



ONE-CHANCE SEALED BID SALE



Williams & Knoke Farm



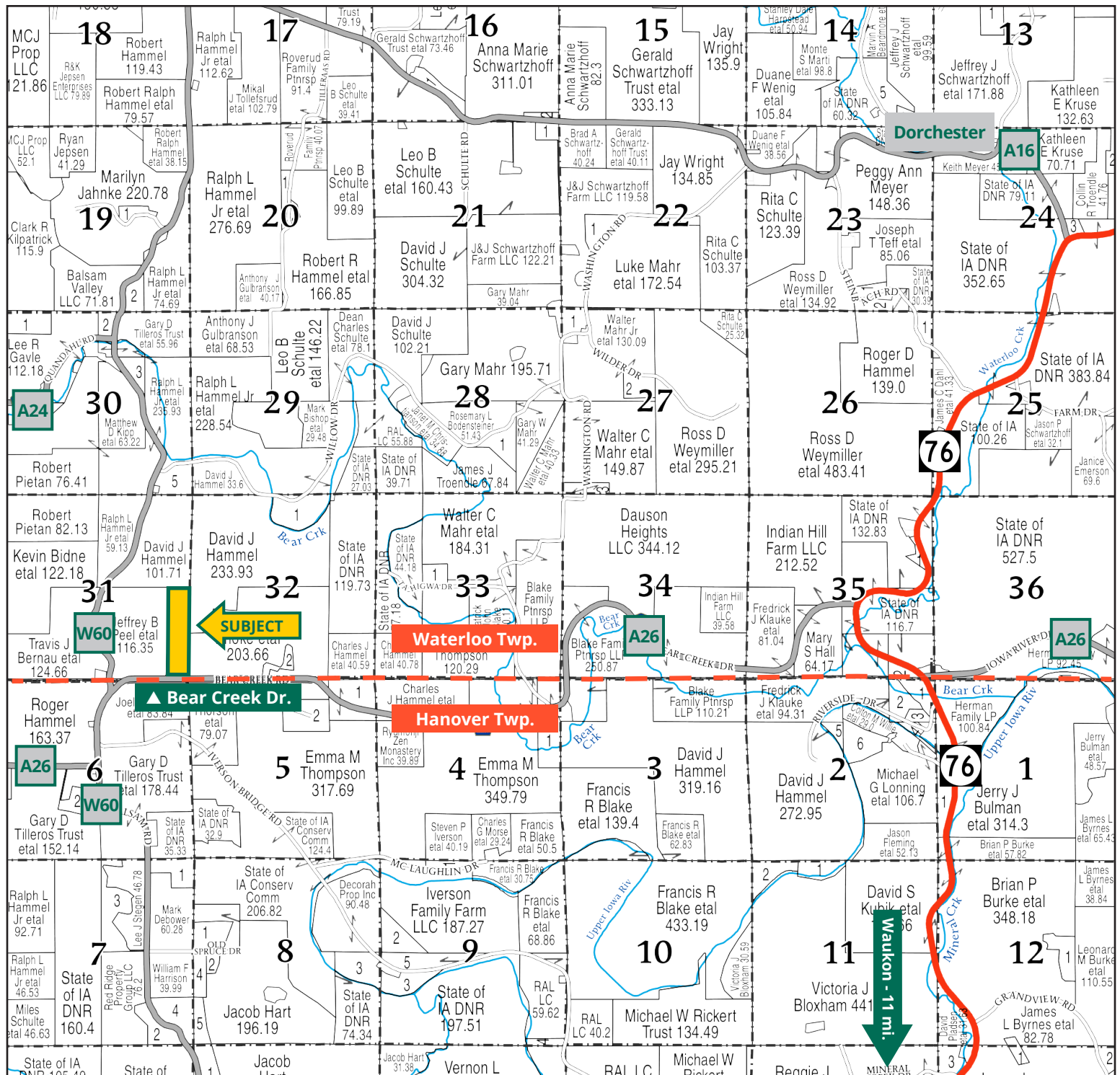
LUKE VELKY
Licensed Salesperson in Iowa
319.529.0863
LukeV@Hertz.ag



MORGAN TROENDLE, AFM
Licensed Broker in IA & MN
319.239.6500
MorganT@Hertz.ag

Bid Deadline:
Thursday, September 24, 2026
12:00 Noon, CDT

38.37 Acres, m/l
Single Parcel
Allamakee County, IA



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319.234.1949 | 6314 Chancellor Dr., PO Box 1105 | Cedar Falls, IA 50613-1105 | www.Hertz.ag

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FSA/Eff. Crop Acres: 35.05 | Soil Productivity: 65.70 CSR2



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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Allamakee**
 Location: **31-100N-6W**
 Township: **Waterloo**
 Acres: **35.05**
 Date: **8/20/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA005, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	18.15	51.8%		IIIe	72
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	11.12	31.7%		IIIe	46
162B	Downs silt loam, 2 to 6 percent slopes	4.85	13.8%		IIe	90
163B	Fayette silt loam, 2 to 6 percent slopes	0.51	1.5%		IIe	83
912F	Paintcreek silt loam, 18 to 30 percent slopes	0.31	0.9%		VIe	5
837E	Village silt loam, 14 to 18 percent slopes	0.11	0.3%		IVe	30
Weighted Average					2.88	65.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Waukon: Go north on IA-76 for 12.2 miles and then west on Bear Creek Dr. / Co. Rd. A26 for 4½ miles. Property is located on the north side of the road.

Simple Legal

Lot 1 in the NE¼ SE¼ and Lot 1 in the SE¼ SE¼, all in Section 31, Township 100 North, Range 6 West of the 5th P.M., Allamakee Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$1,140.00
Gross Acres: 38.37
Exempt ROW Acres: 0.75
Net Taxable Acres: 37.62
Tax per Net Taxable Acre: \$30.30

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 2834, Tract 5329
FSA/Eff. Crop Acres: 35.05
Corn Base Acres: 24.00
Corn PLC Yield: 140 Bu.
Bean Base Acres: 3.20
Bean PLC Yield: 39 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Fayette and Downs.
CSR2 on the FSA/Eff. crop acres is 65.70.
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

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Highly tillable and productive farmland with strong soils for the area with the majority of the soil being Fayette silt loam.



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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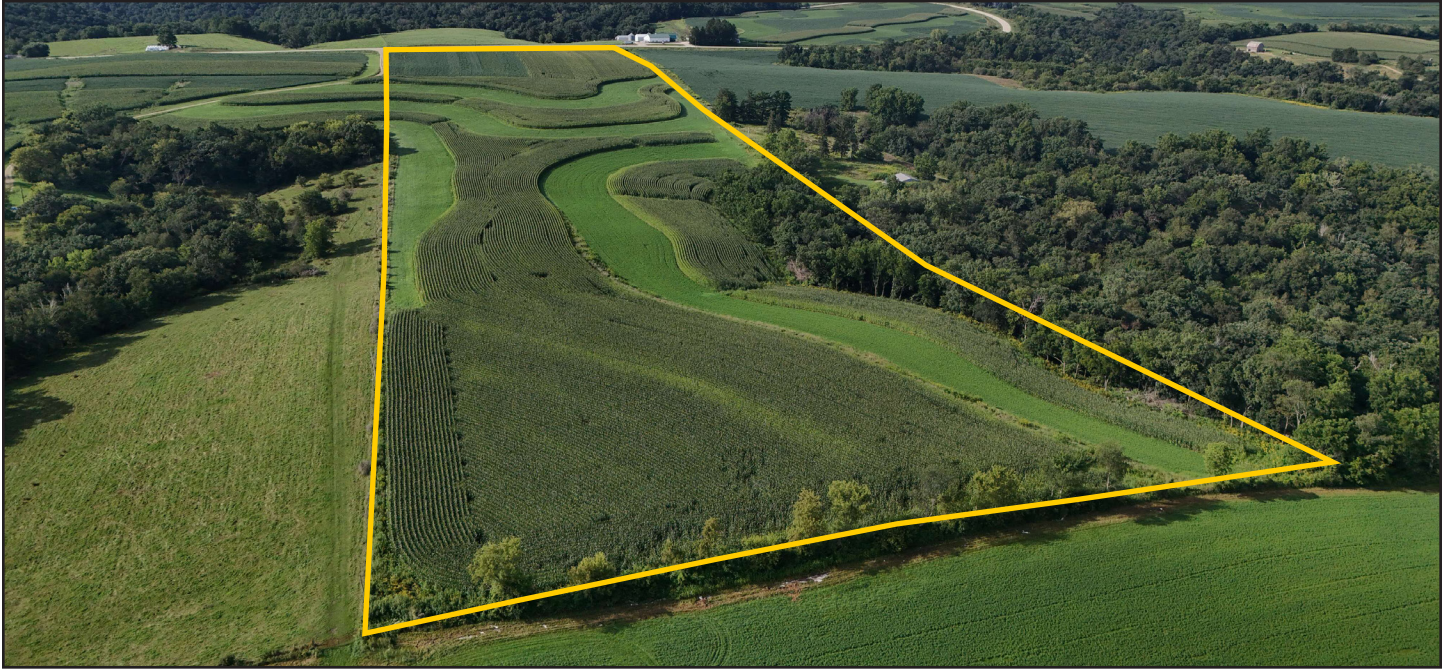
Southwest looking Northeast



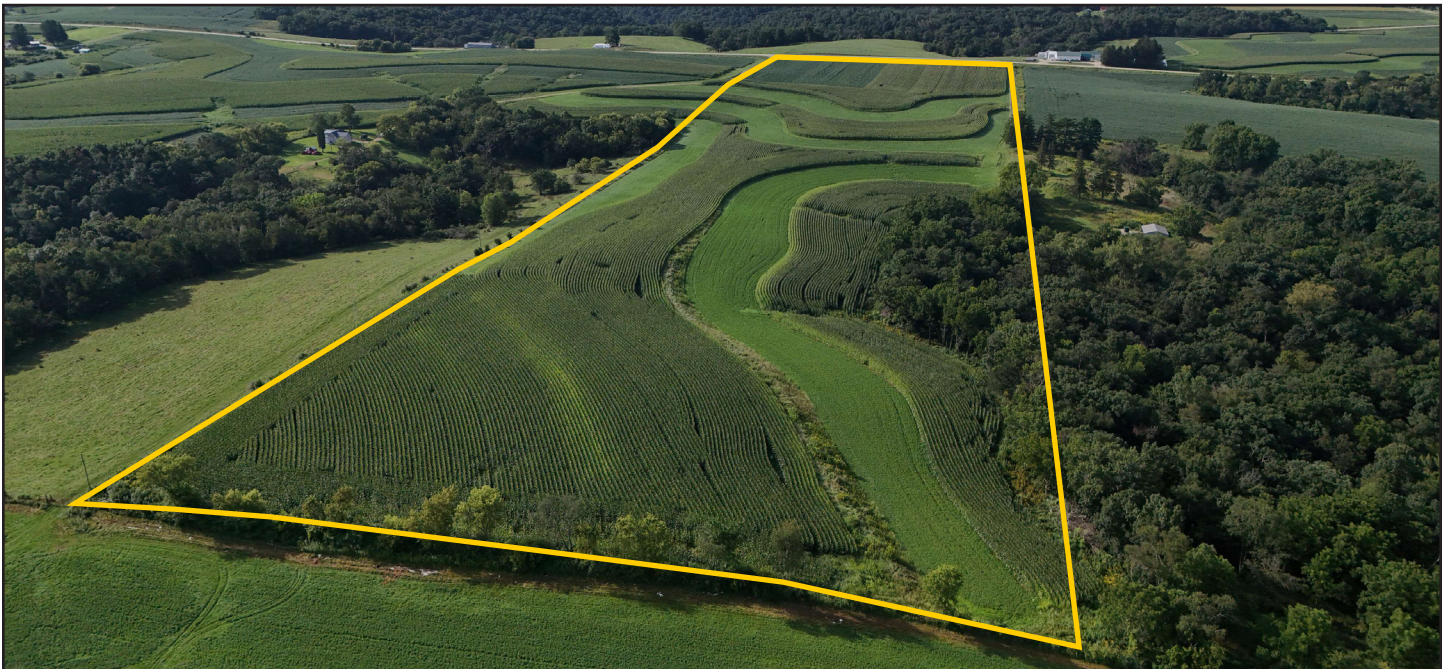
Southeast looking Northwest



Northeast looking Southwest



Northwest looking Southeast





Bid Deadline: Thurs., Sept. 24, 2026

Time: 12:00 Noon, CDT

Mail To:

Hertz Real Estate Services
Attn: Luke Velky
PO Box 1105
Cedar Falls, IA 50613

Seller

Williams & Knoke Farm

Agency

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

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, Luke Velky at 319-529-0863.

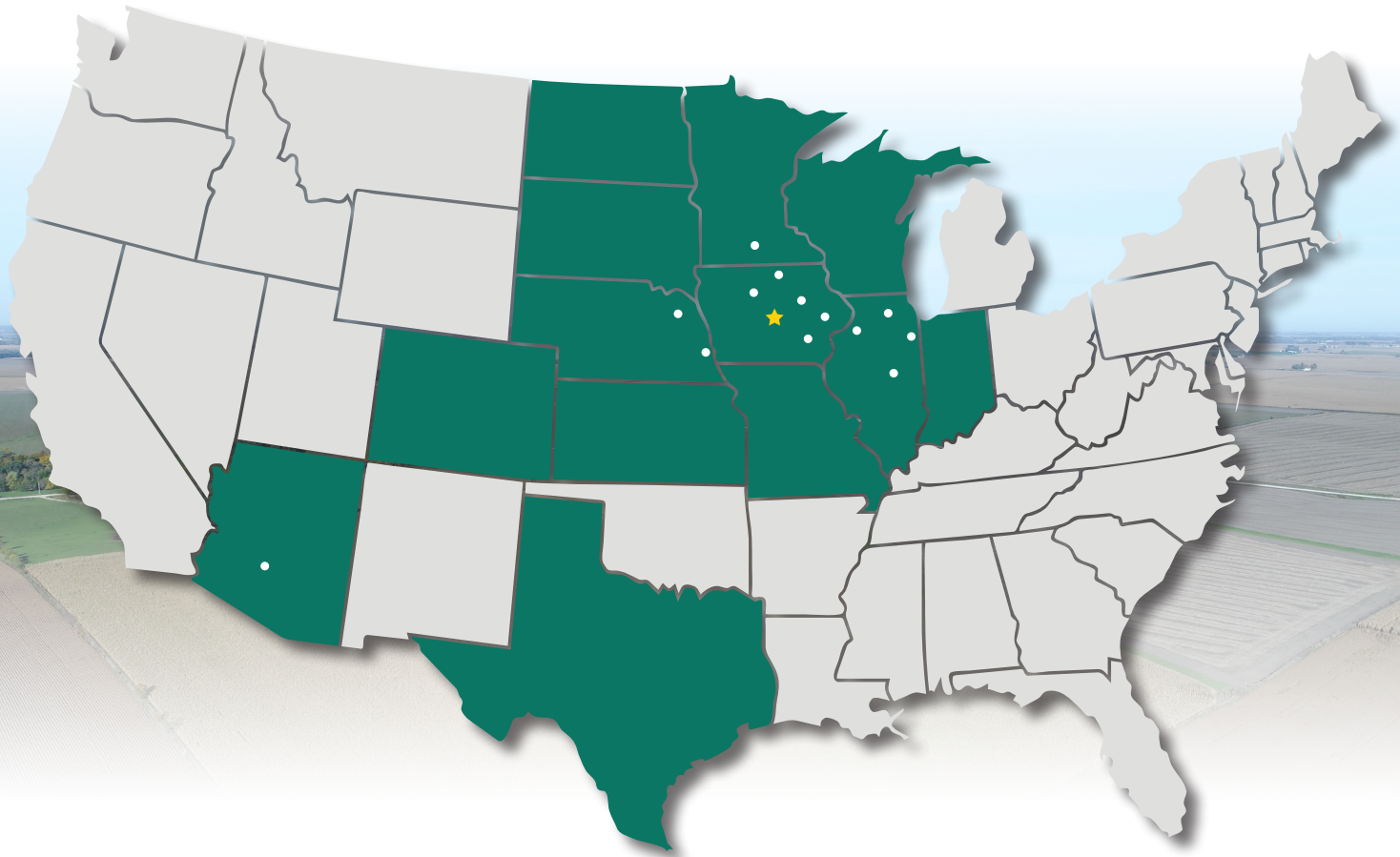
All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Cedar Falls, IA Hertz office, on or before Thursday, September 24, 2026 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 12:00 Noon, CDT on Friday, September 25, 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 November 5, 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. 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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