

Land Auction

ACREAGE:

235 Acres, m/l
In 2 Parcels
Bremer County, IA

DATE:

Tuesday
August 17, 2021
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag

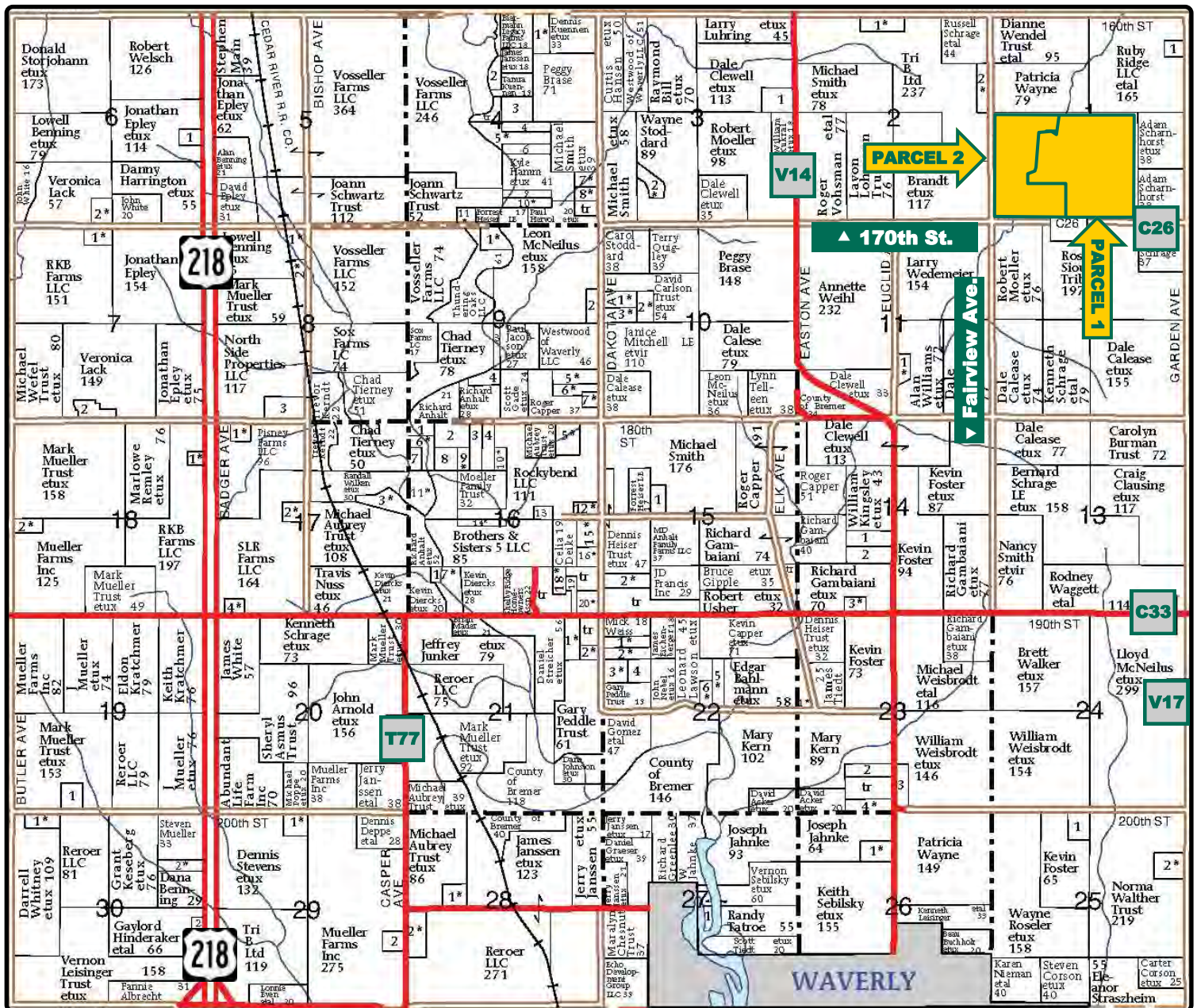


Property Key Features

- Opportunity to Buy Diversified Offering in 2 Parcels, Purchase One or Both
- Parcel 1– 124.85 Estimated FSA/Eff. Crop Acres with a CSR2 of 86.06
- Parcel 2—Includes Farmstead, Pasture, High-Quality Cropland CSR2 of 78.46

Cal Wilson
Licensed Salesperson in IA
CalW@Hertz.ag

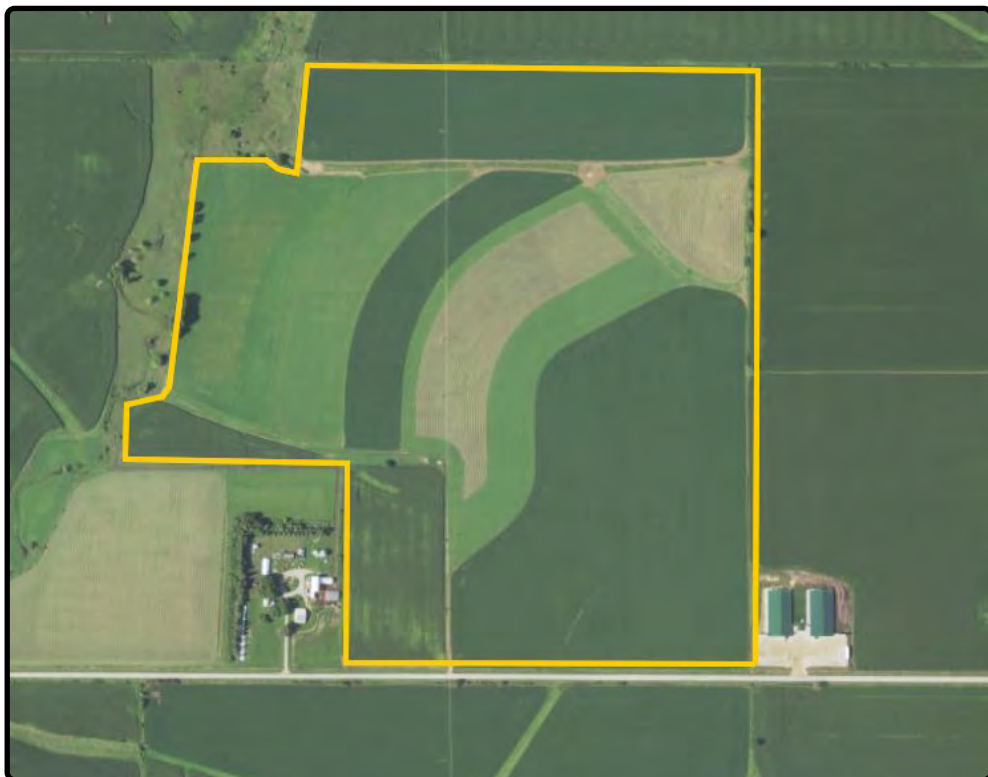
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Cedar Falls, IA 50613
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Parcel 1

FSA/Eff. Crop Acres: 124.85*

Corn Base Acres: 123.60*

Bean Base Acres: 11.78*

Soil Productivity: 86.06 CSR2

**Acres are estimated.*

Parcel 1 Property Information 129.00 Acres, m/l

Location

Approximately 3½ miles NE of Waverly.
Property lies north of Fairview Ave.

Legal Description

W½ of the SE¼ and part of E½ SW¼
Section 1, Township 92 North, Range 14
West of the 5th P.M., Bremer County, IA.
Exact legal to come from survey.

Estimated Real Estate Tax

Taxes Payable 2020 - 2021: \$3,265*

Net Taxable Acres: 129.00*

Tax per Net Taxable Acre: \$25.31

**Taxes estimated pending survey of
property. Bremer County Treasurer/
Assessor will determine final tax figures.*

Lease Status

Leased for 2021 crop year. Lease will be
terminated prior to September 1, 2021 for
the 2022 crop year.

FSA Data

Part of Farm Number 846, Tract 420

FSA/Eff. Crop Acres: 124.85*

Corn Base Acres: 123.60*

Corn PLC Yield: 156 Bu.

Bean Base Acres: 11.78*

Bean PLC Yield: 48 Bu.

**Acres are estimated pending
reconstitution of farm by the Bremer
County FSA office.*

CRP Contracts

None.

Land Description

Undulating.

Soil Types/Productivity

Primary soils are Marquis loam and
Kenyon loam. CSR2 on the estimated
FSA/Eff. crop acres is 86.06. See soil map
for detail.

Mineral Rights

All mineral rights owned by the Seller, if
any, will be transferred to the Buyer(s).

Drainage

Natural and artificial tile. See tile map.

Buildings/Improvements

None.

Water & Well Information

There is no known well.

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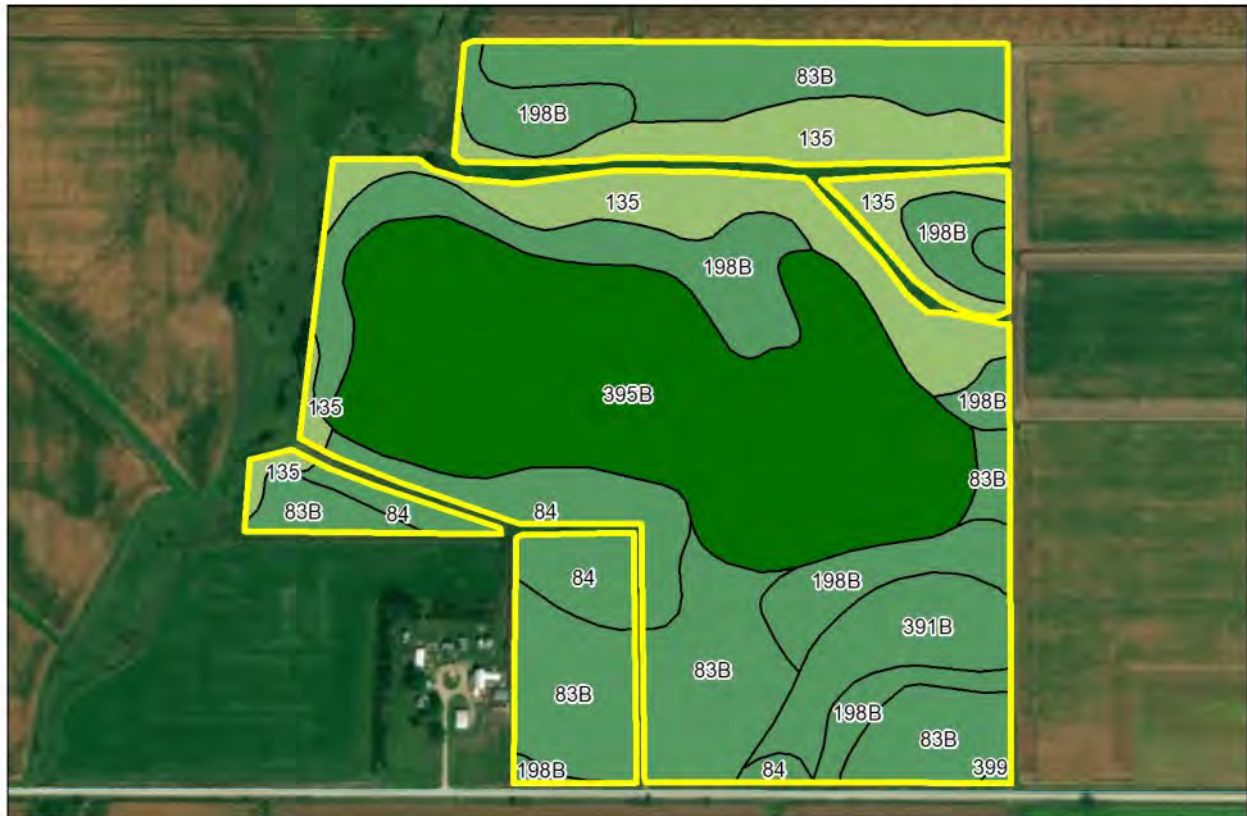
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
395B	Marquis loam, 2 to 5 percent slopes	39.91	31.97	2	91	
83B	Kenyon loam, 2 to 5 percent slopes	29.27	23.44	2	90	
198B	Floyd loam, 1 to 4 percent slopes	21.28	17.04	2	89	
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	18.95	15.18	2	65	
84	Clyde silty clay loam, 0 to 3 percent slopes	9.37	7.51	2	88	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	6.05	4.84	2	87	
399	Readlyn silt loam, 1 to 3 percent slopes	0.03	0.02	1	91	

Measured Tillable Acres: 124.85

Average CSR2: 86.06

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Looking SE from NW Corner



Looking SW from NE Corner

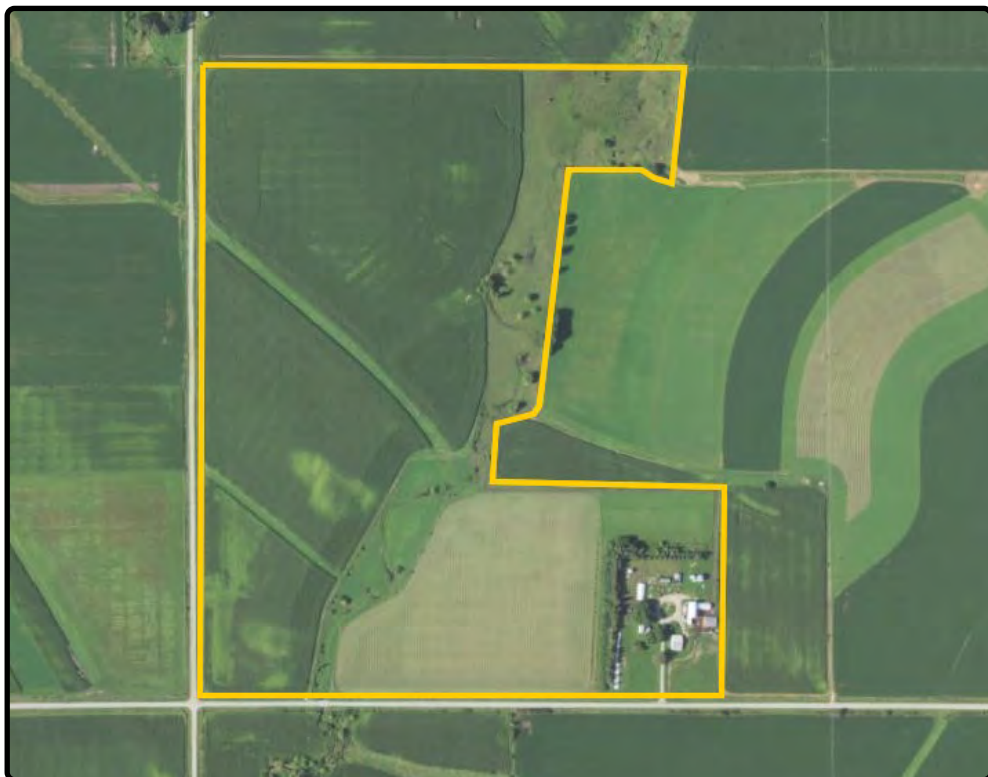


Looking Straight West



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Parcel 2

FSA/Eff. Crop Acres: 76.51*
Corn Base Acres: 46.97*
Bean Base Acres: 7.22*
Soil Productivity: 78.46 CSR2

**Acres are estimated.*

Parcel 2 Property Information 106.00 Acres, m/l

Location

Approximately 3½ miles NE of Waverly.
Corner of 170th St. and Fairview Ave.

Legal Description

The W½ of the SW¼ and part of the E½
SW¼ Section 1, Township 92 North,
Range 14 West of the 5th P.M., Bremer
County, IA. Exact legal to come from
survey.

Estimated Real Estate Tax

Taxes Payable 2020 - 2021: \$3,383*
Net Taxable Acres: 106.00*

**Taxes estimated pending survey of
property. Bremer County Treasurer/
Assessor will determine final tax figures.*

Lease Status

- Leased for 2021 crop year. Lease will be terminated prior to September 30, for the 2022 crop year.
- House, buildings, grain storage leased until March 1, 2022. Lease has been terminated in writing.

FSA Data

Part of Farm Number 846, Tract 420
FSA/Eff. Crop Acres: 76.51*
Corn Base Acres: 46.97*
Corn PLC Yield: 156 Bu.
Bean Base Acres: 7.22*
Bean PLC Yield: 48 Bu.

**Acres are estimated pending
reconstitution of farm by the Bremer
County FSA office.*

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Floyd loam and Kenyon loam. CSR2 on the estimated FSA/Eff. crop acres is 78.46. 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

Undulating.

Drainage

Natural and artificial tile. See tile map.

Buildings/Improvements

Misc. older outbuildings. Steel grain storage bins.

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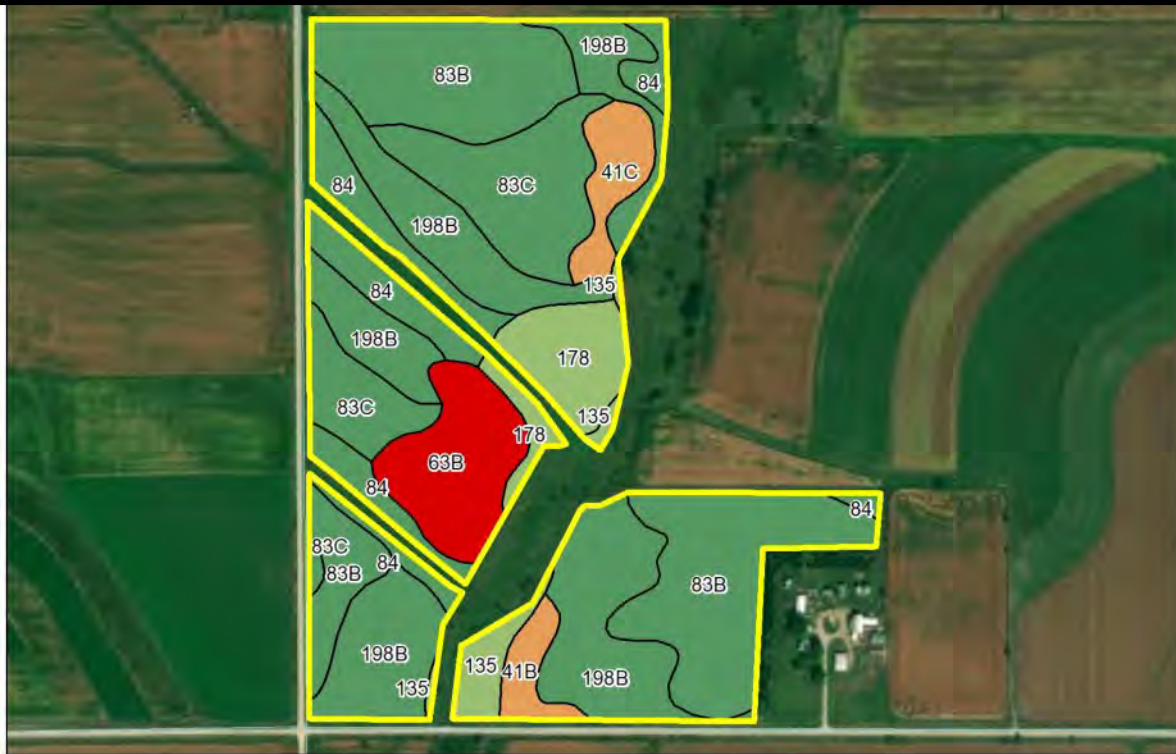
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
198B	Floyd loam, 1 to 4 percent slopes	21.54	28.15	2	89	
83B	Kenyon loam, 2 to 5 percent slopes	20.42	26.69	2	90	
83C	Kenyon loam, 5 to 9 percent slopes	10.04	13.12	3	85	
84	Clyde silty clay loam, 0 to 3 percent slopes	7.73	10.10	2	88	
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	5.94	7.76	4	19	
178	Waukee loam, 0 to 2 percent slopes, rarely flooded	4.66	6.09	2	69	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	2.61	3.42	4e	34	
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	2.00	2.61	2	65	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	1.57	2.06	4e	39	

Measured Tillable Acres: 76.51

Average CSR2: 78.46

Dwelling

- Single family, 2-Story frame house built in 1900
- 1,784 Sq. Ft.
- 3 Bedrooms
- 1 Full Bath, 1 Sink
- Steel siding
- Asphalt roof
- No central air

- Heat - FHA - Gas
- Wood Deck - 80 Sq. Ft.
- Detached garage 22' x 20', built in 1948.

Water & Well Information

Drilled well on farmstead acreage. Well has been tested. Results available upon request.

Comments

- Very long-time tenant has leased land/buildings and dwelling as one unit. Sellers have terminated this lease in writing effective March 1, 2022.

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Looking NW from SE Corner on 170th Street



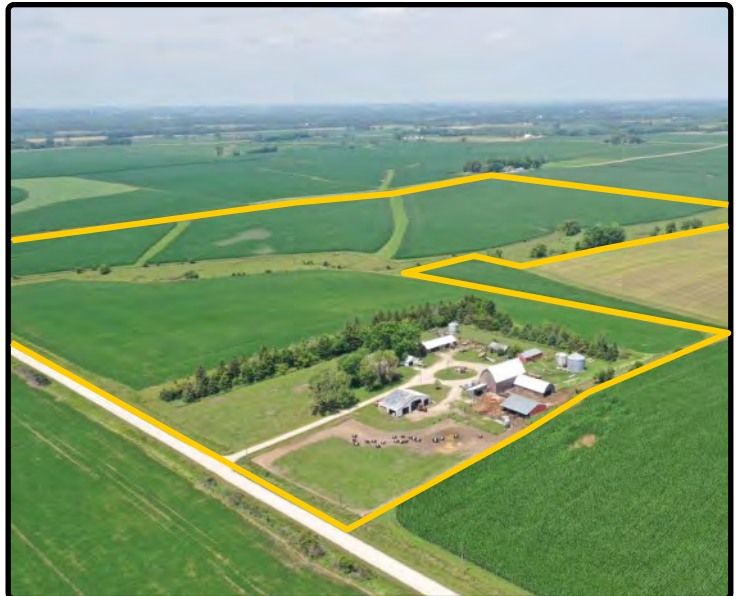
Looking NE from Corner of 170th & Fairview Ave



View of Farmstead Acreage



Looking NW from SE Corner of Property





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. 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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Date: **Tues., August 17, 2021**

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

Site: **Virtual Live Auction
Online Only
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Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer on screen as he guides the process.
- Go to www.Hertz.ag. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to the Real Estate > Auction page, and select the Bremer County auction.
- Follow on-screen prompts.
- You may view the livestream of the auction on sale day by following these same directions and clicking on the "View Live" button.
- Contact Sale Manager, Cal Wilson at 319-360-1009 with questions.

Method of Sale

- This land will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Seller

Lynn O. Uhlenhopp Trust

Agency

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

Auctioneer

Kyle Hansen

Attorney

Bradley & Riley PC

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 November 9, 2021 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. Taxes will be prorated to date of closing. Seller will retain 2021 cropland rent.

Contract & Title

Immediately upon conclusion of the auction, the high 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.

Survey

If parcels sell to different Buyer's, Survey will be provided by Seller to determine boundaries. Final sale price will be adjusted up/down based on final surveyed gross acres.