

ALL SEALED BIDS DUE BY

Friday, November 21st, 2025 • 1:00PM

SEALED BID LAND AUCTION

BLACK HAWK COUNTY, IA • 125.22 ± ACRES



TRACT 1



TRACT 2



IOWA'S PROFESSIONAL LAND AUCTION SERVICE ACROSS ALL OF IOWA
IowaLandCompany.com info@iowalandcompany.com

SEALED BID LAND AUCTION

BLACK HAWK COUNTY, IA • 125.22 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by Kim Ann Vrbicek. Tract 1 is located 2 miles south of Waterloo, Iowa in Waterloo Township, section 18. Tract 2 is located 4 miles south of Waterloo, Iowa in Cedar Township, Section 29. The farm will be offered for sale as two tracts totalling 125.22 +/- acres. The farms are leased for the 2025 agricultural season. The buyer shall receive real estate possession at closing and full possession March 1, 2026.

All sealed bids shall be submitted to Land Broker Cody Skinner or Land Agent Nick Skinner by November 21st, 2025 at 1:00pm CST.

LAND BROKERS

Cody Skinner 515-443-6343

Nick Skinner 515-650-0974



LEGAL TERMS Information provided herein was obtained from sources deemed reliable, but neither Iowa Land Company nor the Seller make any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusion. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by Iowa Land Company will take precedence over any previous printed materials or oral statements. Iowa Land Company and Seller reserve the right to preclude any person from bidding if there is any questions as to the person's credentials or fitness to bid.

SALE METHOD

The farm will be sold as two tracts via SEALED BID method of sale. All sealed bids are due to Iowa Land Company on Friday November 21st, 2025 by 1:00pm CST.

SEND BIDS TO:

Iowa Land Company Attn: Cody Skinner
717 G Avenue, Grundy Center, IA 50638 or
Email Cody@iowalandcompany.com or
Nick@iowalandcompany.com.

FARM LOCATION

Tract 1 - Waterloo Township, section 18
2 miles south of Waterloo, Iowa
Tract 2 - Cedar Township, section 29
4 miles south of Waterloo, Iowa

FARM LEASE

The farms are leased for the 2025 agricultural season.

FARM CLOSING

Tract #1 - December 29, 2025.

Tract #2 - January 2, 2026.

FARM POSSESSION

The buyer shall receive real estate possession at closing and full possession March 1, 2026.





TRACT 1

48.73 +/- ACRES

AGRICULTURAL INFORMATION

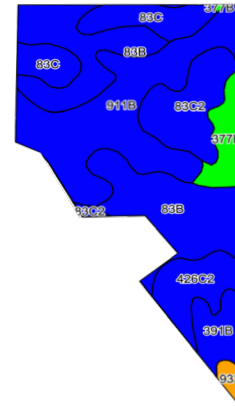
- 48.73 +/- Net Acres
- 48.51 +/- Cropland Acres
- 87.1 CSR2
- Growing Development Transition Area
- Watwelo Township, Section 18
- 37 +/- Acres Located In Waterloo City Limits
- 2 Miles South Of Waterloo, Iowa On Hwy 218

LOCATION

Waterloo TWP
Section 29

PLC YIELD

Corn -
Soybeans -



Area Symbol: IA013, Soil Area Version: 32

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
83B	Kenyon loam, 2 to 5 percent slopes	14.57	30.1%		Ile	90	86
911B	Colo-Ely complex, 0 to 5 percent slopes	13.70	28.2%		IIw	86	75
83C2	Kenyon loam, 5 to 9 percent slopes	5.50	11.3%		IIIe	84	69
426C2	Aredale loam, 5 to 9 percent slopes, moderately eroded	3.92	8.1%		Ile	94	90
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	2.86	5.9%		Ile	94	90
Weighted Average						87.1	77.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method





TRACT 2

76.49 +/- ACRES

AGRICULTURAL INFORMATION

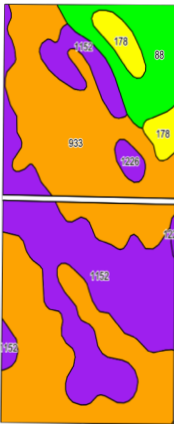
- 76.49 +/- Net Acres
- 77.41 +/- Cropland Acres
- 71.2 CSR2
- Located On Hardsurface E Schrock Rd.
- Cedar Township, Section 29
- 4 Miles South Of Waterloo, Iowa

LOCATION

Cedar TWP
Section 29

PLC YIELD

Corn -
Soybeans -



Area Symbol: IA013, Soil Area Version: 32

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
933	Soil Description	40.11	51.8%		IIw	78	80
1152	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, rarely flooded	25.37	32.8%		IIw	54	68
88	Marshan clay loam, 0 to 2 percent slopes	7.63	9.9%		Iw	95	90
178	Waukee loam, 0 to 2 percent slopes	3.19	4.1%		IIs	69	79
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	1.11	1.4%		IIs	59	72
Weighted Average						71.2	76.9

**IA has updated the CSR values for each county to CSR2
*c: Using Capabilities Class Dominant Condition Aggregation Method



ABOUT US

Over the past 8 years, Iowa Land Company has assisted in selling 650 Iowa farms. Our focus is Iowa farmland with a strong digital presence in all 99 counties. Both local farmland buyers and farmland investors view our website over 500,000 times per year seeking Iowa farmland.

Our farmland auction platform has provided great success for selling clients over the years. Over the past two years, we have sold 200 farms totaling \$200,000,000 in volume. We are a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. Our team of land brokers combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

717 G AVENUE
GRUNDY CENTER, IA 50638



- FARMLAND LISTINGS
- FARMLAND AUCTIONS
- FAMILY OWNED COMPANY
- EXPERIENCED SALES TEAM
- SERVING ALL 99 COUNTIES
- NATIONAL MARKETING
- FARM APPRAISALS



BRANDED IN LAND

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515-443-6343
LAND BROKER
AUCTION CONTACT



NICK SKINNER
515-650-0974
LAND AGENT
AUCTION CONTACT

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SEND BIDS TO: IOWA LAND COMPANY ATTN: CODY SKINNER
717 G AVENUE, GRUNDY CENTER, IOWA 50638



**VIEW AUCTION DETAILS AT
IOWALANDCOMPANY.COM**