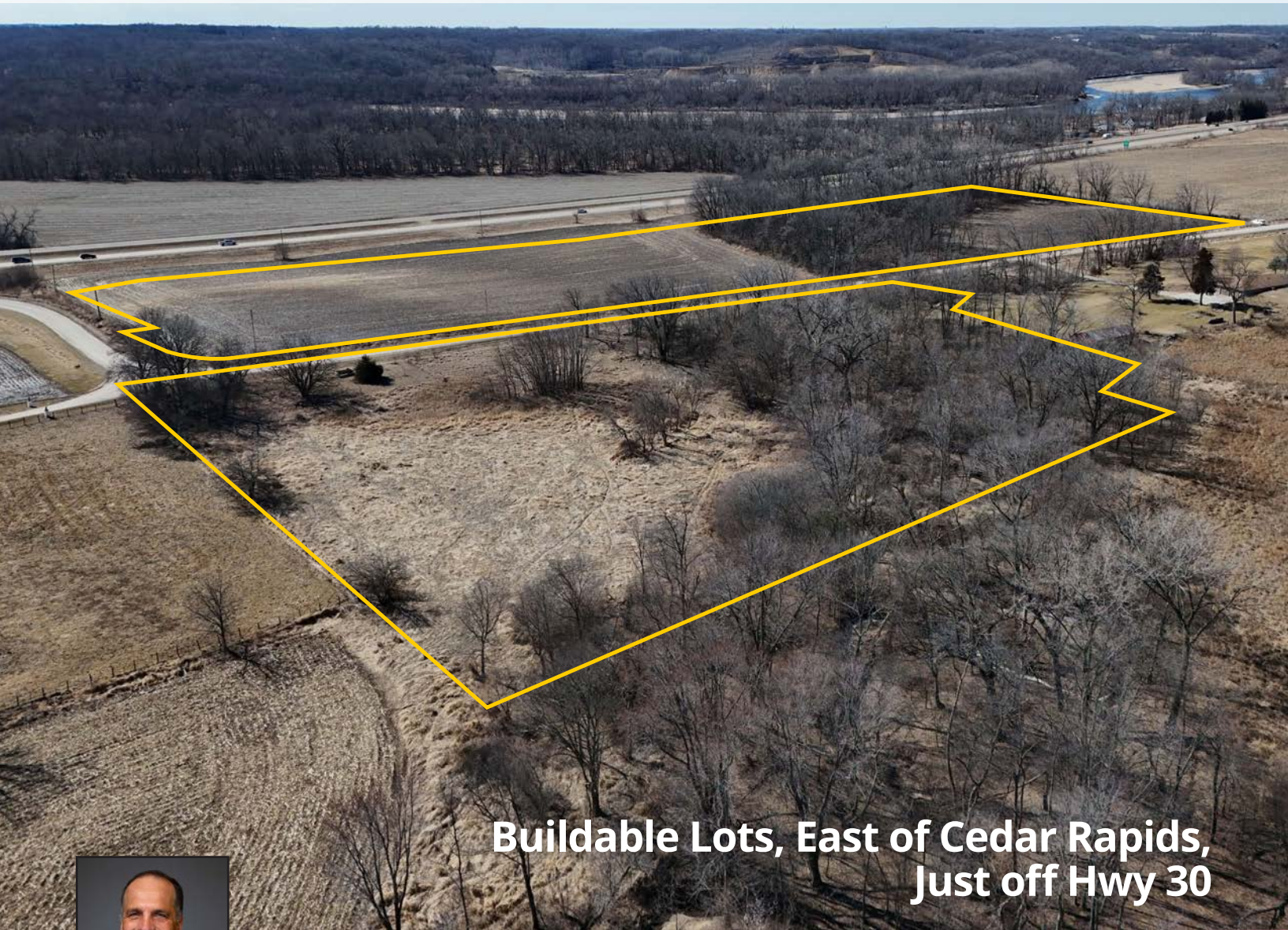




# ONE-CHANCE SEALED BID SALE



**Buildable Lots, East of Cedar Rapids,  
Just off Hwy 30**

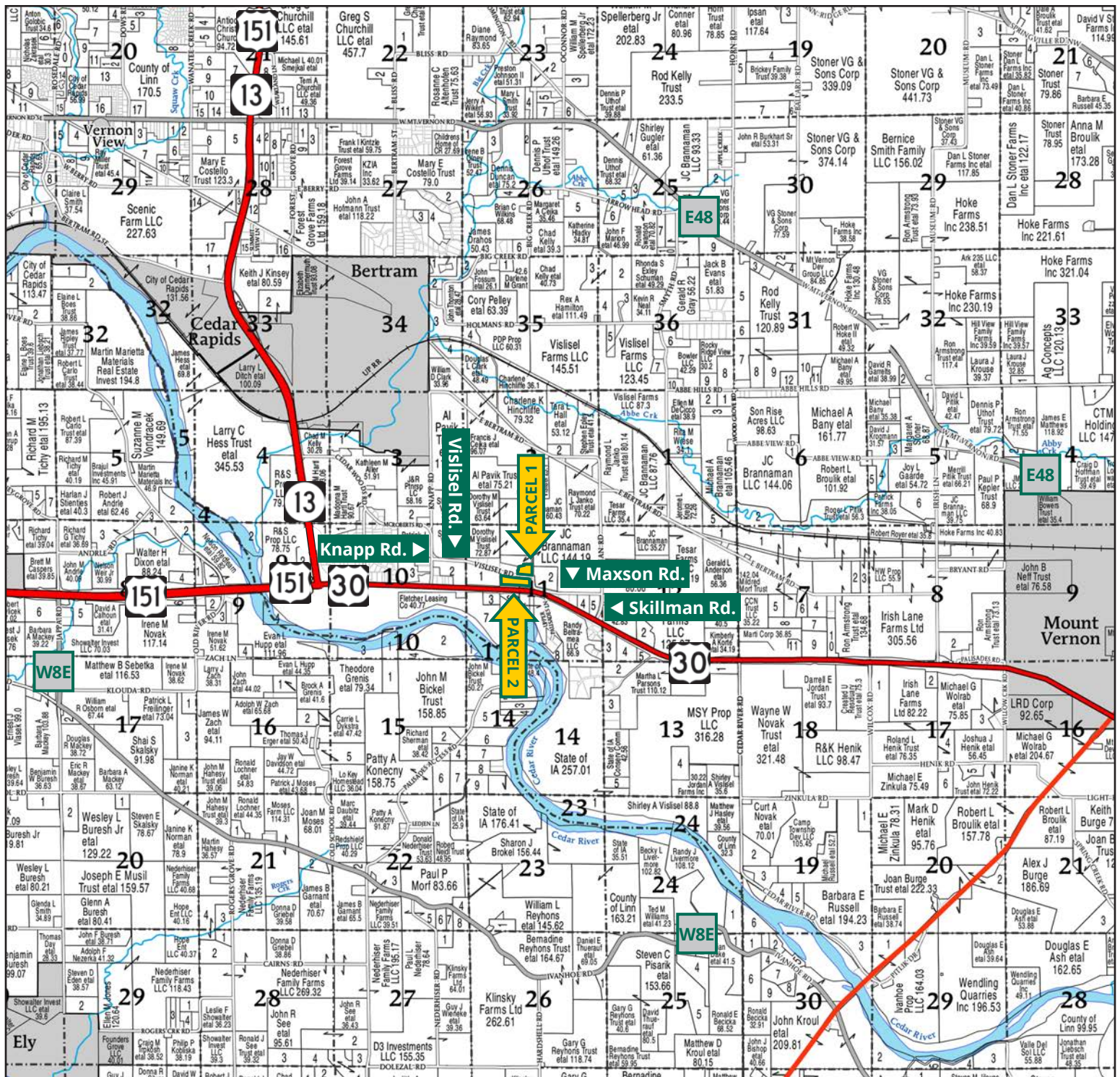


**TROY LOUWAGIE, ALC**  
*Licensed Broker in IA & IL*  
**319.721.4068**  
TroyL@Hertz.ag

Bid Deadline:  
**Thursday, April 24, 2025**  
**12:00 Noon, CST**

**20.18 Acres, m/l**  
2 Parcels  
**Linn County, IA**





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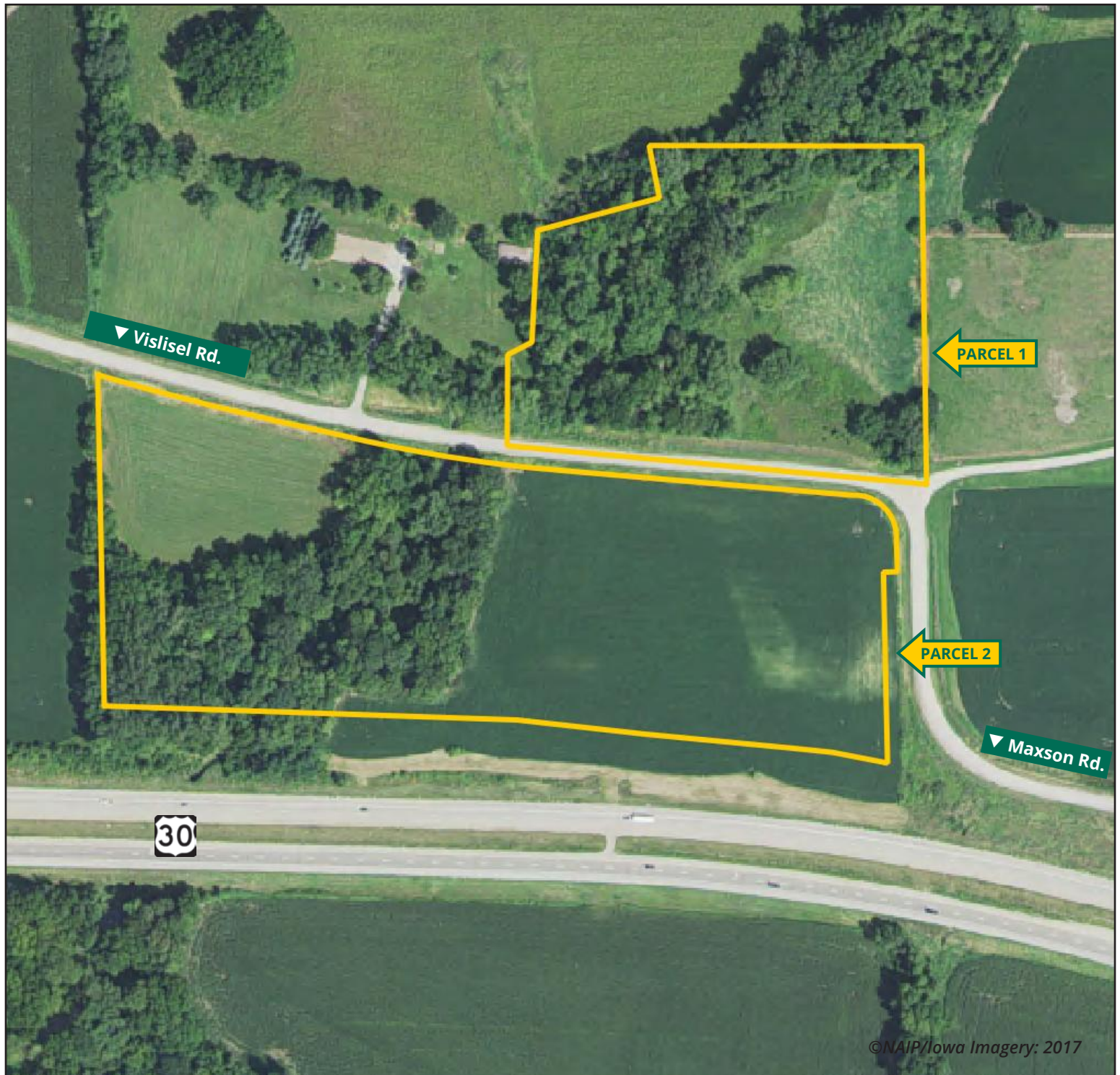
319.895.8858 | 102 Palisades Rd. | Mount Vernon, IA 52314-0050 | [www.Hertz.ag](http://www.Hertz.ag)

**TROY LOUWAGIE, ALIC**

319.721.4068

TroyL@Hertz.ag











## Location

**From Cedar Rapids:** Intersection of US-30 and US-151—1 mile east on US-30, ¼ mile north on Knapp Rd. & ¾ mile east on Vislisl Rd. The property is on the north side of the road.

## Simple Legal

That part of the SE¼ of the NW¼ of Section 11, Township 82 North, Range 6 West, Linn County, Iowa. *Final abstract/ title documents to govern legal description.*

## Possession

Negotiable. Full possession will be granted at closing.

## Real Estate Tax

Taxes Payable 2024-2025: \$162.00\*  
Gross Acres: 6.97

Net Taxable Acres: 6.50

Tax per Net Taxable Acre: \$24.86\*

*\*Taxes estimated due to recent survey of property and tax parcel split. Linn County Treasurer/Assessor will determine final tax figures.*

## Mineral Rights

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

## Land Description

The topography is gently rolling.

## Drainage

Natural.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Linn County Building Restriction

Linn County will permit the construction of one, single-family home on this lot. The home must be positioned more than 75 feet west of the eastern boundary.

## Comments

This desirable building site in rural Linn County offers convenient access to US-30 and features a scenic mix of timber, creek, and grassland.





Southwest Corner Looking Northeast



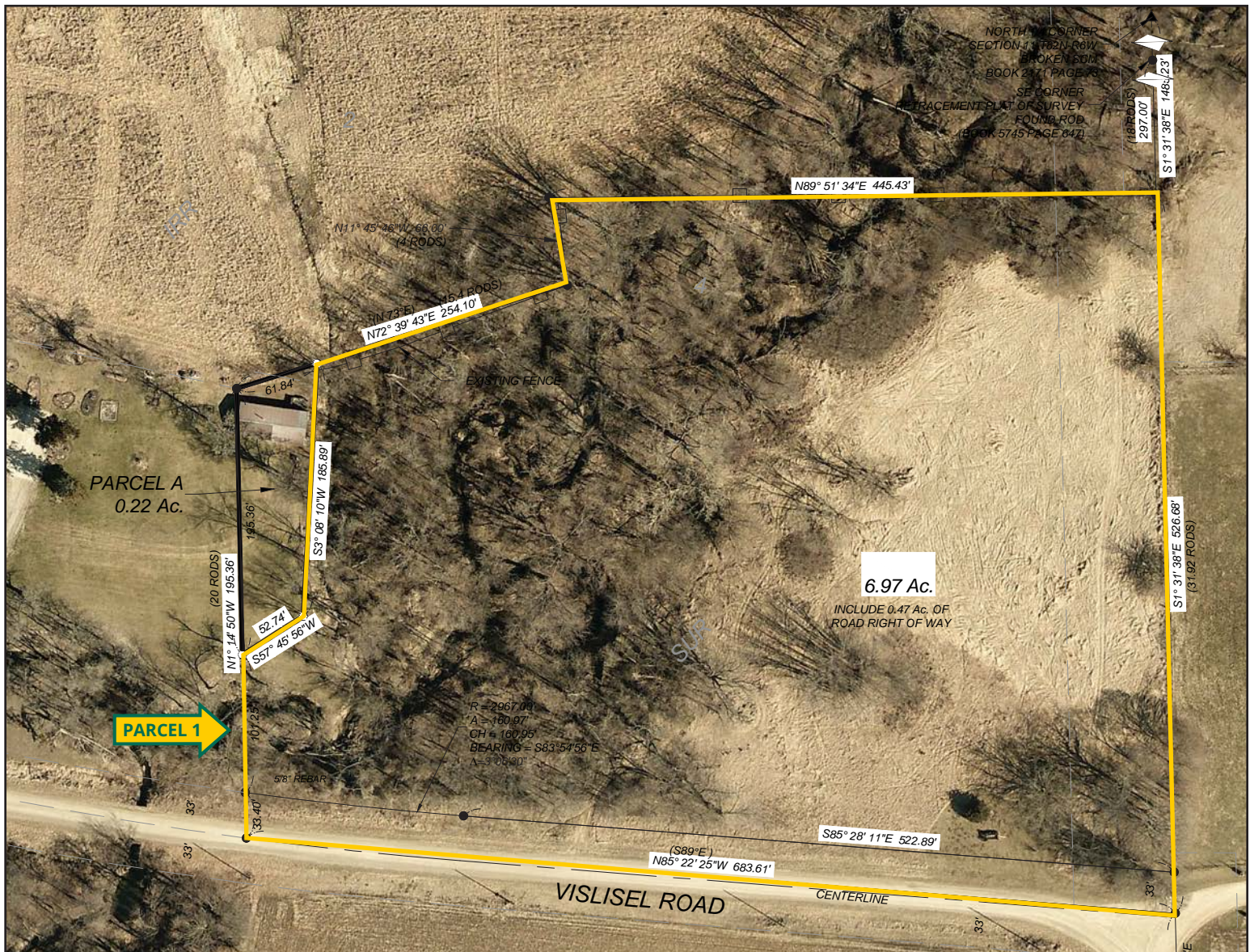
Southeast Corner Looking Northwest





# PLAT OF SURVEY

6.97 Acres, m/l, Linn County, IA  
Parcel 1



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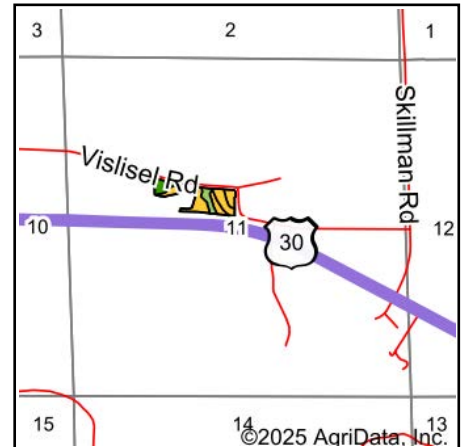
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Est. FSA/Eff. Crop Acres: 8.04 | Soil Productivity: 60.60 CSR2







State: **Iowa**  
 County: **Linn**  
 Location: **11-82N-6W**  
 Township: **Bertram**  
 Acres: **8.04**  
 Date: **3/26/2025**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA113, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
352B	Whittier silt loam, 2 to 5 percent slopes	2.39	29.7%		Ile	50
177C	Saude loam, 5 to 9 percent slopes	1.46	18.2%		IIIe	50
291A	Atterberry silt loam, 1 to 3 percent slopes	1.34	16.7%		Iw	85
484	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	1.09	13.6%		IIw	79
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	0.88	10.9%		IIs	53
352A	Whittier silt loam, 0 to 2 percent slopes	0.88	10.9%		IIs	55
Weighted Average					2.01	60.6

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Location

**From Cedar Rapids:** Intersection of US-30 and US-151—1 mile east on US-30, ¼ mile north on Knapp Rd. & ½ mile east on Vislisl Rd. The property is on the south side of the road.

## Simple Legal

That part of the SE¼ of the NW¼ of Section 11, Township 82 North, Range 6 West, Linn County, Iowa. *Final abstract/ title documents to govern legal description.*

## Possession

Possession of the farmland will be granted upon full acceptance of an offer and receipt of earnest money, on or around April 26, 2025.

## Real Estate Tax

Taxes Payable 2024-2025: \$416.00  
Net Taxable Acres: 13.21  
Tax per Net Taxable Acre: \$31.49

## Lease Status

There is no lease in place for the 2025 crop year.

## FSA Data

Farm Number 4068, Part of Tract 1540  
FSA/Eff. Crop Acres: 8.04\*  
Corn Base Acres: 5.33\*  
Corn PLC Yield: 146 Bu.  
Bean Base Acres: 2.71\*  
Bean PLC Yield: 40 Bu.

*\*Linn County FSA is currently reporting 9.78 FSA/Eff. crop acres, however, only an estimated 8.04 of those acres are within the assessed boundary. Contact agent for details.*

## Soil Types/Productivity

Primary soils are Whittier, Saude and Atterberry. CSR2 on the estimated FSA/ Eff. crop acres is 60.60. 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

The topography is gently rolling.

## Drainage

Drainage is natural.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Old Equipment

There is some old equipment and old fencing wire located along the creek.

## Driveways

Linn County has approved the existing driveway located in the northwest corner of the farm. This driveway is shared with the neighboring farm to the west. A location along the north boundary, just east of the timber, has been approved for the construction of a new driveway. The driveways located in the northeast corner and along the southern boundary will be abandoned.

## Comments

This attractive, buildable lot, featuring a mixture of cropland, timber and creek, is conveniently located between Mount Vernon and Cedar Rapids.



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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Northeast Corner Looking Southwest



Southeast Corner Looking Northwest





Southwest Corner Looking Northeast



West Side Looking East









**Bid Deadline:** Thurs., April 24, 2025

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

**Mail To:**

Hertz Real Estate Services  
Attn: Troy Louwagie  
102 Palisades Road  
Mount Vernon, IA 52314

**Seller**

Vislisel Family

**Agency**

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

**Method of Sale**

- Parcels will be offered individually.
- 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, Troy Louwagie at 319-721-4068.

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 Mount Vernon, Iowa, Hertz office, before 12:00 Noon, CST, Thursday, April 24, 2025. The Seller will accept or reject all bids by 5:00 PM on April 25, 2025, and all bidders will be notified shortly thereafter.

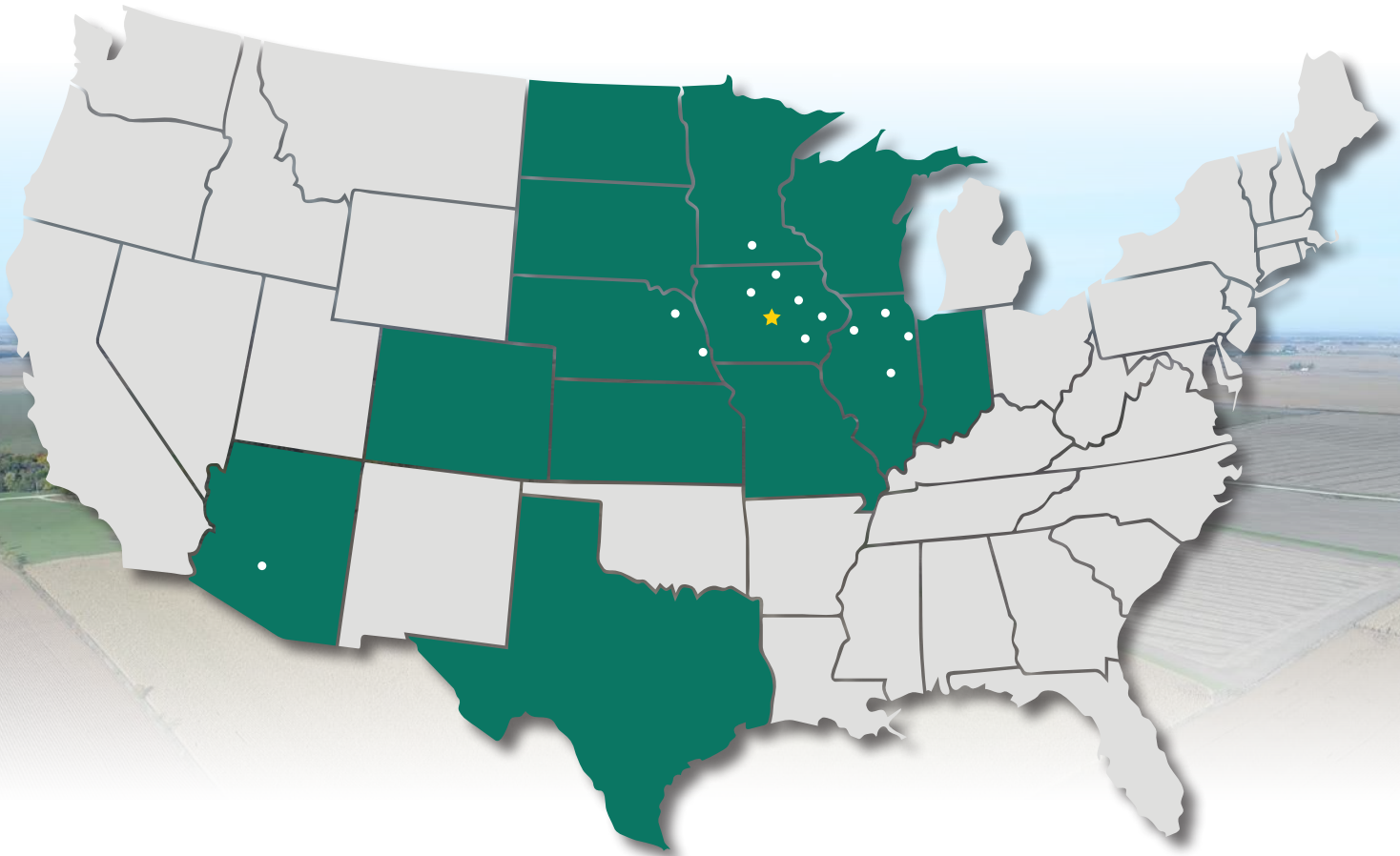
**Terms of Possession**

The winning bidder will be required to submit a five percent (5%) 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 May 29, 2025, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession of Parcel 1 will be given at settlement. Possession of the cropland on Parcel 2 will be given on April 26, 2025, upon full acceptance of a real estate contract and receipt of earnest money. Full possession of Parcel 2 will be given at closing. Taxes will be prorated to date of 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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