



ONE-CHANCE SEALED BID SALE



A2Z Farms Inc.



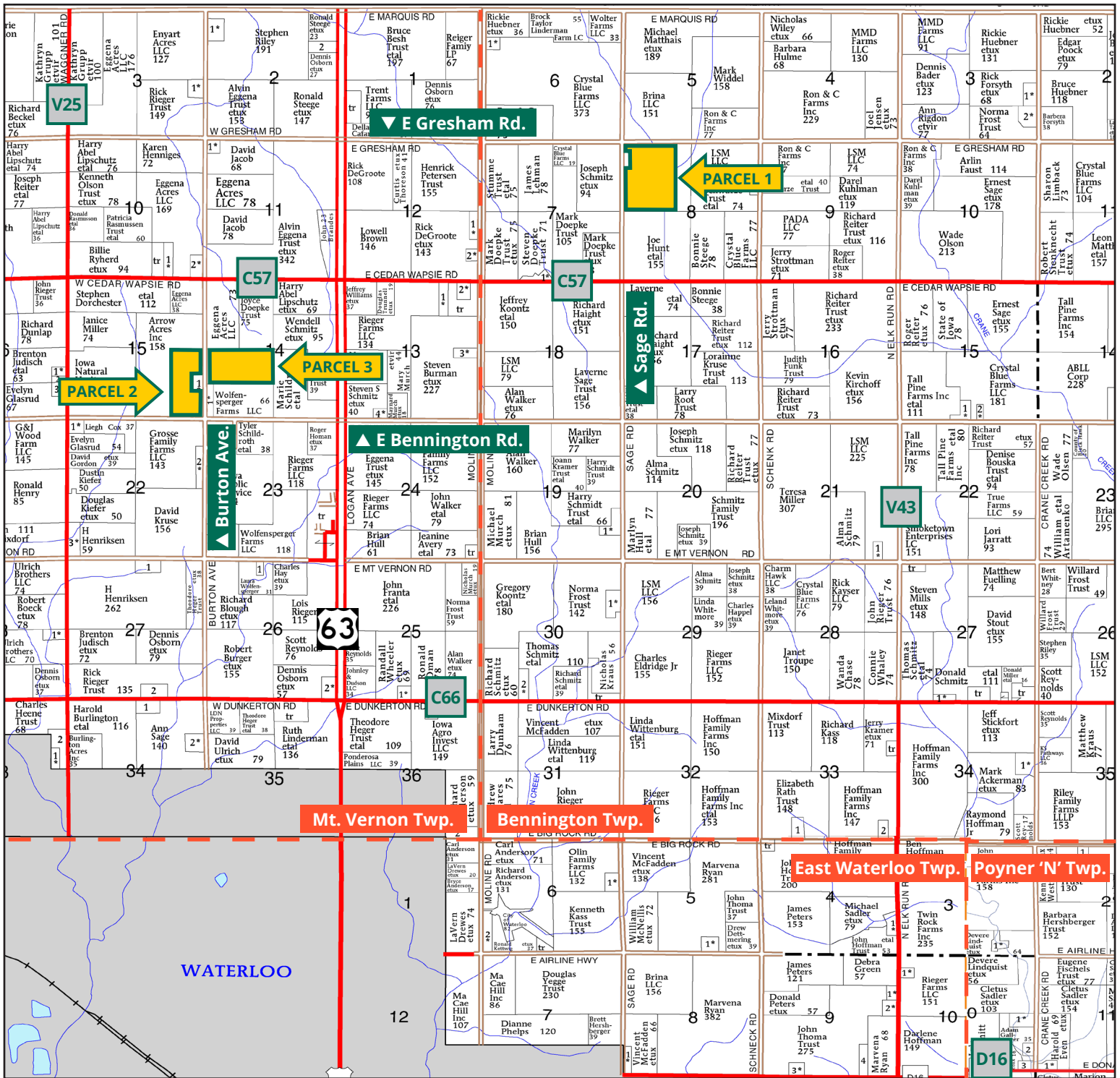
ELLIOTT SIEFERT
Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag



MORGAN TROENDLE, AFM
Licensed Broker in IA & MN
319.239.6500
MorganT@Hertz.ag

Bid Deadline:
Thursday, February 27, 2025
2:00 P.M., CST

299.85 Acres, m/l
3 Parcels
Black Hawk County, IA

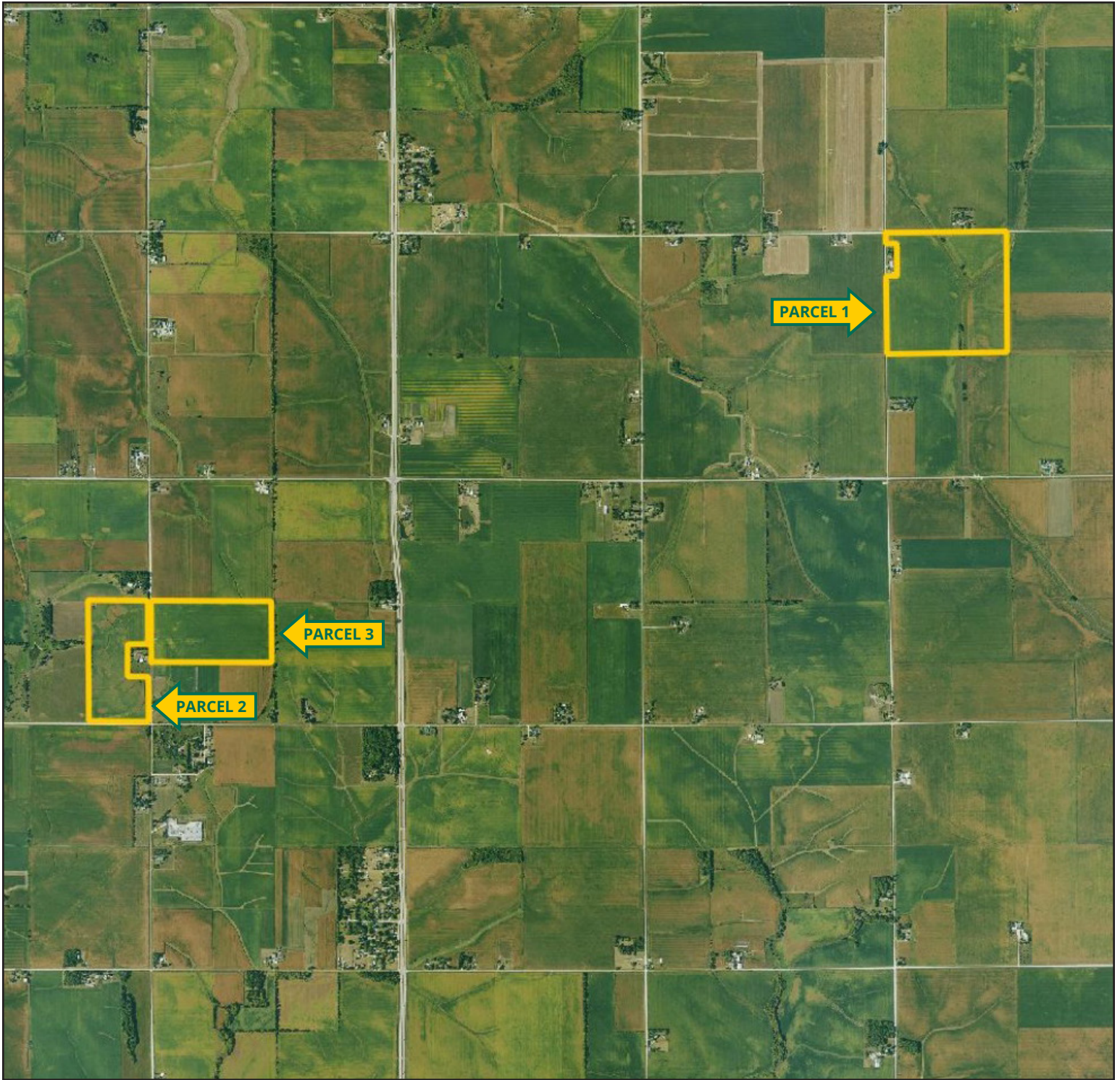


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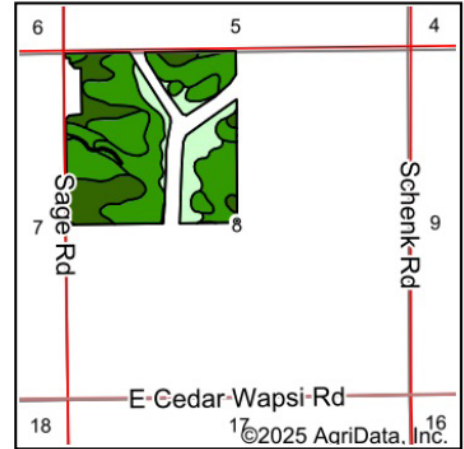
FSA/Eff. Crop Acres: 133.09 | CRP Acres: 13.30 | Soil Productivity: 84.60 CSR2



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State: Iowa
 County: Black Hawk
 Location: 8-90N-12W
 Township: Bennington
 Acres: 133.09
 Date: 1/23/2025





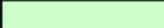



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA013, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
84	Clyde silty clay loam, 0 to 3 percent slopes	55.34	41.4%		IIw	88
399	Readlyn silt loam, 1 to 3 percent slopes	26.72	20.1%		Iw	91
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	20.44	15.4%		IIw	65
198B	Floyd loam, 1 to 4 percent slopes	16.98	12.8%		IIw	89
398	Tripoli clay loam, 0 to 2 percent slopes	12.99	9.8%		IIw	82
395B	Marquis loam, 2 to 5 percent slopes	0.62	0.5%		Ile	91
Weighted Average					1.80	84.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Waterloo: Go north on US-63 for 8.6 miles and then east on E Gresham Rd. for 2 miles. Property is located on the south side of the road.

Simple Legal

Part of the NW¼ NW¼; E½ NW¼ and the SW¼ NW¼ of Section 8, Township 90 North, Range 12 West of the 5th P.M., Black Hawk Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$5,498.00
Net Taxable Acres: 151.88

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 6310, Tract 1732
FSA/Eff. Crop Acres: 133.09
CRP Acres: 13.30
Corn Base Acres: 76.98
Corn PLC Yield: 152 Bu.

Bean Base Acres: 56.11
Bean PLC Yield: 45 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 13.30 acres enrolled in a CP-21 contract that pays \$2,846.00 annually and expires 9/30/2030.

Soil Types/Productivity

Primary soils are Clyde, Readlyn, and Coland. CSR2 on the FSA/Eff. crop acres is 84.60. 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.

Drainage

Some tile. Contact agent for tile maps.

Buildings/Improvements

- 15' x 21' steel grain bin (1960)
- 24' x 18' steel grain bin (1985)

Water & Well Information

None.

Comments

Well-tiled farm located in northeast Black Hawk County with an 84.60 CSR2.



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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Southeast looking Northwest



Northeast looking Southwest



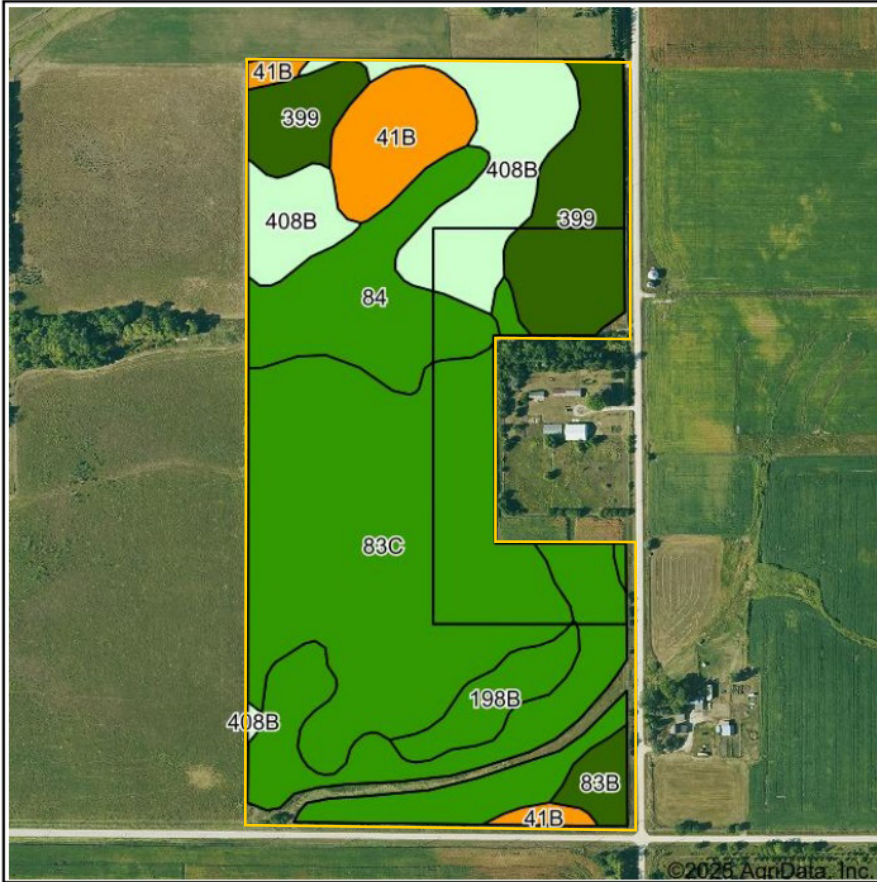
FSA/Eff. Crop Acres: 69.29 | Soil Productivity: 81.00 CSR2



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State: Iowa
 County: Black Hawk
 Location: 15-90N-13W
 Township: Mount Vernon
 Acres: 69.29
 Date: 1/24/2025





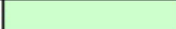




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Soils data provided by USDA and NRCS.

Area Symbol: IA013, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	
83C	Kenyon loam, 5 to 9 percent slopes	25.17	36.3%			IIIe	85	
84	Clyde silty clay loam, 0 to 3 percent slopes	17.78	25.7%			IIw	88	
408B	Olin sandy loam, 2 to 5 percent slopes	9.07	13.1%			Ile	64	
399	Readlyn silt loam, 1 to 3 percent slopes	8.80	12.7%			Iw	91	
41B	Sparta loamy sand, 2 to 5 percent slopes	4.81	6.9%			IVs	IIe	42
198B	Floyd loam, 1 to 4 percent slopes	2.41	3.5%			IIw	89	
83B	Kenyon loam, 2 to 5 percent slopes	1.25	1.8%			Ile	90	
Weighted Average						2.38	*-	81

**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 Waterloo: Go north on US-63 for 6.6 miles and then west on W Bennington Rd. for 1.2 miles. Property is located on the north side of the road.

Simple Legal

Part of the NE¼ SE¼ and part of the SE¼ SE¼ of Section 15, Township 90 North, Range 13 West of the 5th P.M., Black Hawk Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$2,460.00
Net Taxable Acres: 69.72
Tax per Net Taxable Acre: \$35.28

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 6310
Tracts 9501 & part of 1562
FSA/Eff. Crop Acres: 69.29
Corn Base Acres: 40.47*

Corn PLC Yield: 152 Bu.
Bean Base Acres: 29.28*
Bean PLC Yield: 45 Bu.
**Acres are estimated pending reconstitution of farm by the Black Hawk County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.
UHEL: Undertermined Highly Erodible Land.

Soil Types/Productivity

Primary soils are Kenyon and Clyde. CSR2 on the FSA/Eff. crop acres is 81.00. 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 with terraces. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Well-tiled farm with maintained terraces and a CSR2 of 81.00



Southeast looking Northwest



Northeast looking Southwest



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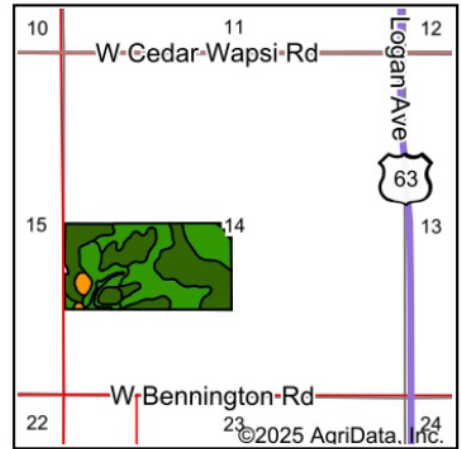
FSA/Eff. Crop Acres: 79.09 | Soil Productivity: 86.20 CSR2



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State: Iowa
 County: Black Hawk
 Location: 14-90N-13W
 Township: Mount Vernon
 Acres: 79.09
 Date: 1/23/2025



Soils data provided by USDA and NRCS.

Area Symbol: IA013, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	
399	Readlyn silt loam, 1 to 3 percent slopes	37.11	46.9%			Iw	91	
398	Tripoli clay loam, 0 to 2 percent slopes	28.47	36.0%			IIw	82	
84	Clyde silty clay loam, 0 to 3 percent slopes	9.09	11.5%			IIw	88	
41B	Sparta loamy sand, 2 to 5 percent slopes	1.93	2.4%			IVs	Ile	42
83B	Kenyon loam, 2 to 5 percent slopes	1.89	2.4%			Ile	90	
83C	Kenyon loam, 5 to 9 percent slopes	0.60	0.8%			IIIe	85	
Weighted Average						1.59	*-	86.2

**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 Waterloo: Go north on US-63 for 6.6 miles, then west on W Bennington Rd. for 1.2 miles, and then north on Burton Ave. for 0.3 miles. Property is located on the east side of the road.

Simple Legal

N½ SW¼ of Section 14, Township 90 North, Range 13 West of the 5th P.M., Black Hawk Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$2,972.00
Net Taxable Acres: 78.25

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 6310, Part of Tract 1562
FSA/Eff. Crop Acres: 79.09
Corn Base Acres: 45.41*
Corn PLC Yield: 152 Bu.
Bean Base Acres: 32.86*

Bean PLC Yield: 45 Bu.

**Acres are estimated pending reconstitution of farm by the Black Hawk County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Readlyn, Tripoli, and Clyde. CSR2 on the FSA/Eff. crop acres is 86.20. 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 gently sloping.

Drainage

Some tile. Contact agent for tile maps.

Buildings/Improvements

- 30' x 18' steel grain bin (1977)
- 18' x 16' steel grain bin (1972)

Water & Well Information

None.

Comments

Highly efficient and well-tiled farm with an 86.20 CSR2.



Northeast looking Southwest



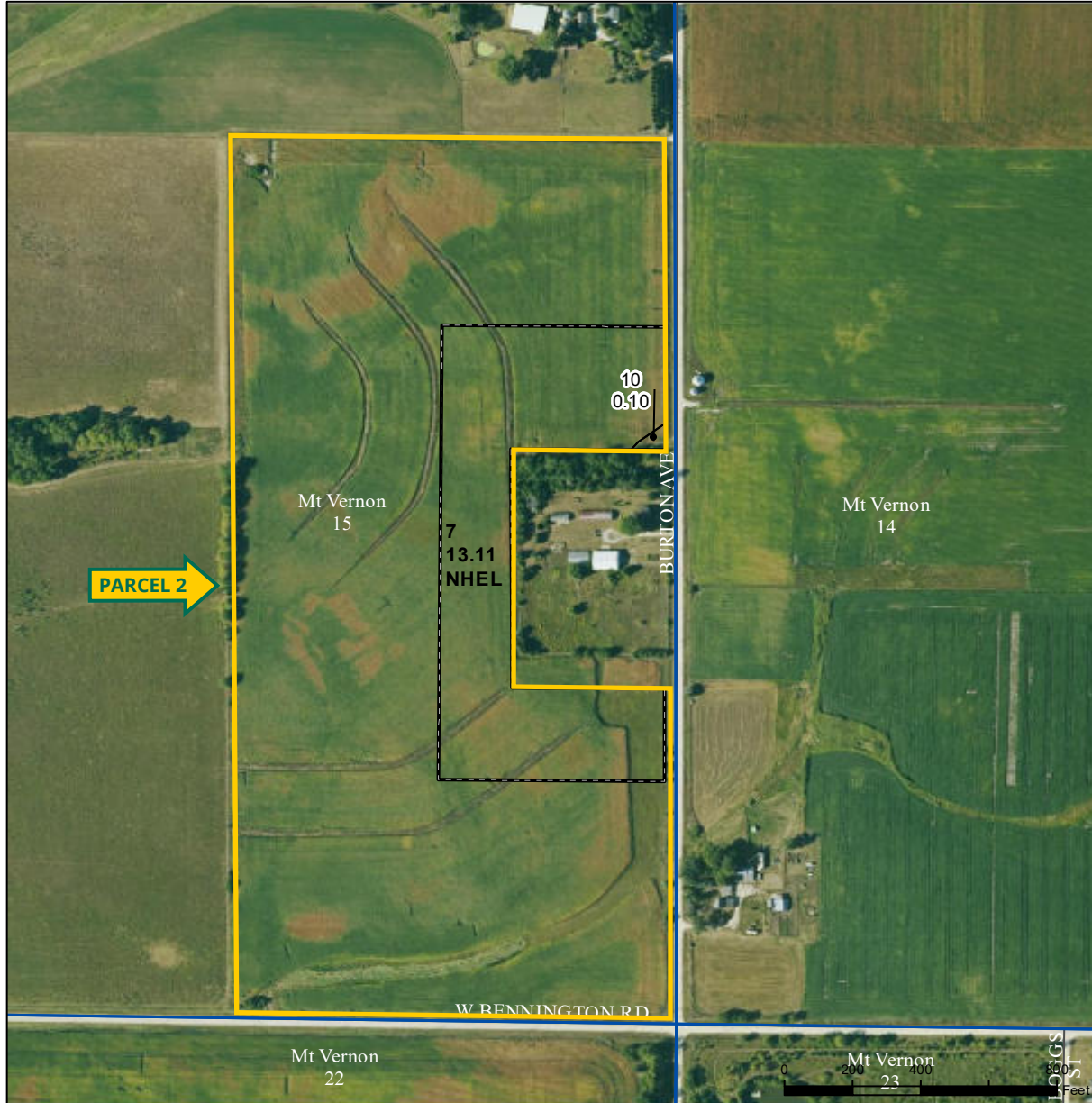
Southeast looking Northwest





USDA United States Department of Agriculture

Black Hawk County, Iowa



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 13.11 acres

2024 Program Year

Map Created April 12, 2024

Farm **6310**

Tract **9501**

69.29 FSA/Eff. Crop Acres - Part of Parcel 2
79.09 FSA/Eff. Crop Acres - Parcel 3



Bid Deadline: Thurs., Feb. 27, 2025

Time: 2:00 P.M., CST

Mail To:

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

Seller

AZZ Farms Inc.

Agency

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

Attorney

Theresa E. Hoffman
Beecher, Field, Walker, Morris,
Hoffman & Johnson P.C.

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 319.234.1949.

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 Thursday, February 27, 2025 by 2:00 p.m., CST. The Seller will accept or reject all bids by 2:00 p.m., CST on February 28, 2025, and all bidders will be notified shortly thereafter.

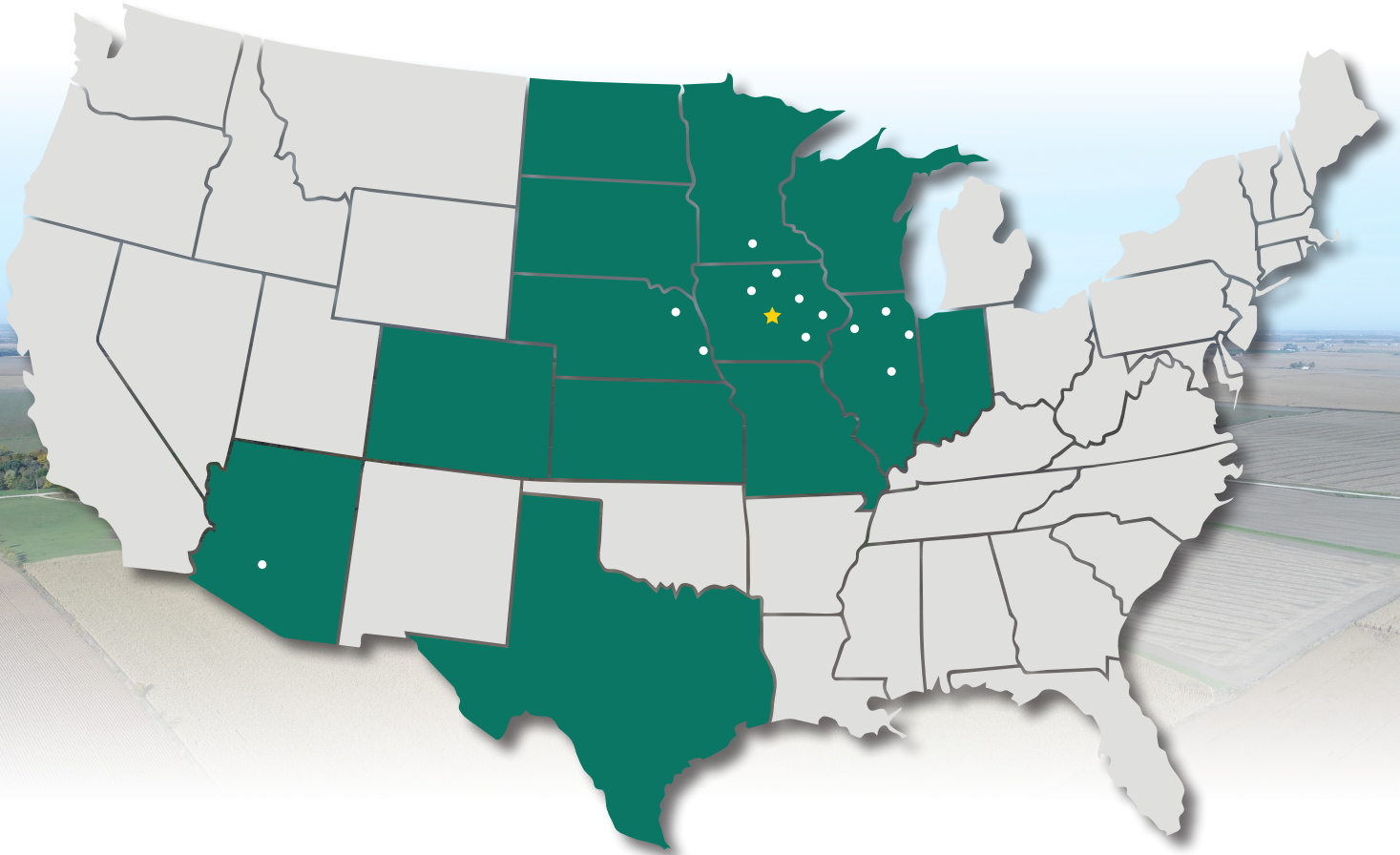
Terms of Possession

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 April 10, 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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