



# ONE-CHANCE SEALED BID SALE



## Marcella A. Ortner Estate & Eugene A. Ortner Trust



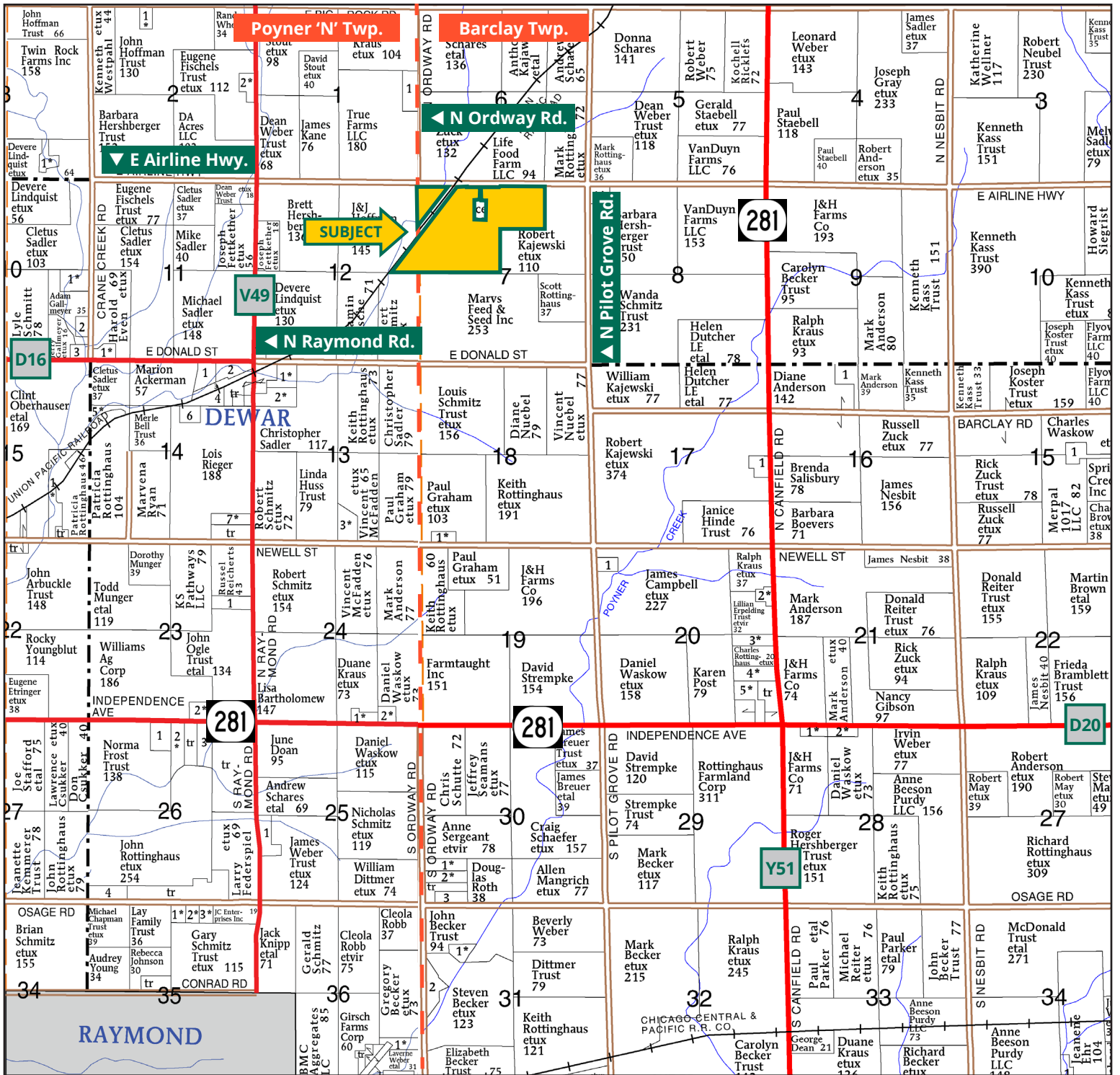
**CAL WILSON**  
*Licensed Salesperson in IA*  
**319.360.1009**  
CalW@Hertz.ag



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

Bid Deadline:  
**Thursday, April 3, 2025**  
**12:00 Noon, CDT**

**181.13 Acres, m/l**  
Single Parcel  
**Black Hawk County, IA**



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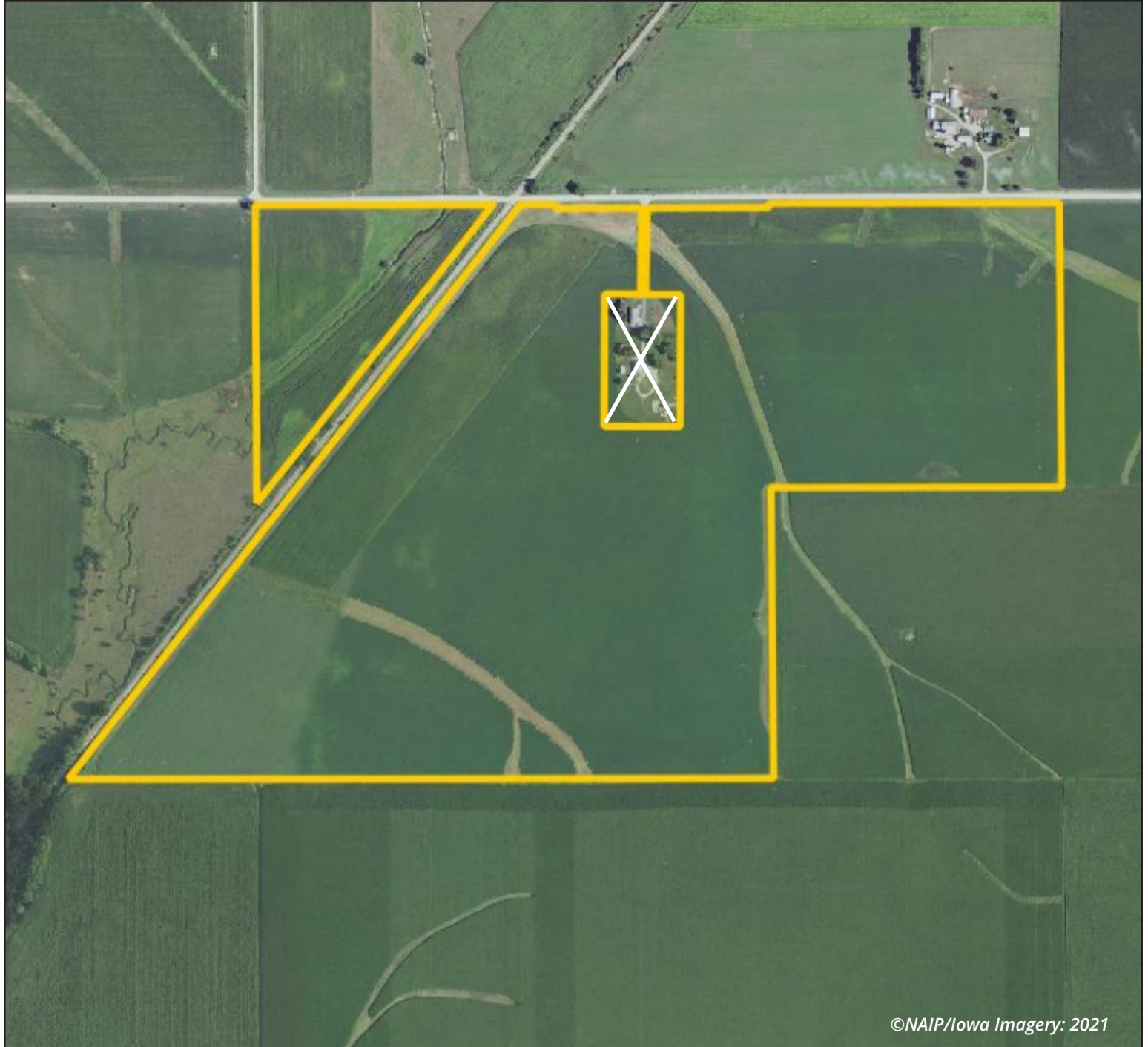
319.234.1949 | 6314 Chancellor Dr., PO Box 1105 | Cedar Falls, IA 50613-1105 | [www.Hertz.ag](http://www.Hertz.ag)

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FSA/Eff. Crop Acres: 175.61 | CRP Acres: 2.80 | Soil Productivity: 77.50 CSR2

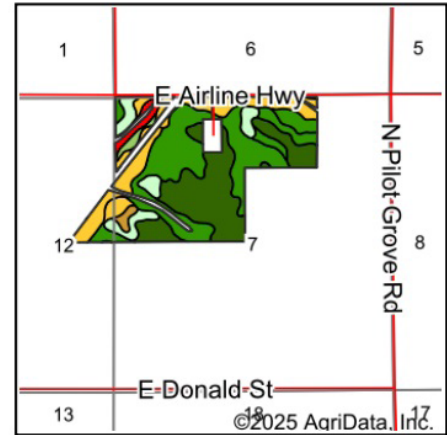


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State: **Iowa**  
 County: **Black Hawk**  
 Location: **7-89N-11W**  
 Township: **Barclay**  
 Acres: **175.61**  
 Date: **3/3/2025**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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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**
391B	Clyde-Floyd complex, 1 to 4 percent slopes	59.90	34.1%		IIw		87
395B	Marquis loam, 2 to 5 percent slopes	52.44	29.9%		IIe		91
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	19.79	11.3%		IIw		54
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	12.76	7.3%		IIIs		59
408B	Olin sandy loam, 2 to 5 percent slopes	10.47	6.0%		IIe		64
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	7.22	4.1%		IIIe		84
1585	Spillville-Coland-Shandep complex, 0 to 2 percent slopes, frequently flooded	3.94	2.2%		Vw		5
177	Saude loam, 0 to 2 percent slopes	3.70	2.1%		IIIs		60
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	2.36	1.3%		IIw		70
41C	Sparta loamy sand, 5 to 9 percent slopes	2.14	1.2%		IVs	IIe	37
284	Flagler sandy loam, 0 to 2 percent slopes	0.89	0.5%		IIIs		55
<b>Weighted Average</b>					<b>2.14</b>	<b>*-</b>	<b>77.5</b>



### Location

**From Dewar:** Go north on Co. Rd. V49 / N Raymond Rd. for 1 mile, then east on E Airline Hwy for 1.2 miles. Property is located on the south side of the road and on the east and west side of the railroad tracks.

### Simple Legal

W½ NW¼; part of the NE¼ NW¼, NW¼ NE¼, part of the SE¼ NW¼ all in Section 7, Township 89 North, Range 11 West of the 5th P.M., Black Hawk Co., IA. And part of SE¼ NE¼ of Section 12, Township 89 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: \$7,348.00  
 Net Taxable Acres: 181.13  
 Tax per Net Taxable Acre: \$40.57

### Lease Status

Open lease for the 2025 crop year. Sellers are willing to enter into an early occupancy agreement with buyer to

plant the 2025 crop. Contact agent for details.

### FSA Data

Farm Number 65, Tract 9764  
 FSA/Eff. Crop Acres: 175.61  
 CRP Acres: 2.80  
 Corn Base Acres: 83.60  
 Corn PLC Yield: 150 Bu.  
 Bean Base Acres: 77.00  
 Bean PLC Yield: 43 Bu.  
 Oats Base Acres: 0.10  
 Oats PLC Yield: 29 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### CRP Contracts

There are 2.80 acres enrolled in a CP-8 contract that pays \$386.70 annually and expires 9/30/2025.

### Fertilizer & Manure Application

There was fertilizer and manure applied in the fall of 2024. Contact agent for details.

### Soil Types/Productivity

Primary soils are Clyde-Floyd and Marquis. CSR2 on the FSA/Eff. crop acres is 77.50. 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

Level to moderately sloping.

### Drainage

Some tile. Contact agent for tile map.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

Highly tillable tract of land in northeast Black Hawk County with a 77.50 CSR2.



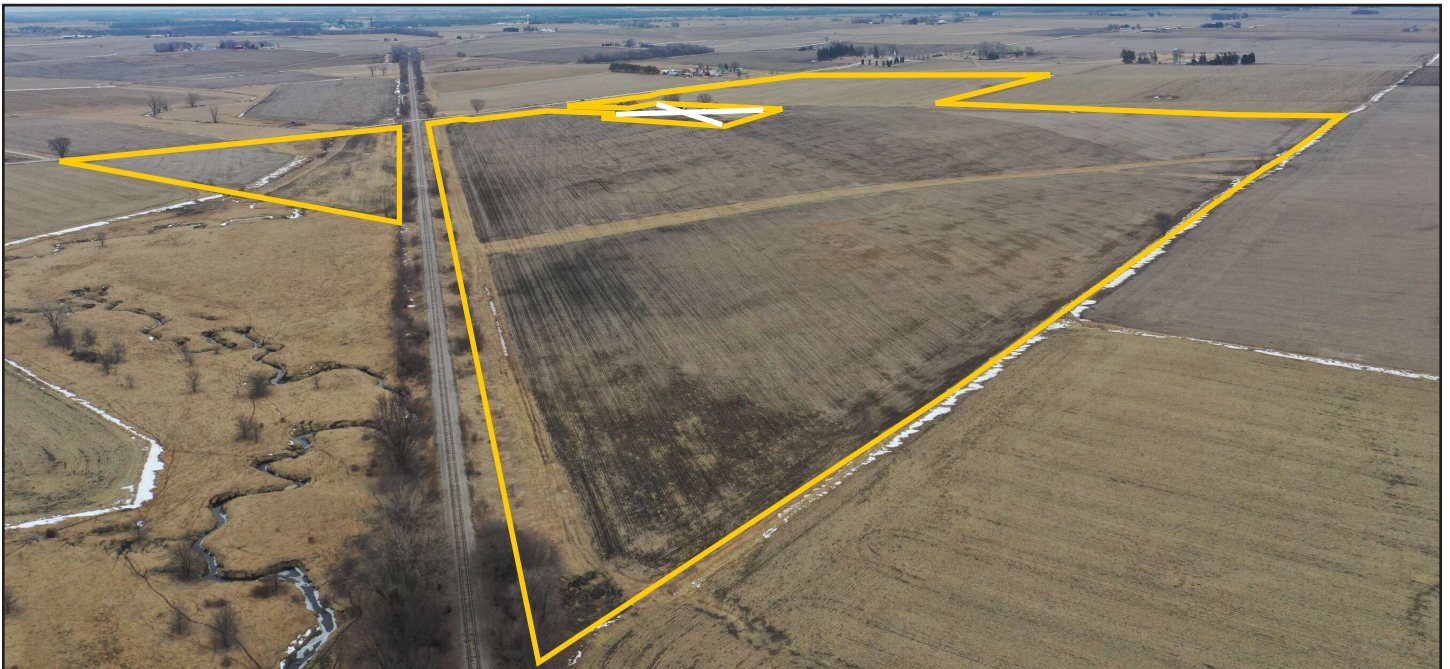
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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



East looking West



Southwest looking Northeast





Southeast looking Northwest



Northwest looking Southeast



**Bid Deadline:** Thurs., April 3, 2025

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

**Mail To:**

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

**Sellers**

Marcella A. Ortner Estate &  
Eugene A. Ortner Trust

**Agency**

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

**Attorney**

Pete Wessels  
Wessels & Wierman, P.C.

**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, 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, April 3, 2025 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 12:00 Noon, CDT on Friday, April 4, 2025, and all bidders will be notified shortly thereafter.

**Terms of Possession**

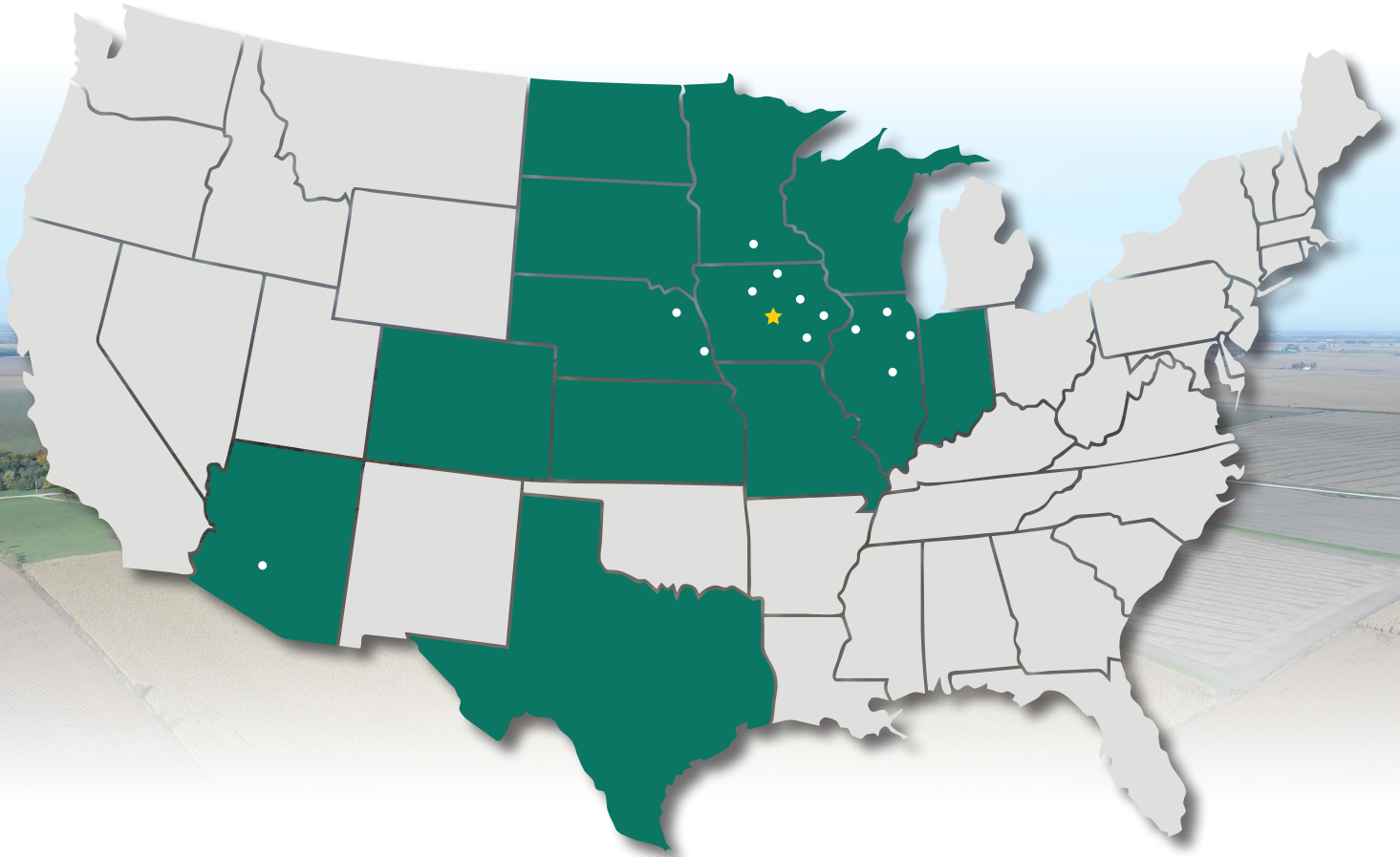
The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before June 5, 2025, or as 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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