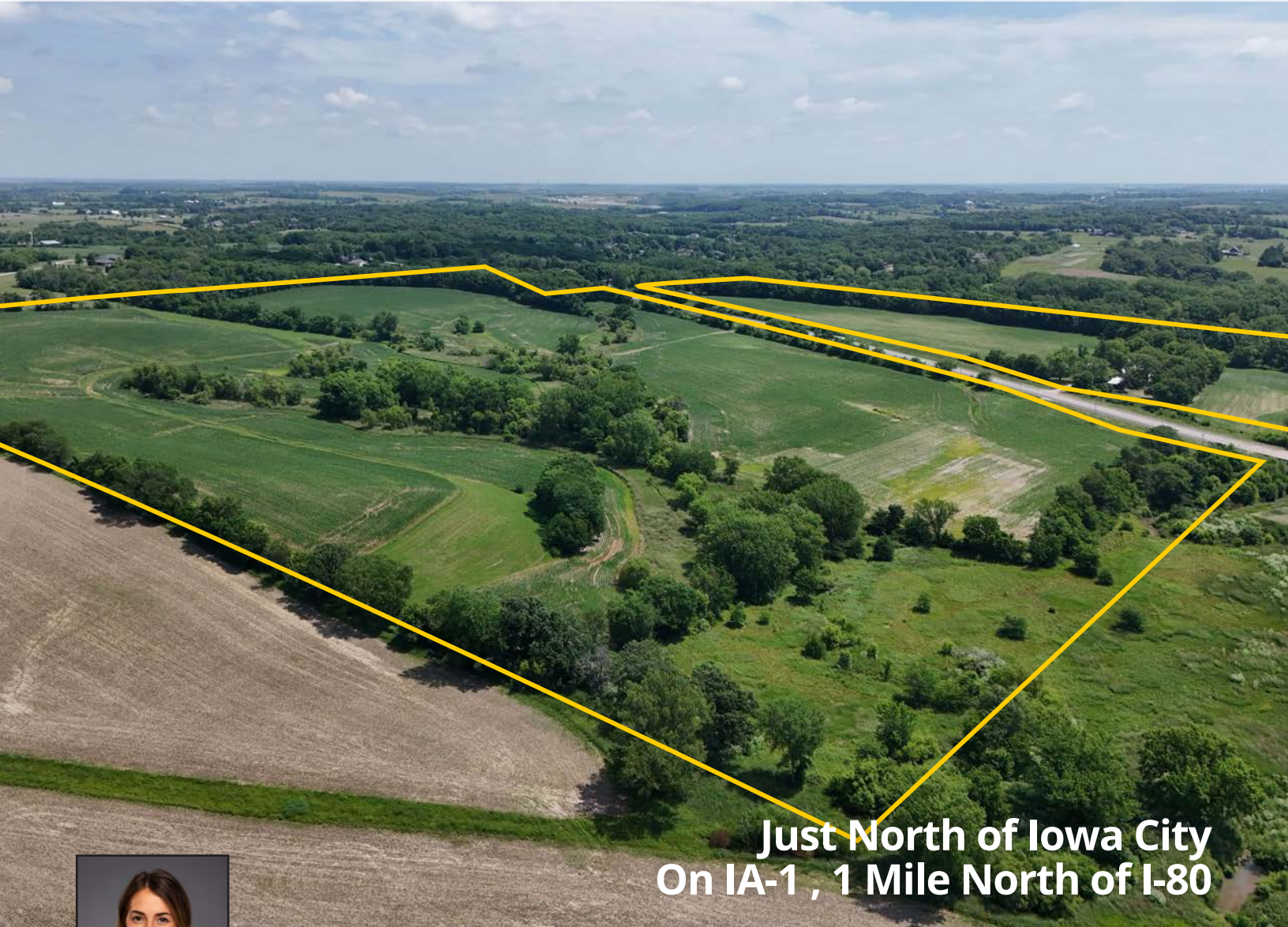




ONE-CHANCE SEALED BID SALE



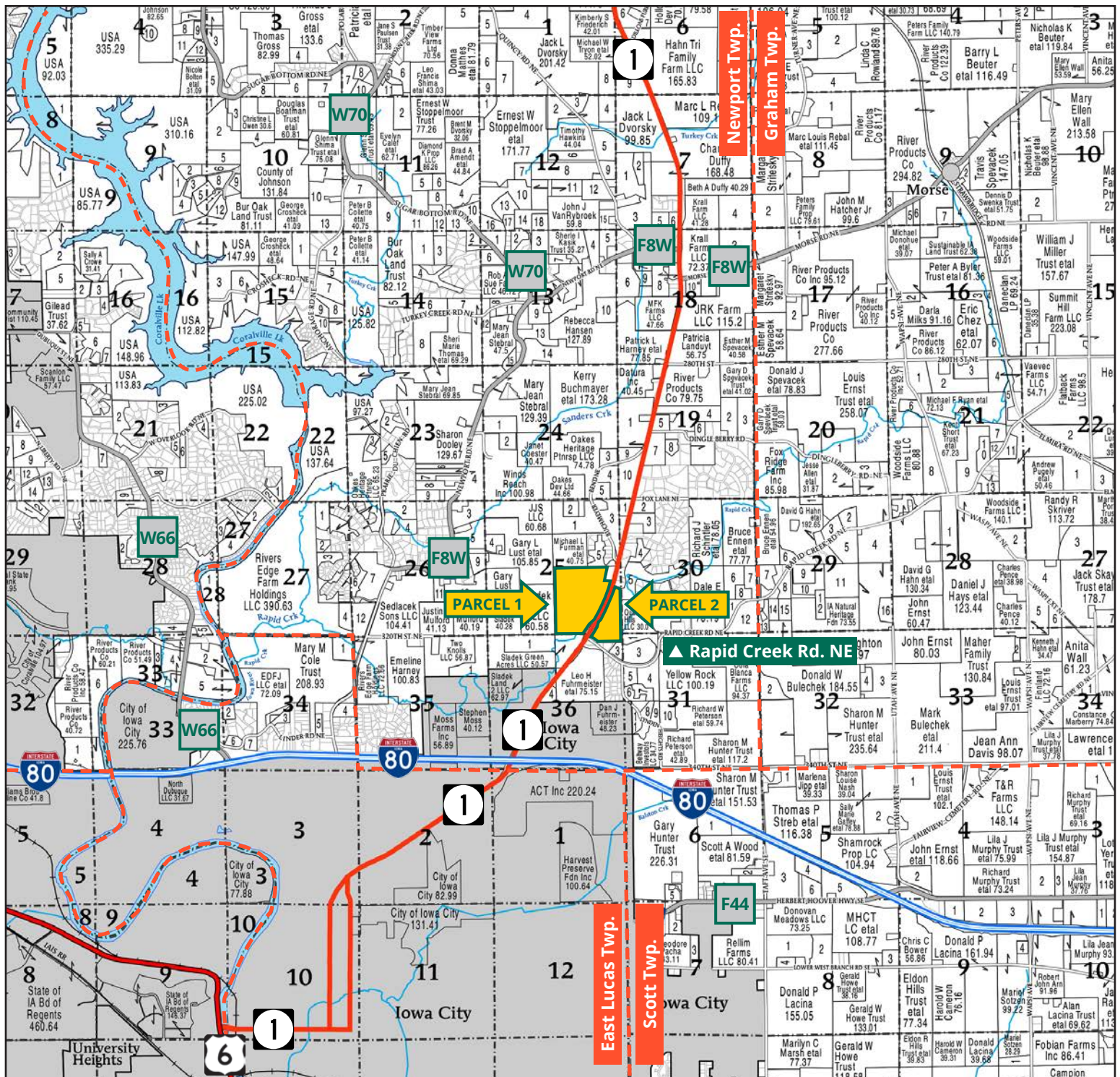
**Just North of Iowa City
On IA-1 , 1 Mile North of I-80**



REBECCA FRANTZ, ALC
Licensed Salesperson in IA
319.330.2945
RebeccaF@Hertz.ag

Bid Deadline:
Thursday, August 7, 2025
12:00 Noon, CDT

154.71 Acres, m/l
2 Parcels
Johnson County, IA



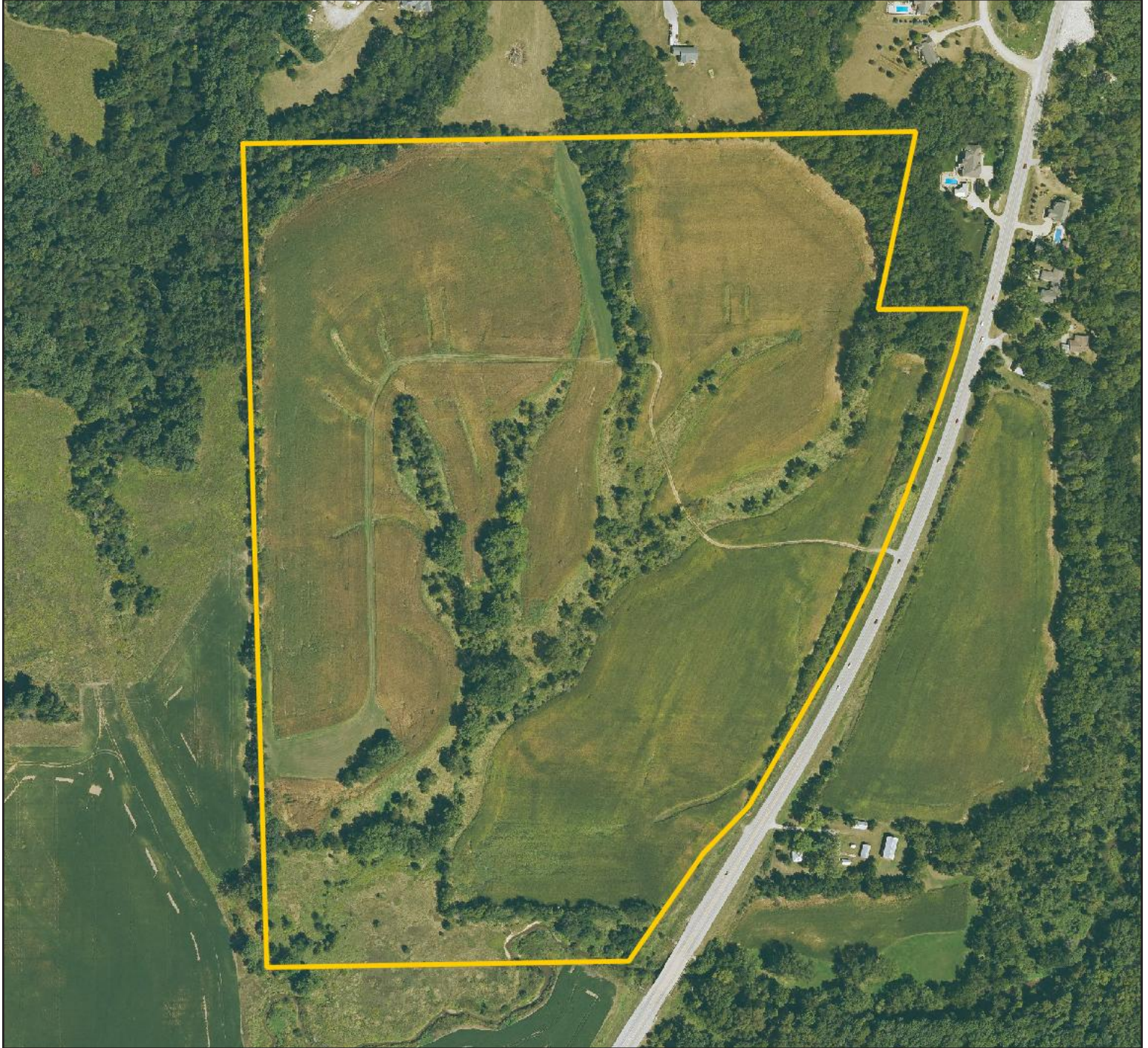
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FSA/Eff. Crop Acres: 86.80 | Soil Productivity: 59.10 CSR2



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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Johnson**
Location: **25-80N-6W**
Township: **Newport**
Acres: **86.8**
Date: **6/17/2025**



Maps Provided By:
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Area Symbol: IA103, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	28.98	33.5%		IVe	41
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	20.58	23.7%		IIIe	76
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	13.64	15.7%		IIe	84
729B	Nodaway-Arenzville silt loams, 1 to 4 percent slopes	5.48	6.3%		IIw	71
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	5.24	6.0%		VIe	18
320	Arenzville silt loam, 0 to 2 percent slopes	5.20	6.0%		IIw	63
165	Stronghurst silt loam, 0 to 2 percent slopes	2.84	3.3%		Iw	87
1220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, channeled, frequently flooded	1.81	2.1%		Vw	5
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	1.77	2.0%		IVe	36
793	Bertrand silt loam, 1 to 3 percent slopes	1.17	1.3%		I	84
M163F	Fayette silt loam, till plain, 18 to 25 percent slopes	0.09	0.1%		VIe	21
Weighted Average					3.21	59.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

Iowa City—I-80/IA-1 Interchange: 1 mile northeast on IA-1. The property is on the west side of the road.

Simple Legal

That part of the SE¼ lying west of the road in Section 25, Township 80 North, Range 6 West of the 5th P.M., Johnson County, Iowa, excluding the road right of way, Plat of Records Book 6, Page 51 and Auditor's Parcel 2009033. *Final abstract/ title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024-2025: \$2,807.00*

Net Taxable Acres: 115.21*

Tax per Net Taxable Acre: \$24.36*

**Taxes estimated due to tax parcel split.*

Johnson County Treasurer/Assessor will determine final tax figures.

Lease Status

Farm is leased for the 2025 crop year.

FSA Data

Farm Number 933, Part of Tract 1406

FSA/Eff. Crop Acres: 86.80

Corn Base Acres: 63.29*

Corn PLC Yield: 143 Bu.

Bean Base Acres: 22.06*

Bean PLC Yield: 49 Bu.

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

Soil Types/Productivity

Primary soil is Fayette. CSR2 on the FSA/ Eff. crop acres is 59.10. 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 land is rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Excellent residential development opportunity in a prime location off Highway 1.



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.

Northeast Corner Looking Southwest



Northwest Corner Looking Southeast



FSA/Eff. Crop Acres: 21.41 | Soil Productivity: 66.80 CSR2

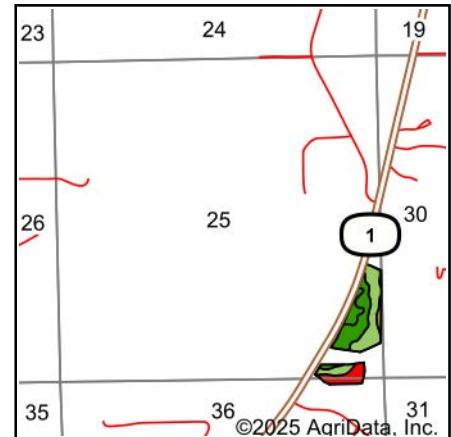


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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Johnson**
Location: **25-80N-6W**
Township: **Newport**
Acres: **21.41**
Date: **6/17/2025**



Maps Provided By:
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Area Symbol: IA103, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	8.85	41.4%		IIIe	76
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	6.54	30.5%		Ile	84
1220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, channeled, frequently flooded	3.26	15.2%		Vw	5
165	Stronghurst silt loam, 0 to 2 percent slopes	1.89	8.8%		Iw	87
M163E	Fayette silt loam, till plain, 14 to 18 percent slopes	0.70	3.3%		IVe	39
M163G	Fayette silt loam, till plain, 25 to 40 percent slopes	0.17	0.8%		VIIe	5
Weighted Average					2.89	66.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

Iowa City—I-80/IA-1 Interchange: 1 mile northeast on IA-1. The property is on the east side of the road.

Simple Legal

That part of the SE¼ lying east of the road in Section 25, Township 80 North, Range 6 West of the 5th P.M., Johnson County, Iowa, excluding the road right of way, Plat of Records Book 6, Page 51 and property described in the deed recorded in Book 584, Page 138. *Final abstract/title documents to govern legal description.*

Address

3188 Highway 1 NE
Iowa City IA 52240

Real Estate Tax

Taxes Payable 2024-2025: \$2,283.00*
Net Taxable Acres: 39.50*

**Taxes estimated due to tax parcel split. Johnson County Treasurer/Assessor will determine final tax figures.*

School District

Iowa City Community School District

FSA Data

Farm Number 933, Part of Tract 1406
FSA/Eff. Crop Acres: 21.41
Corn Base Acres: 15.61*
Corn PLC Yield: 143 Bu.
Bean Base Acres: 5.44*
Bean PLC Yield: 49 Bu.

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

Soil Types/Productivity

Primary soils are Fayette and Nodaway. CSR2 on the FSA/Eff. crop acres is 66.80. 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 land is rolling.

Drainage

Drainage is natural.

Home

This 900-square-foot home offers a practical layout with a living room, eat-in kitchen, bedroom, bathroom, and bonus room for an office or dining area. It has wood siding, a durable metal roof, and a concrete-block foundation.

Outbuildings

Outbuildings include a historic barn, a corn crib, and two sheds.

Historic Barn

Measuring 30 feet by 60 feet, this barn is one of the oldest and best-preserved in Johnson County, dating back to the mid-1800s.

The property was originally known as the Felkner Farm, named after Henry Felkner, one of the county's earliest settlers. Felkner claimed the land near Rapid Creek in 1837 and built a sawmill shortly thereafter. Lumber from his mill was used in the construction of Iowa City's Capitol Building and also formed the timber frame of this barn.

Estimated to have been built between 1840 and 1860, the barn is particularly notable for its size and original construction. Unlike many barns of its era, it shows no evidence of additions or expansions. The timber dimensions and layout suggest it was built in a single construction campaign. Its hand-hewn timber frame remains fully intact. A concrete floor was added in the 1930s to accommodate a milking area.

This barn is a rare surviving example of early Iowa agricultural architecture. Due to its high degree of historical integrity and its association with local pioneer and mill owner Henry Felkner, it is considered eligible for listing on the National Register of Historic Places. It may be the only surviving structure associated with Felkner, and only one other barn in the region from the pre-Civil War era is known to retain a comparable level of original craftsmanship.

Contact the listing agent for more details.

Water & Well Information

The well is located east of the house.

Septic System

The septic system is located southwest of the house.

Comments

Prime location off Highway 1 with potential for residential development or the perfect site for your dream home.

East Side of House



Shed



Northeast Corner of Building Site Looking Southwest



Barn & Corn Crib



Barn



Interior of Barn



Shed



Southeast Corner Looking Northwest



Northeast Corner Looking Southwest



COMBINED FSA MAP

Parcel 1 - 86.80 FSA/Eff. Crop Acres

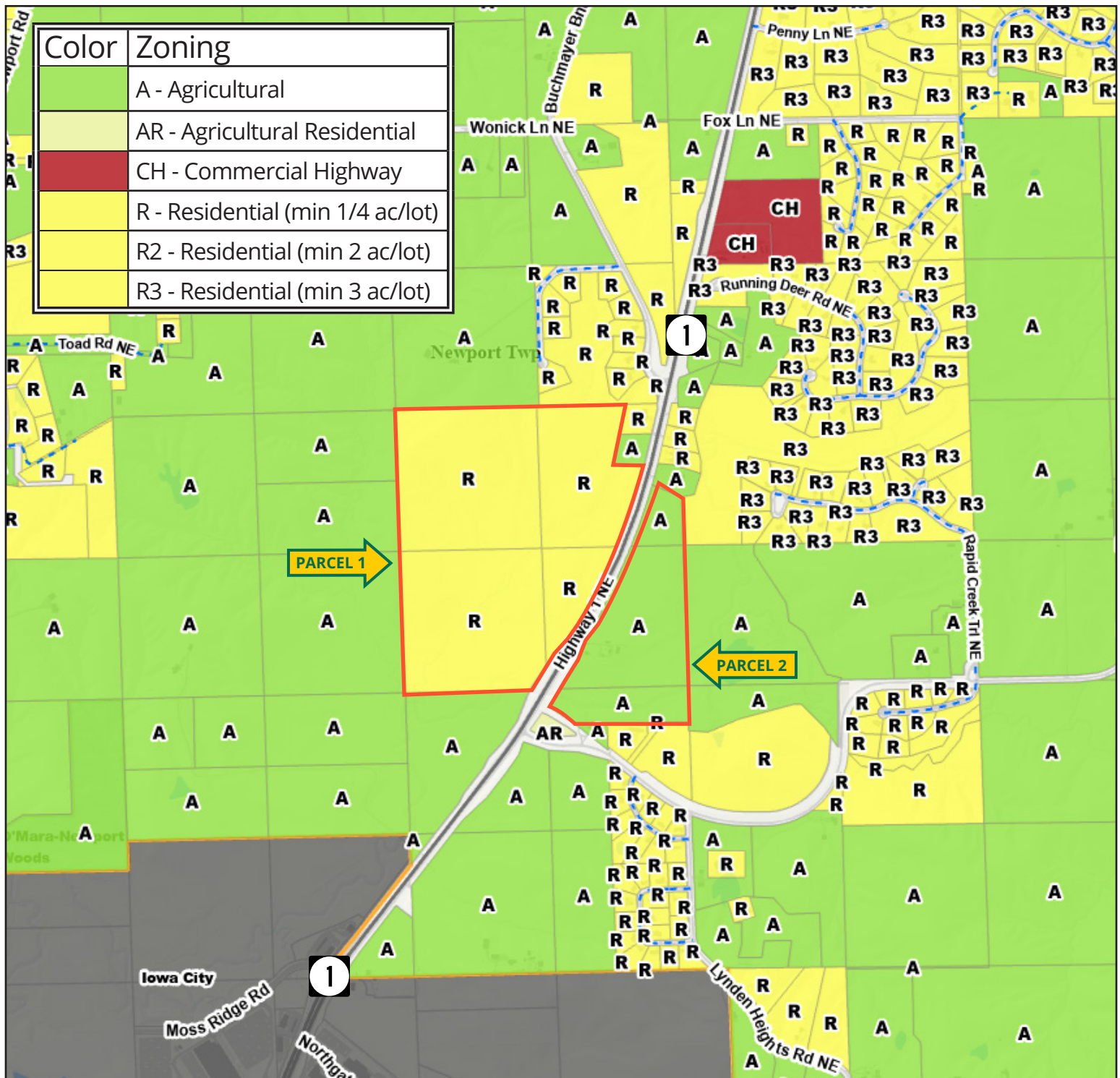
Parcel 2 - 21.41 FSA/Eff. Crop Acres



COUNTY ZONING MAP

Parcel 1 - 115.21 Acres, m/I, Johnson County, IA

Parcel 2 - 39.50 Acres, m/I, Johnson County, IA



Johnson County Planning, Development & Sustainability Map (<https://gis.johnsoncountyiowa.gov/pds/>)

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REBECCA FRANTZ, ALC
319.330.2945
RebeccaF@Hertz.ag

Bid Deadline: Thurs., Aug. 7, 2025

Time: 12:00 Noon, CDT

Mail To:

Hertz Real Estate Services
Attn: Rebecca C. Frantz
102 Palisades Road
Mt. Vernon, IA 52314

Seller

Mulford Farms, LLC

Agency

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

Attorney

Kandie K. Gelner
Kennedy Law Firm

Method of Sale

- Parcels will be offered individually and/or in combination.
- 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, Rebecca Frantz at 319-330-2945.

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 Mount Vernon, Iowa, Hertz office, on or before Noon, CDT, on Thursday, August 7, 2025. The Seller will accept or reject all bids by 5:00 PM, CDT, on Monday, August 11, 2025, and all bidders will be notified shortly thereafter.

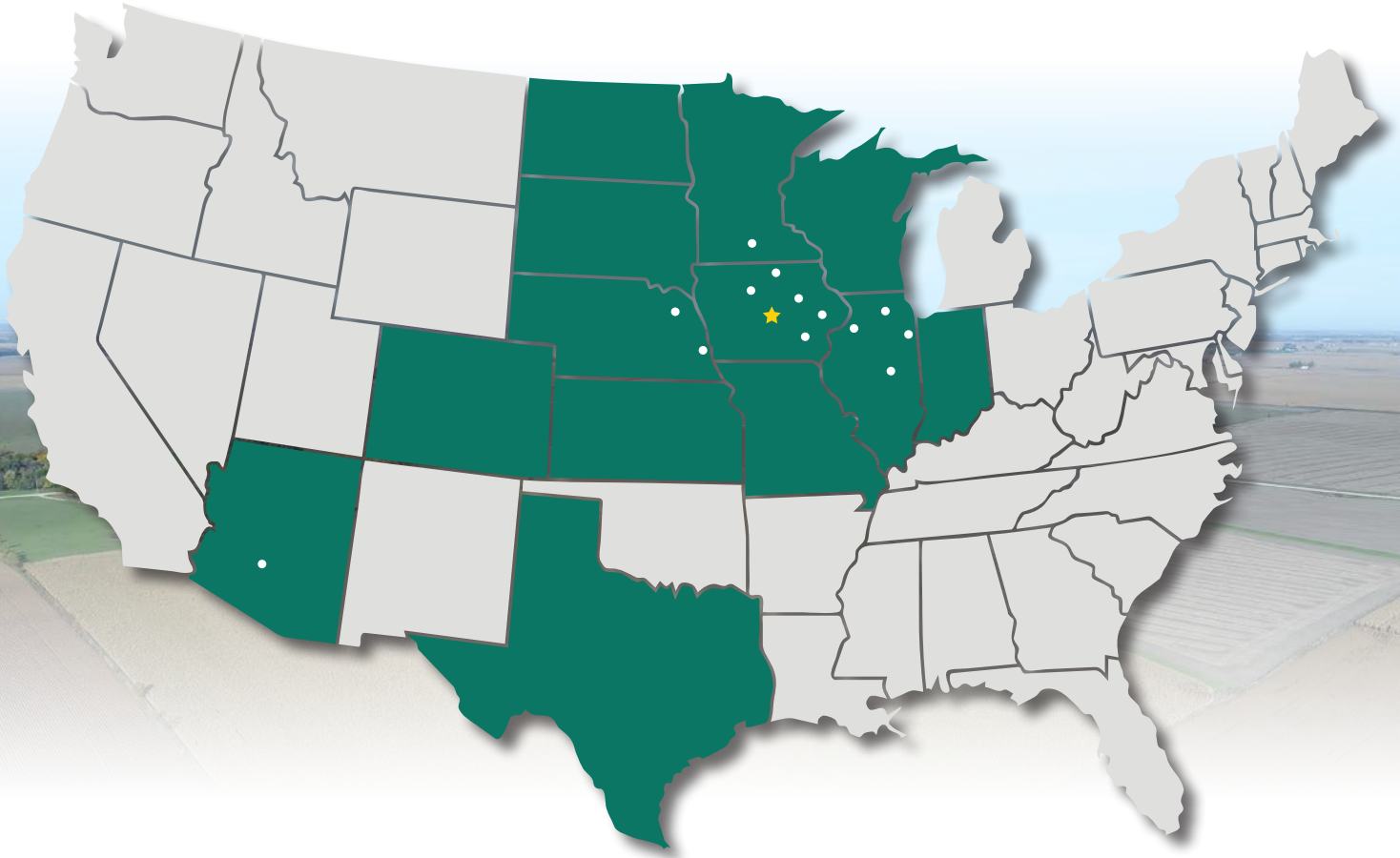
Terms of Possession

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 October 2, 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, subject to the existing lease which expires February 28, 2026. 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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