

148.96 Acres, m/l, in 2 Parcels

Black Hawk County, IA



Parcel 1: 73.20 Acres, m/l ; Parcel 2: 75.76 Acres, m/l

Date: Thurs., June 29, 2017

Time: 10:00 a.m.

Auction Site:

Denver Community Center

Address:

100 Washington St.
Denver, IA 50622

Auction Information

Method of Sale

- Land will be offered by the **choice and privilege** method with the choice to high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase

the parcel that remains, the remaining parcel will be offered with another round of bidding.

- Seller reserves the right to refuse any and all bids.

Seller

Helen E. Kluesner Estate

Agency

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

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 August 15, 2017 or after any objections to title have been cleared. One-third of 2017 cropland rent will be credited to Buyer(s) at closing.

Final settlement will require certified check or wire transfer. Farm is subject to an existing lease which expires November 15, 2017. Full access and possession will be given as of November 15, 2017 subject to completion of harvest by tenant. Taxes will be prorated to date of closing.

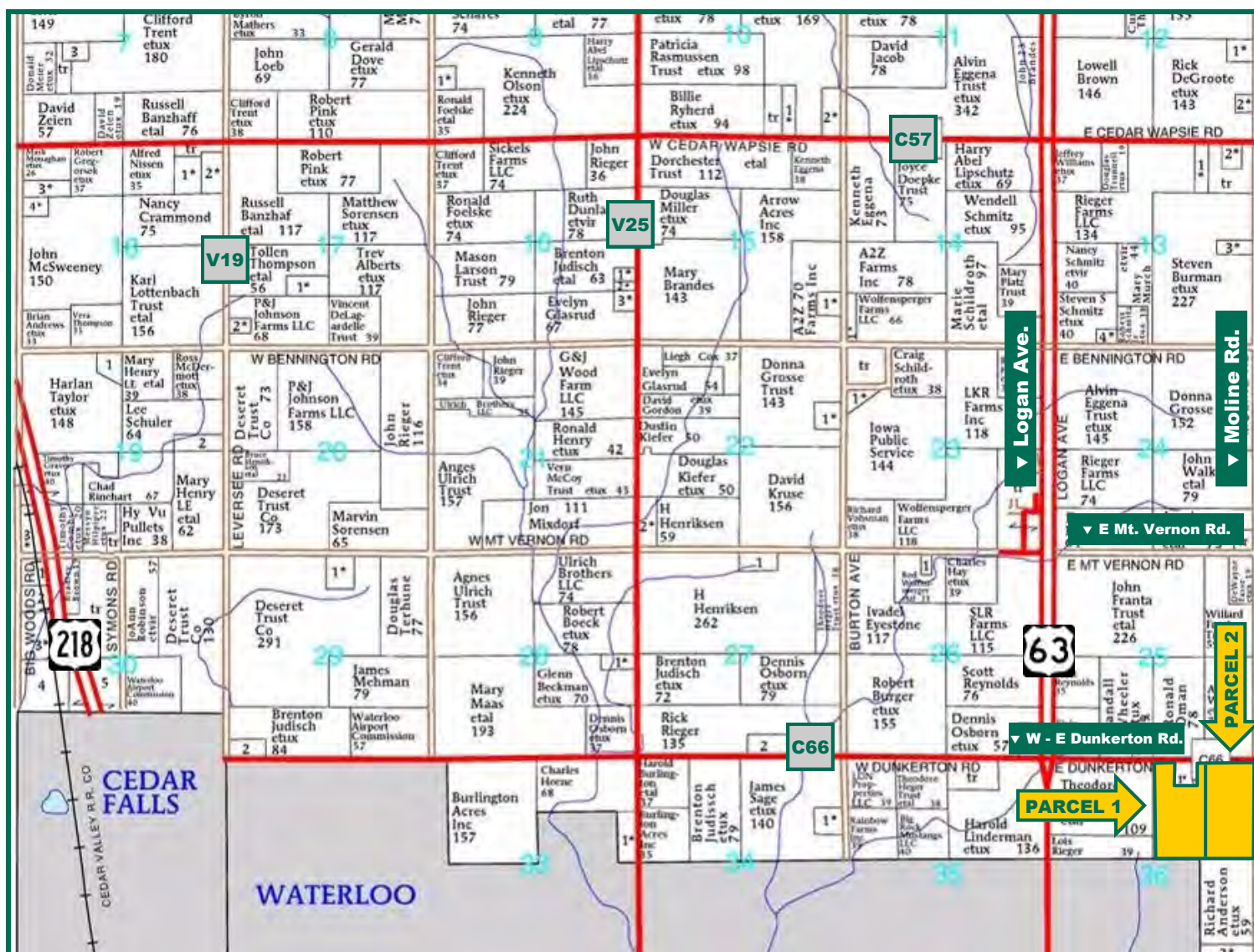
Delayed Closing Option: Seller is willing to close as late as November 15, 2017. If closing is scheduled for November 15, 2017, Seller will retain 100% of the 2017 cropland rent.

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REID: 050-0829

Plat Map



Map reproduced with permission of Farm & Home Publishers, Ltd.

Survey

Should parcels be purchased by different Buyers, property will be surveyed at Seller's expense to clearly mark the dividing line of Parcel 1 and Parcel 2. Additionally, should parcels sell to different Buyers, Seller will provide an access driveway off of East Dunkerton Road to Parcel 1.

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.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Aerial Photo and Map: Parcel 1



Soil Types/Productivity

Primary soils are Marquis loam and Clyde -Floyd complex. See soil map for detail.

- **CSR2:** 90.3 per 2017 AgriData, Inc., based on FSA est. crop acres.
- **CSR:** 86.3 per 2017 AgriData, Inc., based on FSA est. crop acres.
- **CSR2:** 90.3 per County Assessor, based on net taxable acres.

Land Description

Farm is generally level to gently sloping

Buildings/Improvements

None

Drainage

Tile maps not available.

Water and Well Information

No known wells.

Comments

High CSR2 land just outside city limits. Investor quality and great add on piece for local producer. Potential driveway permit has been approved and received.

Property Information Parcel 1 - 73.2 Acres, m/l

Location

Adjacent to Waterloo city limits. Along South side of East Dunkerton Rd. Mt. Vernon Township.

Legal Description

NW NE EXCEPT Building Site, and SE NE all in Section 36, Township 90 North, Range 13 West of the 5th P.M., Black Hawk County, IA. (Exact Legal Description to come from Final Abstract).

Real Estate Tax

Taxes Payable 2016 - 2017: \$2,380
Net Taxable Acres: 73.2
Tax per Net Taxable Acre: \$32.51

FSA Data

Part of Farm Number 6874, Tract 9679
Crop Acres*: 72.11
Corn Base*: 65.04
Corn PLC Yield: 150 Bu.
Bean Base*: 6.98
Bean PLC Yield: 38 Bu.

**Parcel is part of a larger FSA farm.
Acres and Bases are estimated. Local FSA office will determine final Acres and Bases.*

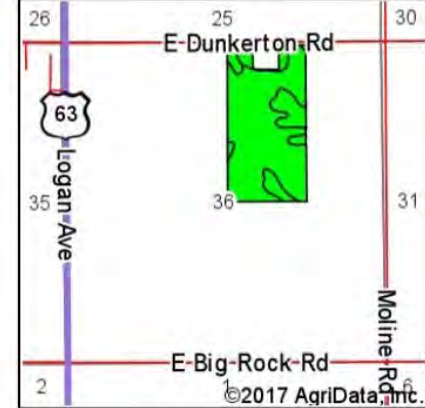
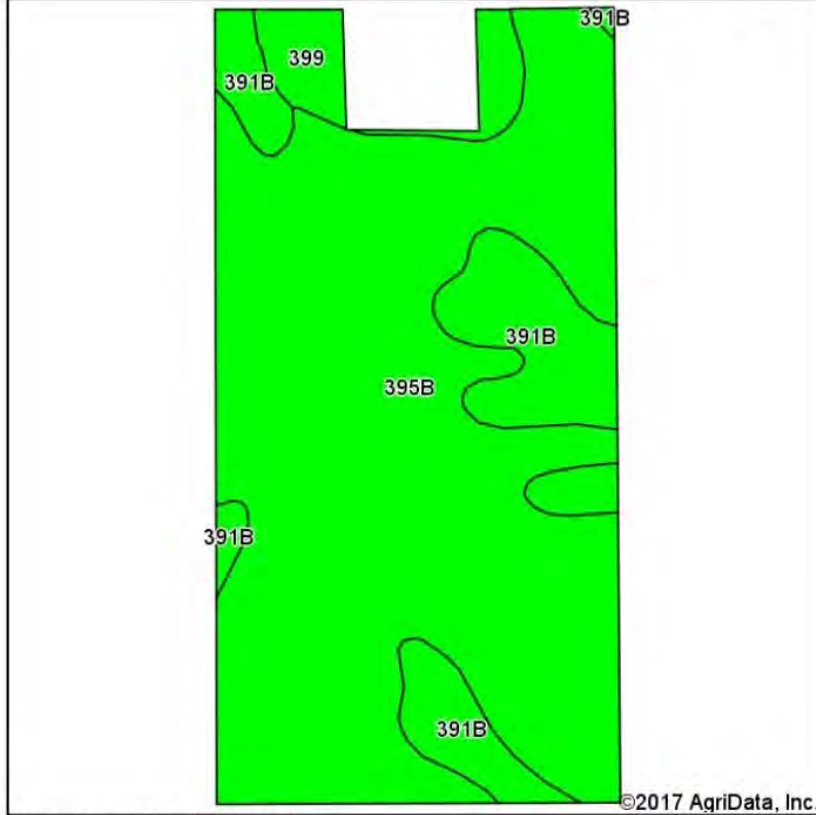
CRP Contracts

None

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Soil Map: Parcel 1 Entire Property



State: Iowa
 County: Black Hawk
 Location: 36-90N-13W
 Township: Mount Vernon
 Acres: 73.2
 Date: 5/1/2017



Soils data provided by USDA and NRCS.

Area Symbol: IA013, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
395B	Marquis loam, 2 to 5 percent slopes	58.00	79.2%		Ile	91	89
391B	Clyde-Floyd complex, 1 to 4 percent slopes	11.80	16.1%		Ilw	87	72
399	Readlyn loam, 1 to 3 percent slopes	3.40	4.6%		Iw	91	91
Weighted Average						90.4	86.4

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

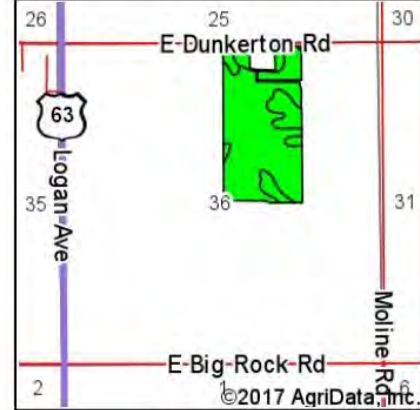
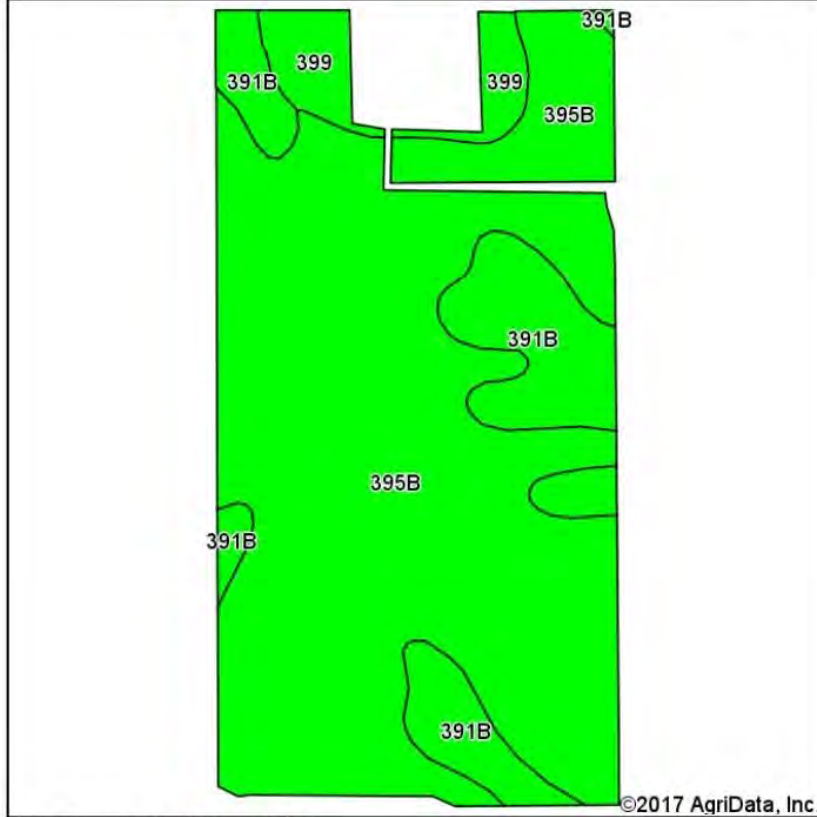
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Soil Map: Parcel 1 Tillable Only



State: Iowa
 County: Black Hawk
 Location: 36-90N-13W
 Township: Mount Vernon
 Acres: 72.11
 Date: 5/17/2017



Soils data provided by USDA and NRCS.

Area Symbol: IA013, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
395B	Marquis loam, 2 to 5 percent slopes	56.68	78.6%		Ile	91	89
391B	Clyde-Floyd complex, 1 to 4 percent slopes	11.78	16.3%		Ilw	87	72
399	Readlyn loam, 1 to 3 percent slopes	3.65	5.1%		Iw	91	91
Weighted Average						90.3	86.3

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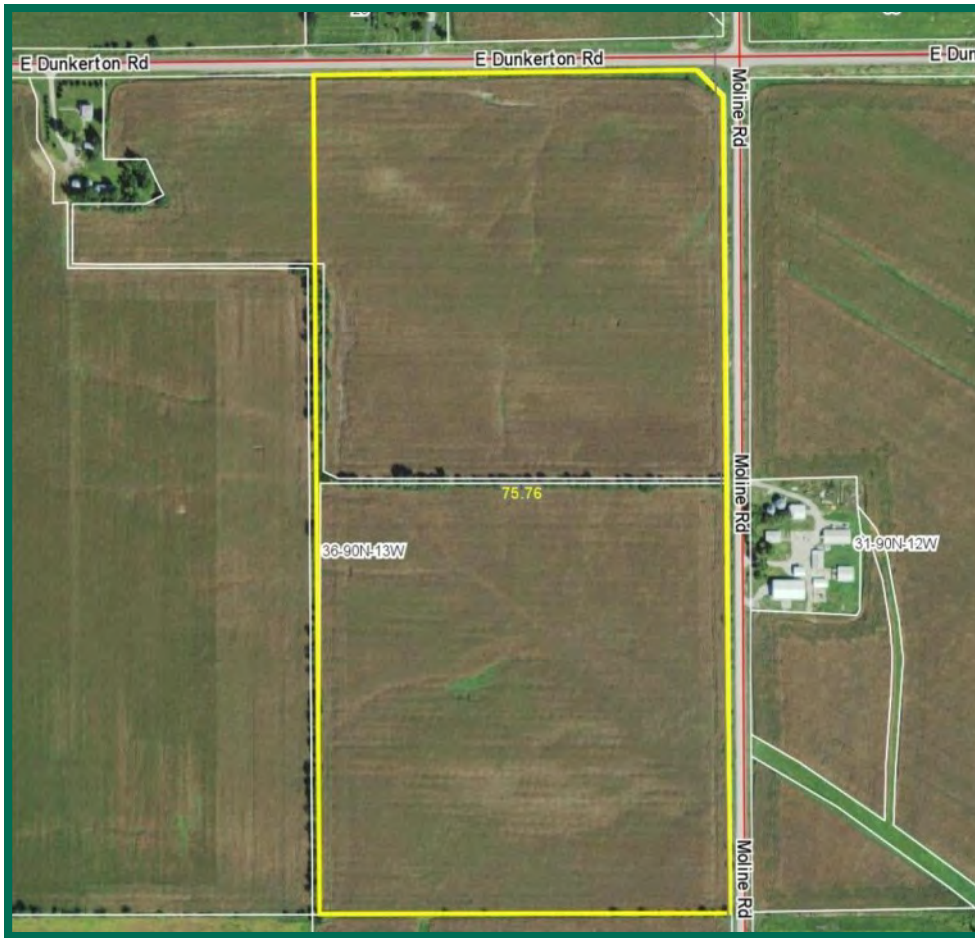
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Aerial Photo: Parcel 2



Property Information Parcel 2 - 75.76 Acres, m/l

Location

Just outside Waterloo city limits. Along South side of East Dunkerton Rd. and West side of Moline Rd. Mt. Vernon Township.

Legal Description

NE NE Sec 36, Twp 90 N, Rng 13 W Exc all that part of the S 15 ft of the N 65 ft and Exc A triangular tract of land Desc as the NE 1/2 of the W 117 ft of the E 150 ft of the S 85 ft of the N 150 ft of the NE 1/4 NE 1/4 being 85 ft distant on the E side and 117 ft distant on the N side of said tract, SE NE, all in Section 36, Township 90 North, Range 13 West of the 5th P.M., Black Hawk County, IA.

(Exact Legal Description to come from Final Abstract).

Real Estate Tax

Taxes Payable 2016 - 2017: \$2,446
Net Taxable Acres: 75.76
Tax per Net Taxable Acre: \$32.28

CRP Contracts

None

Land Description

Predominate gentle slope to the east.

FSA Data

Part of Farm Number 6874, Tract 9679
Crop Acres*: 75.49
Corn Base*: 68.23
Corn PLC Yield: 150 Bu.
Bean Base*: 7.32
Bean PLC Yield: 38 Bu.
**Parcel is part of a larger FSA farm.
Acres and Bases are estimated. Local
FSA office will determine final Acres and
Bases.*

Soil Types/Productivity

Primary soils are Marquis loam and Clyde-Floyd complex. See soil map for detail.
• **CSR2:** 89.5 per 2017 AgriData, Inc., based on FSA est. crop acres.
• **CSR:** 83 per 2017 AgriData, Inc., based on FSA est. crop acres.
• **CSR2:** 89.6 per County Assessor, based on net taxable acres.

Buildings/Improvements

None

Drainage

Tile maps not available.

Water & Well Information

No known wells.

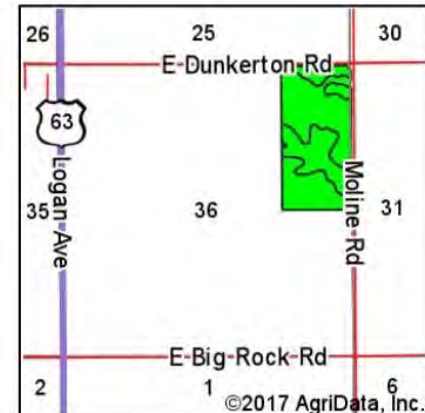
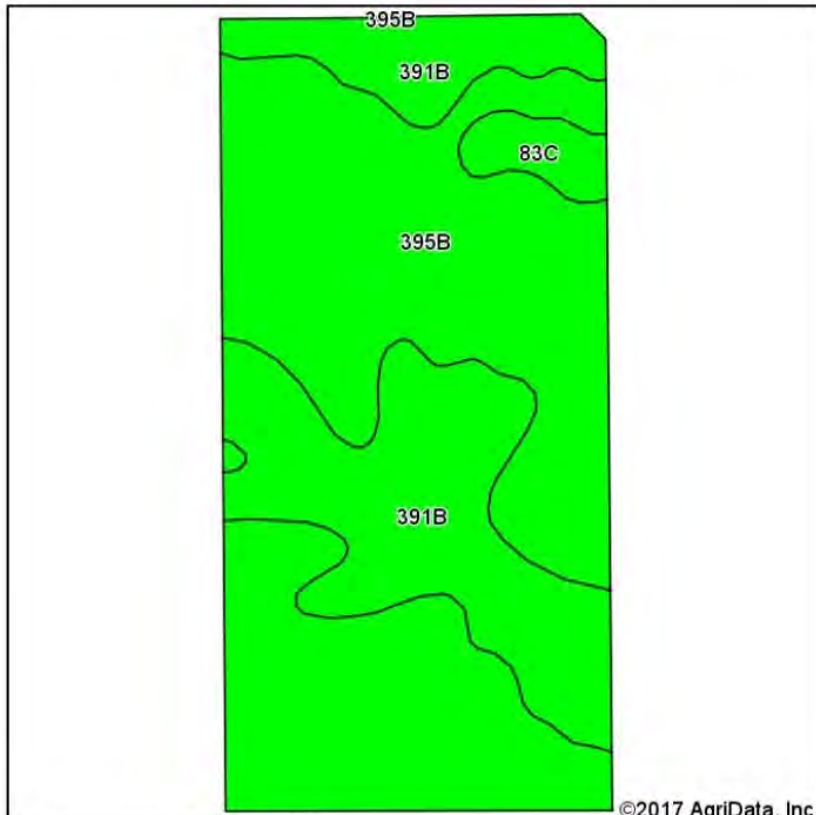
Comments

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Soil Map: Parcel 2 Entire Property



State: Iowa
 County: Black Hawk
 Location: 36-90N-13W
 Township: Mount Vernon
 Acres: 75.76
 Date: 5/1/2017



Soils data provided by USDA and NRCS.

Area Symbol: IA013, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
395B	Marquis loam, 2 to 5 percent slopes	49.01	64.7%		Ile	91	89
391B	Clyde-Floyd complex, 1 to 4 percent slopes	24.48	32.3%		IIw	87	72
83C	Kenyon loam, 5 to 9 percent slopes	2.27	3.0%		IIIe	85	71
Weighted Average						89.5	83

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

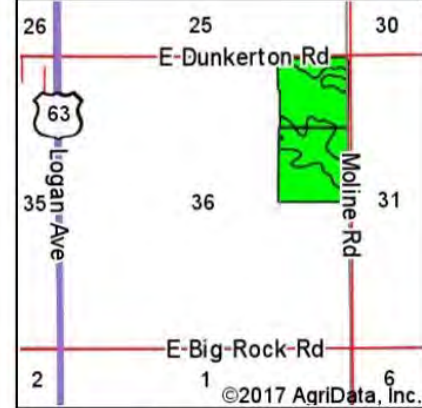
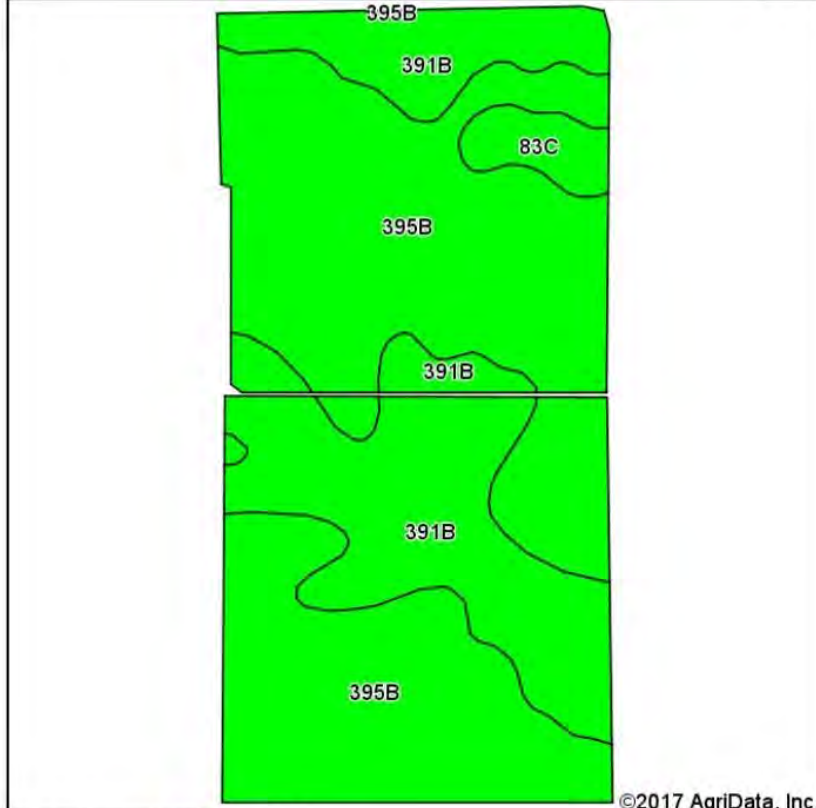
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Soil Map: Parcel 2 Tillable Only



State: Iowa
 County: Black Hawk
 Location: 36-90N-13W
 Township: Mount Vernon
 Acres: 75.49
 Date: 5/17/2017



Maps Provided By



Soils data provided by USDA and NRCS.

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Area Symbol: IA013. Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
395B	Marquis loam, 2 to 5 percent slopes	48.81	64.7%		Ile	91	89
391B	Clyde-Floyd complex, 1 to 4 percent slopes	24.38	32.3%		Ilw	87	72
83C	Kenyon loam, 5 to 9 percent slopes	2.30	3.0%		Illc	85	71
Weighted Average						89.5	83

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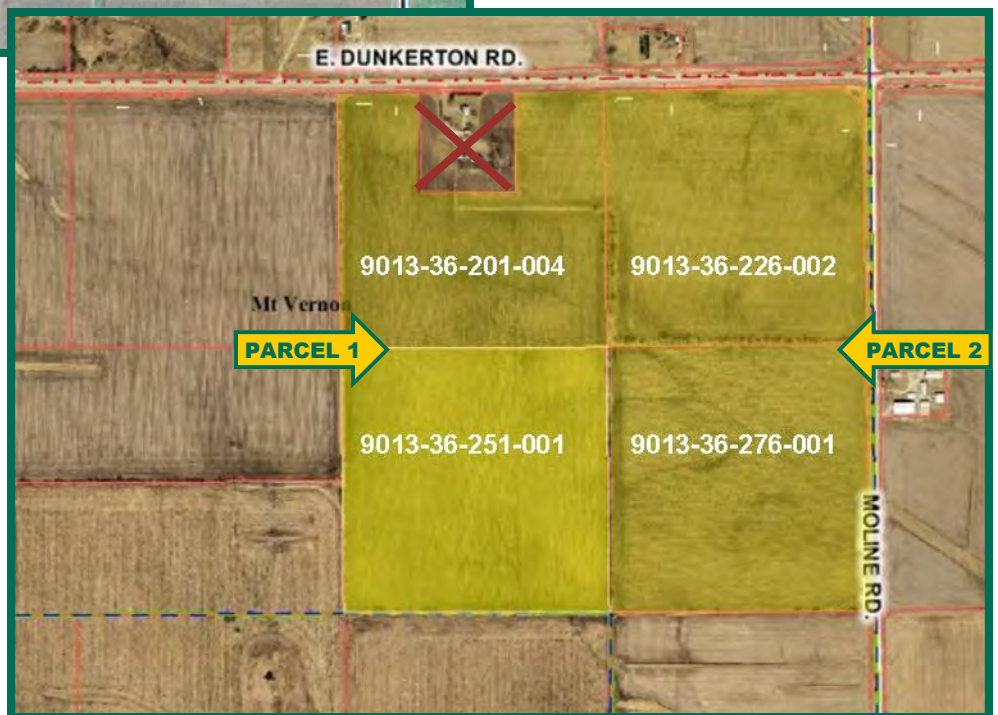
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FSA and Assessors Map



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Photos: 148.96 Acres, m/l, Black Hawk County, IA



Parcel #1



Parcel #2

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