



# ONE-CHANCE SEALED BID SALE



## Mixed-Use Farm with Income Potential



**MIKE YEGGE**  
*Licensed Salesperson in IA & MN*  
**641.590.1936**  
MikeY@Hertz.ag

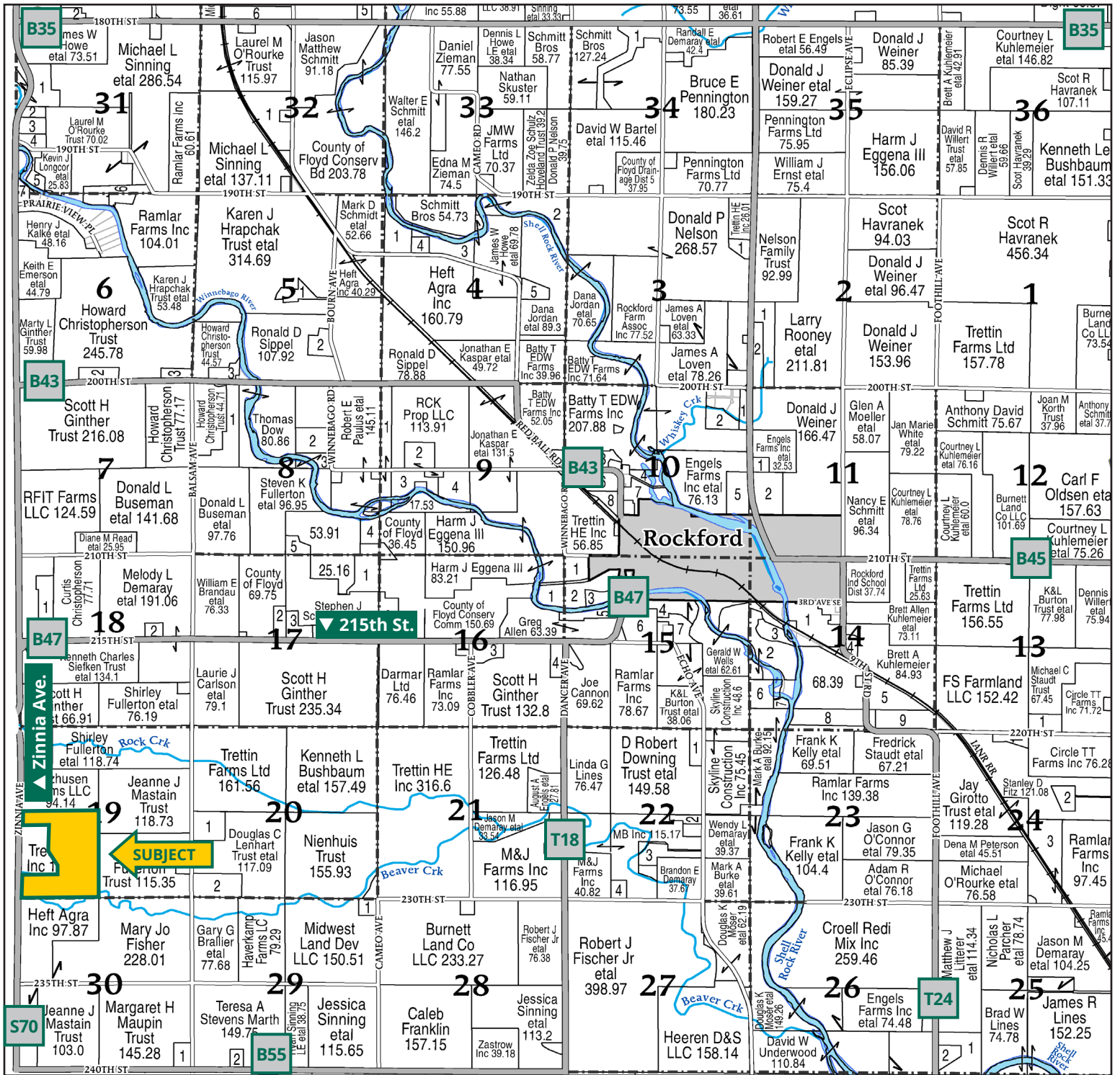


**CARRIE SEIDEL, AFM, CCA**  
*Licensed Salesperson in IA & MN*  
**563.920.7699**  
CarrieS@Hertz.ag

Bid Deadline:  
**Wednesday, April 9, 2025**  
**12:00 Noon, CDT**

**107.44 Acres, m/l**  
Single Parcel  
**Floyd County, IA**





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

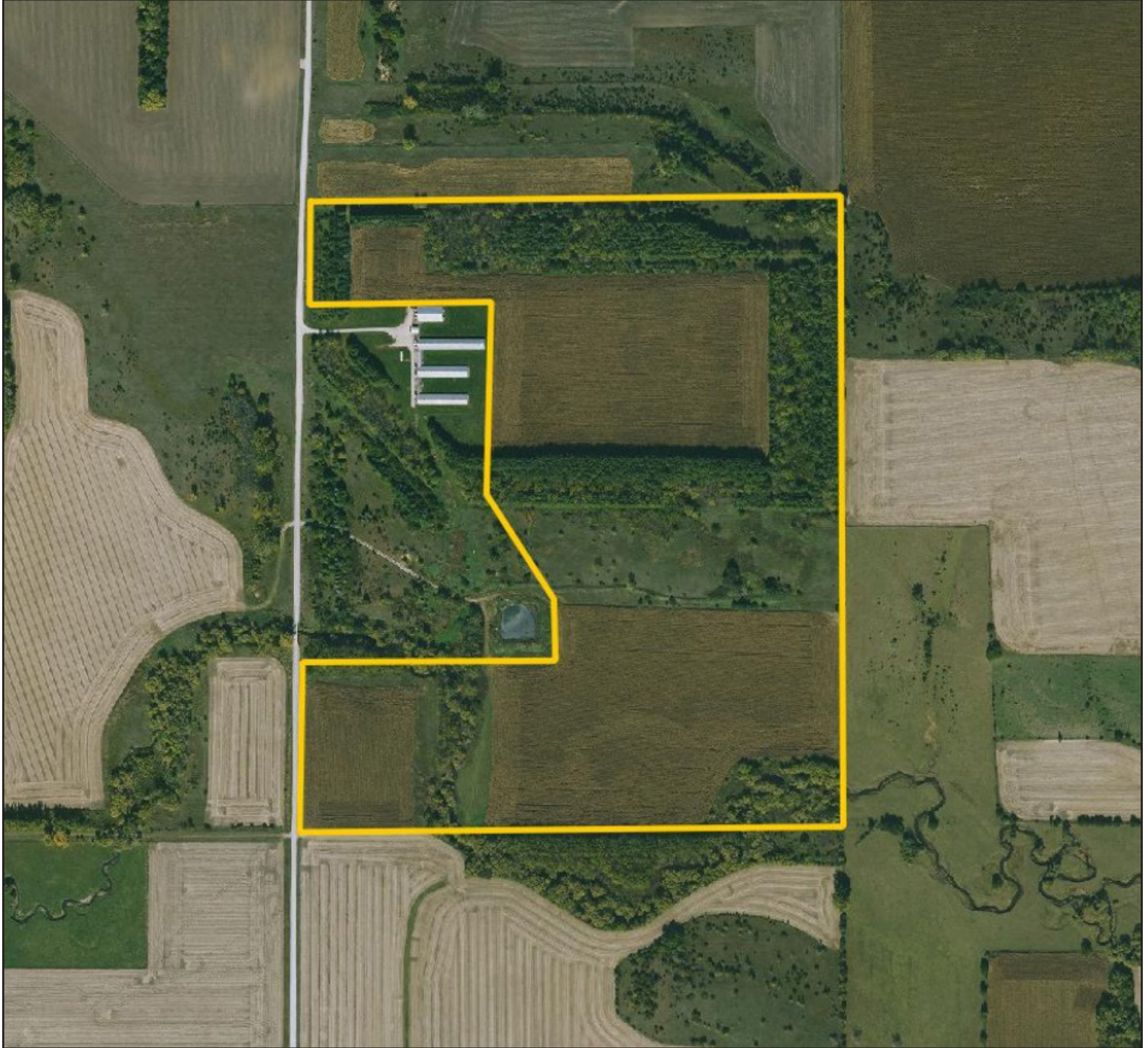
641.423.9531 | 2800 4th St. SW, Ste. 7 | Mason City, IA 50401 | [www.Hertz.ag](http://www.Hertz.ag)

**MIKE YEGGE**  
641.590.1936  
MikeY@Hertz.ag

**CARRIE SEIDEL, AFM, CCA**  
563.920.7699  
CarrieS@Hertz.ag



FSA/Eff. Crop Acres: 54.93 | CRP Acres: 6.10 | Soil Productivity: 80.50 CSR2

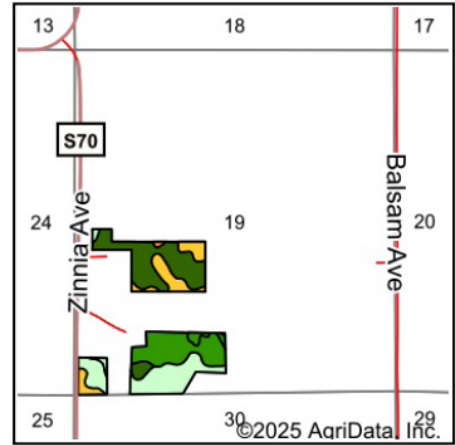


641.423.9531 | 2800 4th St. SW, Ste. 7 | Mason City, IA 50401 | [www.Hertz.ag](http://www.Hertz.ag)

**MIKE YEGGE**  
641.590.1936  
MikeY@Hertz.ag

**CARRIE SEIDEL, AFM, CCA**  
563.920.7699  
CarrieS@Hertz.ag





State: Iowa  
 County: Floyd  
 Location: 19-95N-18W  
 Township: Rockford  
 Acres: 54.93  
 Date: 2/27/2025



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA067, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
377	Dinsdale silty clay loam, 0 to 2 percent slopes	16.13	29.2%		le	99
27B	Terril loam, 2 to 5 percent slopes	12.90	23.5%		lle	89
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	10.83	19.7%		llw	65
217B	Ripon silt loam, 30 to 40 inches to limestone, 1 to 5 percent slopes	6.35	11.6%		lle	58
177	Saude loam, 0 to 2 percent slopes	3.67	6.7%		lls	60
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	1.68	3.1%		lls	59
96	Turlin loam, 0 to 2 percent slopes	1.54	2.8%		llw	94
84	Clyde silty clay loam, 0 to 3 percent slopes	0.90	1.6%		llw	88
217	Ripon silt loam, 30 to 40 inches to limestone, 0 to 2 percent slopes	0.36	0.7%		lls	62
631C	Limecreek silty clay loam, 5 to 9 percent slopes	0.32	0.6%		llle	84
714B	Winneshiek silt loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes	0.25	0.5%		lle	42
<b>Weighted Average</b>					<b>1.71</b>	<b>80.5</b>



### Location

From Rockford: Go southwest on Co. Rd. B47 / 215th St. for 3½ miles to Zinnia Ave. / Co. Rd. S70 and then south for ½ mile. Property is located on the east side of the road.

### Simple Legal

Part of the W½ of the SW¼, excluding Parcel A, all in Section 19, Township 95 North, Range 18 West of the 5th P.M., Floyd Co., IA. *Final abstract/title documents to govern legal description.*

### Real Estate Tax

Taxes Payable 2024 - 2025: \$2,651.00\*  
Gross Acres: 107.44\*  
Exempt Wetland Reserve Acres: 21.08\*  
Exempt Forest Reserve Acres: 26.15\*  
Net Taxable Acres: 60.21\*  
Tax Per Net Taxable Acre: 44.03\*  
*\*Taxes estimated due to recent survey to remove building site and pending tax parcel split. Floyd County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 7119, Tract 328  
FSA/Eff. Crop Acres: 54.93  
CRP Acres: 6.10  
Corn Base Acres: 47.50  
Corn PLC Yield: 132 Bu.  
Bean Base Acres: 2.70  
Bean PLC Yield: 46 Bu.

### CRP Contracts

There are 6.10 acres enrolled in a CP-21 contract that pays \$1,395.00 annually and expires 9/30/2027.

### Soil Types/Productivity

Primary soils are Dinsdale, Terril, and Coland. CSR2 on the FSA/Eff. crop acres is 80.50. 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 to moderately sloping.

### Drainage

Natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Wind Lease

There is a wind lease option in place. Contact agent for details.

### Easements

There is an ingress and egress easment in place to allow access to the property. Contact agent for details.

### Comments

Great mixture of farmland, established timber, and income producing 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.



Looking Northwest

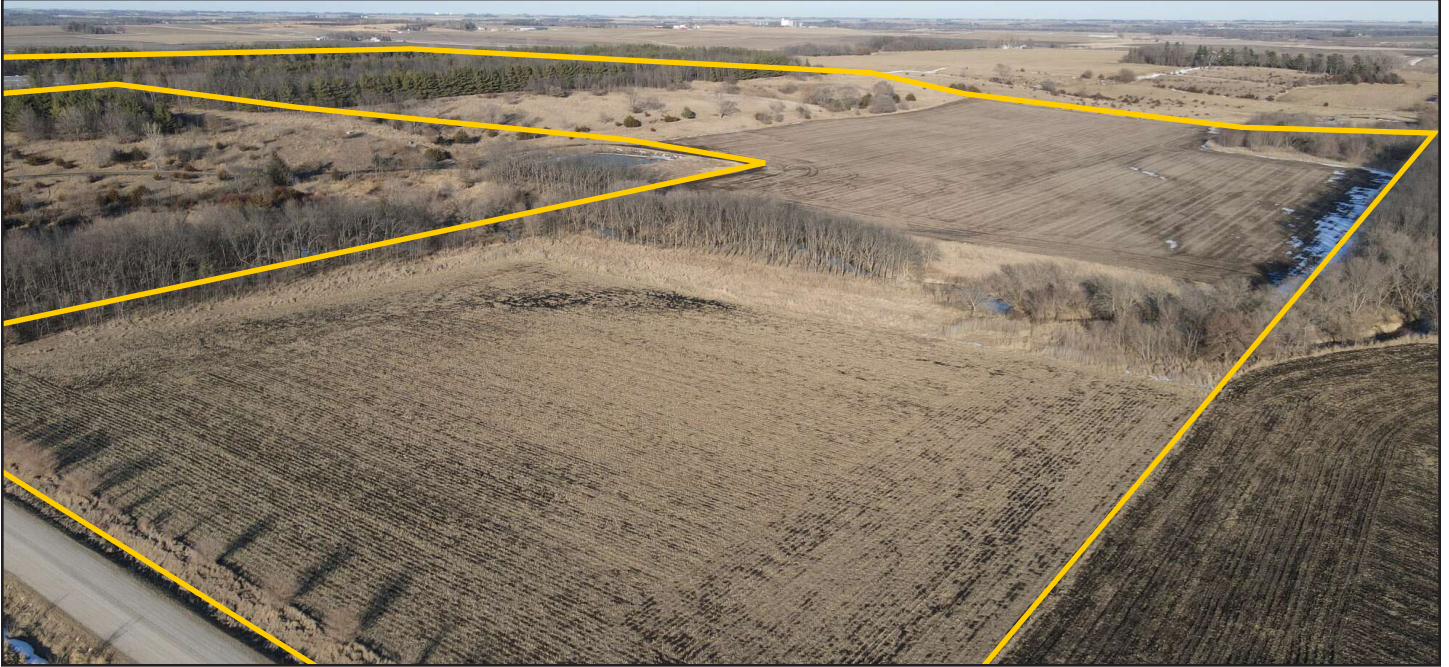


Looking Northeast





Looking Northeast



Looking Southwest





**Bid Deadline:** Wed., April 9, 2025

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

**Mail To:**

Hertz Real Estate Services  
Attn: Mike Yegge  
2800 4th St. SW, Suite 7  
Mason City, IA 50401

**Seller**

H.E. Trettin, Inc.  
c/o Ampleo Turnaround and  
Restructuring LLC, Receiver

**Agency**

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

**Attorney**

Thomas Burke  
Whitfield & Eddy Law

**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, Mike Yegge at 641-423-9531.

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 Wednesday, April 9, 2025, by 12:00 Noon, CDT. The Seller will accept or reject all bids by 12:00 Noon, CDT on Wednesday, April 16, 2025, and all bidders will be notified shortly thereafter.

**Terms of Possession**

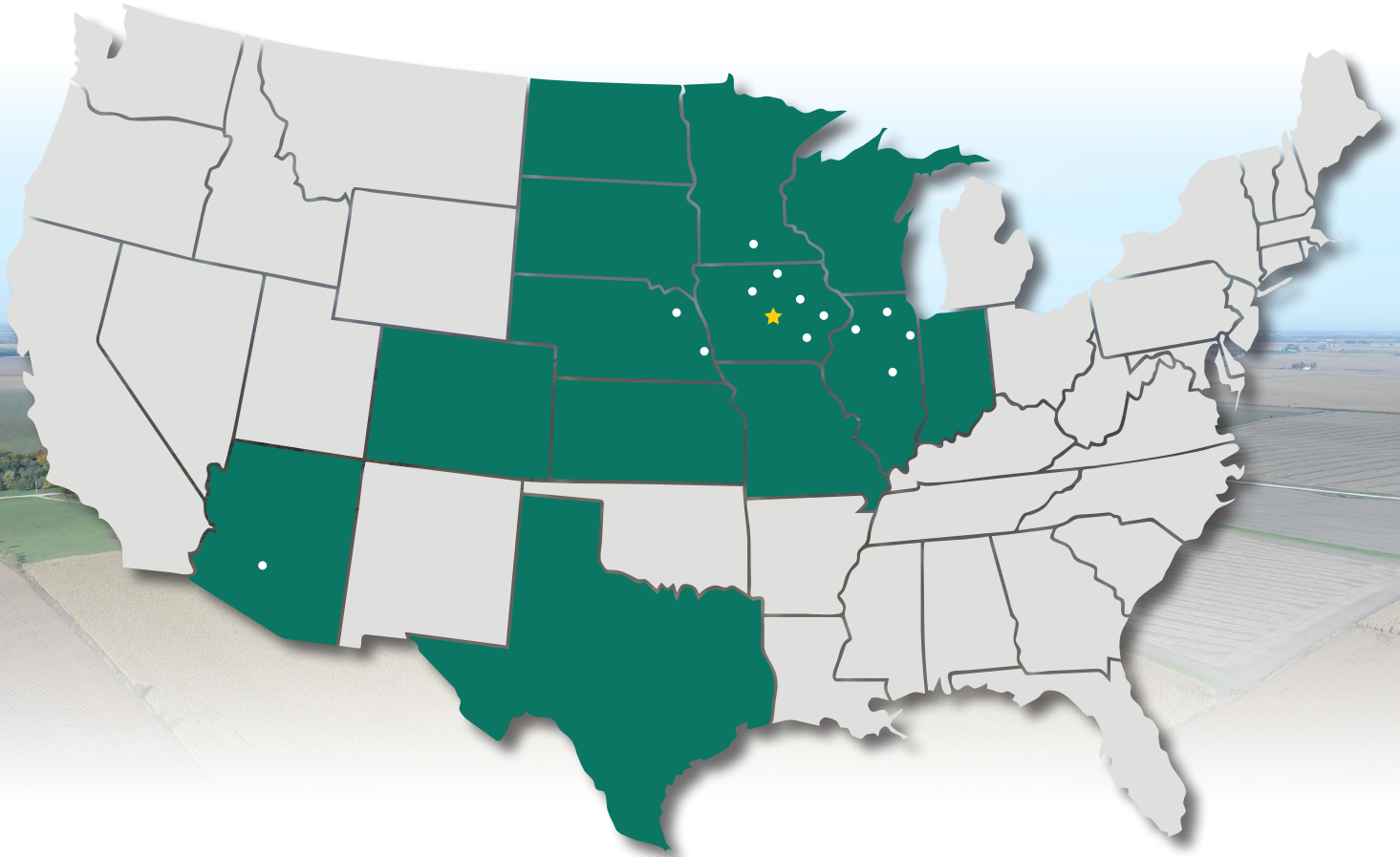
The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before May 15, 2025, or as soon thereafter as closing documents are available. Final settlement will require a 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.



# MAKE THE MOST OF YOUR FARMLAND INVESTMENT



**Real Estate Sales and Auctions**  
**Professional Buyer Representation**  
**Certified Farm Appraisals**  
**Professional Farm Management**

641.423.9531 | 2800 4th St. SW, Ste. 7 | Mason City, IA 50401 | [www.Hertz.ag](http://www.Hertz.ag)

**MIKE YEGGE**  
641.590.1936  
MikeY@Hertz.ag

**CARRIE SEIDEL, AFM, CCA**  
563.920.7699  
CarrieS@Hertz.ag