

**ACREAGE:**

**70.02 Acres, m/l**  
Black Hawk County, IA

**DATE:**

Bid Deadline:  
**October 30, 2019**  
**12:00 p.m., CDT**

**RETURN BIDS TO:**

**Hertz Real Estate  
Services**  
Cedar Falls, IA



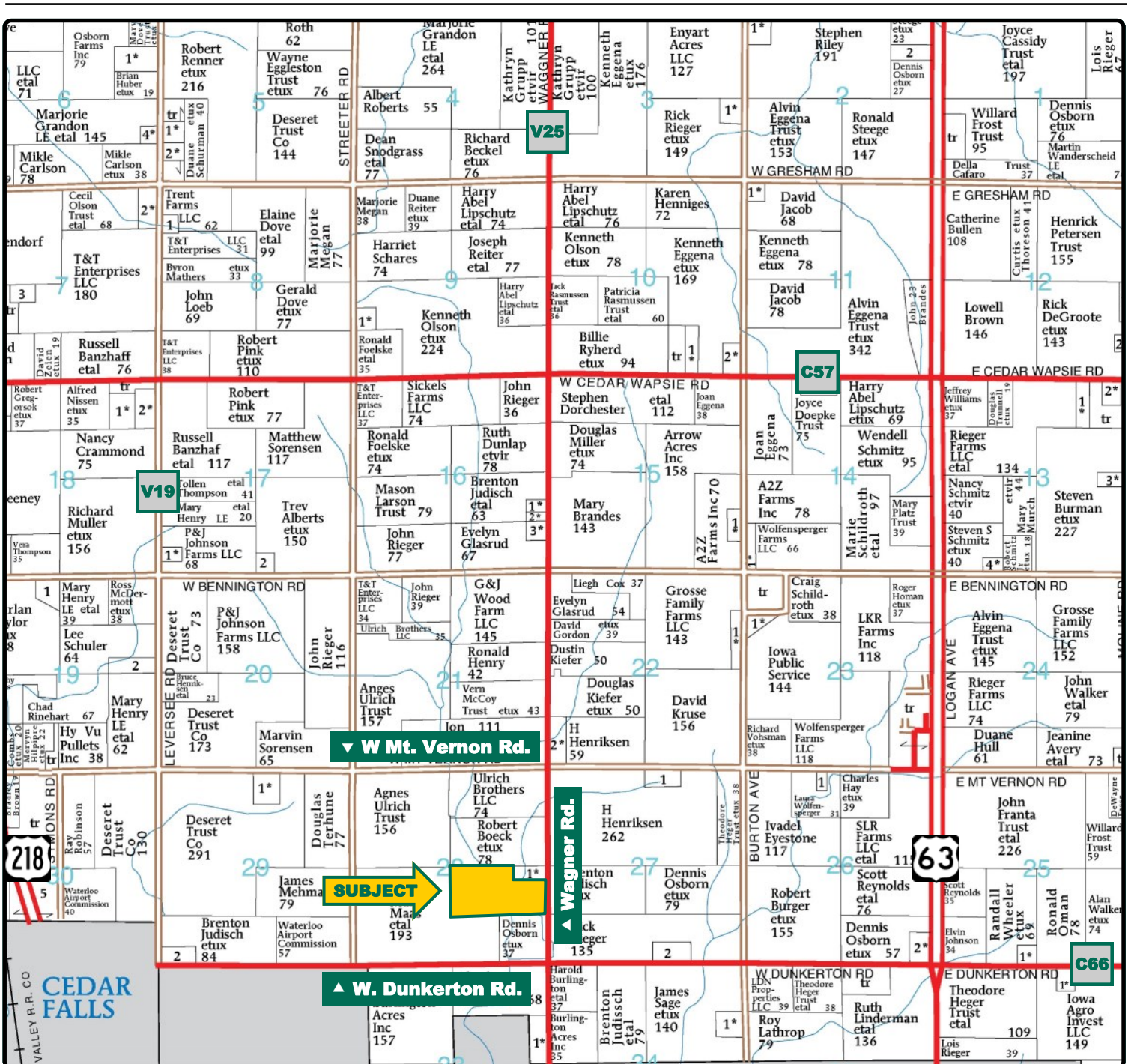
### **Property Key Features**

- Located 1 Mile North of Waterloo
- 85.51 CSR2 on Tillable Land
- Good Income Potential on Tillable and CRP Acres

**Clint Kaller, AFM**  
Licensed Salesperson in IA, MN  
**ClintK@Hertz.ag**

**319.234.1949**  
6314 Chancellor Dr. / P.O. Box 1105  
Cedar Falls, IA 50613  
**www.Hertz.ag**

**Cal Wilson**  
Licensed Salesperson in IA  
**CalW@Hertz.ag**



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<b>FSA/Eff. Crop Acres:</b>	<b>41.60</b>
<b>CRP Acres:</b>	<b>26.90</b>
<b>Corn Base Acres:</b>	<b>34.20</b>
<b>Bean Base Acres:</b>	<b>7.40</b>
<b>Soil Productivity:</b>	<b>85.51 CSR2</b>

## Property Information

**70.02 Acres, m/l**

### Location

1 mile north of Waterloo on Wagner Rd.

### Legal Description

S 1/2 N1/2 SE Exc S 28 RDS E 4 RDS  
AND N 1/2 N 1/2 SE 1/4 Exc NE Cor of  
said SE 1/4 all in Section 28, Township 90  
North, Range 13 West of the 5th P.M.,  
Black Hawk County, IA.

### Real Estate Tax

Taxes Payable 2019 - 2020: \$1,900.00  
Net Taxable Acres: 70.02  
Tax per Net Taxable Acre: \$27.14

### FSA Data

Farm Number 4536, Tract 8179  
FSA/Eff. Crop Acres: 41.60  
CRP Acres: 26.90  
Corn Base Acres: 34.20  
Corn PLC Yield: 161 Bu.  
Bean Base Acres: 7.40  
Bean PLC Yield: 46 Bu.

### CRP Contracts

- There are 26.90 acres enrolled in a CP-23 contract that pays \$7,862 annually and expires September 30, 2023
- Buyer to receive 100% of the annual CRP payment—payable October 2020

### Soil Types/Productivity

Primary soils are Kenyon loam, Aredale loam and Spillville-Coland complex. CSR2 on the FSA/Eff. crop acres is 85.51. See soil map for detail.

### Land Description

Gently rolling

### Buildings/Improvements

None

### Drainage

Natural

### Lease






Open lease for the 2020 crop year.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83B	Kenyon loam, 2 to 5 percent slopes	18.01	43.29	2	90	
426B	Aredale loam, 2 to 5 percent slopes	12.76	30.68	2	91	
585	Spillville-Coland complex, 0 to 2 percent slopes, occasionally flooded	9.00	21.63	2	74	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	1.79	4.29	2	59	
84	Clyde silty clay loam, 0 to 3 percent slopes	0.05	0.11	2	88	

Measured Tillable Acres: **41.60**

Average CSR2: **85.51**

*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.*

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CRP seeding



CRP wetland



Looking southeast



Looking southwest



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Mail To:

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### **Seller**

MidWestOne Bank

### **Agency**

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

### **Method of Sale**

- This property 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, Clint Kaller or Cal Wilson, 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 10/30/19 by 12:00 p.m., CDT. The Seller will accept or reject all bids by 5:00 p.m., CDT on Friday, 11/01/19, and all bidders will be notified shortly thereafter.

### **Terms of Possession**

A 10% down payment check is required with all Sealed Bids. If your offer is not accepted, the earnest money check will be voided and returned to you uncashed. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 10, 2019, 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 that expires February 28, 2020. Taxes will be prorated to closing.

### **Contract & Title**

If there are any closing fee expenses, they will be shared by the Seller and Buyer(s). The Seller will pay the real estate transfer taxes due at the time of closing. The Buyer will pay for recording of the deed, as well as any costs associated with their mortgage, if any.

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