the southwest corner, all in Section 14, Township 91 North, Range 13 West of the 5th P.M., Bremer Co., IA.

#### Real Estate Tax

Taxes Payable 2024 - 2025: \$2,461.00\*  
Net Taxable Acres: 71.10\*

Tax Parcel ID #: Part of 1014100001 & 1014100002

*\*Taxes estimated pending survey of property and tax parcel split. Bremer County Treasurer/Assessor will determine final tax figures.*

#### Lease Status

Open lease for the 2025 crop year.

#### FSA Data

Farm Number 723, Part of Tract 1293  
FSA/Eff. Crop Acres: 70.51\*  
Cert. Grass Acres: 0.50  
Corn Base Acres: 59.38\*  
Corn PLC Yield: 128 Bu.  
Bean Base Acres: 9.98\*  
Bean PLC Yield: 54 Bu.

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

#### Soil Types/Productivity

Primary soils are Clyde, Olin, and Floyd. CSR2 on the estimated FSA/Eff. crop acres is 79.10. 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 gently rolling.

#### Drainage

Natural with some tile. Contact agent for tile maps.

#### Buildings/Improvements

None.

#### Water & Well Information

None.

**Elliott Siefert**

Licensed Salesperson in IA

**319-540-2957**

**ElliottS@Hertz.ag**

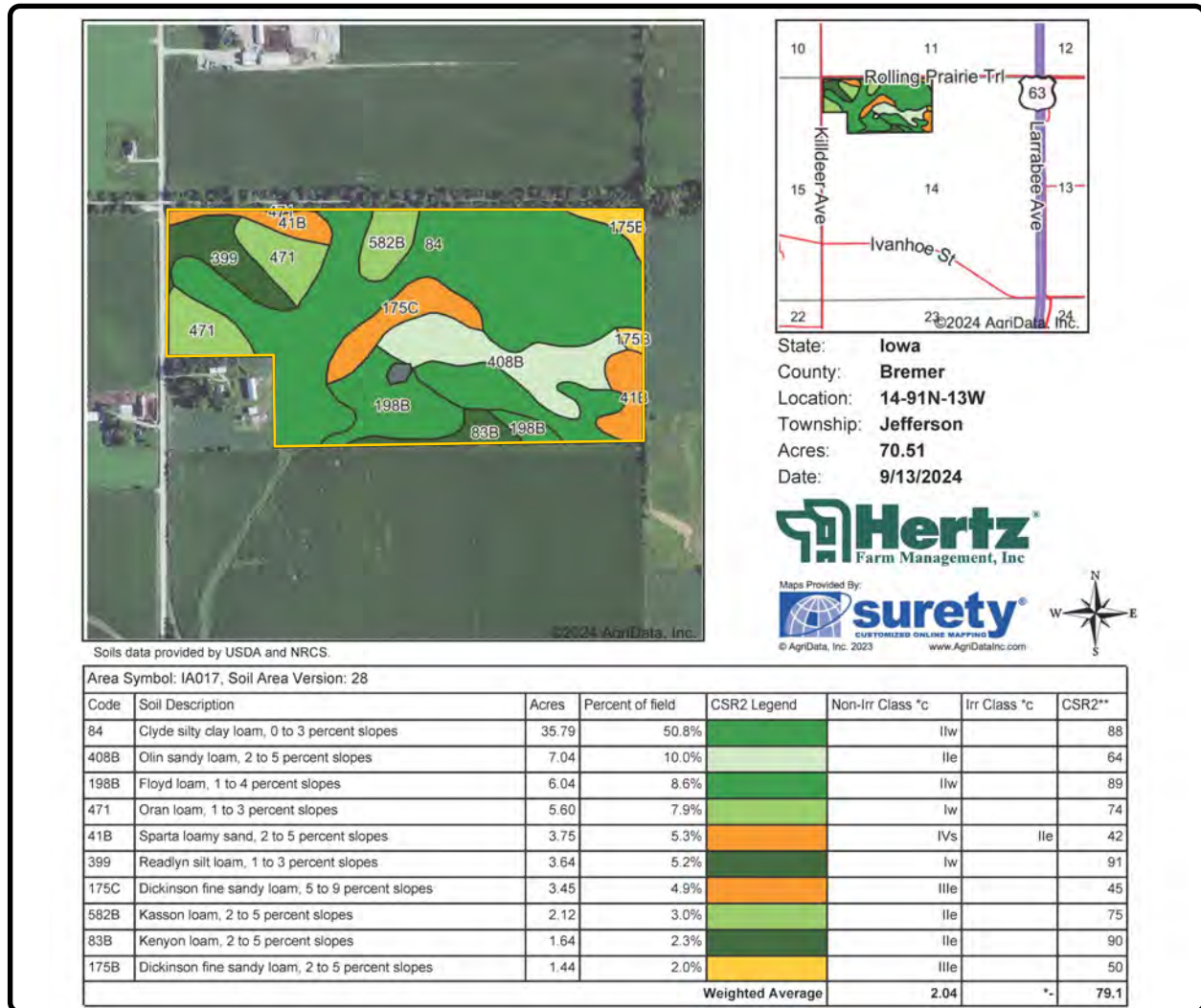
**319-234-1949**

6314 Chancellor Dr. / P.O. Box 1105

Cedar Falls, IA 50613

**www.Hertz.ag**





### Survey

Property will be surveyed at Seller's expense to remove acreage site prior to closing. Final sale price will be adjusted up/down based on final surveyed acres.

### Comments

Well-maintained farm in southern Bremer County.

**Elliott Siefert**  
Licensed Salesperson in IA  
**319-540-2957**  
**ElliottS@Hertz.ag**

**319-234-1949**  
6314 Chancellor Dr. / P.O. Box 1105  
Cedar Falls, IA 50613  
**www.Hertz.ag**



## Parcel 2

**FSA/Eff. Crop Acres:** 3.47\*  
**Corn Base Acres:** 3.12\*  
**Bean Base Acres:** 0.52\*  
**Soil Productivity:** 86.00 CSR2

*\*Acres are estimated.*

**Total Living SF:** 2,954  
**Bedrooms:** 5  
**Bathrooms:** 2½  
**Year Built:** 1928

**ADDRESS:**  
 2419 Killdeer Ave.  
 Waverly, IA 50677

## Open House

**Thurs., Oct. 10** 3-5 p.m.

## Parcel 2 Property Information 6.81 Acres, m/l

### Location

**From Denver:** Go north on US-63 / Larrabee Ave. for 1.1 miles, then west on Ivanhoe St. for 1.1 miles, and then north on Killdeer Ave. for ½ mile. Property is located on the east side of the road.

### Legal Description

Part of the NW¼ of the NW¼ in Section 14, Township 91 North, Range 13 West of the 5th P.M., Bremer Co., IA.

### Real Estate Tax

Taxes Payable 2024 - 2025: \$3,269.00\*  
 Net Taxable Acres: 6.81\*  
 Tax Parcel ID #: Part of 1014100001

*\*Taxes estimated pending survey of property and tax parcel split. Bremer County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Crop land has an open lease for the 2025 crop year.

### FSA Data

Farm Number 723, Part of Tract 1293  
 FSA/Eff. Crop Acres: 3.47\*  
 Corn Base Acres: 3.12\*  
 Corn PLC Yield: 128 Bu.  
 Bean Base Acres: 0.52\*  
 Bean PLC Yield: 54 Bu.

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

### Dwelling

Two-story home built in 1928 with 2,954 sq. ft. of living space and an unfinished basement. The home consists of 5 bedrooms and 2½ bathrooms.

### Buildings/Improvements

- 360 sq. ft. detached garage (1940)
- 33' x 108' barn (1880)
- 12' x 28' lean-to (1940)
- 24' x 40' machine shed (1903)
- 24' x 36' shed (1980)
- 21' x 17' grain bin (1981)
- 32' x 45' steel building (2017)

### Soil Types/Productivity

Primary soil is Clyde. CSR2 on the estimated FSA/Eff. crop acres is 86.00. See soil map for detail.

**Elliott Siefert**

Licensed Salesperson in IA

**319-540-2957**

**ElliottS@Hertz.ag**

**319-234-1949**

6314 Chancellor Dr. / P.O. Box 1105

Cedar Falls, IA 50613

**www.Hertz.ag**



### Mineral Rights

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

### Land Description

Level to gently rolling.

### Drainage

Natural with some tile. Contact agent for tile maps.

### Water & Well Information

There is a well located east of the barn and a 0.10-acre pond on the property.

### Survey

Property will be surveyed at Seller's expense to remove acreage site prior to closing. Final sale price will not be adjusted.

### Comments

Beautiful home with easy access to the Waterloo / Cedar Falls metro as well as Waverly.

*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.*

**Elliott Siefert**

Licensed Salesperson in IA

**319-540-2957**

**ElliottS@Hertz.ag**

**319-234-1949**

6314 Chancellor Dr. / P.O. Box 1105

Cedar Falls, IA 50613

**www.Hertz.ag**



**Parcel 1** - Northeast looking Southwest



**Parcel 1** - East looking West



**Parcel 1** - Southeast looking Northwest



**Elliott Siefert**  
Licensed Salesperson in IA  
**319-540-2957**  
[ElliottS@Hertz.ag](mailto:ElliottS@Hertz.ag)

**319-234-1949**  
6314 Chancellor Dr. / P.O. Box 1105  
Cedar Falls, IA 50613  
[www.Hertz.ag](http://www.Hertz.ag)



**Parcel 2** - View of the Acreage Site



**Parcel 2** - View of the Kitchen



**Parcel 2** - View of the Living Room



**Elliott Siefert**  
Licensed Salesperson in IA  
**319-540-2957**  
[ElliottS@Hertz.ag](mailto:ElliottS@Hertz.ag)

**319-234-1949**  
6314 Chancellor Dr. / P.O. Box 1105  
Cedar Falls, IA 50613  
[www.Hertz.ag](http://www.Hertz.ag)

Bid Deadline: **Thurs., Oct. 17, 2024**

Time: **12:00 Noon, CDT**

Mail To:

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

### **Sellers**

Darold & Arvela Piphio

### **Agency**

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

### **Method of Sale**

- These parcels will be offered individually and will not be combined in any way.
- Bidding on Parcel 1 will be on a “dollars per acre” basis.
- Bidding on Parcel 2 will be on a “total dollars” basis.
- 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 319-540-2957.

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 Thursday, October 17, 2024 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 12:00 Noon, 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 December 12, 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. Taxes will be prorated to closing.

### **Survey**

Parcels will be surveyed at Seller’s expense prior to closing. The final price of Parcel 1 will be adjusted up/down based on final surveyed acres. The final price of Parcel 2 will not be adjusted.

**Elliott Siefert**

Licensed Salesperson in IA

**319-540-2957**

**ElliottS@Hertz.ag**

**319-234-1949**

6314 Chancellor Dr. / P.O. Box 1105

Cedar Falls, IA 50613

**www.Hertz.ag**