



ONE-CHANCE SEALED BID SALE



**Future Development Land Located
in the Cedar Falls, IA City Limits**



ELLIOTT SIEFERT

Licensed Salesperson in IA

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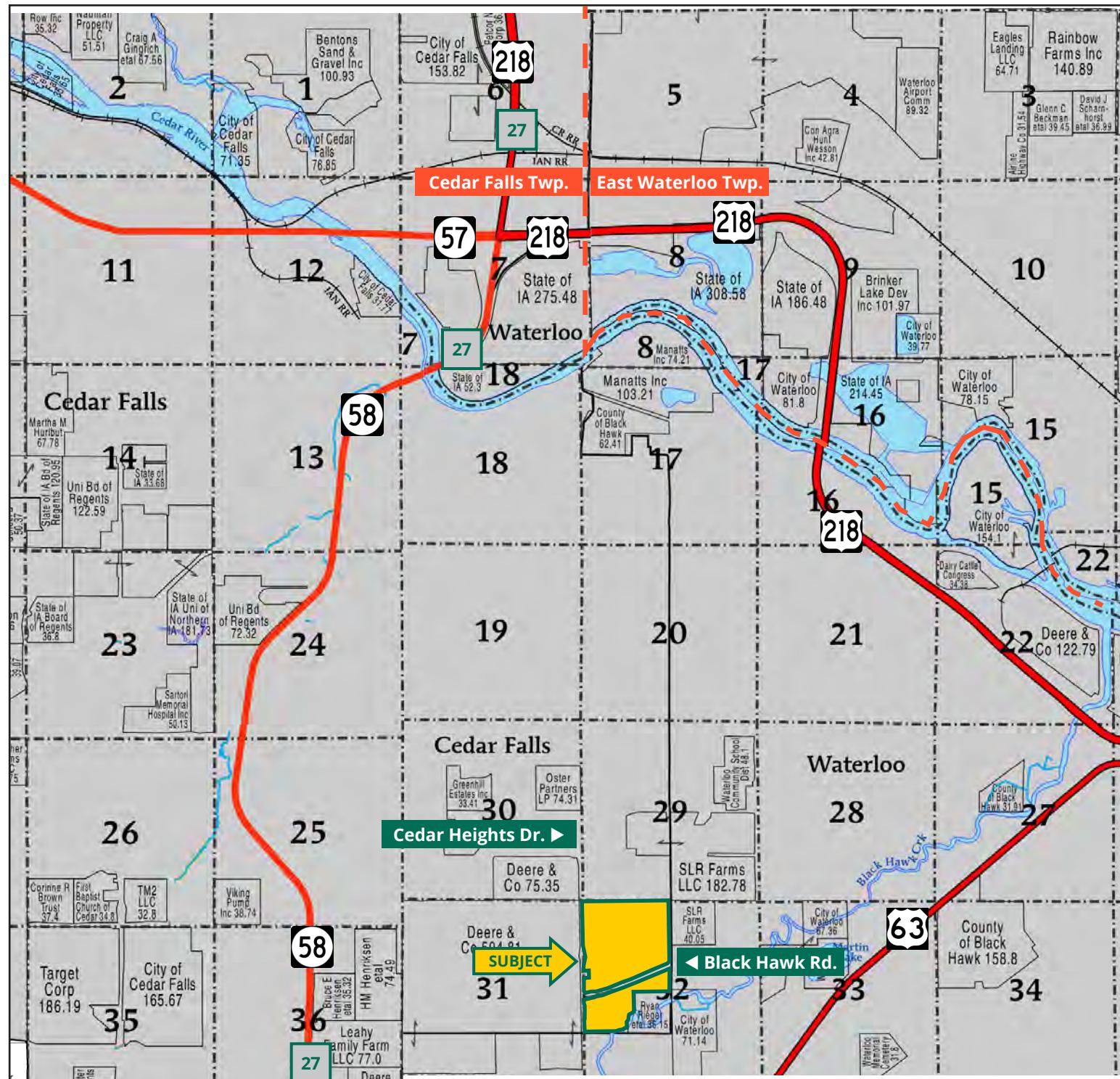
Bid Deadline:
Thursday, February 26, 2026
12:00 Noon, CST

194.78 Acres, m/l

Single Parcel

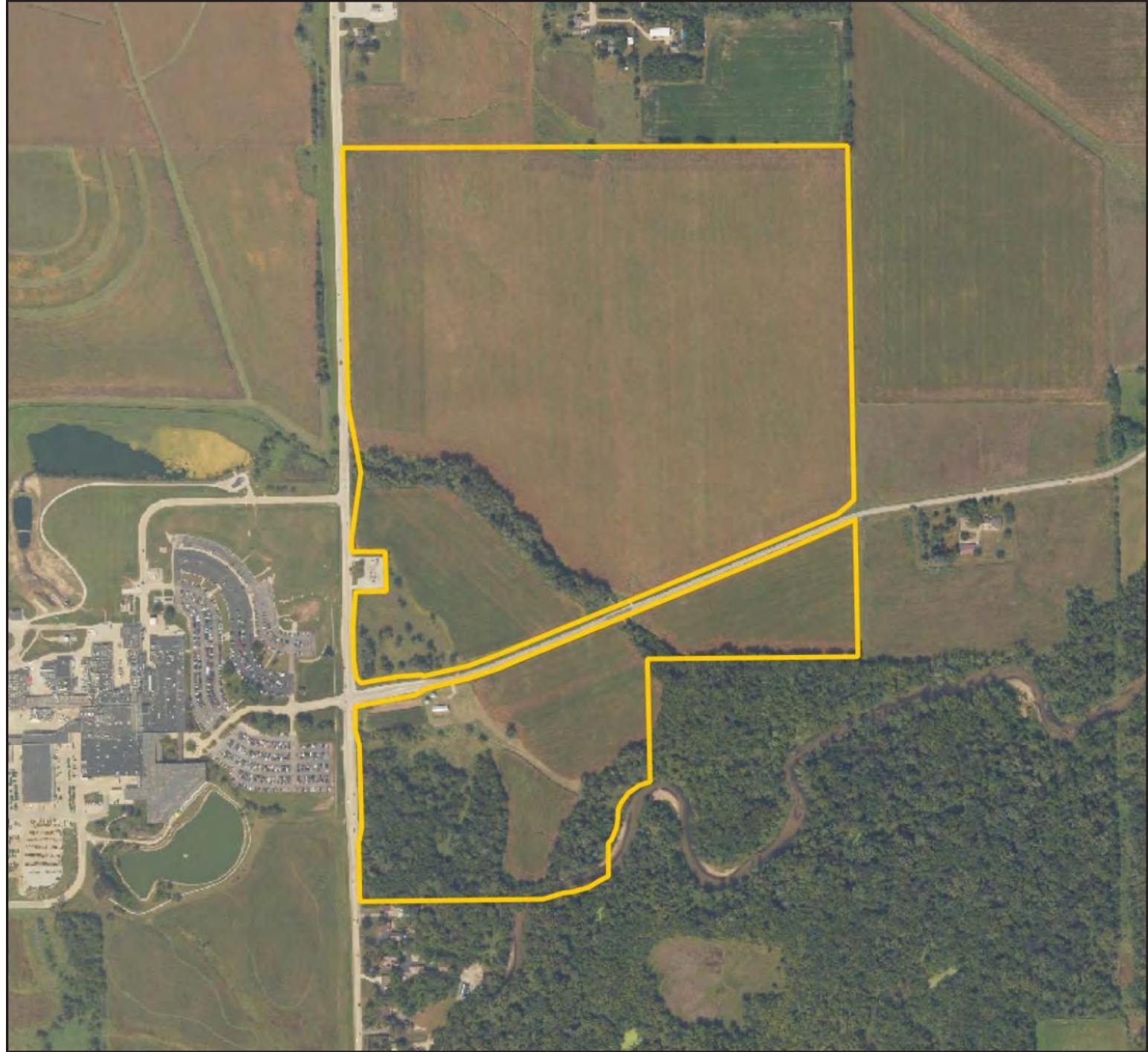
Black Hawk County, IA

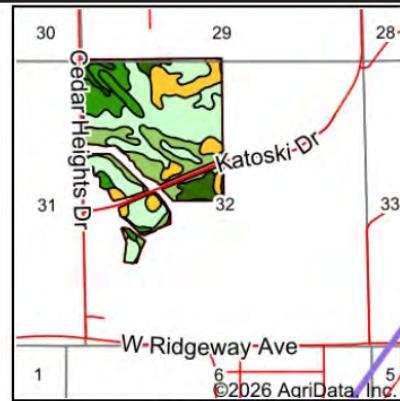
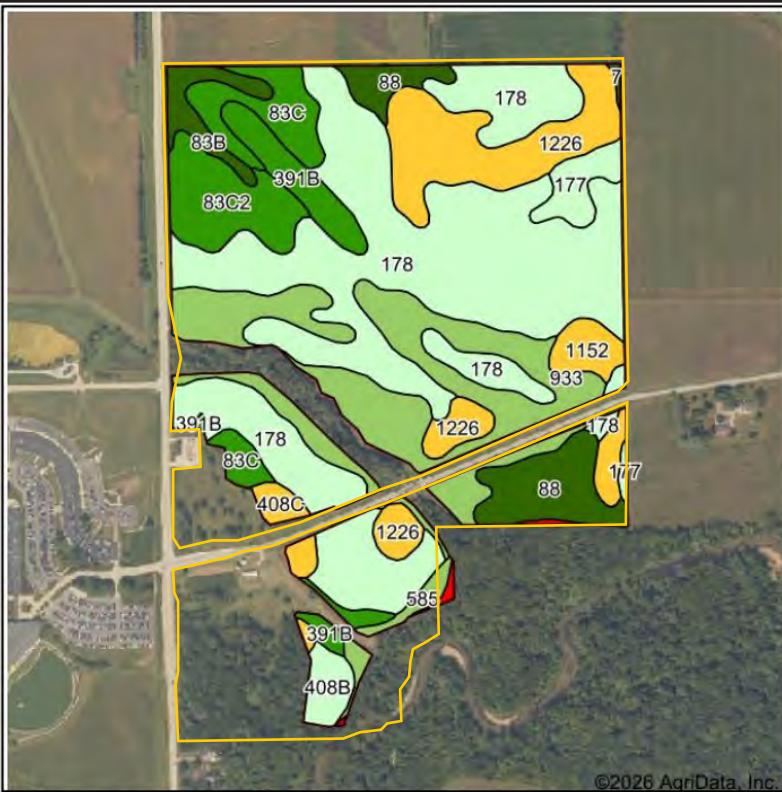
Cedar Falls Township, Black Hawk County, IA



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FSA/Eff. Crop Acres: 156.20 | Soil Productivity: 72.60 CSR2





State: Iowa
 County: Black Hawk
 Location: 32-89N-13W
 Township: Cedar Falls
 Acres: 156.2
 Date: 1/13/2026



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA013, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
178	Waukeee loam, 0 to 2 percent slopes	67.08	43.1%		lls	69
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	25.32	16.2%		llw	78
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	16.26	10.4%		lls	59
88	Nevin silty clay loam, 0 to 2 percent slopes	9.17	5.9%		lw	95
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	7.82	5.0%		llle	84
83C	Kenyon loam, 5 to 9 percent slopes	7.10	4.5%		llle	85
391B	Clyde-Floyd complex, 1 to 4 percent slopes	5.92	3.8%		llw	87
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	4.02	2.6%		llw	54
177	Saude loam, 0 to 2 percent slopes	3.30	2.1%		lls	60
83B	Kenyon loam, 2 to 5 percent slopes	3.20	2.0%		llle	90
408B	Olin sandy loam, 2 to 5 percent slopes	2.33	1.5%		llle	64
408C	Olin sandy loam, 5 to 9 percent slopes	2.22	1.4%		llle	59
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	1.76	1.1%		llw	70
1585	Spillville-Coland-Shandep complex, 0 to 2 percent slopes, frequently flooded	0.52	0.3%		Vw	5
7	Wiota silty clay loam, 0 to 2 percent slopes, rarely flooded	0.18	0.1%		lw	100
Weighted Average					2.05	72.6

Location

From Hwy 58 and Viking Rd. in Cedar Falls: Go east on Viking Rd. for 1½ miles and then south on Cedar Heights Dr. for a ½ mile. Property is located on the east side of the road.

Simple Legal

Part of the W½ of Section 32, Township 89 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 2025- 2026: \$5,764.00
Net Taxable Acres: 194.78

Zoning

Property is currently zoned agricultural.

Lease Status

Leased through the 2026 crop year.
Buyer to receive all 2026 lease payments.
Contact agent for details.

FSA Data

Farm Number 779, Tract 859
FSA/Eff. Crop Acres: 156.20
Corn Base Acres: 132.89
Corn PLC Yield: 157 Bu.
Bean Base Acres: 23.31
Bean PLC Yield: 48 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Waukee, Sawmill, Lawler, and Nevin. CSR2 on the FSA/Eff. crop acres is 72.60. 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

Level to moderately sloping.

Drainage

Natural.

Buildings/Improvements

- (1) Pole Barn (1950)
- (2) Steel Grain Bins (1970)

Water & Well Information

None.

Utilities

Natural gas line runs along the east boundary. Contact agent for details.

Comments

Well-maintained farmland located in the Cedar Falls, IA city limits with great future development potential.



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.

Northeast looking Southwest



Northwest looking Southeast



South looking North



North looking South





Bid Deadline: Thurs., Feb. 26, 2026

Time: 12:00 Noon, CST

Mail To:

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

Seller

Marco Properties LLC

Agency

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

Attorney

David Erickson
Dentons Law Firm

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 319-540-2957.

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 26, 2026 by 12:00 Noon, CST. The Seller will accept or reject all bids by 12:00 Noon, CST on Friday, February 27, 2026, and all bidders will be notified shortly thereafter.

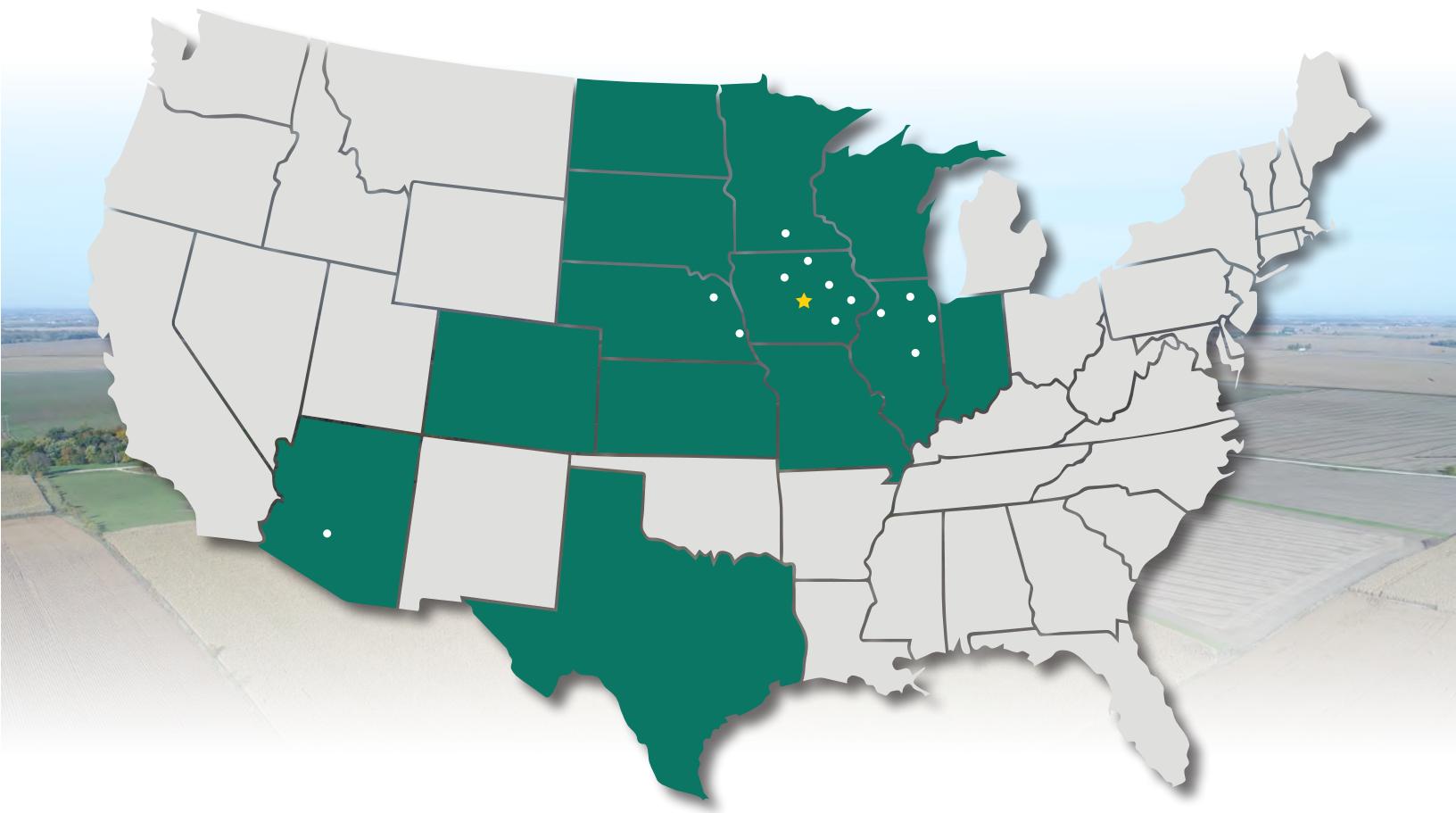
Terms of Possession

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 9, 2026, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement, subject to the existing lease which expires March 1, 2027. Buyer to receive all 2026 lease payments. Contact agent for details. 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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Certified Farm Appraisals
Professional Farm Management