

ACREAGE:

57.39 Acres, m/l
In 2 Parcels
Black Hawk Co., IA

DATE:

Bid Deadline:
May 10, 2022
12:00 Noon, CST

RETURN BIDS TO:

Hertz Real Estate Services
Cedar Falls, IA



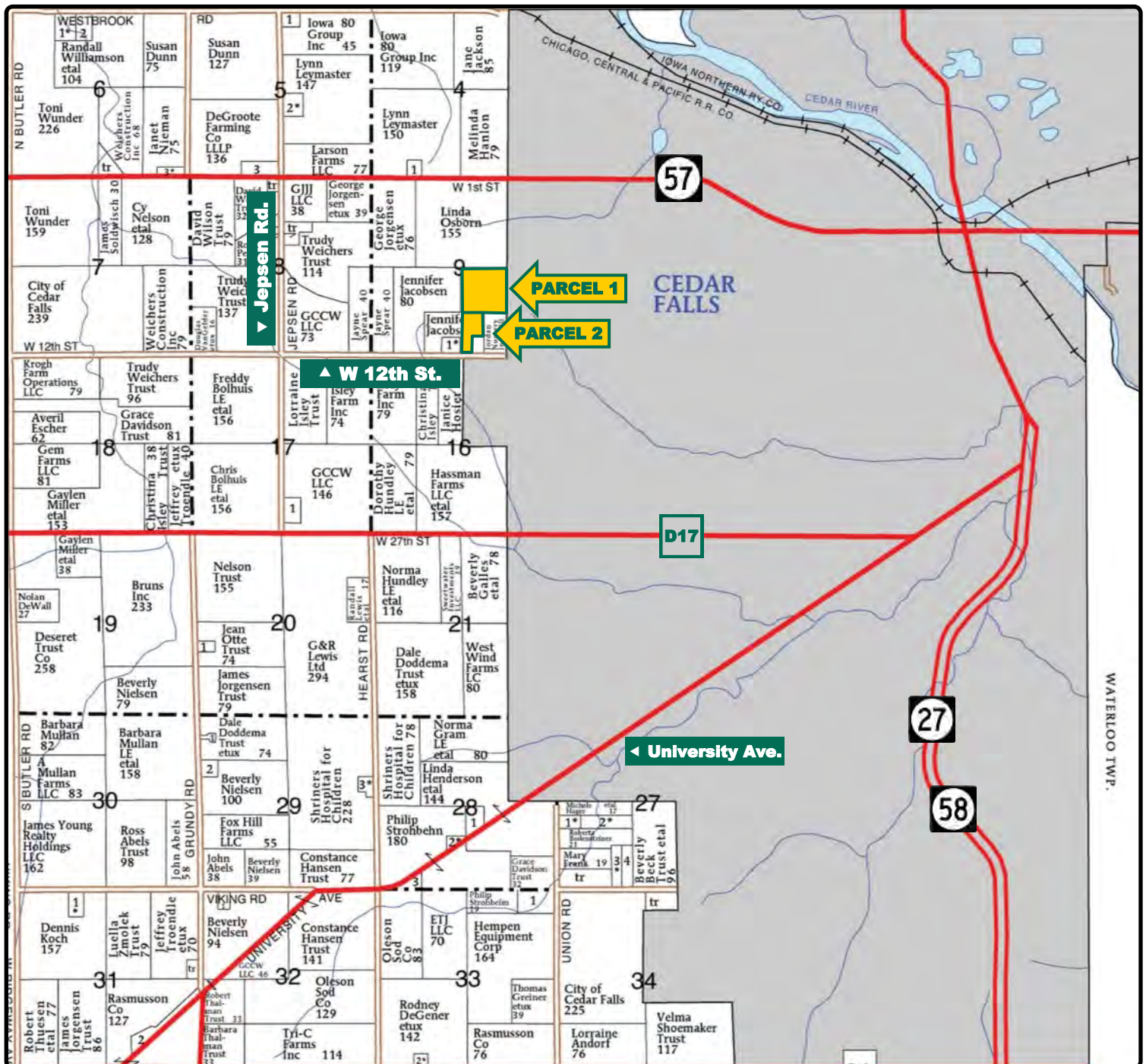
Property Key Features

- High-Quality Land with Development Potential in NW Cedar Falls
- Located Adjacent to an Existing Residential Development
- Access to W 12th Street and Autumn Ridge Road

Jackson Roth
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Cedar Falls, IA 50613
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Elliott Siefert
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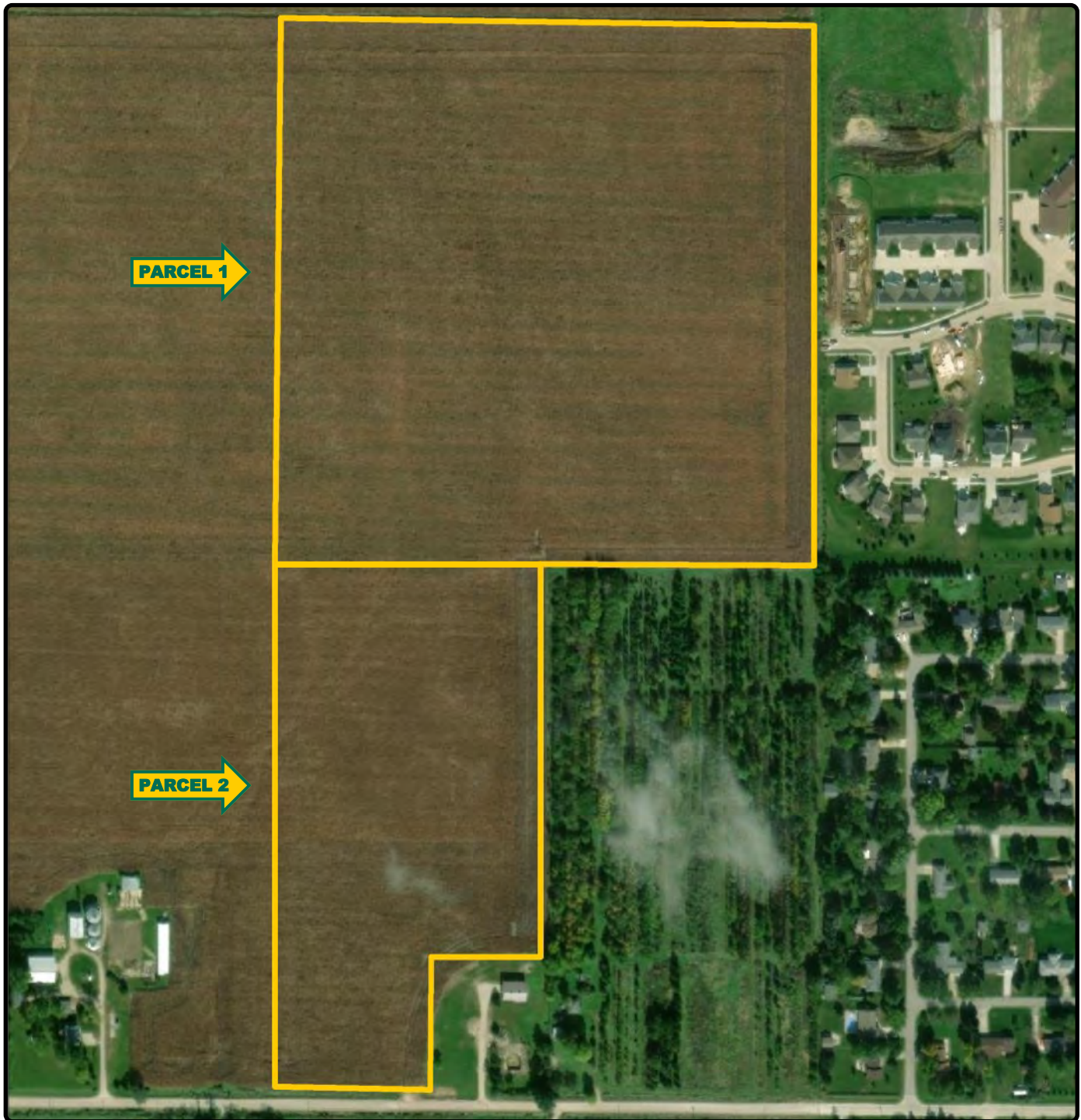


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Parcel 1

FSA/Eff. Crop Acres: 40.00*
Corn Base Acres: 34.38*
Bean Base Acres: 3.41*
Soil Productivity: 87.71 CSR2

**Acres are estimated*

Parcel 1 Property Information 40.00 Acres, m/l

Location

NW of the intersection of Union Rd. and West 12th St. Access from Autumn Ridge Rd.

Legal Description

NW SE Section 9, Township 89 North, Range 14 West of the 5th P.M., Black Hawk County, IA.

Real Estate Tax

Taxes Payable 2021 - 2022: \$1,424
 Net Taxable Acres: 40.00
 Tax per Net Taxable Acre: \$35.60
 Tax Parcel ID #89-14-09-401-001

Lease Status

Leased for the 2022 crop year.

FSA Data

Part of Farm Number 7875, Tract 11039
 FSA/Eff. Crop Acres: 40.00*
 Corn Base Acres: 34.38*
 Corn PLC Yield: 156 Bu.
 Bean Base Acres: 3.41*
 Bean PLC Yield: 55 Bu.

Acres are estimated pending reconstitution of farm by the Black Hawk County FSA office.

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Kenyon loam and Tripoli clay loam. CSR2 on the estimated FSA/Eff. crop acres is 87.71. 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

Mostly level.

Drainage

Some tile. Contact agent for details.

Buildings/Improvements

None.

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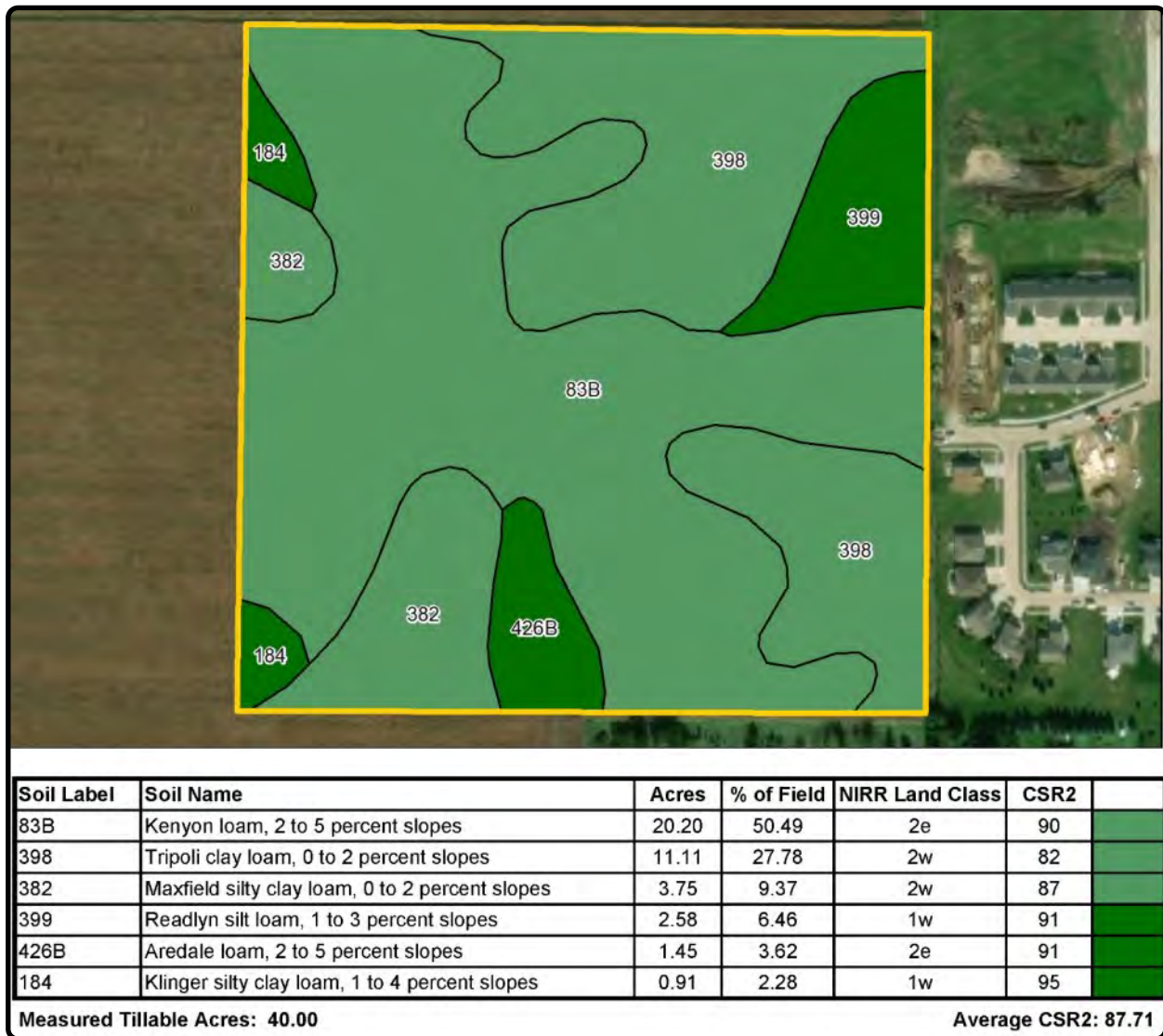
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Water & Well Information

No known wells.

Comments

High-quality land in path of current housing development in NW Cedar Falls. See Zoning Map.

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Parcel 2

FSA/Eff. Crop Acres: 17.39*
Corn Base Acres: 15.28*
Bean Base Acres: 1.52*
Soil Productivity: 88.93 CSR2

**Acres are estimated*

Parcel 2 Property Information 17.39 Acres, m/l

Location

West of the Intersection of Union Rd. and West 12th St., accessible from W 12th St.

Legal Description

Part of W½ SW¼ SE excluding Parcel B Section 9, Township 89 North, Range 14 West of the 5th P.M., Black Hawk County, IA.

Real Estate Tax

Taxes Payable 2021 - 2022: \$630
 Net Taxable Acres: 17.39
 Tax per Net Taxable Acre: \$36.23
 Tax Parcel ID #: 89-14-09-451-008 and 89-14-09-451-009

Lease Status

Leased for the 2022 crop year.

FSA Data

Part of Farm Number 7875, Tract 11039
 FSA/Eff. Crop Acres: 17.39*
 Corn Base Acres: 15.28*
 Corn PLC Yield: 156 Bu.
 Bean Base Acres: 1.52*
 Bean PLC Yield: 55 Bu.
Acres are estimated pending reconstitution of farm by the Black Hawk County FSA office.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Mineral Rights

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

Soil Types/Productivity

Primary soils are Maxfield silty clay loam and Clyde-Floyd complex. CSR2 on the estimated FSA/Eff. crop acres is 88.93. See soil map for detail.

Land Description

Mostly level.

Drainage

Some tile. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

No known well.

Comments

High-quality land with access from W 12th St.

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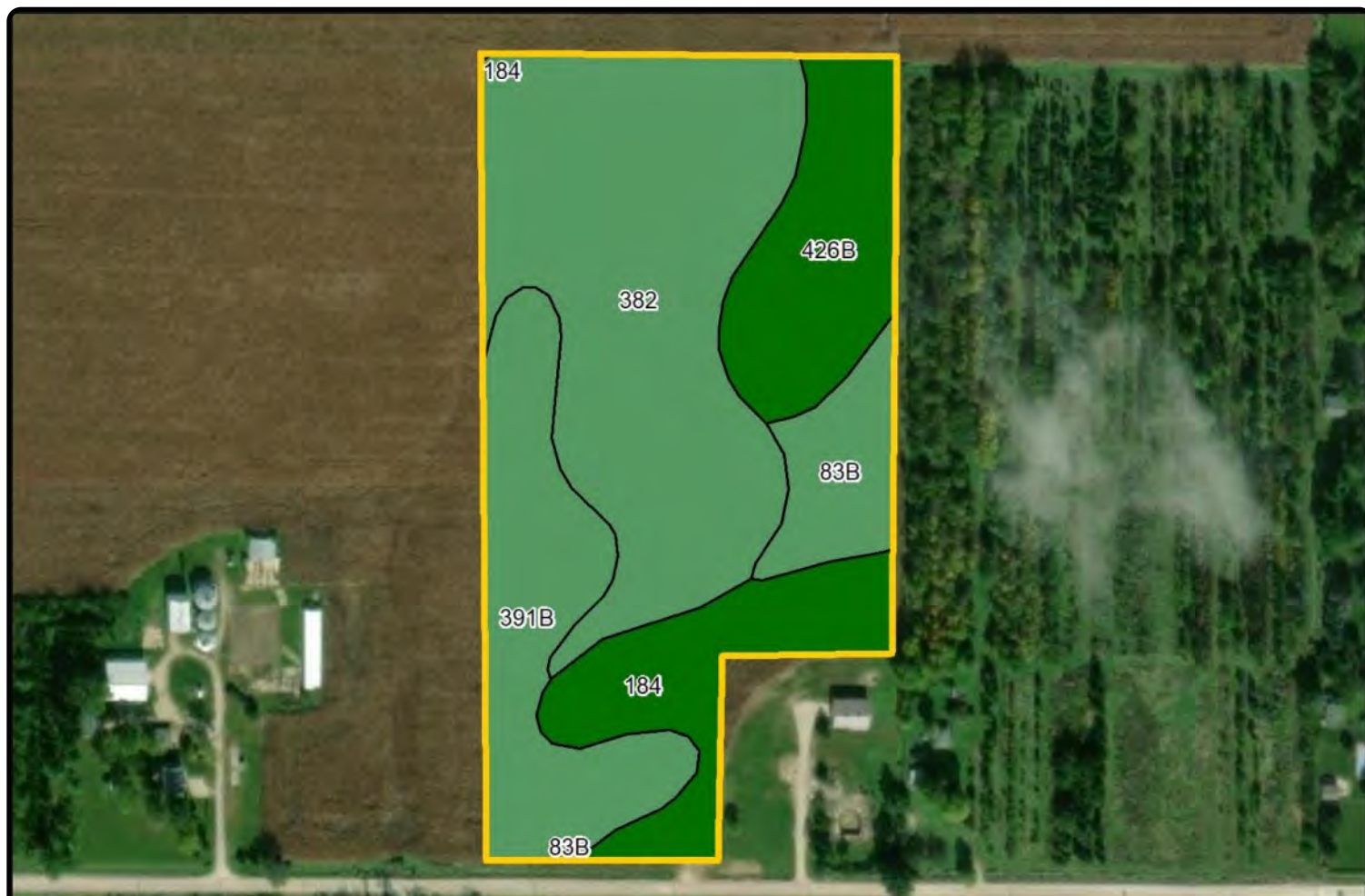
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
382	Maxfield silty clay loam, 0 to 2 percent slopes	7.73	44.45	2w	87	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	3.40	19.54	2w	87	
426B	Aredale loam, 2 to 5 percent slopes	2.56	14.72	2e	91	
184	Klinger silty clay loam, 1 to 4 percent slopes	2.43	13.96	1w	95	
83B	Kenyon loam, 2 to 5 percent slopes	1.28	7.34	2e	90	

Measured Tillable Acres: 17.39

Average CSR2: 88.93

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Parcel 1 - 40.00 Estimated FSA/Eff. Crop Acres

Parcel 2 - 17.39 Estimated FSA/Eff. Crop Acres

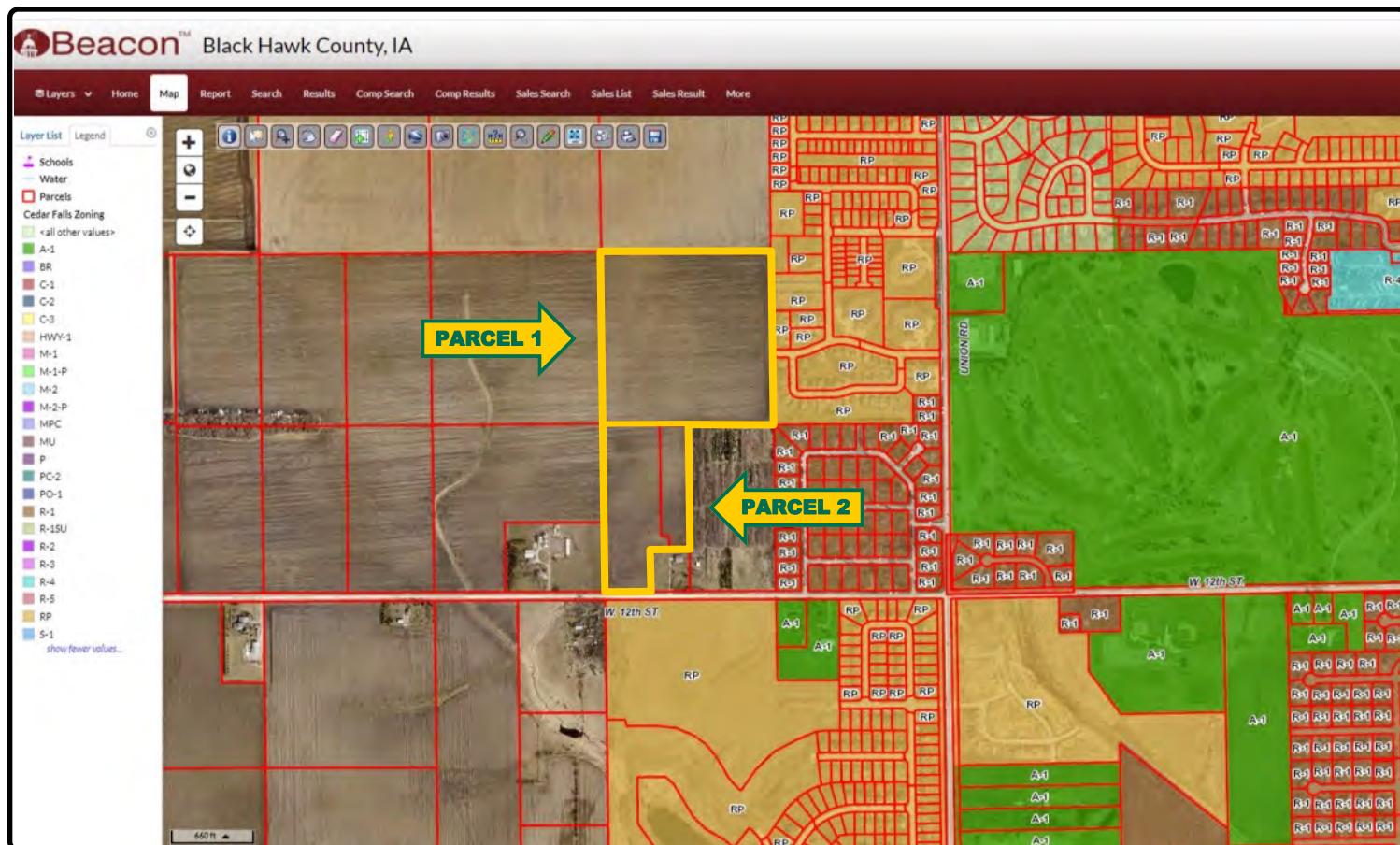


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Cedar Falls Zoning Map



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Parcel 1 - SW Looking NE



Parcel 1 - North Looking South



Parcel 2 - South Looking North



Parcel 2 - North Looking South



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Bid Deadline: Tues., May 10, 2022

Time: 12:00 Noon, CST

Mail To:

**Hertz Real Estate Services
Attention: Jackson Roth
P.O. Box 1105
Cedar Falls, IA 50613**

Seller

Jennifer K. Jacobsen and Jayne A. Spear

Agency

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

Attorney

Jeffrey G. Baxter
Dickinson, Mackaman, Tyler &
Hagen, P.C.

Method of Sale

- Parcels will be offered individually and/or in combination.
- Combination offers will require allocations by parcel.
- 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, Jackson Roth at 319-300-5778 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 Farm Management, Inc. Cedar Falls Office on or before Tuesday, May 10, 2022 by 12:00 Noon CST. The Seller will accept or reject all bids by 12:00 Noon CST on Wednesday, May 11, 2022 and all bidders will be notified shortly thereafter.

Terms of Possession

Winning bidder(s) will be required to submit a 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 June 28, 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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