

Land Auction

ACREAGE:

297.00 Acres, m/l
In 3 parcels
Black Hawk County, IA

DATE:

Wednesday
December 15, 2021
10:00 a.m.

LOCATION:

Dunkerton Community Hall
Dunkerton, IA

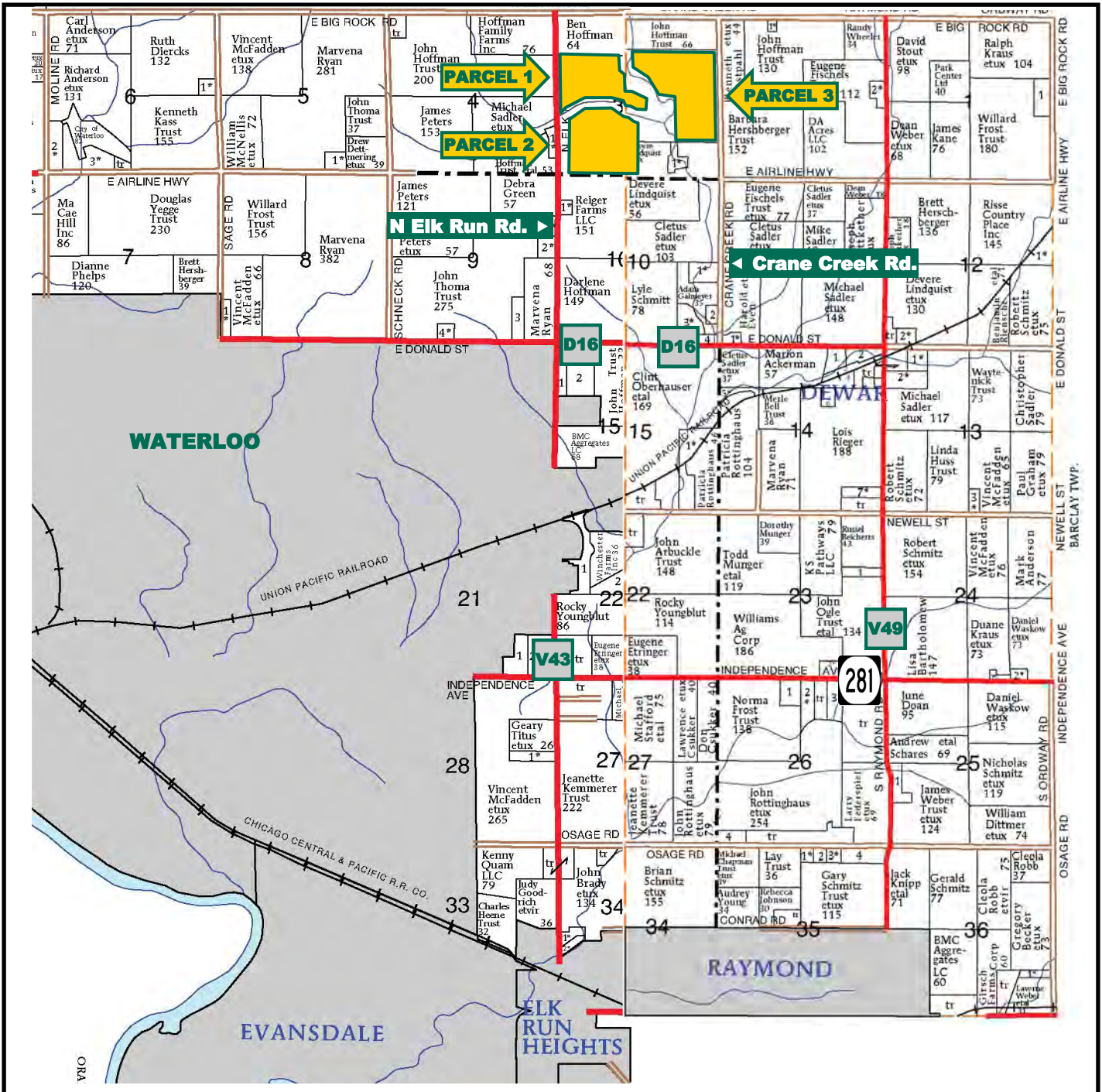


Property Key Features

- High-Quality Black Hawk County Farmland
- Located on a Hard-Surface Road Northeast of Waterloo
- Cropland has Extensive Drainage Tile

Lawain Biermann, AFM
Licensed Salesperson in IA, MN
319.239.1005
LawainB@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
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Parcel 1

FSA/Eff. Crop Acres:	85.00*
CRP Acres:	0.49*
Corn Base Acres:	74.98*
Bean Base Acres:	10.60*
Soil Productivity:	82.57 CSR2

**Acres are estimated.*

Parcel 1 Property Information 86.50 Acres, m/l

Location

2 miles northeast of Waterloo.

Legal Description

Part of Section 3, Township 89 North, Range 12 West of the 5th P.M., Black Hawk County, IA. Final legal to come from survey.

Real Estate Tax

Taxes Payable 2021 - 2022: \$2,354*

Net Taxable Acres: 86.50*

Tax per Net Taxable Acre: \$27.21*

**Taxes estimated pending survey of property. Black Hawk County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Available for the 2022 crop year.

Survey

Final purchase price will be adjusted to reflect net surveyed acres.

FSA Data

Part of Farm Number 3820, Tract 2087

FSA/Eff. Crop Acres: 85.00*

CRP Acres: 0.49*

Corn Base Acres: 74.98*

Corn PLC Yield: 166 Bu.

Bean Base Acres: 10.60*

Bean PLC Yield: 46 Bu.

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

CRP Contracts

There are 0.49 est. acres enrolled in a CP-43 contract that pays an estimated \$101.00 annually and expires 09/30/2030.

Soil Types/Productivity

Primary soils are Clyde silty clay loam and Floyd loam. CSR2 on the est. FSA/ Eff. crop acres is 82.57. See soil map for detail.

Mineral Rights

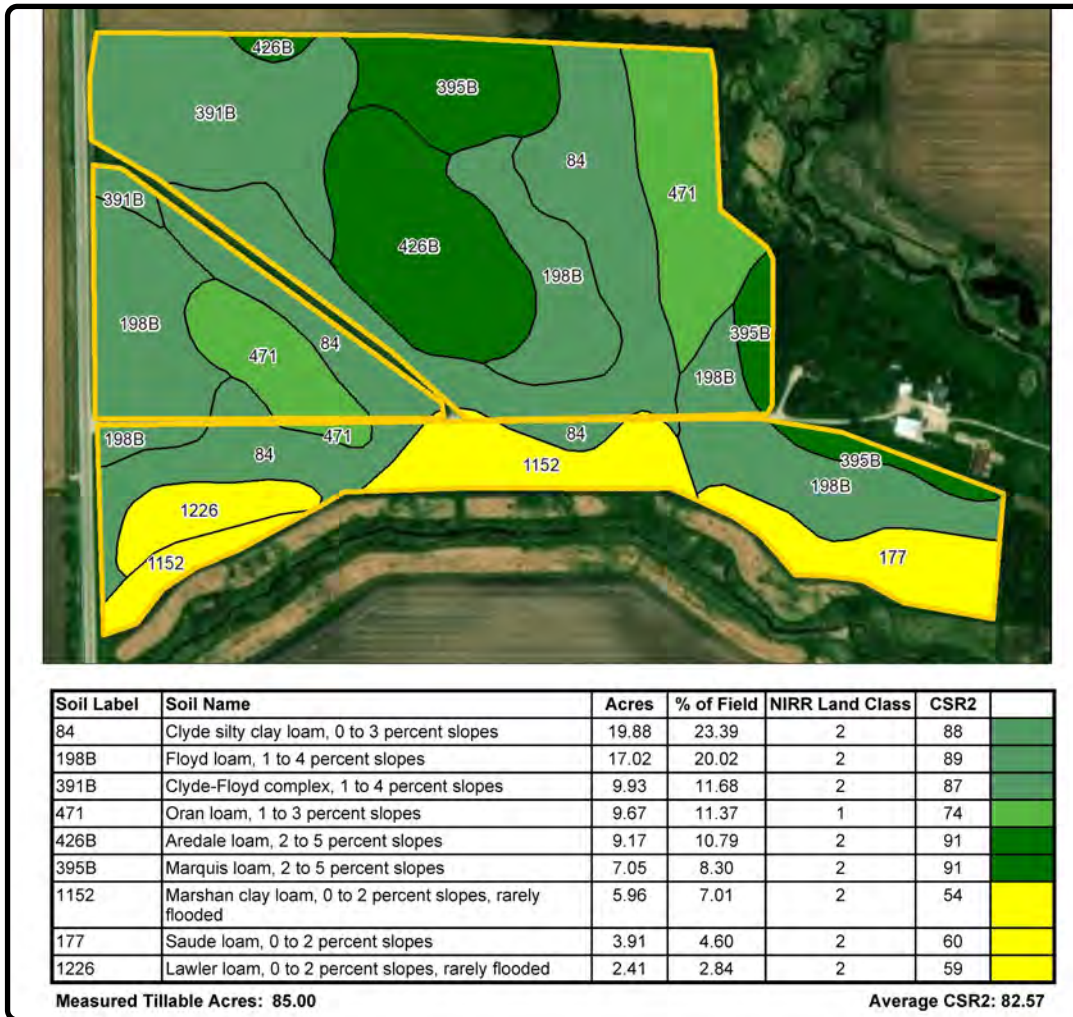
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to gently rolling.

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Drainage

Extensive pattern tile. Contact listing agent for details.

Buildings/Improvements

None.

Water & Well Information

None known.

Comments

High-quality farmland located along a hard-surface road.

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Parcel 2

FSA/Eff. Crop Acres: 105.80*
Corn Base Acres: 93.73*
Bean Base Acres: 13.25*
Soil Productivity: 84.46 CSR2

**Acres are estimated.*

Parcel 2 Property Information 105.80 Acres, m/l

Location

2 miles northeast of Waterloo.

Legal Description

Part of Section 3, Township 89 North, Range 12 West of the 5th P.M., Black Hawk County, IA. Final legal to come from survey.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,204*

Net Taxable Acres: 105.80*

Tax per Net Taxable Acre: \$30.28*

**Taxes estimated pending survey of property. Black Hawk County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Available for the 2022 crop year.

Survey

Final purchase price will be adjusted to reflect net surveyed acres.

Easement

There is easement access to the property from N Elk Run Road.

FSA Data

Part of Farm Number 3820, Tract 2087

FSA/Eff. Crop Acres: 105.80*

Corn Base Acres: 93.73*

Corn PLC Yield: 166 Bu.

Bean Base Acres: 13.25*

Bean PLC Yield: 46 Bu.

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

Soil Types/Productivity

Primary soils are Marquis loam and Floyd loam. CSR2 on the est. FSA/Eff. crop acres is 84.46. 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 rolling.

Drainage

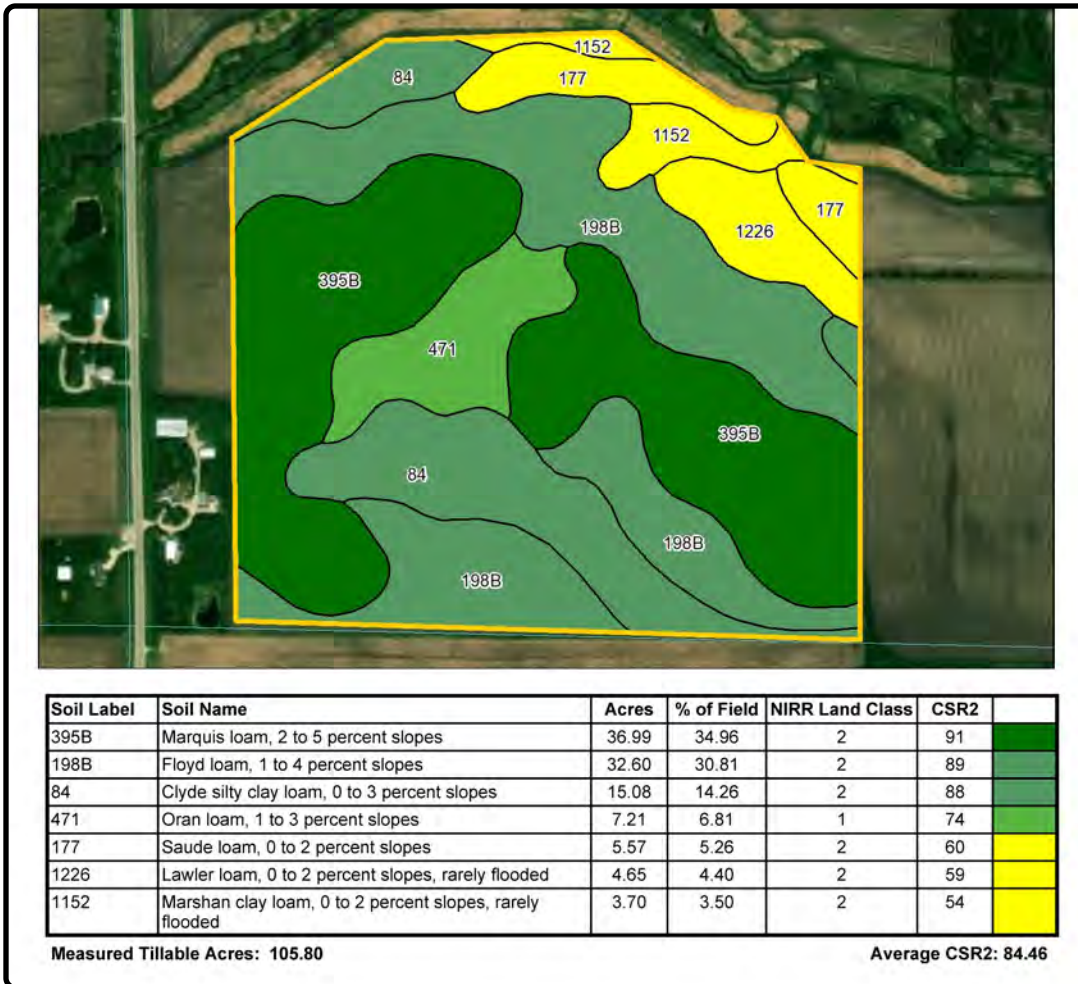
Extensive drainage tile. Contact listing agent for details.

Buildings/Improvements

None.

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Water & Well Information

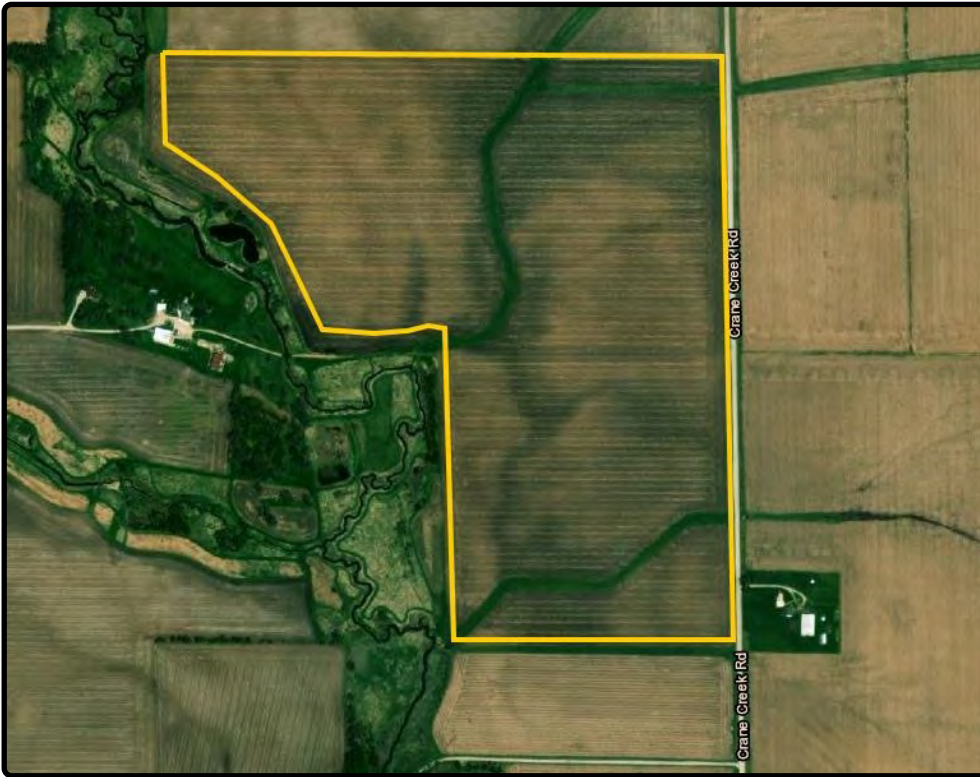
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Comments

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Parcel 3

FSA/Eff. Crop Acres: 101.22*
CRP Acres: 4.00*
Corn Base Acres: 88.37*
Bean Base Acres: 12.49*
Soil Productivity: 57.97 CSR2

**Acres are estimated.*

Parcel 3 Property Information 104.70 Acres, m/l

Location

2 miles northeast of Waterloo.

Legal Description

Part of Section 3, Township 89 North, Range 12 West of the 5th P.M., Black Hawk County, IA. Final legal to come from survey.

Real Estate Tax

Taxes Payable 2021 - 2022: \$2,246*

Net Taxable Acres: 104.70*

Tax per Net Taxable Acre: \$21.45*

**Taxes estimated pending survey of property. Black Hawk County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Available for the 2022 crop year.

Survey

Final purchase price will be adjusted to reflect net surveyed acres.

FSA Data

Part of Farm Number 3820, Tract 2087

FSA/Eff. Crop Acres: 101.22*

CRP Acres: 4.00*

Corn Base Acres: 88.37*

Corn PLC Yield: 166 Bu.

Bean Base Acres: 12.49*

Bean PLC Yield: 46 Bu.

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

CRP Contracts

There are 4.00 est. acres enrolled in a CP-43 contract that pays an estimated \$826.00 annually and expires 09/30/2030.

Soil Types/Productivity

Primary soils are Saude loam and Lawler loam. CSR2 on the est. FSA/Eff. crop acres is 57.97. See soil map for detail.

Mineral Rights

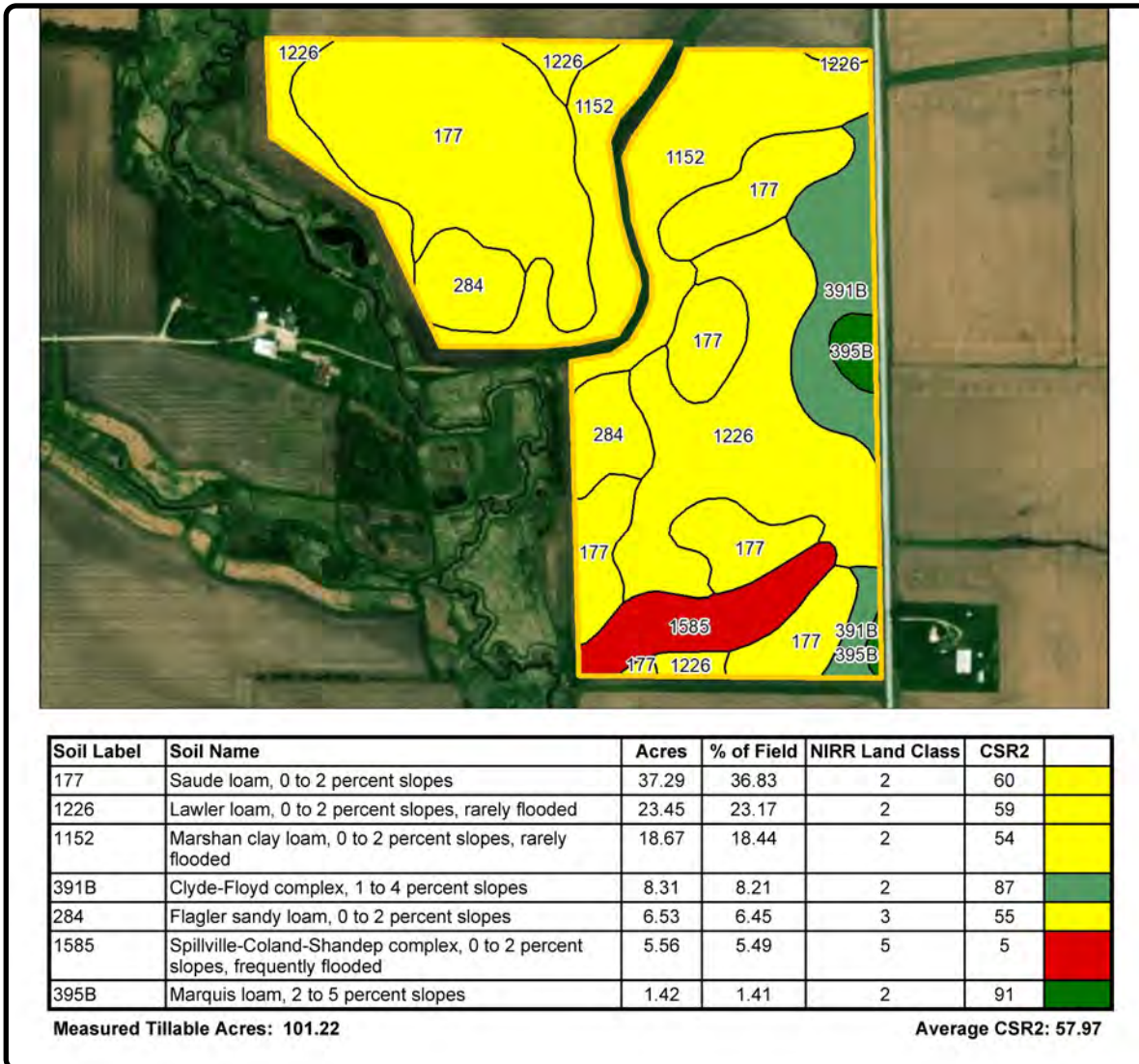
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Land Description

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Drainage

Extensive drainage tile. Contact listing agent for details.

Buildings/Improvements

None.

Water & Well Information

None known.

Comments

Well-drained farmland located close to Waterloo.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. 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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Parcel 1 - NW Corner Looking SE



Parcel 1 - East Looking West



Parcel 2 - NW Corner Looking SE



Parcel 2 - SE Corner Looking NW



Parcel 2 - SW Corner Looking NE



Parcel 3 - NW Corner Looking SE



Parcel 3 - S Looking N



Parcel 3 - SE Corner Looking NW



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Date: **Wed., Dec. 15, 2021**

Time: **10:00 a.m.**

Site: **Dunkerton Community
Hall
115 W Main St.
Dunkerton, IA 50626**

Seller

Twin Rock Farms Inc.

Agency

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

Auctioneer

Elliott Seifert

Attorney

Anfinson & Luce PLC
Larry Anfinson

Method of Sale

- This land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before January 20, 2022 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to January 20, 2022.

Contract & Title

Immediately upon conclusion of the auction, the high 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

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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