



ONE-CHANCE SEALED BID SALE



High-Quality Black Hawk County Farm



ELLIOTT SIEFERT
Licensed Salesperson in IA
319.540.2957
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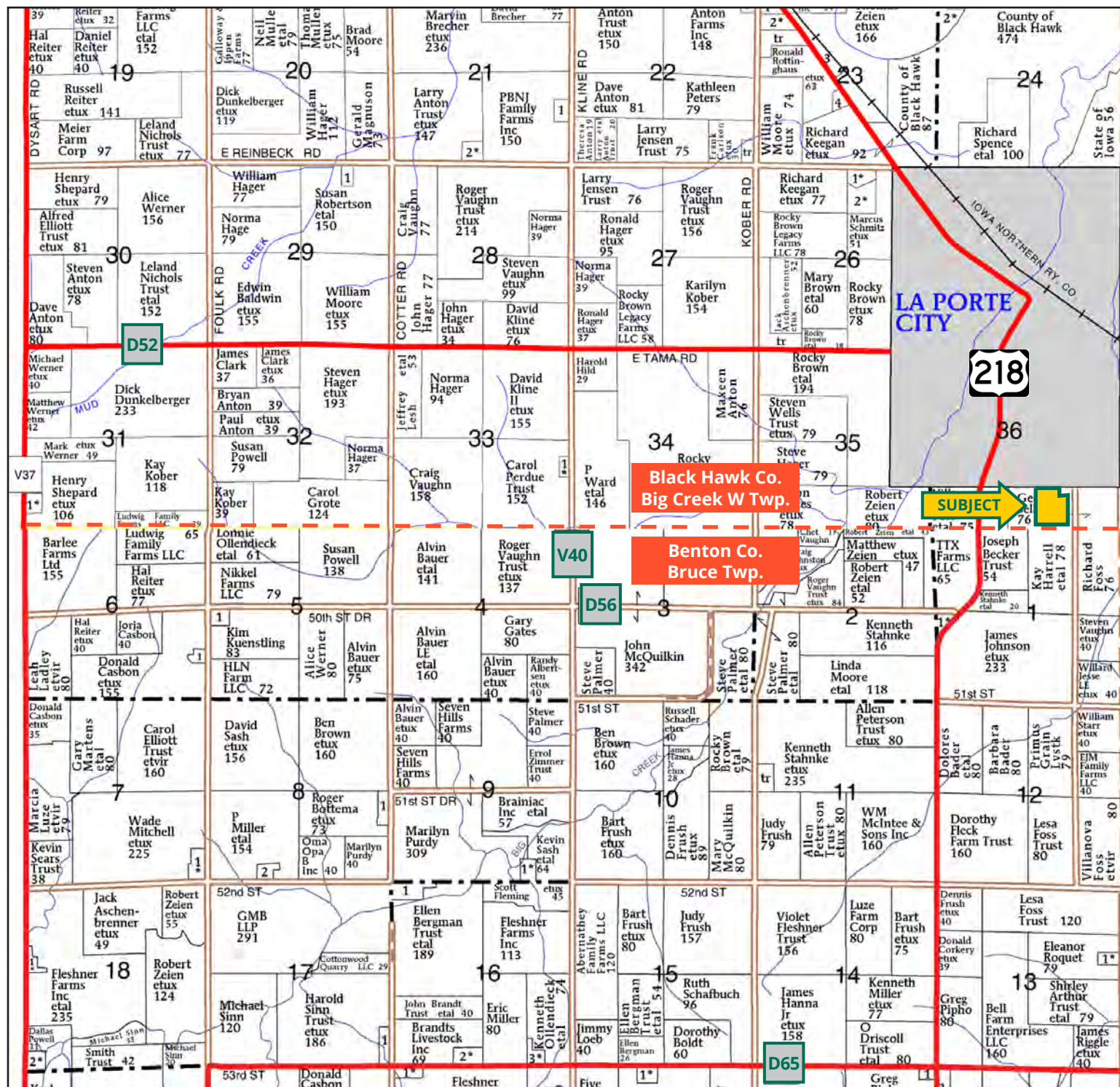


MORGAN TROENDLE, AFM
Licensed Broker in IA & MN
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MorganT@Hertz.ag

Bid Deadline:
Thursday, March 06, 2025
12:00 Noon, CST

38.83 Acres, m/l
Single Parcel
Black Hawk County, IA

Big Creek W Township, Black Hawk County, IA



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319.234.1949 | 6314 Chancellor Dr., PO Box 1105 | Cedar Falls, IA 50613-1105 | [**www.Hertz.ag**](http://www.Hertz.ag)

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FSA/Eff. Crop Acres: 37.96 | Soil Productivity: 84.30 CSR2





Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Black Hawk**
 Location: **36-87N-12W**
 Township: **Big Creek**
 Acres: **37.96**
 Date: **2/4/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA011, Soil Area Version: 27							
Area Symbol: IA013, Soil Area Version: 32							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	20.60	54.3%		Ilw	78	
184	Klinger silty clay loam, 1 to 4 percent slopes	7.52	19.8%		Iw	95	
83B	Kenyon loam, 2 to 5 percent slopes	5.09	13.4%		Ile	90	
911B	Colo-Ely complex, 0 to 5 percent slopes	3.21	8.5%		Ilw	86	
88	Nevin silty clay loam, 0 to 2 percent slopes	1.12	2.9%		Iw	95	
11B	Colo-Ely complex, 0 to 5 percent slopes	0.24	0.6%		Ilw	86	
83B	Kenyon loam, 2 to 5 percent slopes	0.18	0.5%		Ile	90	
Weighted Average					1.77	84.3	

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From La Porte City: go south on Hwy 218/Commerical St. for a ¼ mile, then east on Schull Ave. for ½ mile, then south on South Street for ½ mile. The farm is on the west side of the road.

Simple Legal

Part of SW¼ SE¼, Section 36, Township 87 North, Range 12 West of 5th P.M., Black Hawk Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$1,204
Net Taxable Acres: 38.83
Tax per Net Taxable Acre: \$31.01

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 638, Tract 143
FSA/Eff. Crop Acres: 37.96
Corn Base Acres: 26.10
Corn PLC Yield: 157 Bu.
Bean Base Acres: 11.86
Bean PLC Yield: 46 Bu.

Soil Types/Productivity

Primary soil type is Sawmill silty clay loam. CSR2 on the FSA/Eff. crop acres is 84.30. 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 sloping

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

High-quality tract of land with an 84.30 CSR2 located in southern Black Hawk County.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services 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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West Looking East



Southwest Looking Northeast



South Looking North



Bid Deadline: Thurs., Mar. 6, 2025

Time: 12:00 Noon, CST

Mail To:

Hertz Real Estate Services
Attn: Elliott Siefert
6314 Chancellor Dr.
Cedar Falls, IA 50613

Seller

Jeffrey J. and Lori A. Rottinghaus

Agency

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

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, Elliott Siefert at 319-234-1949.

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 Cedar Falls, IA Hertz office, on or before Thurs., March 6, 2025, by 12:00, CST. The Seller will accept or reject all bids by 12:00, CST on Friday, March 7, 2025, and all bidders will be notified shortly thereafter.

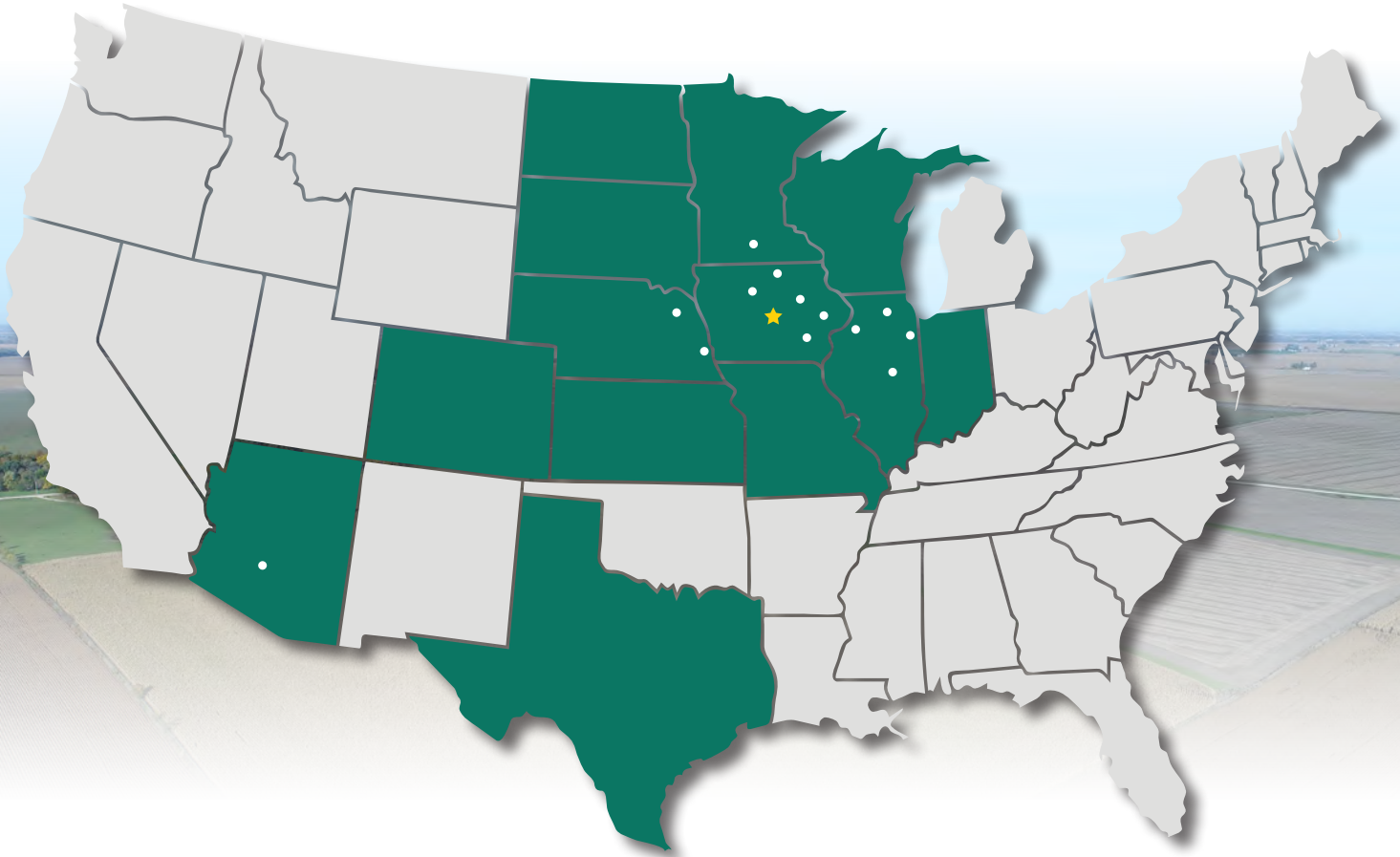
Terms of Possession

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. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before April 10, 2025, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to closing date.

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.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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