



Zingula Farm

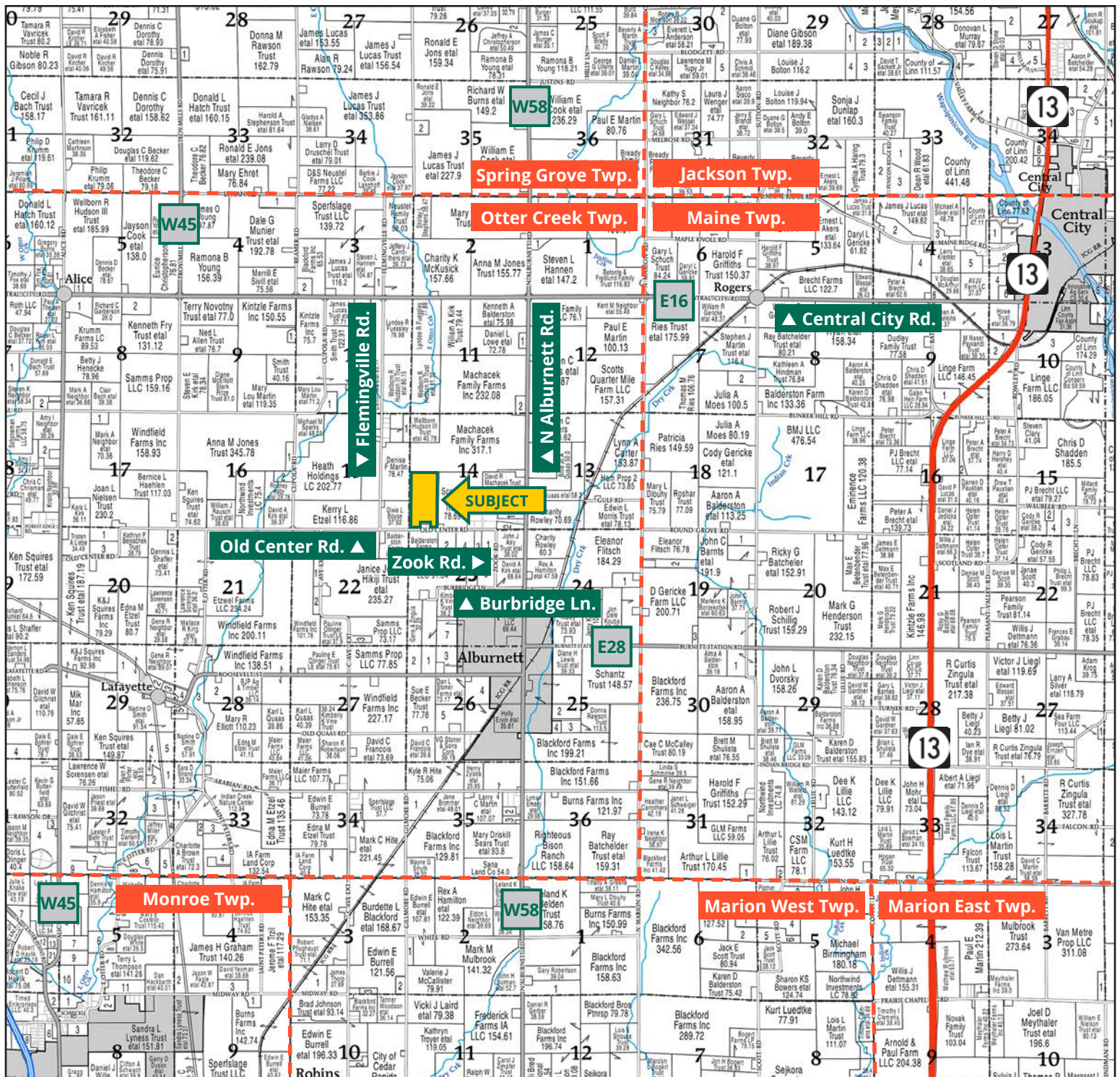
AUCTION

Hybrid
Wednesday
October 1, 2025
10:00 a.m. CDT
Central City, IA &
bid.hertz.ag

76.22 Acres, m/l
Single Parcel
Linn County, IA



TROY LOUWAGIE, ALC
Licensed Broker in IA & IL
319.721.4068
TroyL@Hertz.ag

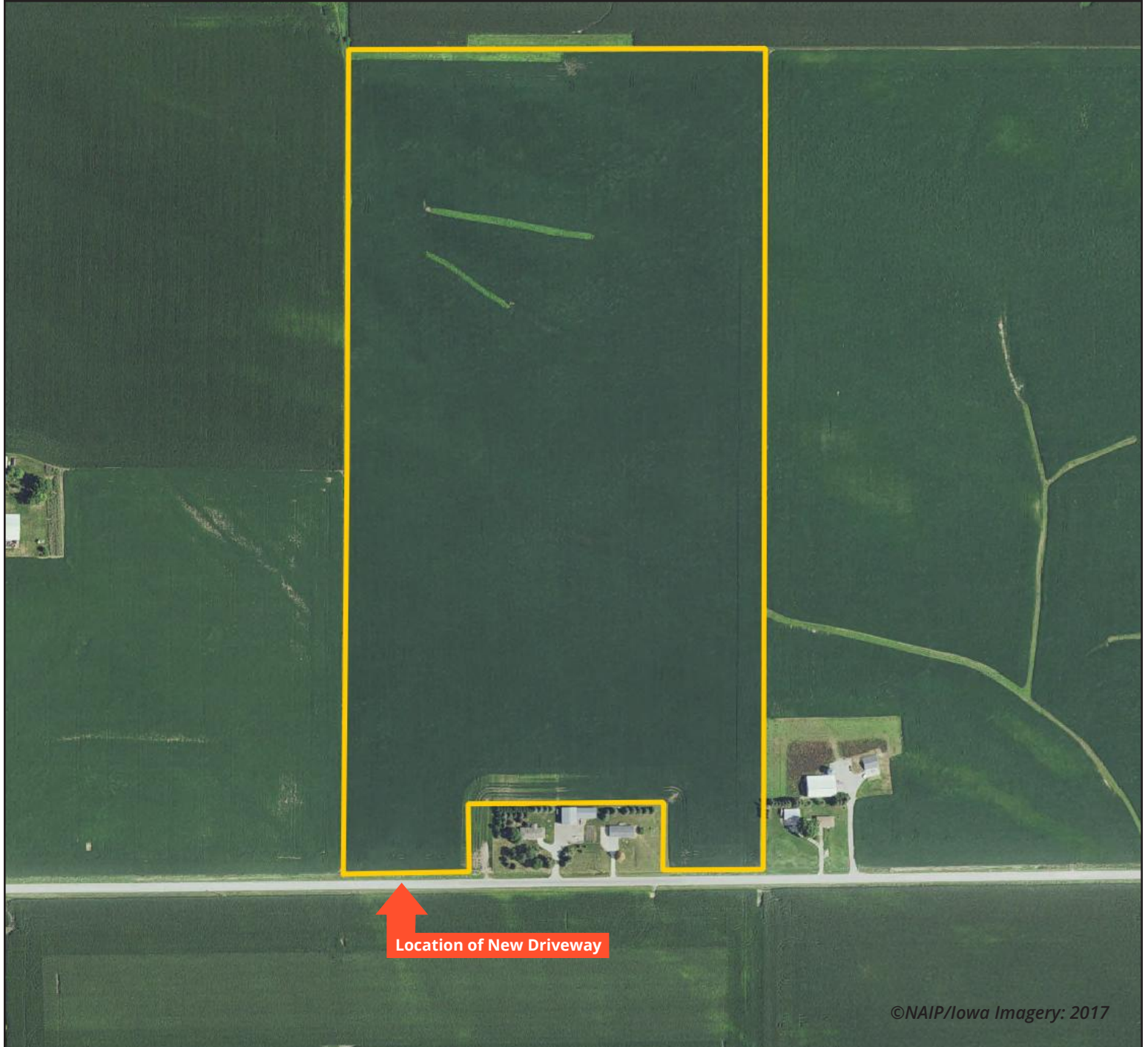


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319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

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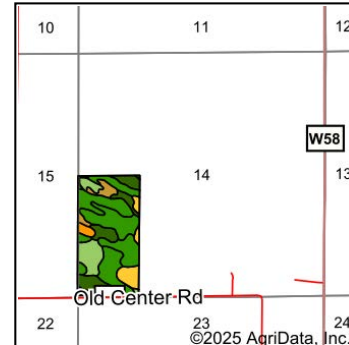
Est. FSA/Eff. Crop Acres: 76.46 | Soil Productivity: 79.20 CSR2



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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Linn**
Location: **14-85N-7W**
Township: **Otter Creek**
Acres: **76.46**
Date: **9/26/2025**



Maps Provided By:

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Area Symbol: IA113, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
761	Franklin silt loam, 1 to 3 percent slopes	21.63	28.3%		Iw		85
471A	Oran loam, 0 to 2 percent slopes	8.91	11.7%		Iw		79
84	Clyde silty clay loam, 0 to 3 percent slopes	8.32	10.9%		Ilw		88
398	Tripoli clay loam, 0 to 2 percent slopes	7.33	9.6%		Ilw		82
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	5.59	7.3%		Ile		94
778B	Sattre loam, 2 to 5 percent slopes	4.27	5.6%		Ile		50
83B	Kenyon loam, 2 to 5 percent slopes	3.85	5.0%		Ile		90
11B	Colo-Ely complex, 0 to 5 percent slopes	3.84	5.0%		Ilw		86
393B	Sparta loamy fine sand, loamy substratum, 2 to 5 percent slopes	2.90	3.8%		IVs	Ile	38
120B	Tama silty clay loam, 2 to 5 percent slopes	2.73	3.6%		Ile		95
409B	Dickinson fine sandy loam, loam substratum, 2 to 5 percent slopes	2.19	2.9%		Ille		75
41B	Sparta loamy sand, 2 to 5 percent slopes	1.79	2.3%		IVs	Ile	42
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.08	1.4%		Ille		50
41C	Sparta loamy sand, 5 to 9 percent slopes	0.98	1.3%		IVs	Ile	37
350B	Waukegan silt loam, 2 to 5 percent slopes	0.71	0.9%		Ile		55
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.23	0.3%		Ilw		78
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	0.11	0.1%		Ille		87
Weighted Average					1.79	*-	79.2

**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 Alburnett: ¼ mile north on N Alburnett Rd., ¼ mile west on Burbridge Ln., ½ mile north on Zook Rd. and ½ mile west on Old Center Rd. The property is on the north side of the road.

Simple Legal

W½ SW¼ of Section 14, Township 85 North, Range 7 West of the 5th P.M., Linn County, Iowa, excepting the house and buildings on approximately 3.41 acres. *Final abstract/title documents to govern legal description.*

Possession

Possession will be given at settlement subject to the existing lease which expires March 1, 2026.

Real Estate Tax

Taxes Payable 2025-2026: \$3,357.00*
Net Taxable Acres: 76.22*
Tax per Net Taxable Acre: \$44.04*

**Taxes estimated pending tax parcel split. Linn County Treasurer/Assessor will determine final tax figures.*

Lease Status

Lease is open for the 2026 crop year.

FSA Data

Farm 6094, Tract 2305
FSA/Eff. Crop Acres: 76.46*
Corn Base Acres: 57.34*
Corn PLC Yield: 162 Bu.
Bean Base Acres: 19.12*
Bean PLC Yield: 44 Bu.
**Acres are estimated pending reconstitution of farm by the Linn County FSA office.*

Soil Types/Productivity

Primary soils are Franklin, Oran and Clyde. CSR2 on the est. FSA/Eff. crop acres is 79.20. 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

This farm is level to gently rolling.

Drainage

This farm is well tiled. Tile maps are not available. Contact the Agent for more information.

Buildings/Improvements

None.

Water & Well Information

None.

New Driveway

Prior to closing, a new driveway and culvert will be installed at the Seller's expense. See aerial photo for approximate location.

Comments

This is a highly productive Linn County farm located in a strong area.



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.

Northwest Corner Looking Southeast



Southeast Corner Looking Northwest





Date: Wed., October 1, 2025

Time: 10:00 a.m.

Site: Central City American Legion
6 Central City Rd.
Central City, IA 52214

Online: bid.hertz.ag

Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team on-screen as they guide the process.
- To register, go to bid.hertz.ag from an internet browser. Do not use "www." when typing the website address. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Troy Louwagie at 319-721-4068 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the "View Live" button. The auction is LIVE when the button is green.

Method of Sale

- This property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Douglas A. Zingula & Laura A. McHale

Agency

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

Auctioneer

Troy R. Louwagie

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

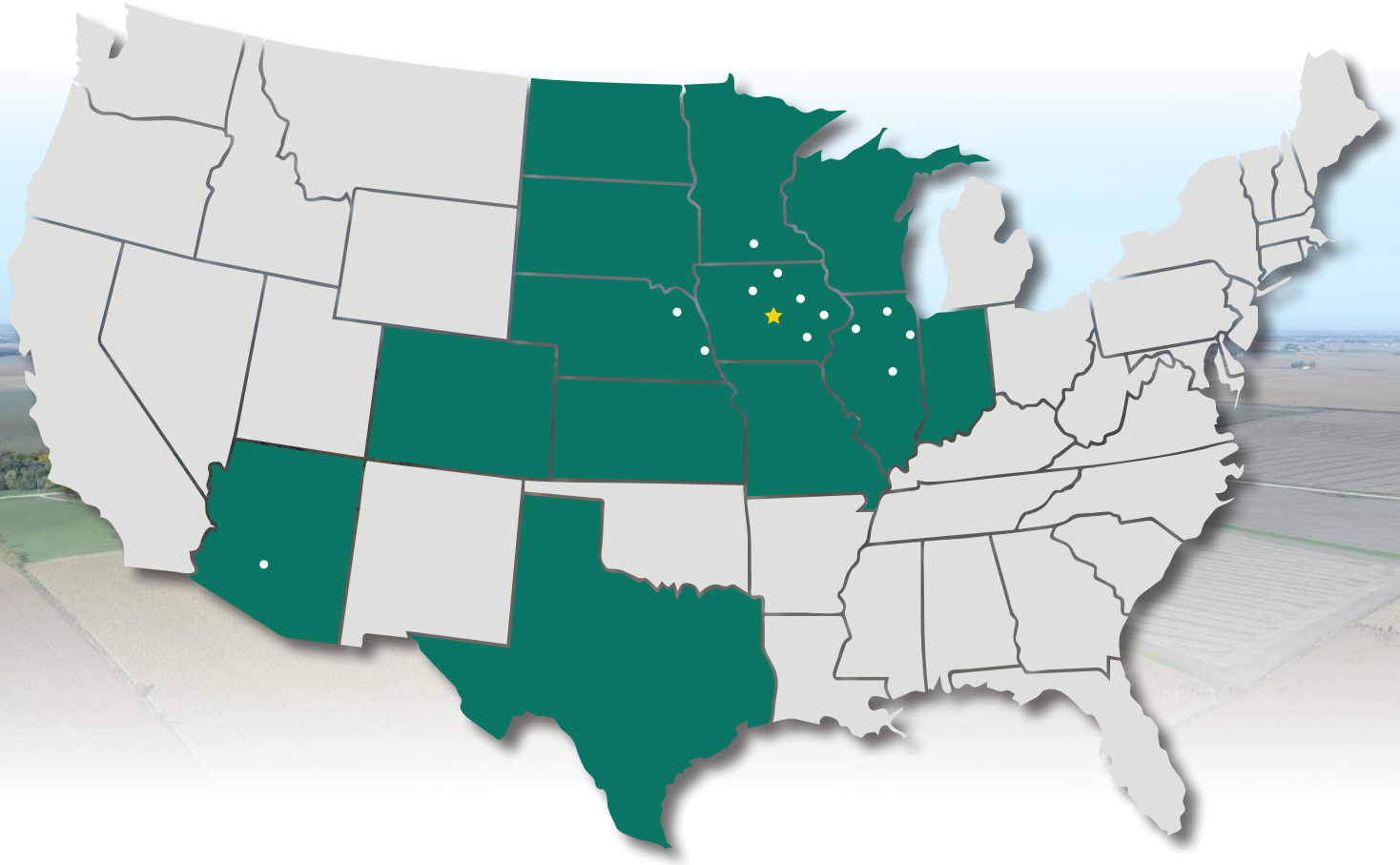
Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 19, 2025, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires March 1, 2026. Taxes will be prorated to date of closing.

Contract & Title

Immediately upon conclusion of the auction, the high 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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