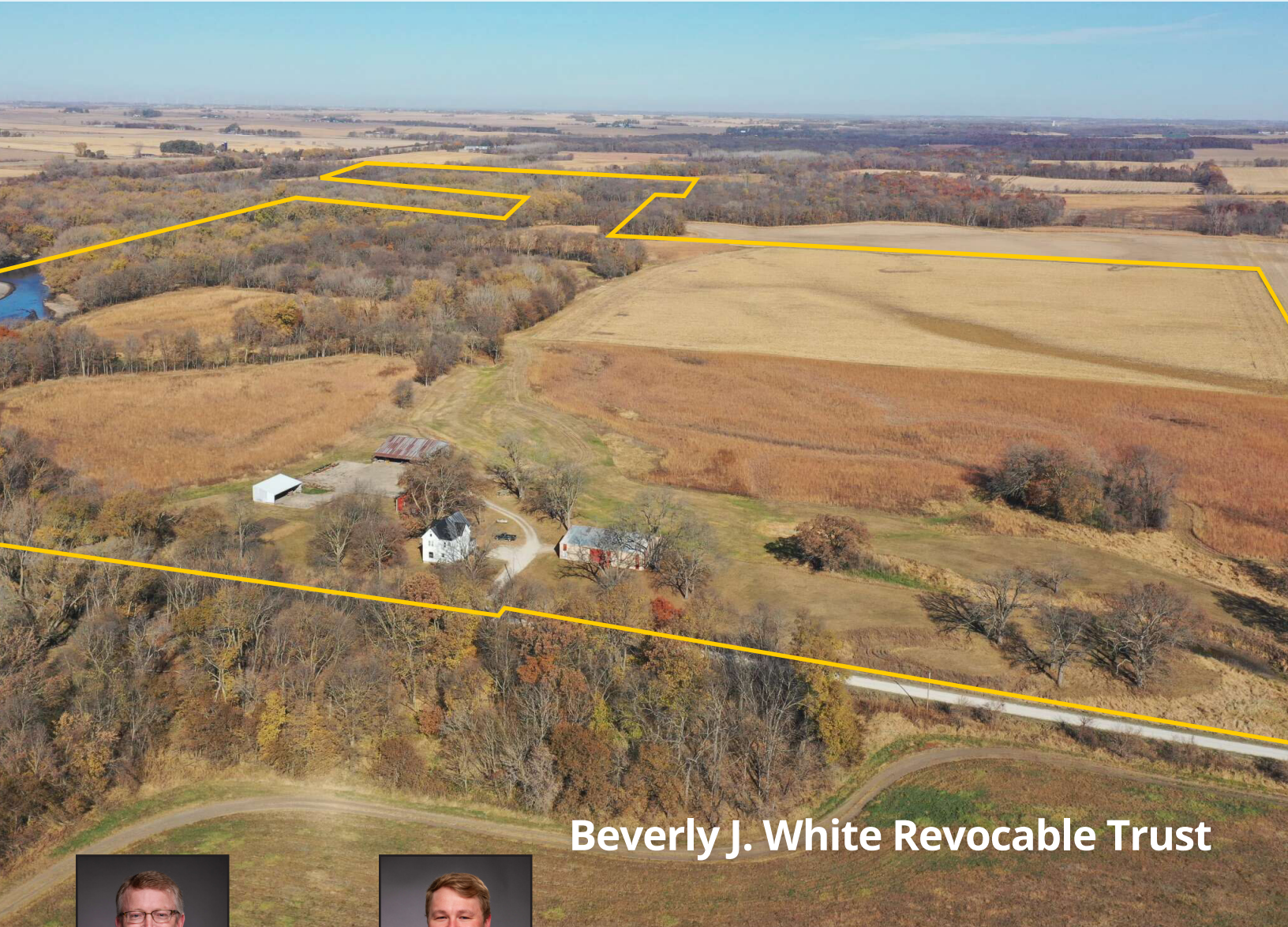




# ONE-CHANCE SEALED BID SALE



## Beverly J. White Revocable Trust



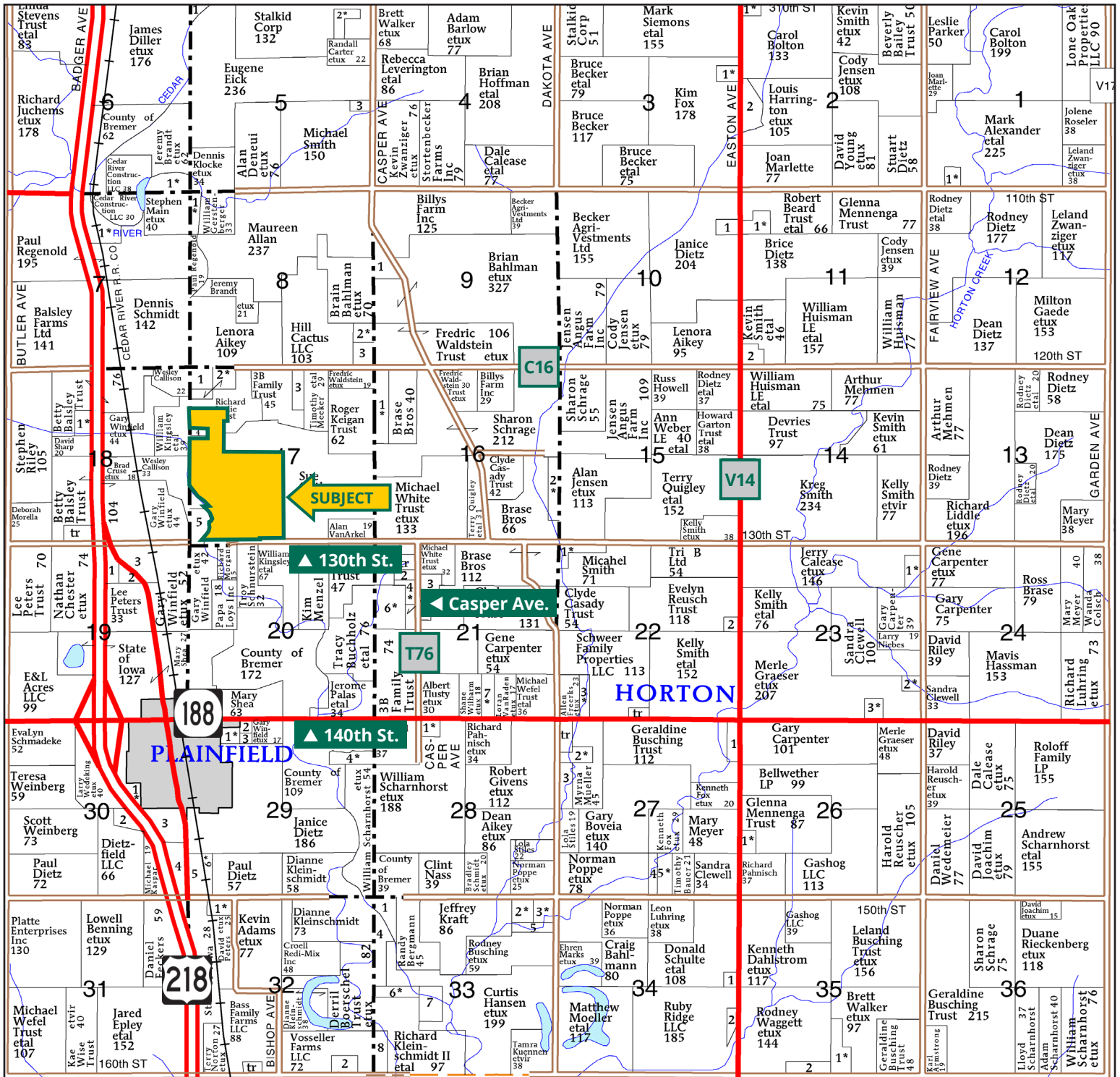
**LAWAIN BIERMANN, AFM**  
*Licensed Salesperson in IA & MN*  
**319.239.1005**  
LawainB@Hertz.ag



**ELLIOTT SIEFERT**  
*Licensed Salesperson in IA*  
**319.540.2957**  
ElliottS@Hertz.ag

Bid Deadline:  
**Wednesday, January 8, 2025**  
**2:00 P.M., CST**

**168.36 Acres, m/l**  
Single Parcel  
**Bremer County, IA**



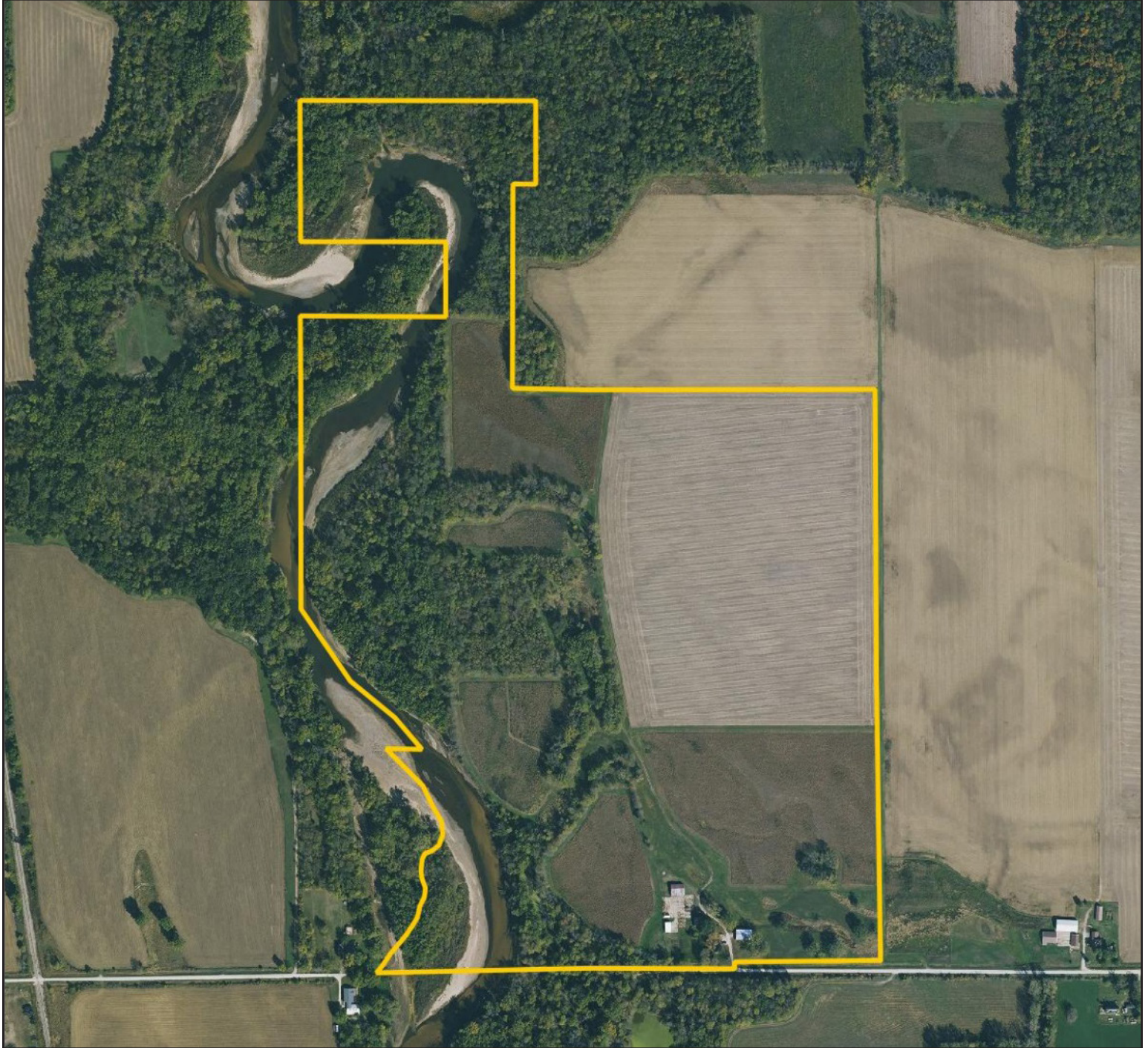
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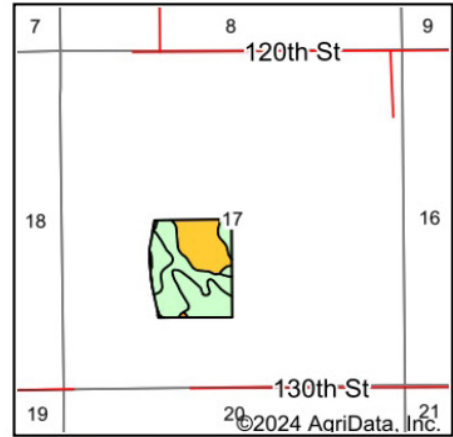
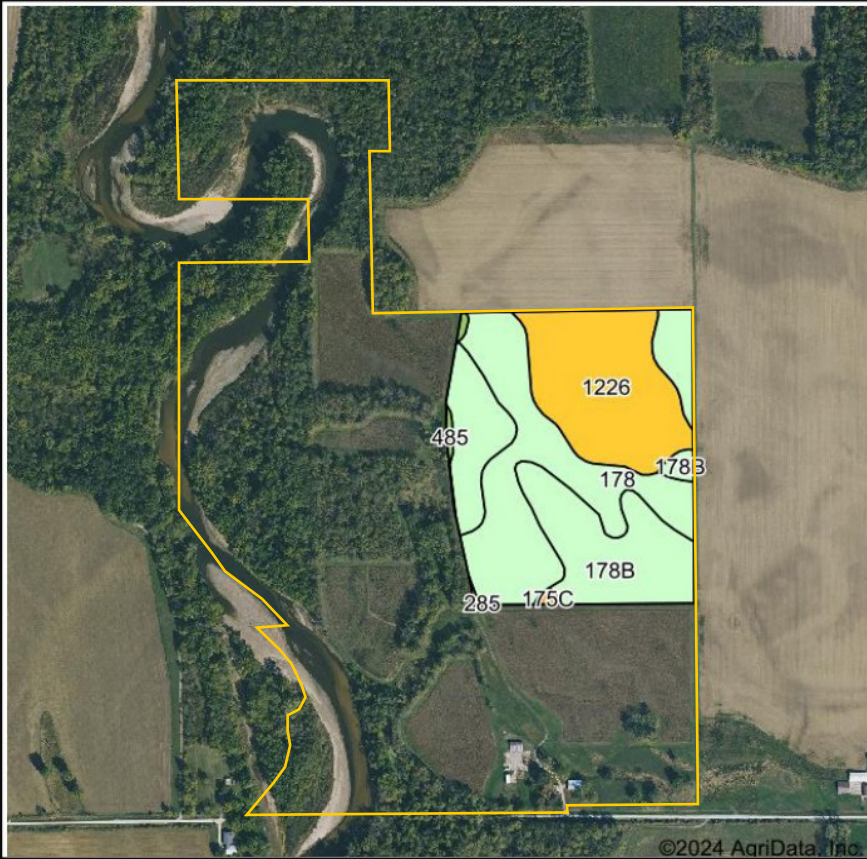
FSA/Eff. Crop Acres: 43.83 | CRP Acres: 39.48 | Soil Productivity: 64.40 CSR2



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State: **Iowa**  
 County: **Bremer**  
 Location: **17-93N-14W**  
 Township: **Polk**  
 Acres: **43.83**  
 Date: **11/26/2024**

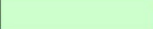
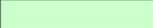





Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA017, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
178	Waukee loam, 0 to 2 percent slopes, rarely flooded	16.44	37.5%		IIIs		69
178B	Waukee loam, 2 to 5 percent slopes, rarely flooded	14.08	32.1%		IIIs		64
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	12.78	29.2%		IIIs		59
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	0.37	0.8%		IIW		76
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	0.16	0.4%		IIIe		45
<b>Weighted Average</b>					<b>2.00</b>	<b>*-</b>	<b>64.4</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

### Location

**From Plainfield:** Go east on Hwy 188 / 140th St. for 1.4 miles, then north on T76 / Casper Ave. for 1 mile, and then west on 130th St. for 1 mile. Property is located on the north side of the road.

### Simple Legal

Part of the SW¼ NW¼; N½ SW¼; part of the SW¼ SW¼; SE¼ SW¼ all in Section 17, Township 93 North, Range 14 West of the 5th P.M., Bremer Co., IA. *Final abstract/ title documents to govern legal description.*

### Address

1139 130th St.  
Plainfield, IA 50666

### Open House

3-5 p.m., Friday, January 3, 2025

### School District

Nashua-Plainfield Community Schools

### Real Estate Tax

Taxes Payable 2024 - 2025: \$3,434.00  
Net Taxable Acres: 168.36

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 1070, Tract 37  
FSA/Eff. Crop Acres: 43.83  
CRP Acres: 39.48  
Corn Base Acres: 40.40  
Corn PLC Yield: 143 Bu.  
Bean Base Acres: 3.43  
Bean PLC Yield: 42 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land. Tract contains a wetland or farmed wetland.

### CRP Contracts

There are 39.48 acres enrolled in a CP-38E-25 contract that pays \$13,018.00 annually and expires 9/30/2030.

### Soil Types/Productivity

Primary soils are Waukee and Lawler. CSR2 on the FSA/Eff. crop acres is 64.40. See soil map for detail.

### Land Description

Level to gently sloping.

### Drainage

Natural.

### Dwelling

There is a 1910, 2-story home with 1,965 total sq. ft. and an unfinished basement. The home has 4 bedrooms and 1 bathroom.

### Buildings/Improvements

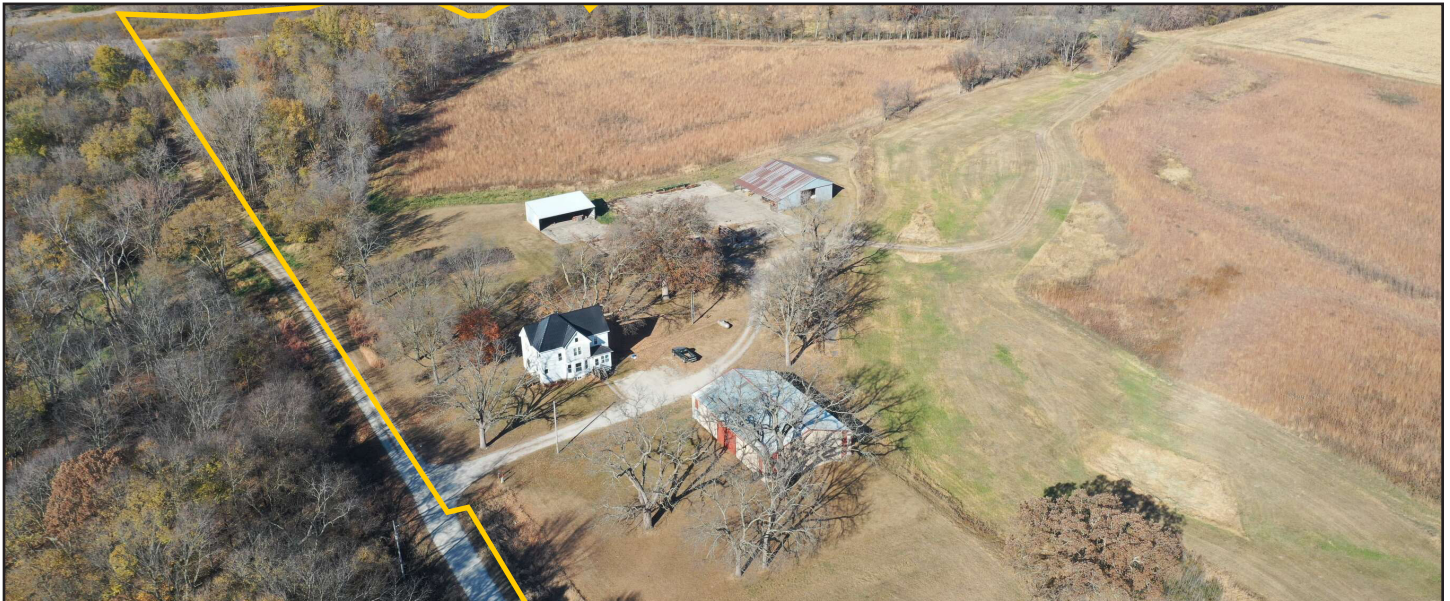
- 48' x 72' steel utility building (1977)
- 45' x 60' loafing shed (1959)
- 22' x 45' loafing shed (1983)
- 26' x 40' crib (1934)

### Water & Well Information

There is a well located north of the house.

### Comments

Beautiful recreational property with a house, outbuildings, and income producing farmland and CRP acres.



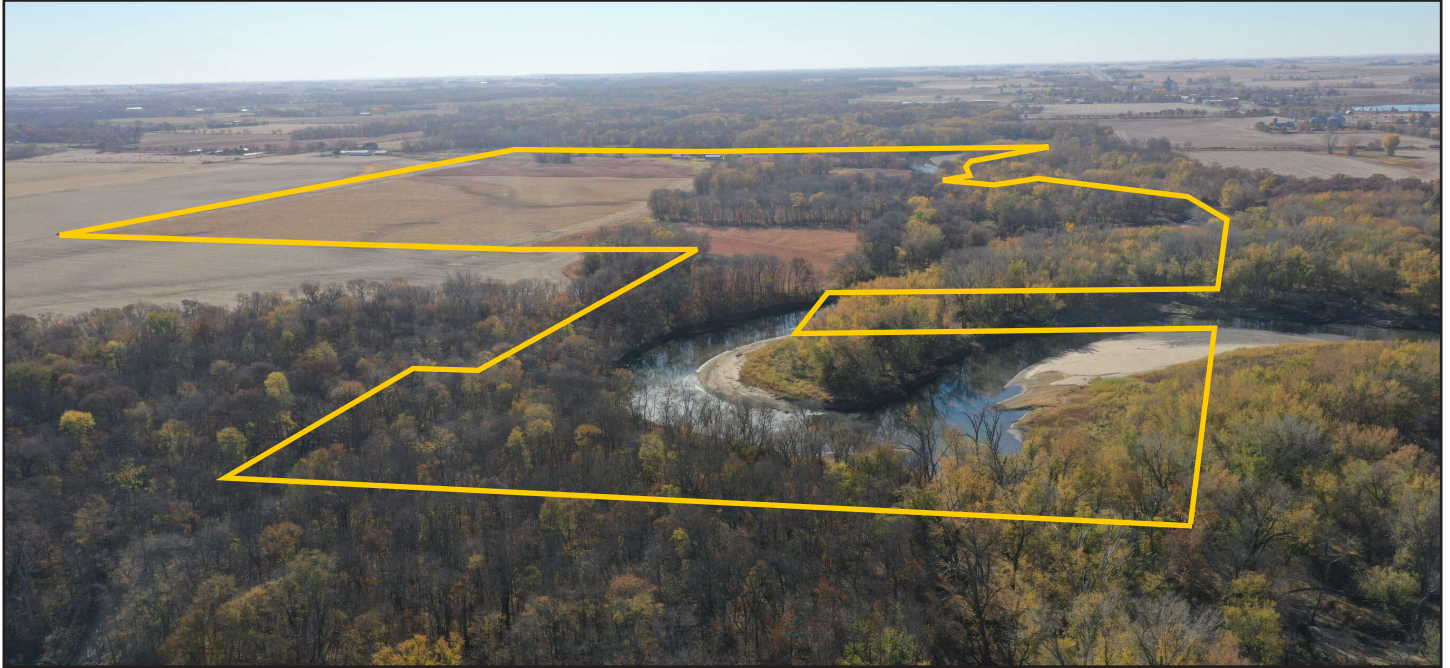
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Northwest looking Southeast



Southwest looking Northeast



Northeast looking Southwest



**Bid Deadline:** Wed., Jan. 8, 2025

**Time:** 2:00 P.M., CST

**Mail To:**

Hertz Real Estate Services  
Attn: Lawain Biermann, AFM  
P.O. Box 1105  
Cedar Falls, IA 50613

**Seller**

Beverly J. White Revocable Trust

**Agency**

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

**Attorney**

Steven Daniels  
JSC Legal

**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, Lawain Biermann, AFM at 319-239-1005.

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 Wednesday, January 8, 2025 by 2:00 P.M., CST. The Seller will accept or reject all bids by 2:00 P.M., CST on Thursday, January 9, 2025, 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. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before March 5, 2025, 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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