

# Land Auction

**ACREAGE:**

**187.24 Acres, m/l**  
In 3 parcels  
Black Hawk County, IA

**DATE:**

Wednesday,  
**January 15, 2020**  
**10:00 a.m.**

**LOCATION:**

**Jesup Community Room**  
Jesup, IA



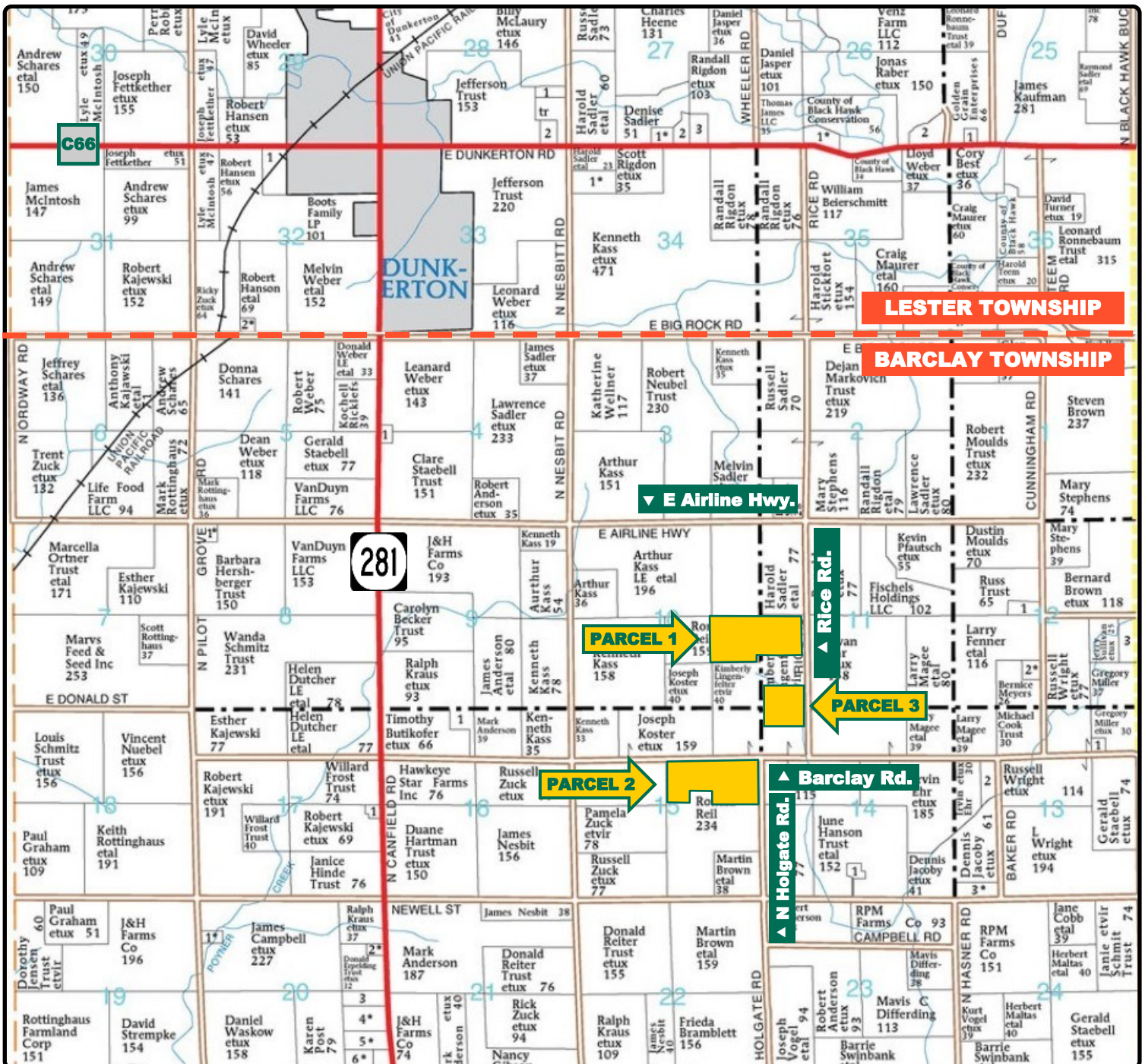
## Property Key Features

- Highly Productive Black Hawk County Farmland
- Parcel 1 - 79.99 CSR2, Parcel 2 - 87.80 CSR2, Parcel 3 - 84.80 CSR2
- Extensive Drainage Tile

**Lawain Biermann, AFM**  
Licensed Salesperson in IA, MN  
**LawainB@Hertz.ag**

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





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## Parcel 1

<b>FSA/Eff. Crop Acres:</b>	<b>74.05*</b>
<b>CRP Acres:</b>	<b>1.30</b>
<b>Corn Base Acres:</b>	<b>45.75*</b>
<b>Bean Base Acres:</b>	<b>28.74*</b>
<b>Soil Productivity:</b>	<b>79.99 CSR2</b>

*\*FSA/Eff. Crop and base acres are estimated.*

## Property Information

**75.35 Acres, m/l**

### Location

Approximately 3 miles southeast of Dunkerton on the west side of Rice Road.

### Legal Description

NE 1/4 SE 1/4 Section 10 AND part of the NW 1/4 SW 1/4 Section 11, Township 89 North, Range 11 West of the 5th P.M., Black Hawk County, IA. Barclay Township.

### Real Estate Taxes

Taxes Payable 2019 - 2020: \$2,638\*  
Net Taxable Acres: 75.35\*  
Tax per Net Taxable Acre: \$35.00\*  
*\*Taxes estimated due to survey of property.*

### FSA Data

Part of Farm Numbers 7989 and 7760  
Crop Acres: 74.05\*  
CRP Acres: 1.30  
Corn Base: 45.75\*  
Corn PLC Yield: 130 Bu.  
Bean Base: 28.74\*  
Bean PLC Yield: 37 Bu.  
*\*FSA/Eff. Crop and base acres are estimated pending reconstitution of farm. FSA will determine final acres and bases.*

### CRP Contracts

There are 1.30 acres enrolled in a CP-8A contract that pays \$294 annually and expires September 30, 2029.

### Land Description

Level to gently rolling.

### Soil Types/Productivity

Primary soils are Tripoli clay loam, Oran loam, Clyde silty clay loam, and Readlyn loam. CSR2 on the est. FSA/Eff. Crop acres is 79.99. See soil map for detail.

### Survey

Property has been surveyed at Seller's expense. Final sale price will be based on final net taxable surveyed acres.

### Buildings/Improvements

None.

### Drainage

Extensive drainage tile. See tile maps.

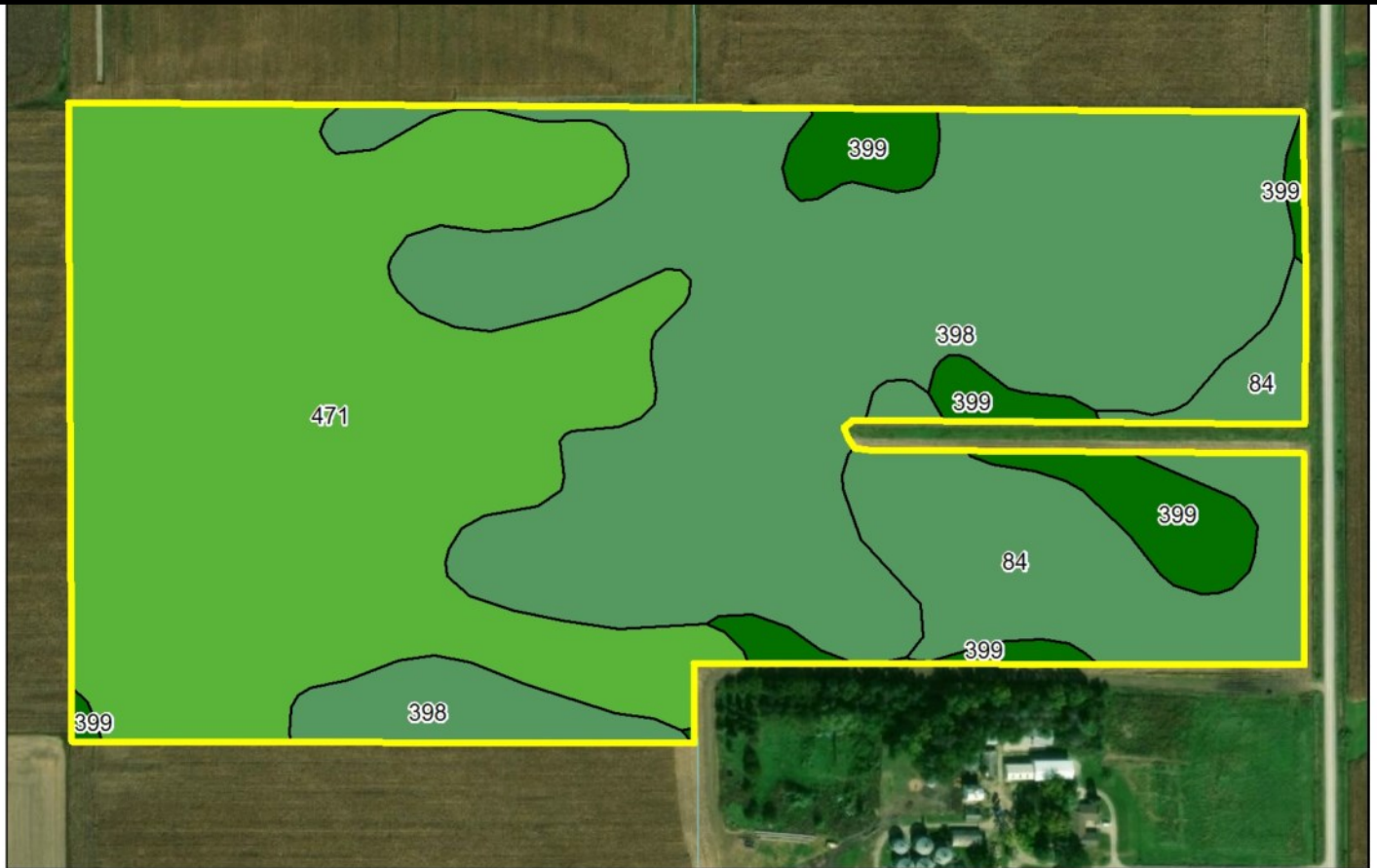
### Water & Well Information

None.

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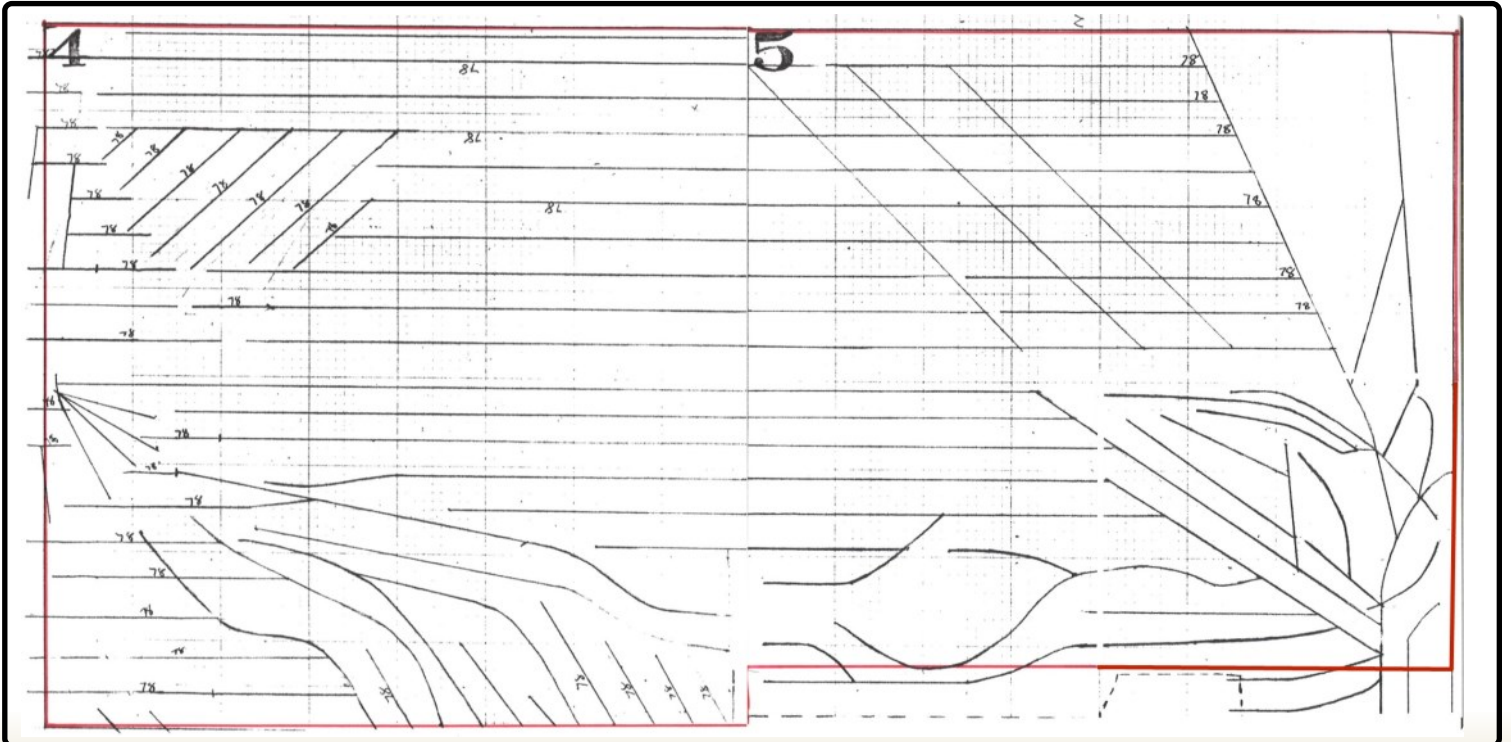
Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
398	Tripoli clay loam, 0 to 2 percent slopes	30.65	41.40	2	82	
471	Oran loam, 1 to 3 percent slopes	30.23	40.82	1	74	
84	Clyde silty clay loam, 0 to 3 percent slopes	8.54	11.53	2	88	
399	Readlyn silt loam, 1 to 3 percent slopes	4.63	6.25	1	91	

Measured Tillable Acres: 74.05

Average CSR2: 79.99

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## Parcel 2

FSA/Eff. Crop Acres:	70.39*
CRP Acres:	3.10
Corn Base Acres:	60.54*
Bean Base Acres:	12.43*
Soil Productivity:	87.80 CSR2

*\*FSA/Eff. Crop and Base acres are estimated.*

## Parcel 2 Property Information 73.49 Acres, m/l

### Location

Approximately 3 miles southeast of Dunkerton. Corner of N. Holgate Rd. and Barclay Rd.

### Legal Description

NW 1/4 NE 1/4 except acreage and NE 1/4 NE 1/4 Section 15, Township 89 North, Range 11 West of the 5th P.M., Black Hawk County, IA. Barclay Twp.

### Real Estate Tax

Taxes Payable 2019 - 2020: \$2,386\*

Net Taxable Acres: 73.49\*

Tax per Net Taxable Acre: \$32.47\*

*\*Taxes estimated due to survey of property.*

### FSA Data

Part of Farm Number 7989  
FSA/Eff. Crop Acres: 70.39\*  
CRP Acres: 3.10

Corn Base Acres: 60.54\*

Corn PLC Yield: 130 Bu.

Bean Base Acres: 12.43\*

Bean PLC Yield: 37 Bu.

*\*FSA/Eff. Crop and base acres are estimated pending reconstitution of farm. FSA will determine final acres and bases.*

### Survey

Property has been surveyed at Seller's expense. Final sale price will be based on final net taxable surveyed acres.

### CRP Contracts

There are 3.10 acres enrolled in a CP-8A contract that pays \$701 annually and expires September 30, 2029.

### Soil Types/Productivity

Primary soils are Clyde silty clay loam and Marquis loam. CSR2 on the estimated FSA/Eff. crop acres is 87.80. See soil map for detail.

### Land Description

Level to gently rolling.

### Buildings/Improvements

None

### Drainage

Extensive drainage tile. See tile maps. Additional existing tile not shown on map.

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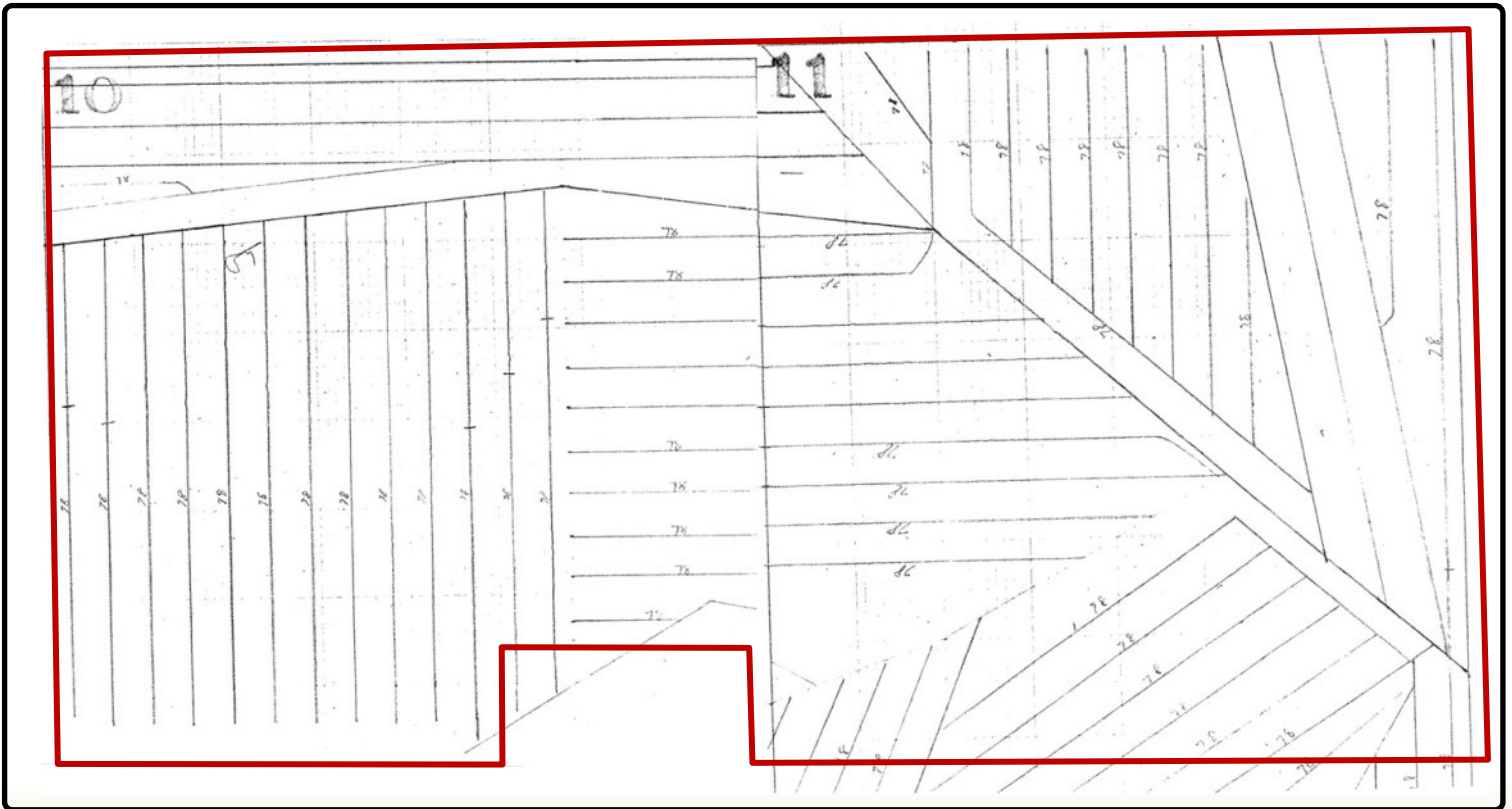
Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
84	Clyde silty clay loam, 0 to 3 percent slopes	35.51	50.44	2	88	
395B	Marquis loam, 2 to 5 percent slopes	16.25	23.09	2	91	
198B	Floyd loam, 1 to 4 percent slopes	9.53	13.54	2	89	
471	Oran loam, 1 to 3 percent slopes	4.79	6.81	1	74	
399	Readlyn silt loam, 1 to 3 percent slopes	2.69	3.82	1	91	
398	Tripoli clay loam, 0 to 2 percent slopes	1.54	2.19	2	82	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	0.08	0.12	4	39	

Measured Tillable Acres: 70.39

Average CSR2: 87.80

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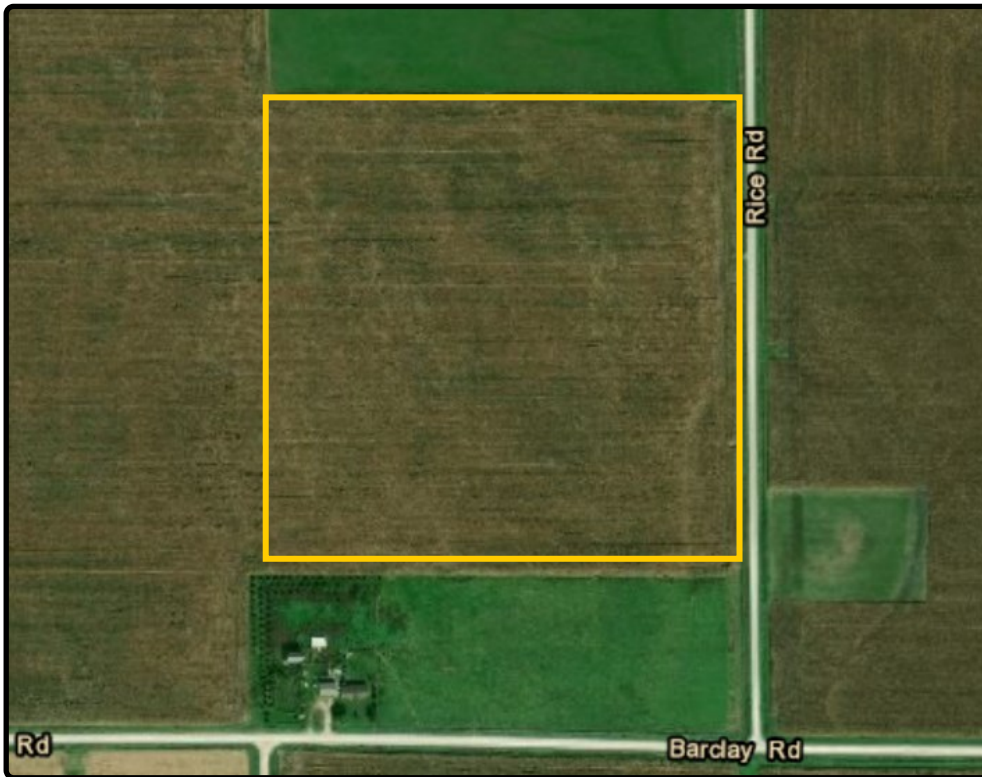
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## Parcel 3

FSA/Eff. Crop Acres:	<b>38.40*</b>
Corn Base Acres:	<b>28.19*</b>
Bean Base Acres:	<b>10.60*</b>
Soil Productivity:	<b>84.80 CSR2</b>

*\*FSA/Eff. Crop and base acres are estimated.*

### Parcel 3 Property Information 38.40 Acres, m/l

#### Location

Approximately 3 miles southeast of Dunkerton. Rice Rd. is the property's east boundary.

#### Legal Description

SW 1/4 SW 1/4 except acreage Section 11 and NW 1/4 NW 1/4 Section 14, Township 89 North, Range 11 West of the 5th P.M., Black Hawk County, IA

#### Real Estate Tax

Taxes Payable 2019 - 2020: \$1,213\*  
Net Taxable Acres: 38.40\*  
Tax per Net Taxable Acre: \$31.59\*  
*\*Taxes estimated due to survey of property.*

#### FSA Data

Part of Farm Numbers 7760 and 7989  
FSA/Eff. Crop Acres: 38.40\*  
Corn Base Acres: 28.19\*  
Corn PLC Yield: 130 Bu.  
Bean Base Acres: 10.60\*  
Bean PLC Yield: 37 Bu.  
*\*FSA/Eff. Crop and base acres are estimated pending reconstitution of farm. FSA will determine final acres and bases.*

#### CRP Contracts

None

#### Soil Types/Productivity

Primary soils are Tripoli clay loam and Clyde silty clay loam. CSR2 on the estimated FSA/Eff. crop acres is 84.80. See soil map for detail.

#### Survey

Property has been surveyed at Seller's expense. Final sale price will be based on final net taxable surveyed acres.

#### Land Description

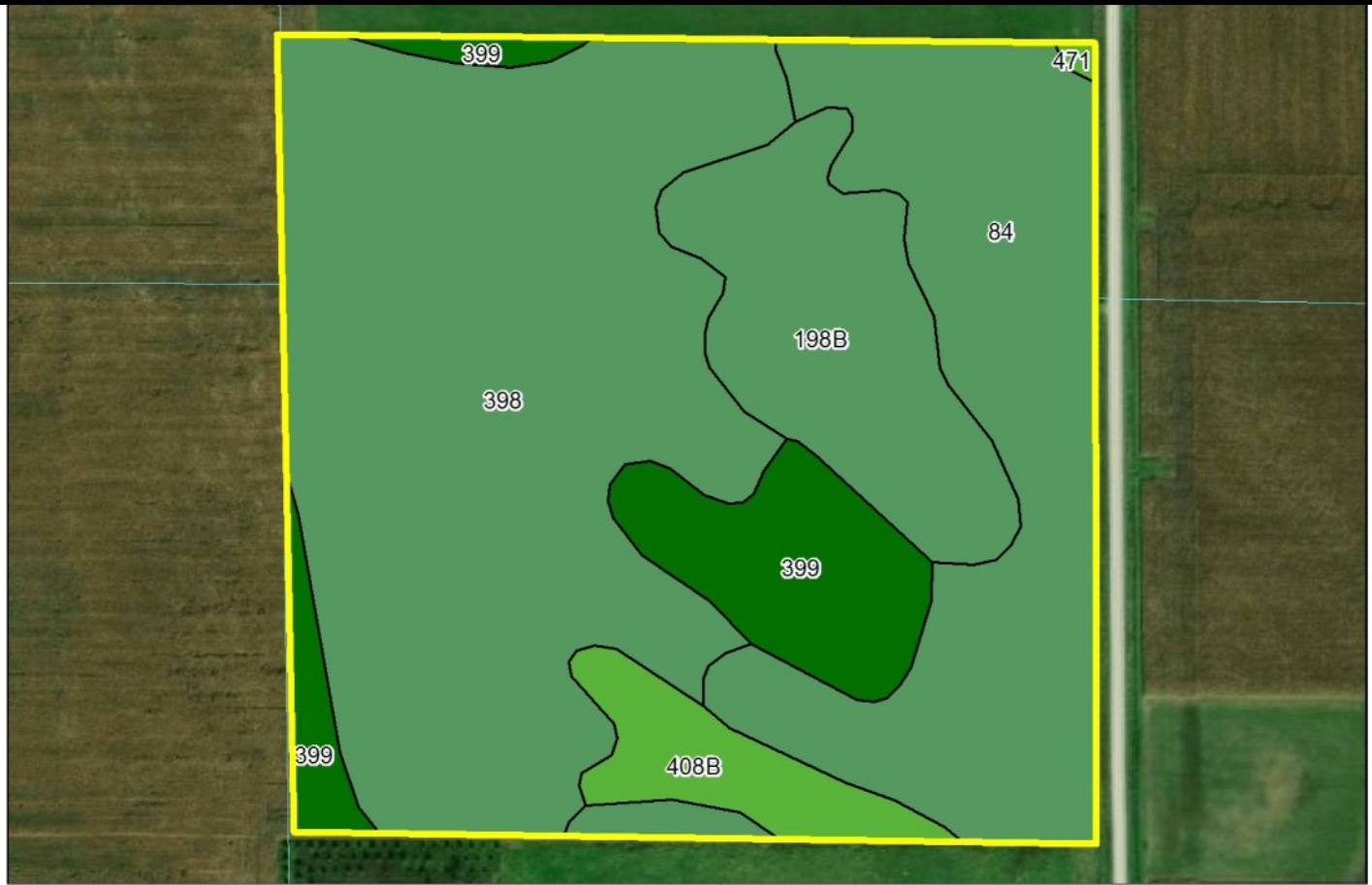
Level to gently rolling.

#### Buildings/Improvements

None

#### Drainage

Extensive drainage tile. See tile maps.



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
398	Tripoli clay loam, 0 to 2 percent slopes	18.04	46.98	2	82	
84	Clyde silty clay loam, 0 to 3 percent slopes	9.87	25.71	2	88	
198B	Floyd loam, 1 to 4 percent slopes	4.83	12.57	2	89	
399	Readlyn silt loam, 1 to 3 percent slopes	3.83	9.96	1	91	
408B	Olin fine sandy loam, 2 to 5 percent slopes	1.77	4.61	2	71	
471	Oran loam, 1 to 3 percent slopes	0.07	0.17	1	74	

**Measured Tillable Acres: 38.40**

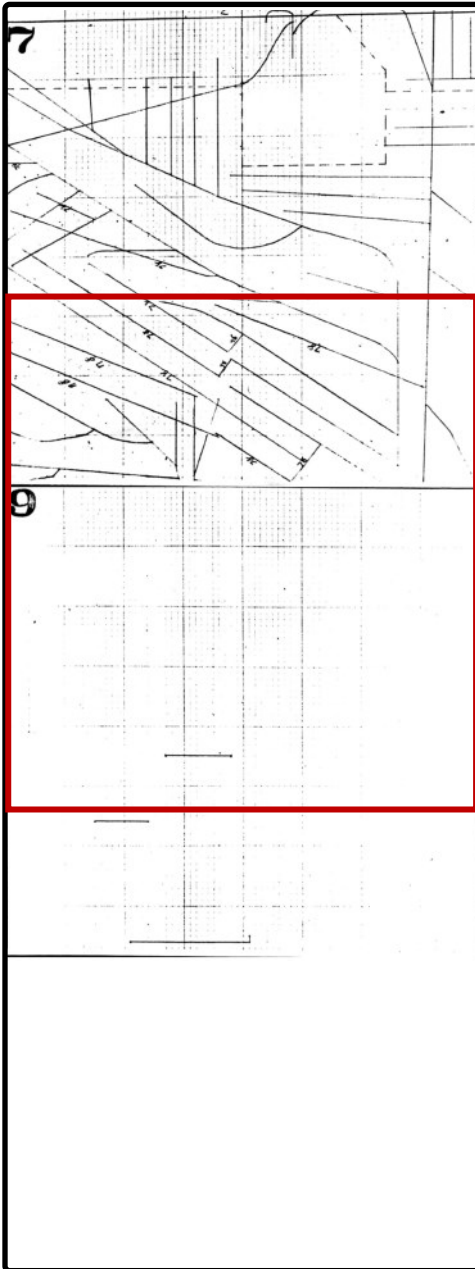
**Average CSR2: 84.80**

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. 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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**Parcel 1** - NE Corner Looking SW



**Parcel 2** - NE Corner Looking SW



**Parcel 2** - SE Corner Looking NW



**Parcel 3** - Looking NW from SE Corner





Date: **Wed., Jan. 15, 2020**

Time: **10:00 a.m.**

Site: **Jesup Community Room  
791 6th St.  
Jesup, IA 50648**

### **Seller**

Ronald B. Reil Trust  
David and Kimberly Lingenfelter

### **Agency**

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

### **Auctioneer**

Troy R. Louwagie

### **Attorney**

Eric Johnson, Beecher Law Firm

### **Method of Sale**

- This land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

### **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 February 19, 2020 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(s) which expire February 28, 2020. Taxes will be prorated to February 19, 2020.

## **Make the Most of Your Farmland Investment**

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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