



# ONE-CHANCE SEALED BID SALE



**Development Potential in the  
Community of La Porte City, IA**



**JAKE MILLER, AFM**  
*Licensed Salesperson in IA*  
**515.450.0011**  
JakeM@Hertz.ag

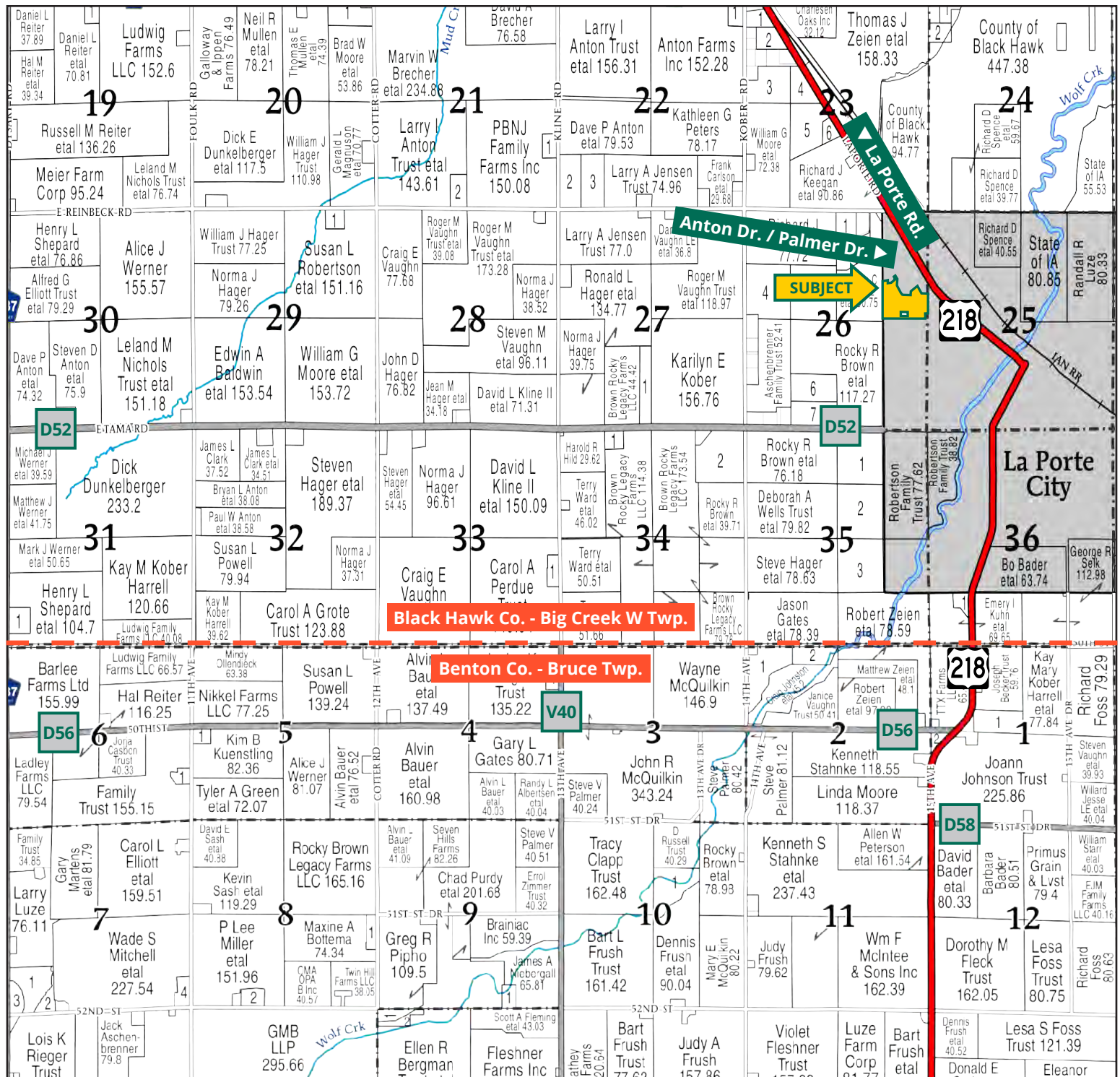


**COLTON LUECK**  
*Licensed Salesperson in IA*  
**563.542.7319**  
ColtonL@Hertz.ag

Bid Deadline:  
**Tuesday, October 7, 2025**  
**12:00 Noon, CDT**

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





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Est. Tillable Acres: 19.30 | Soil Productivity: 85.20 CSR2

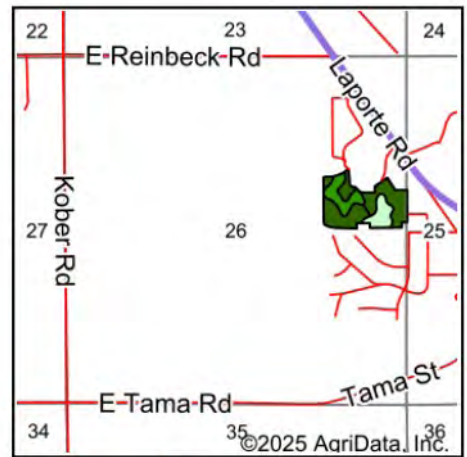


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State: Iowa  
 County: Black Hawk  
 Location: 26-87N-12W  
 Township: Big Creek  
 Acres: 19.3  
 Date: 7/11/2025



Maps Provided By:  
  
 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	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	7.77	40.3%		Ile	90
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	4.69	24.3%		Ile	94
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	3.77	19.5%		IIle	84
83D2	Kenyon loam, 9 to 14 percent slopes, eroded	3.07	15.9%		IIle	61
Weighted Average					2.35	85.2

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

Located in La Porte City on the south side of Anton Dr. / Palmer Dr.

### Simple Legal

Anton Addition Tract "A" in Section 26, Township 87 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 2025 - 2026: \$665.00\*  
Surveyed Acres: 22.77

Net Taxable Acres: 22.84\*

Tax per Net Taxable Acre: \$29.12\*

*\*Taxes estimated due to recent survey of property. Black Hawk County Treasurer/ Assessor will determine final tax figures.*

### Zoning

Currently zoned R-1 within the city of La Porte City.

### Lease Status

Open lease for the 2026 crop year.

### FSA Data

No FSA data available as the property is not enrolled in the farm program. Contact agent for details.

### Soil Types/Productivity

Primary soils are Kenyon and Dinsdale. CSR2 on the estimated tillable acres is 85.20. 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

Gently to strongly sloping.

### Drainage

Some tile. No tile maps available.

### Buildings/Improvements

None.

### Utilities

Water, sewer, and electrical connections are available at or near the property. See maps and contact agent for additional details.

### Easements

There is a 30' wide utility easement that runs across the property. There is an access easement along the property border to the water tower. Contact agent for details.



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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North looking South



South looking North





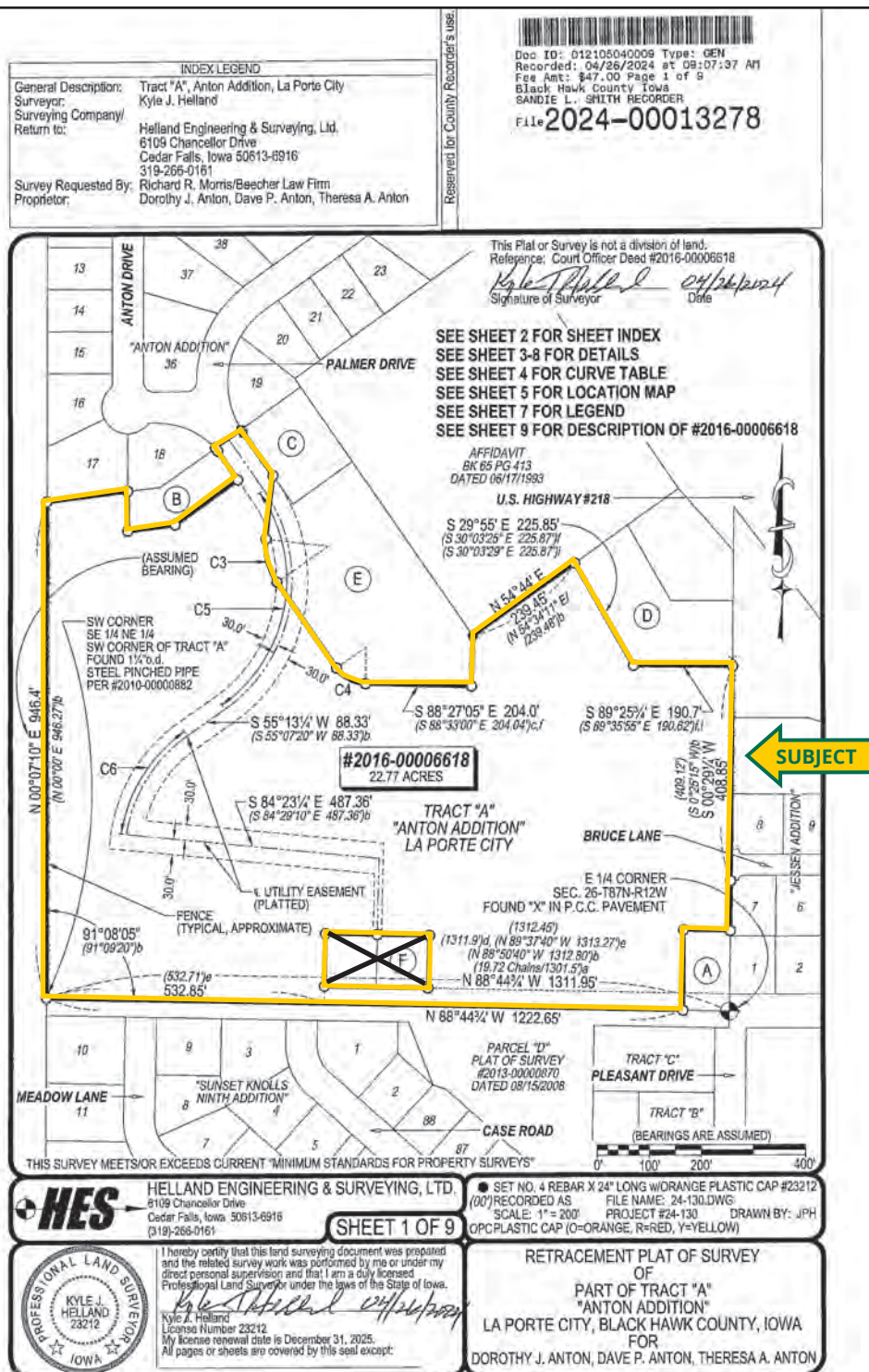
West looking East



Southeast looking Northwest





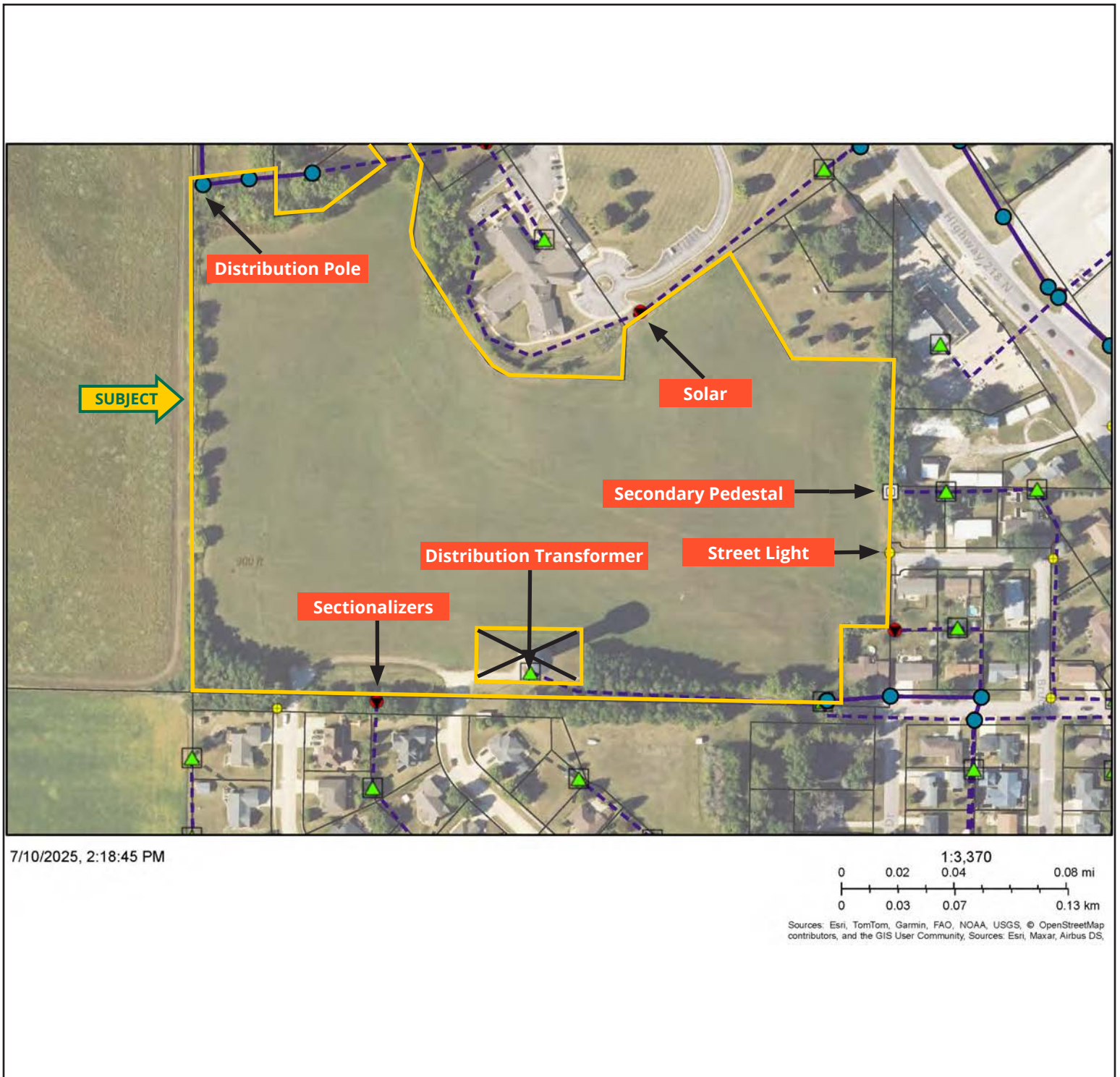






Map obtained from the City of La Porte City





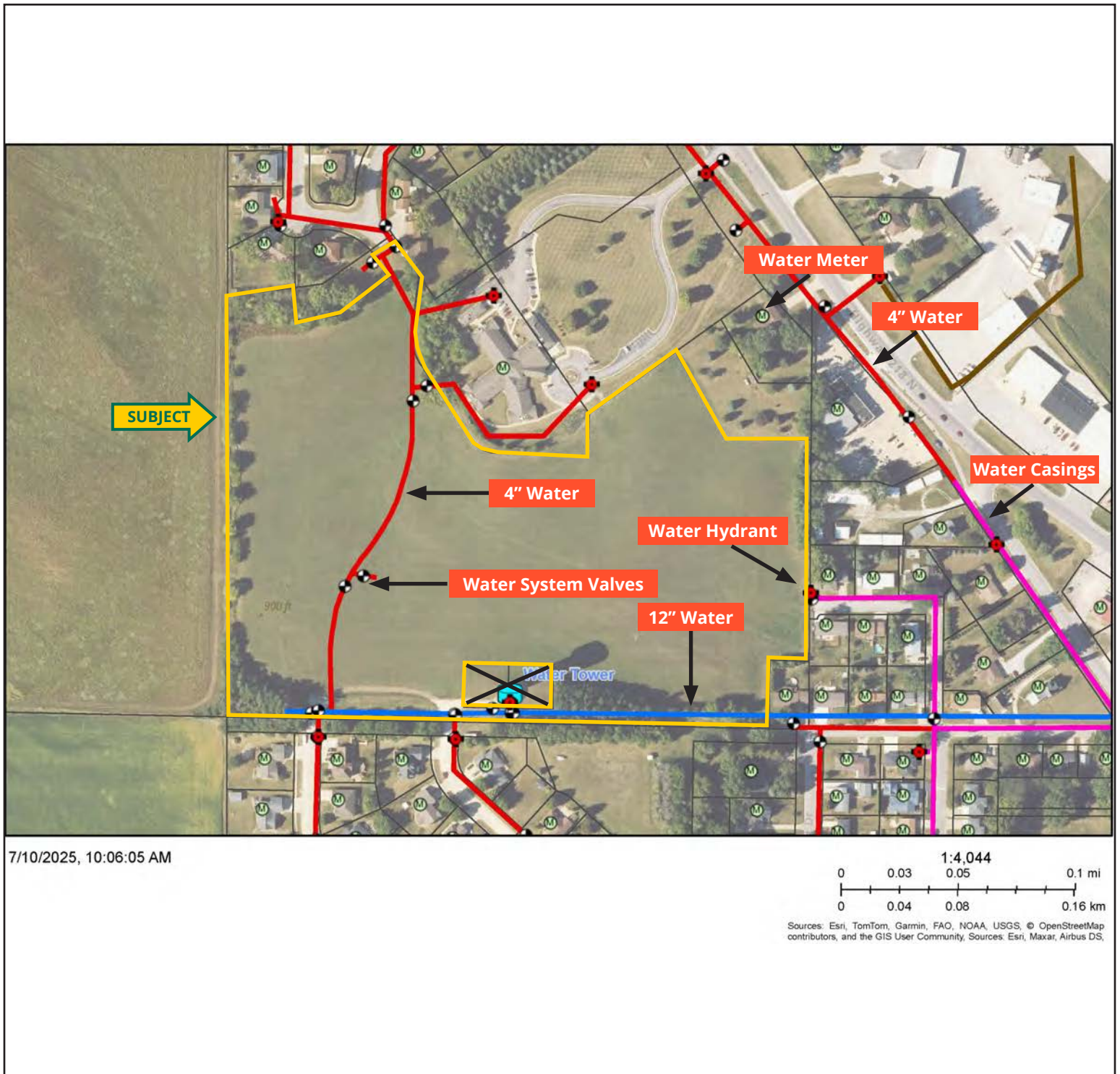
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**Bid Deadline:** Tues., Oct. 7, 2025

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

**Mail To:**

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

**Sellers**

Dorothy Anton, Dave Anton, &  
Theresa Anton

**Agency**

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

**Attorney**

Richard R. Morris  
Beecher, Field, Walker, Morris,  
Hoffman & Johnson, 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, Jake Miller, AFM 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 Tuesday, October 7, 2025 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 4 p.m., CDT on Wednesday, October 8, 2025, and all bidders will be notified shortly thereafter.

**Terms of Possession**

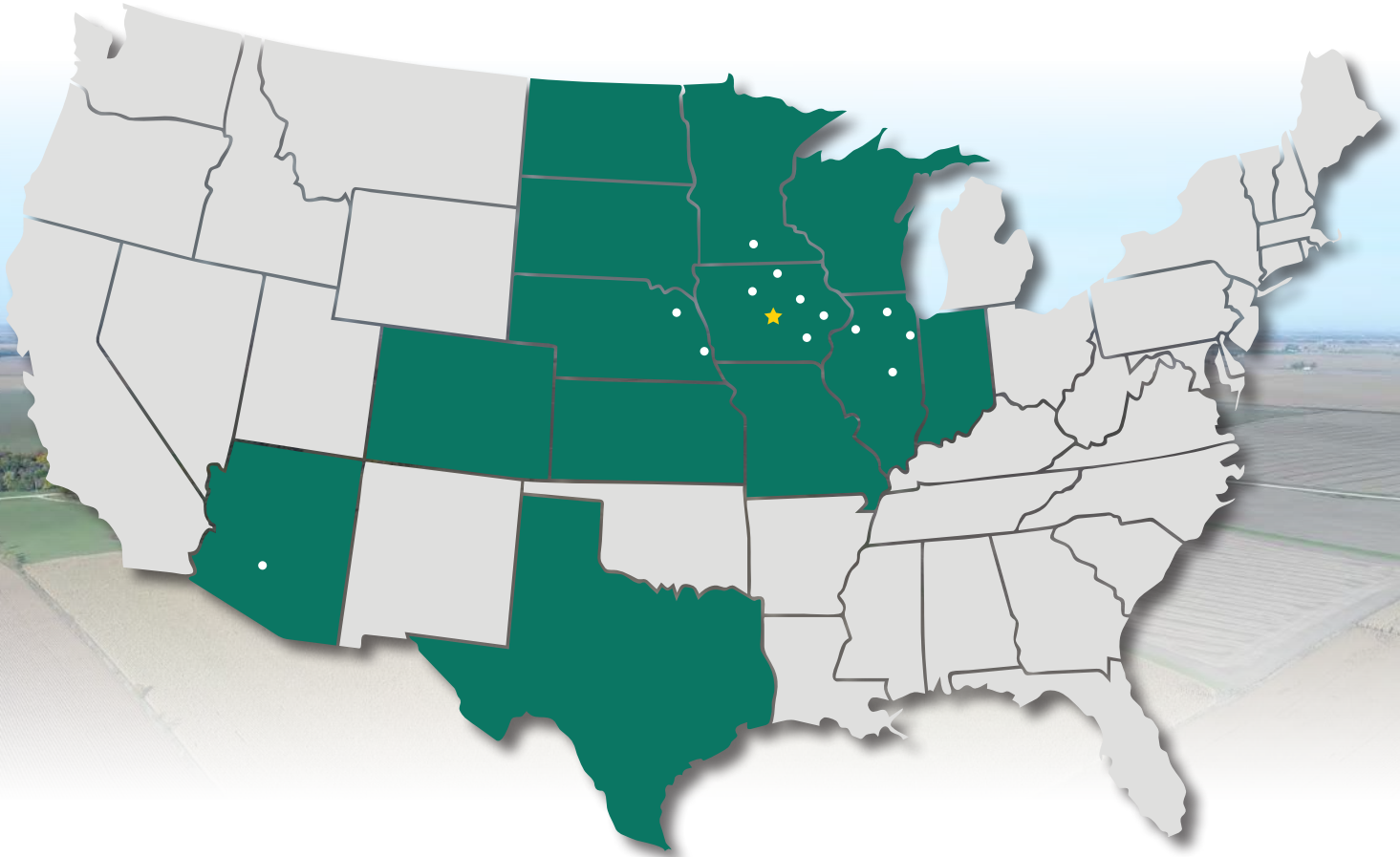
The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 20, 2025, 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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