

**ACREAGE:**

**148.34 Acres, m/l**  
In 2 Parcels  
Winneshiek County, IA

**DATE:**

Bid Deadline:  
**November 8, 2024**  
**2:00 P.M., CST**

**RETURN BIDS TO:**

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



### Property Key Features

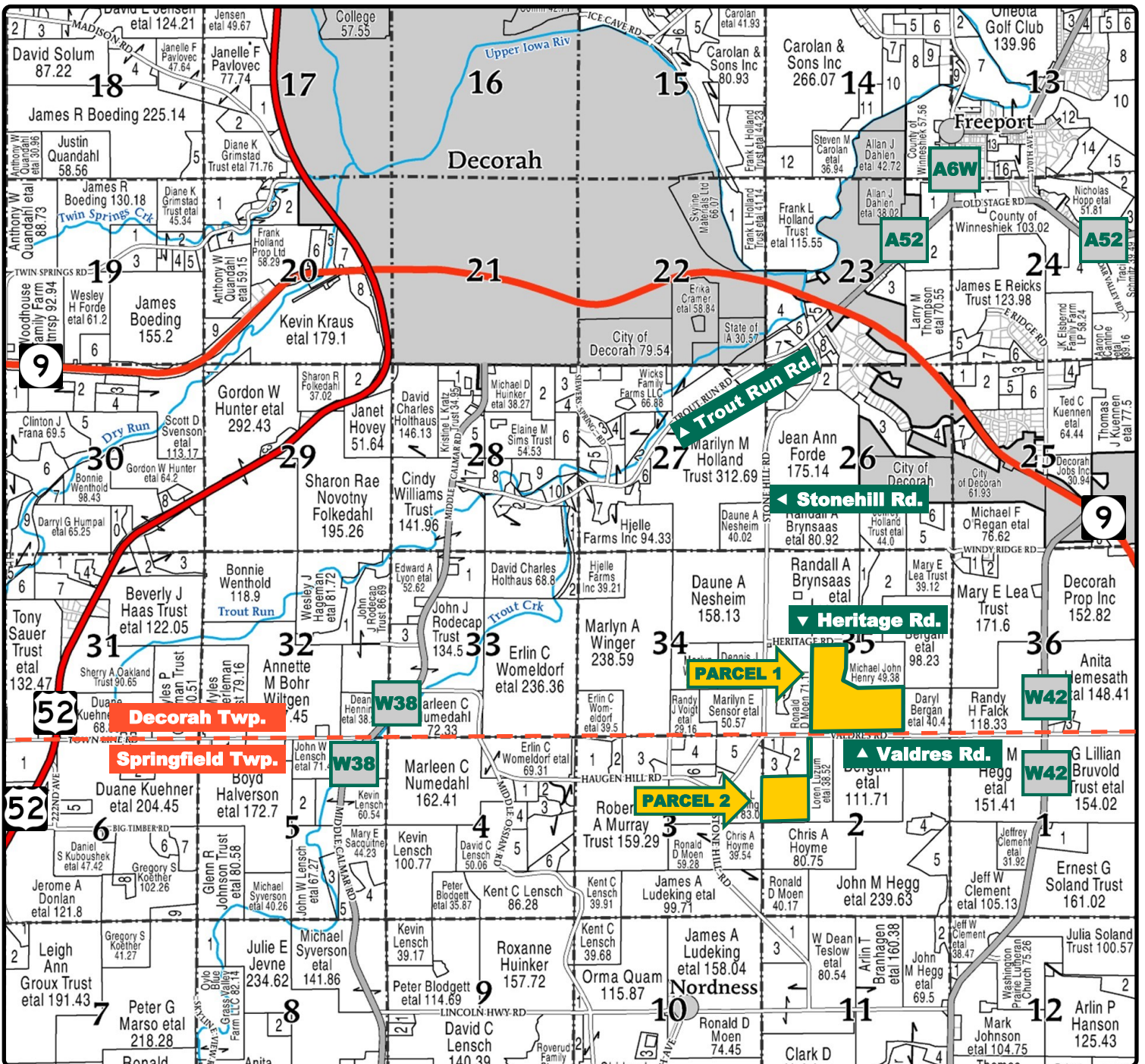
- Located 2 Miles South of Decorah, Iowa
- Well-Maintained Cropland Offered in Two Individual Parcels
- Attractive Acreage Site Close to Town

**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  
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**Morgan Troendle, AFM**  
Licensed Broker in IA & MN  
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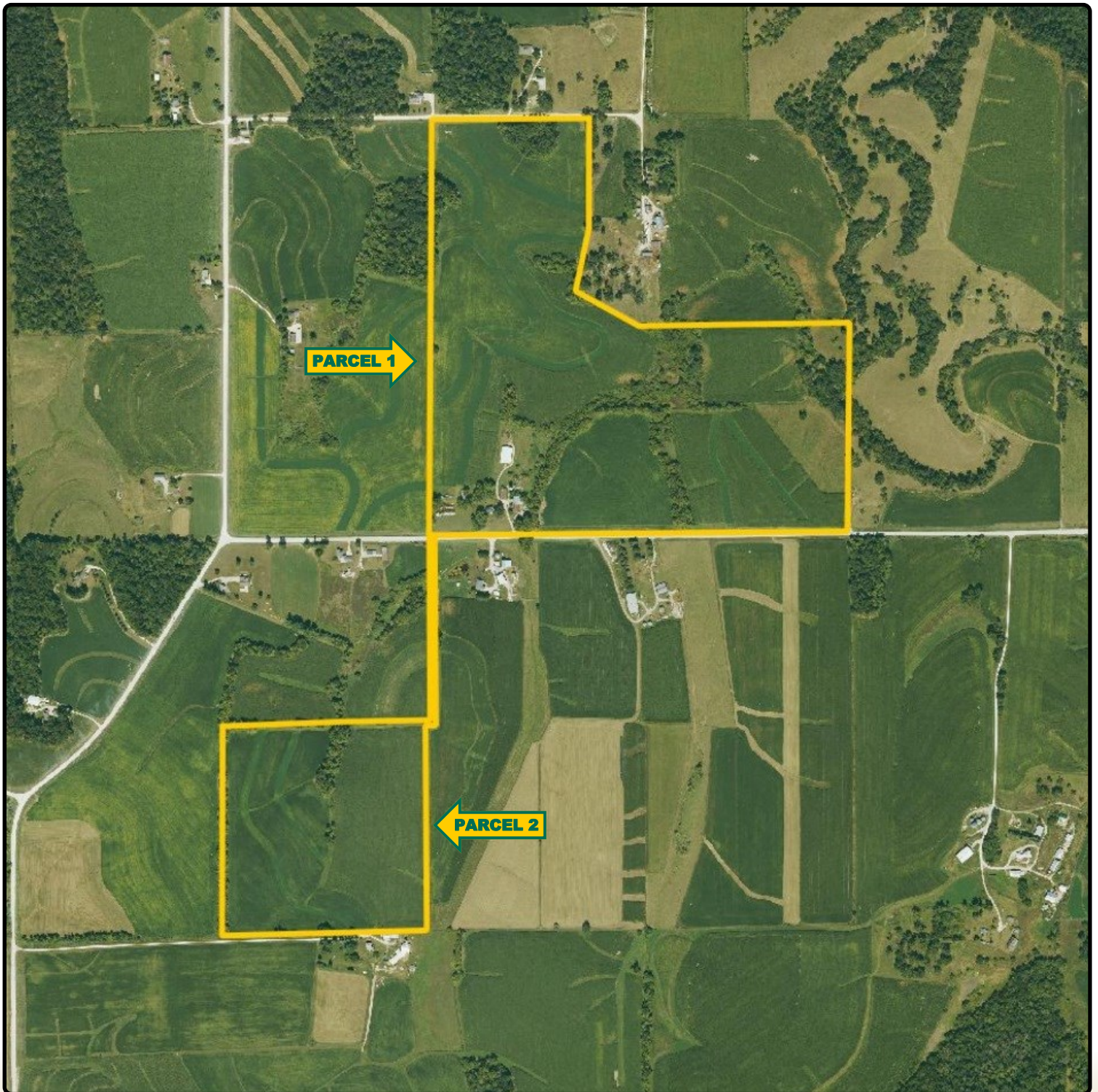
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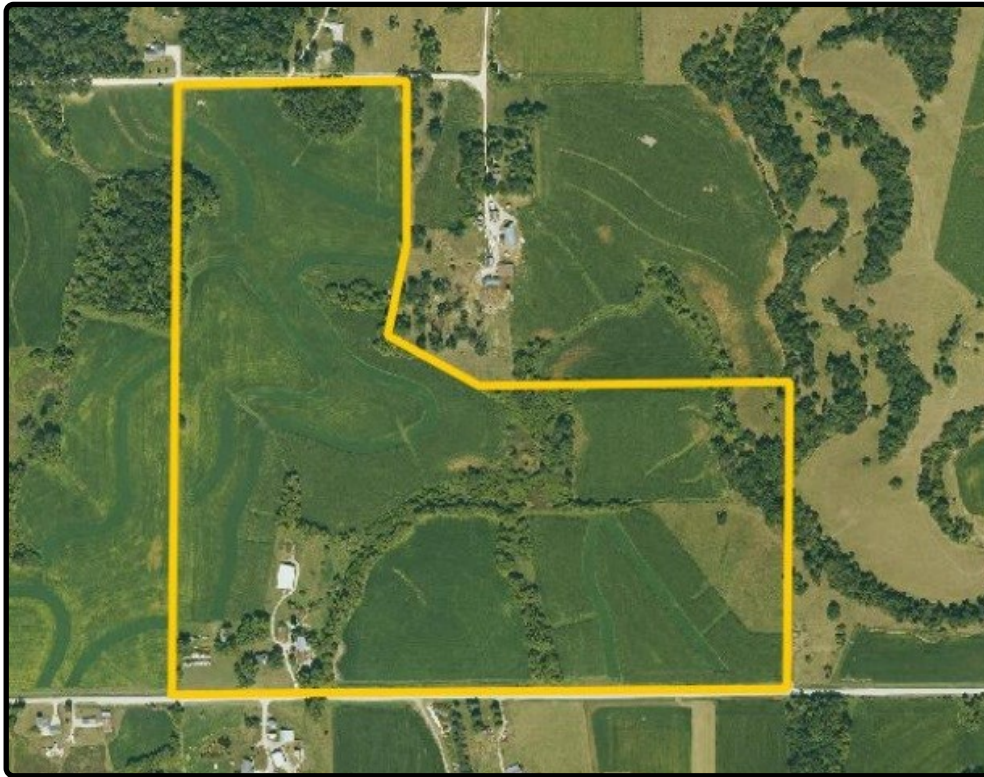


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## Parcel 1

FSA/Eff. Crop Acres:	77.02
Corn Base Acres:	57.90
Bean Base Acres:	9.50
Soil Productivity:	69.60 CSR2

Total Living SF:	1,857
Bedrooms:	3
Bathrooms:	1
Year Built:	1870

**ADDRESS:**  
1792 Valdres Rd.  
Decorah, IA 52101

## Open House

Tues., Nov. 5	3-5 p.m.
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## Parcel 1 Property Information 108.34 Acres, m/l

### Location

**From Decorah at Hwy 9 and Trout Run Rd.:** Go southwest on Trout Run Rd. for 0.2 miles, then southeast on Stone Hill Rd. for 2.2 miles, and then go east on Valdres Rd. for 0.3 miles. Property is on the north side of the road.

### Legal Description

Part of the NE¼ SW¼; SE¼ SW¼; SW¼ SE¼ of Section 35, Township 98 North, Range 8 West of the 5th P.M., Winneshiek Co., IA.

### Real Estate Tax

Taxes Payable 2024 - 2025: \$3,746.00  
Net Taxable Acres: 108.34  
Tax Parcel ID #s: 113530001300 & 113530001400

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 4312, Tract 3077  
FSA/Eff. Crop Acres: 77.02  
Corn Base Acres: 57.90  
Corn PLC Yield: 154 Bu.  
Bean Base Acres: 9.50  
Bean PLC Yield: 46 Bu.

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Downs and Fayette. CSR2 on the FSA/Eff. crop acres is 69.60. 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

Gently sloping to strongly sloping.

### Drainage

Natural.

### Dwelling

There is a two-story, three-bedroom, and one-bathroom home built in 1870 on the property. Total living space is 1,857 sq. ft. with 816 sq. ft. of unfinished living space.

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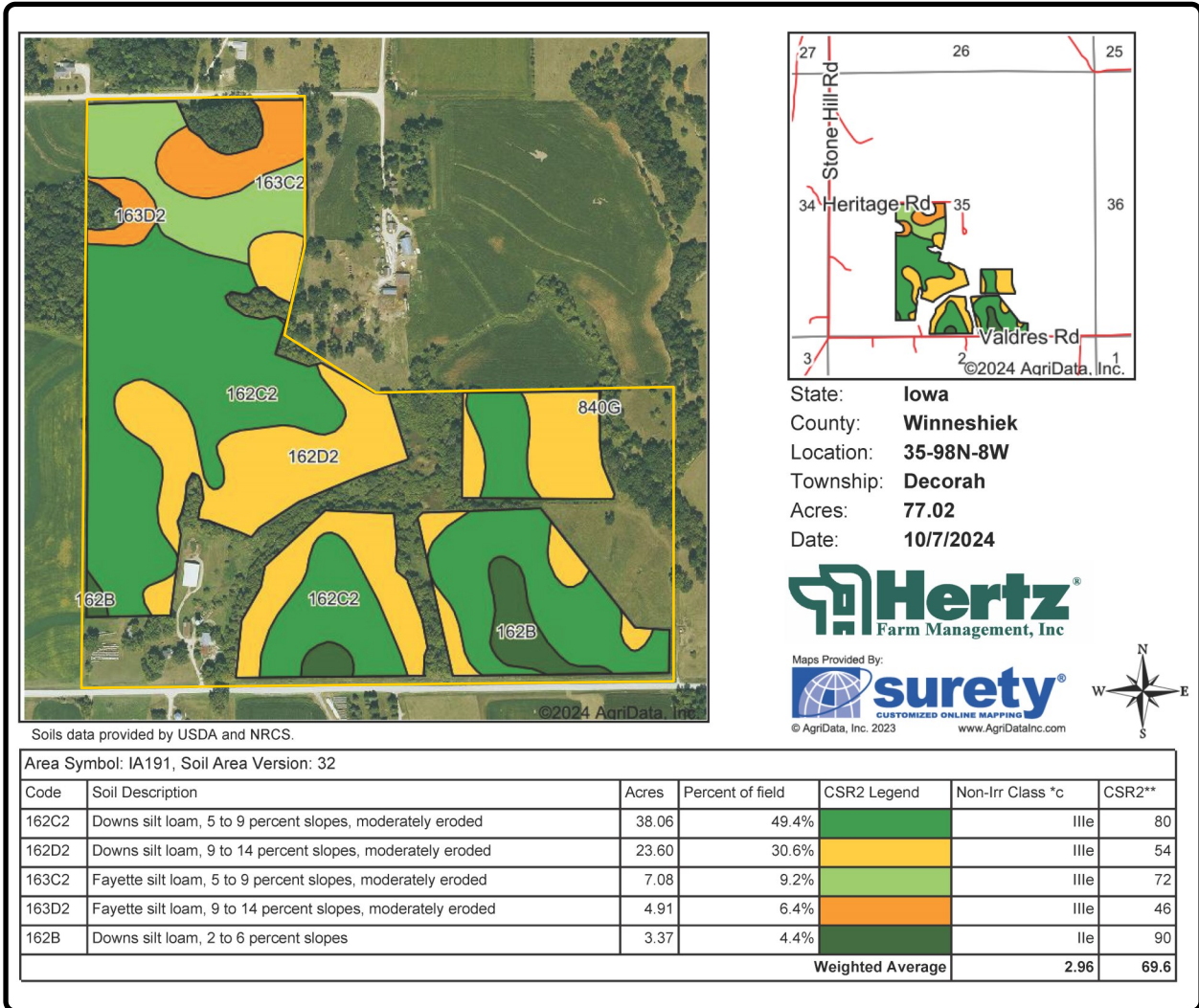
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### Buildings/Improvements

- 34' x 90' Flat barn (1900)
- 32' x 84' Lean-to barn (1976)
- 25' x 40' Farrow to finish swine barn (1953)
- 32' x 60' Machine shed (1960)
- 24' x 50' Crib (1969)
- 12' x 40' Concrete silo (1950)
- 20' x 65' Concrete silo (1980)
- 60' x 110' Confined cattle barn (2005)

### Water & Well Information

There is a well approximately 50 feet north of the house.

### Septic System

Buyer will be responsible for any necessary updates and/or repairs to the septic system prior to closing. Contact agent for details.

### Comments

Well-maintained Winneshiek County farmland with an attractive acreage site. This property is being sold on an "as-is" basis with all faults and without a survey. Seller makes no expressed or implied warranties, representations, or guarantees as to the quality, character, performance, condition or use of the property.

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## Parcel 2

FSA/Eff. Crop Acres:	<b>37.25</b>
Corn Base Acres:	<b>25.50</b>
Bean Base Acres:	<b>4.30</b>
Soil Productivity:	<b>71.90 CSR2</b>

### Parcel 2 Property Information 40.00 Acres, m/l

#### Location

From Decorah at Hwy 9 and Trout Run Rd.: Go southwest on Trout Run Rd. for 0.2 miles, then southeast on Stone Hill Rd. for 2.2 miles, and then go east on Valdres Rd. for 0.2 miles. Property is on the south side of the road.

#### Legal Description

Part of the NW¼ NW¼; SW¼ NW¼ of Section 2, Township 97 North, Range 8 West of the 5th P.M., Winneshiek Co., IA.

#### Real Estate Tax

Taxes Payable 2024 - 2025: \$1,216.00  
Net Taxable Acres: 40.00  
Tax per Net Taxable Acre: \$30.40  
Tax Parcel ID #: 150210000200

#### Lease Status

Open lease for the 2025 crop year.

#### FSA Data

Farm Number 4312, Tract 3078  
FSA/Eff. Crop Acres: 37.25  
Corn Base Acres: 25.50  
Corn PLC Yield: 154 Bu.  
Bean Base Acres: 4.30  
Bean PLC Yield: 46 Bu.

#### NRCS Classification

HEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Primary soil is Downs. CSR2 on the FSA/ Eff. crop acres is 71.90. 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

Gently sloping to steep.

#### Drainage

Natural.

#### Buildings/Improvements

None.

#### Water & Well Information

None.

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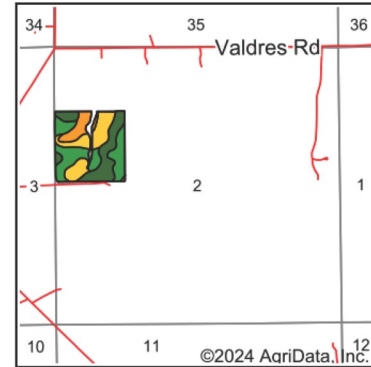
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


Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Winneshiok**  
 Location: **2-97N-8W**  
 Township: **Springfield**  
 Acres: **37.25**  
 Date: **10/7/2024**



Area Symbol: IA191, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	13.22	35.5%		IIIe	80
162B	Downs silt loam, 2 to 6 percent slopes	10.25	27.5%		IIe	90
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	9.84	26.4%		IIIe	54
162E2	Downs silt loam, 14 to 18 percent slopes, moderately eroded	3.94	10.6%		IVe	42
<b>Weighted Average</b>					<b>2.83</b>	<b>71.9</b>

## Comments

Well-maintained highly tillable tract of land. This property is being sold on an “as-is” basis with all faults and without a survey. Seller makes no expressed or implied warranties, representations, or guarantees as to the quality, character, performance, condition or use of the property.

*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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**Parcel 1 - Building Site**



**Parcel 1 - Southeast looking Northeast**



**Parcel 1 - North looking South**



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**Parcel 2** - Southeast looking Northwest



**Parcel 2** - East looking West



**Parcel 2** - Northeast looking Southwest



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Bid Deadline: **Fri., Nov. 8, 2024**

Time: **2:00 p.m., CST**

Mail To:

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

### **Seller**

Ronald Sersland Estate

### **Agency**

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

### **Attorney**

Dustin H. Noble  
Anderson, Wilmarth, Van Der Maaten,  
Fretheim, Evelsizer, Olson, Noble, Lynch,  
and Zahasky Law Offices

### **Method of Sale**

- These parcels will be offered individually and will not be combined in any way.
- 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 Friday, November 8, 2024 by 2:00 p.m., CST. The Seller will accept or reject all bids by 2:00 p.m., CST on Monday, November 11, 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 19, 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.

### **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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