

ACREAGE:

71.96 Acres, m/l
Fayette County, IA

DATE:

Bid Deadline:
February 16, 2022
12:00 Noon CST

RETURN BIDS TO:

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



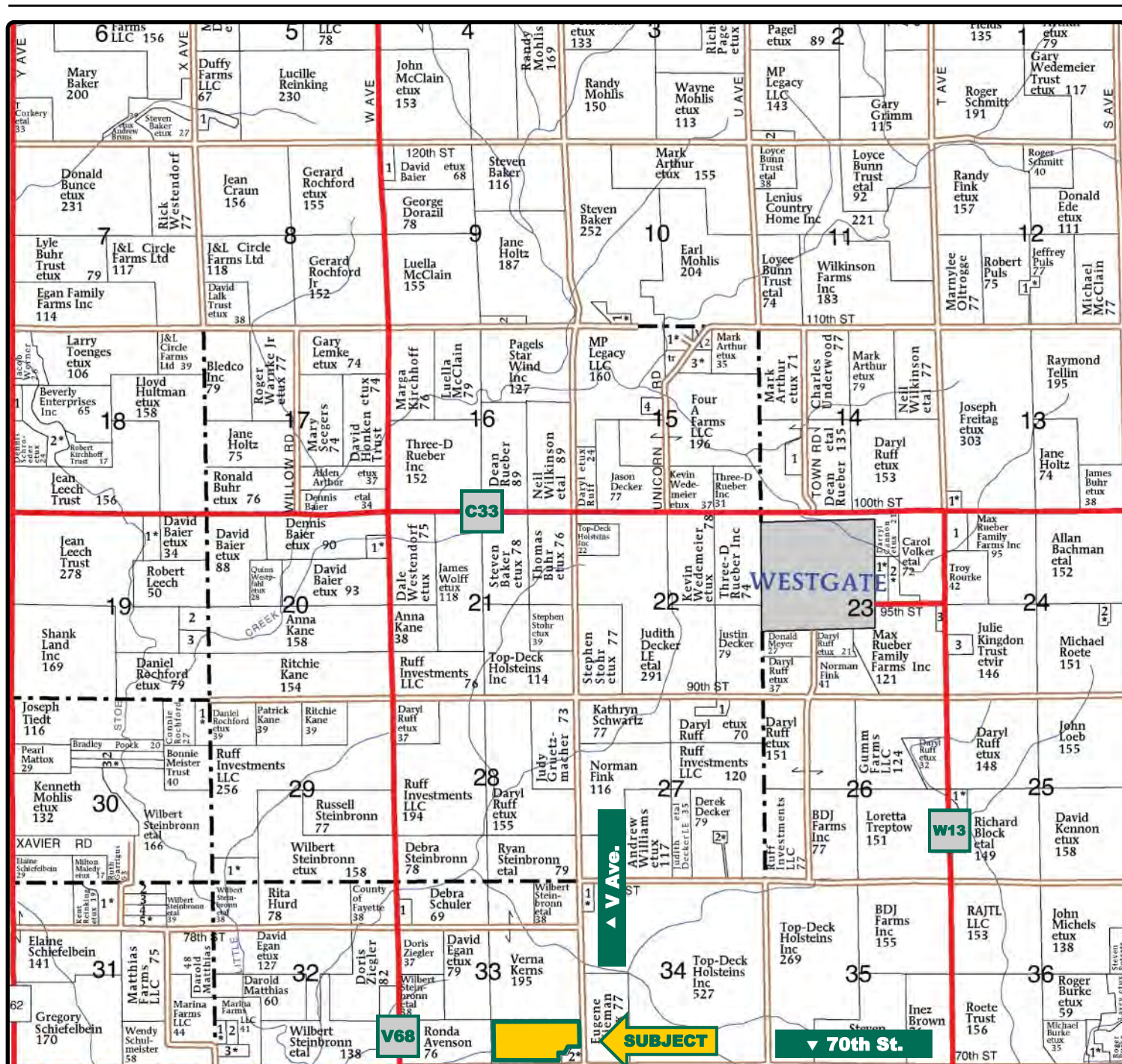
Property Key Features

- Kenyon, Clyde and Floyd Loam; High CSR2 Soils (NHEL)
- Generational Farm with 88.88 CSR2 on Cropland
- Investor-Quality and/or Excellent Add-On for Local Producer

Cal Wilson
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6314 Chancellor Dr./P.O. Box 1105
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FSA/Eff. Crop Acres: 61.55
Corn Base Acres: 59.93
Soil Productivity: 88.88 CSR2

Property Information

71.96 Acres, m/l

Location

Approximately 2 miles southwest of Westgate. Northwest of V Ave. and 70th St. intersection.

Legal Description

S½ SE EX Parcel "A" Section 33, Township 92 North, Range 10 West of the 5th P.M., Fayette County, IA.

Real Estate Tax

Taxes Payable 2021 - 2022: \$2,522
Gross Acres: 71.96
Exempt Acres: 9.50
Net Taxable Acres: 62.46
Tax per Net Taxable Acre: \$40.38

Lease Status

Leased to March 1, 2023. Cropland available for 2023 crop season.

FSA Data

Farm Number 3055, Tract 6461
FSA/Eff. Crop Acres: 61.55
Corn Base Acres: 59.93
Corn PLC Yield: 160 Bu.

NRCS Classification

- NHEL: Non-Highly Erodible Land. Tract contains a wetland or farmed wetland.
- See NRCS Map for additional 2.00 acres farmed around wetland.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Kenyon loam and Clyde clay loam. CSR2 on the FSA/Eff. crop acres is 88.88. 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

Level to gently rolling.

Drainage

See tile map.

Buildings/Improvements

None.

Water & Well Information

No known wells.

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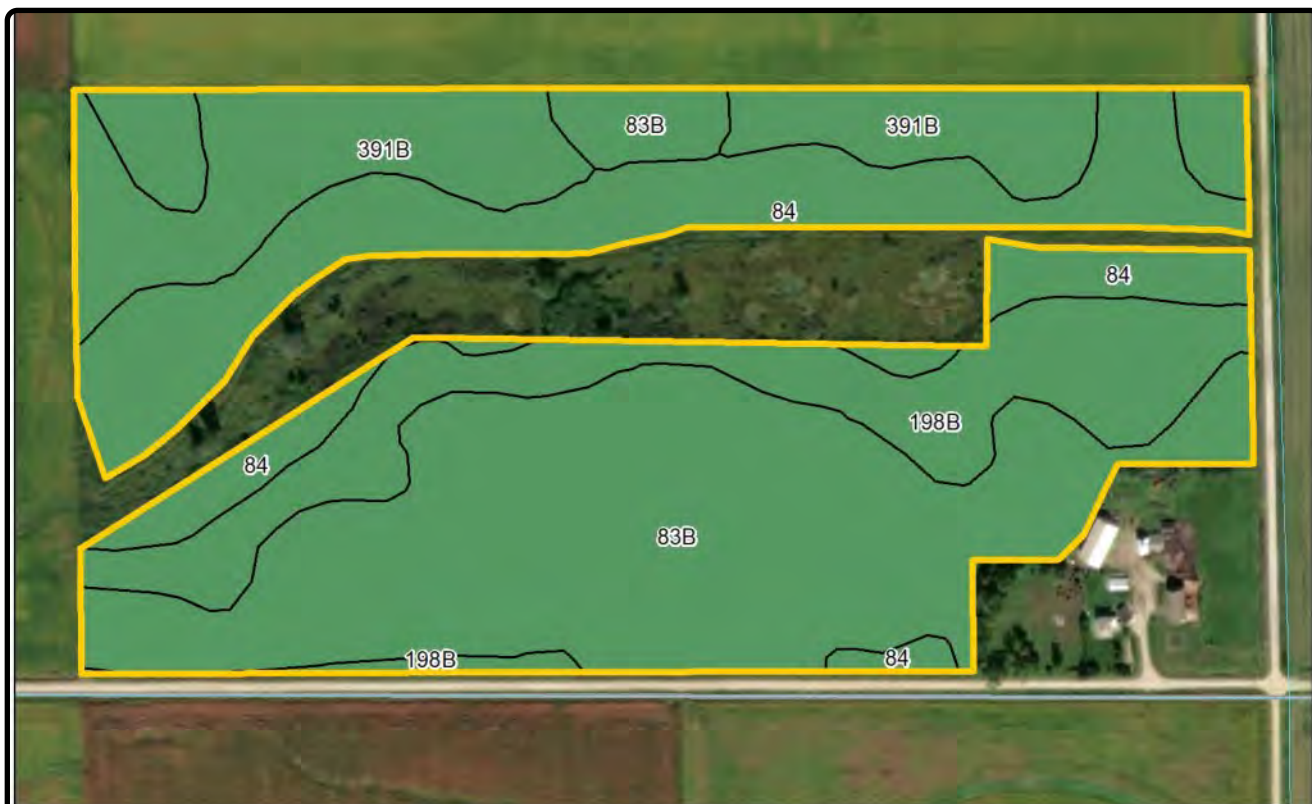
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83B	Kenyon loam, 2 to 5 percent slopes	26.87	43.66	2e	90	
84	Clyde clay loam, 0 to 3 percent slopes	14.46	23.49	2w	88	
198B	Floyd loam, 1 to 4 percent slopes	10.17	16.53	2w	89	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	10.04	16.31	2w	87	

Measured Tillable Acres: 61.55

Average CSR2: 88.88

Comments

This is high-quality cropland in a strong agricultural area with a unique contiguous hunting opportunity.

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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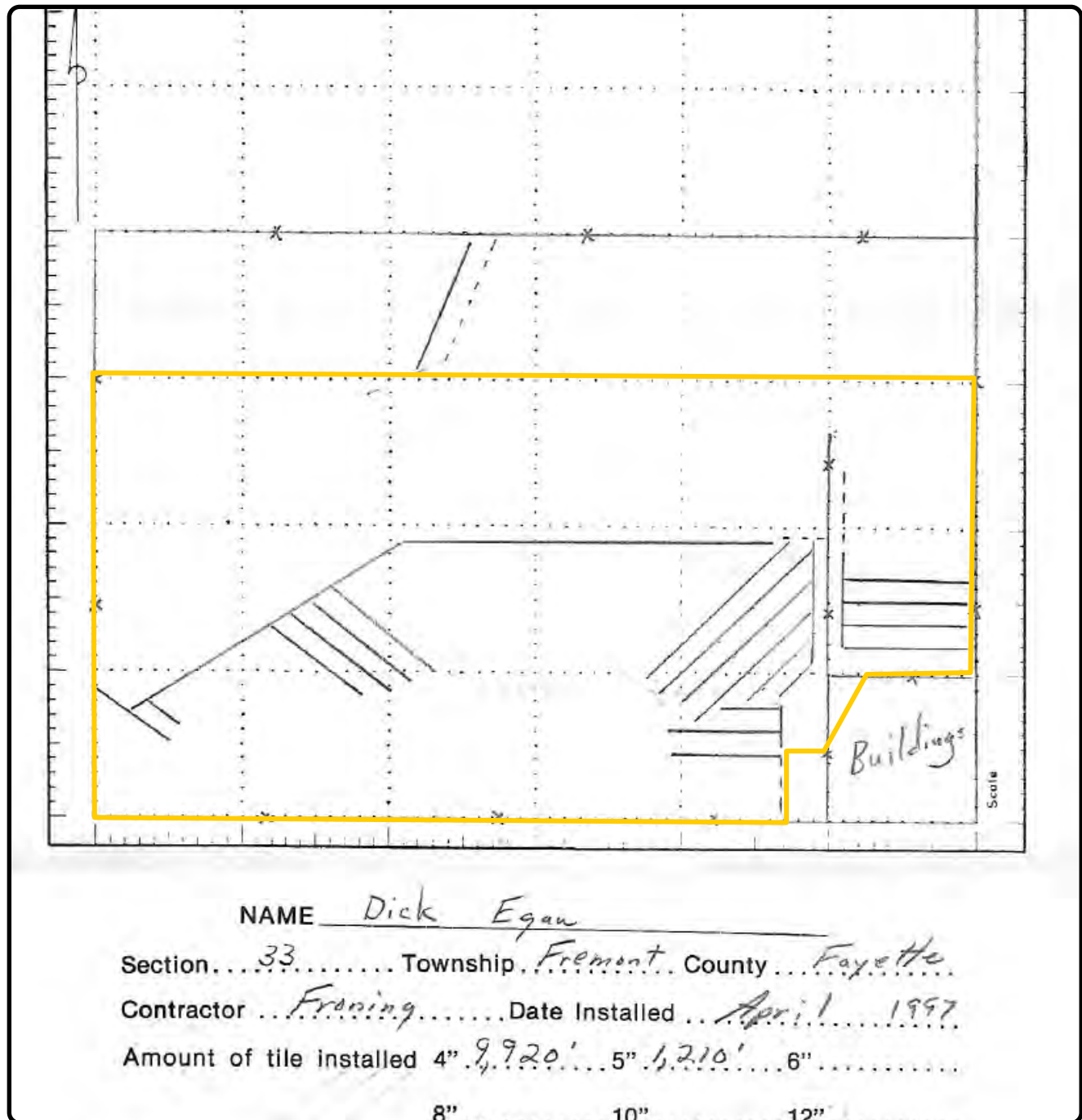
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East Looking West



East Looking West



Southwest Looking Northeast



West Looking East



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Bid Deadline: **Wed., Feb. 16, 2022**

Time: **12:00 Noon, CST**

Mail To:

**Hertz Real Estate Services
Attn: Cal Wilson
P.O. Box 1105
Cedar Falls, IA 50613**

Sellers

Mary Ann Michles, Mark W. Egan, James P. Egan, Roberta L. Egan and John J. Egan

Agency

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

Attorney

Pat Dillon
Pat Dillon Law P.C.

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, Cal Wilson at 319-360-1009 or Elliott Siefert at 319-540-2957.

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 Hertz Real Estate Services office, 6314 Chancellor Dr., P.O. Box 1105, Cedar Falls, IA 50613, on or before Wednesday, February 16, 2022, by 12:00 Noon, CST. The Seller will accept or reject all bids by 12:00 Noon, CST on Thursday, February 17, 2022 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. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before March 29, 2022 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, 2023. 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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