

# Land Auction

**ACREAGE:**

**196.23 Acres, m/l**  
In 2 parcels  
Black Hawk County, IA

**DATE:**

Friday  
**November 10, 2023**  
**10:00 a.m.**

**AUCTION TYPE:**

**Hybrid**  
Hudson, IA &  
bid.hertz.ag



## Property Key Features

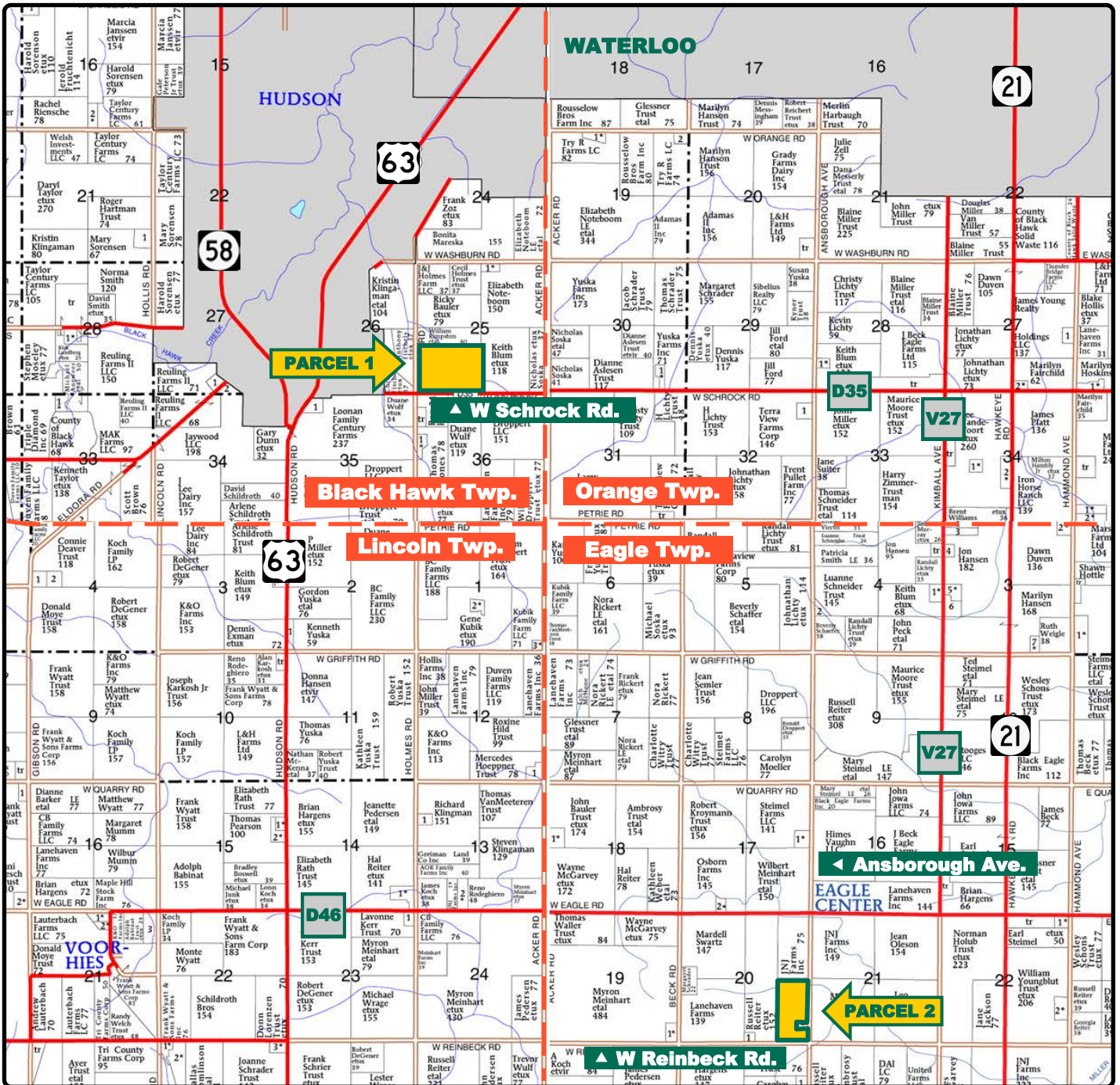
- Great Investment Opportunity or Add-On to Existing Operation
- Parcel 1- 113.40 FSA/Eff. Crop Ac. w/ 88.20 CSR2- Edge of Hudson City Limits
- Parcel 2- 72.74 FSA/Eff. Crop Ac. w/ 91.00 CSR2

**Elliott Siefert**  
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**Parcel 1 - Black Hawk Township, Black Hawk Co., IA**  
**Parcel 2 - Eagle Township, Black Hawk Co., IA**



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## Parcel 1

<b>FSA/Eff. Crop Acres:</b>	<b>113.40</b>
<b>Corn Base Acres:</b>	<b>59.60</b>
<b>Bean Base Acres:</b>	<b>51.10</b>
<b>Soil Productivity:</b>	<b>88.20 CSR2</b>

### Parcel 1 Property Information 120.00 Acres, m/l

#### Location

**From Hudson:** Head east on Hwy. D35 for ¼ mile. The property is located on the north side of Hwy. D35 at Holmes Rd.

#### Legal Description

S¾, SW¼, Section 25, Township 88 North, Range 14 West of the 5th P.M.

#### Real Estate Tax

Taxes Payable 2023 - 2024: \$4,313.17  
Gross Taxable Acres: 120.00  
Net Taxable Acres: 115.49  
Tax per Net Taxable Acre: \$37.35  
Tax Parcel ID #s: 881425301002, 881425326001, 881425351001, 881425376001

#### Lease Status

Leased for the 2023 crop year. Open lease for the 2024 crop year.

#### FSA Data

Farm Number 7673, Tract 282  
FSA/Eff. Crop Acres: 113.40  
Corn Base Acres: 59.60  
Corn PLC Yield: 155 Bu.  
Bean Base Acres: 51.10  
Bean PLC Yield: 46 Bu.

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Primary soils are Kenyon loam and Clyde-Floyd complex. CSR2 on the FSA/Eff. crop acres is 88.20. 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

Nearly level to gently rolling.

#### Drainage

Some tile. Contact listing agent for details.

#### Buildings/Improvements

None.

#### Water & Well Information

No known well.

#### Comments

Highly tillable tract located on the edge of Hudson city limits.

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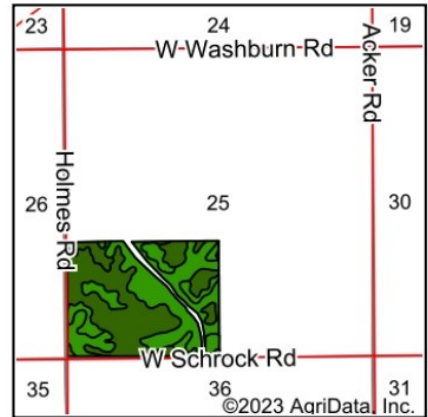
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Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Black Hawk**  
 Location: **25-88N-14W**  
 Township: **Black Hawk**  
 Acres: **113.4**  
 Date: **10/4/2023**



Area Symbol: IA013, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	48.49	42.8%		Ile	90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	42.37	37.4%		IIw	87
83C	Kenyon loam, 5 to 9 percent slopes	14.14	12.5%		IIIe	85
426B	Aredale loam, 2 to 5 percent slopes	5.47	4.8%		Ile	91
426C	Aredale loam, 5 to 9 percent slopes	2.93	2.6%		IIIe	86
<b>Weighted Average</b>					<b>2.15</b>	<b>88.2</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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## Parcel 2

FSA/Eff. Crop Acres:	72.74
Corn Base Acres:	38.80
Bean Base Acres:	32.40
Soil Productivity:	91.00 CSR2

### Parcel 2 Property Information 76.23 Acres, m/l

#### Location

**From Eagle Center:** Head south on Ansborough Ave. for 1 mile. The property is on the west side of Ansborough Ave.

#### Legal Description

E½ SE¼, excluding the acreage site along Ansborough Ave., Section 20, Township 87 North, Range 13 West of the 5th P.M.

#### Real Estate Tax

Taxes Payable 2023 - 2024: \$2,861.74  
Gross Taxable Acres: 76.23  
Net Taxable Acres: 73.10  
Tax per Net Taxable Acre: \$39.15  
Tax Parcel ID #: 871320476003,  
871320426001

#### Lease Status

Leased for the 2023 crop year. Open lease for the 2024 crop year.

#### FSA Data

Farm Number 7518, Tract 279  
FSA/Eff. Crop Acres: 72.74  
Corn Base Acres: 38.80  
Corn PLC Yield: 155 Bu.  
Bean Base Acres: 32.40  
Bean PLC Yield: 46 Bu.

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Primary soils are Dinsdale silty clay loam and Colo-Ely complex. CSR2 on the FSA/ Eff. crop acres is 91.00. 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

Nearly level to gently rolling.

#### Drainage

Some tile. Contact listing agent for details.

#### Buildings/Improvements

None.

#### Water & Well Information

No known well.

#### Comments

Highly tillable tract in southern Black Hawk County with 91.00 CSR2.

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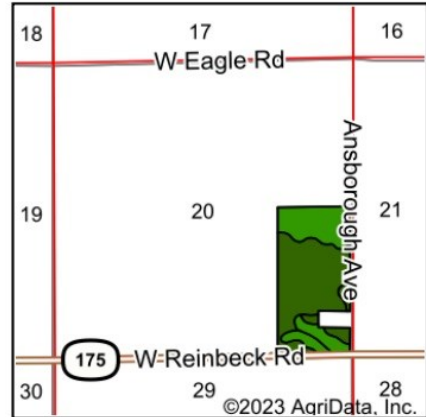
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Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Black Hawk**  
 Location: **20-87N-13W**  
 Township: **Eagle**  
 Acres: **72.74**  
 Date: **10/4/2023**



Area Symbol: IA013, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	43.65	60.0%		Ile	94
911B	Colo-Ely complex, 0 to 5 percent slopes	23.08	31.7%		Ilw	86
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	3.48	4.8%		IIIe	84
88	Nevin silty clay loam, 0 to 2 percent slopes	1.07	1.5%		Iw	95
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	0.99	1.4%		IIIe	90
7	Wiota silty clay loam, 0 to 2 percent slopes, rarely flooded	0.47	0.6%		Iw	100
<b>Weighted Average</b>					<b>2.04</b>	<b>91</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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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**Parcel 1** - Northwest Looking Southeast



**Parcel 1** - East Looking West



**Parcel 2** - Southwest Looking Northeast



**Parcel 2** - North Looking South



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Date: **Fri., November 10, 2023**

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

Site: **Hudson Comm. Center  
525 Jefferson St.  
Hudson, IA 50613**

Online: **bid.hertz.ag**

### Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team on-screen as they guide the process.
- To register, go to **bid.hertz.ag** from an internet browser. Do not use “www.” when typing the website address. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Elliott Siefert at 319.540.2957 or Morgan Troendle at 319.239.6500 with questions.

### Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the “View Live” button. The auction is LIVE when the button is green.

### Method of Sale

- This land will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding
- Seller reserves the right to refuse any and all bids.

### Seller

Maurice W Moore Residuary Trust

### Agency

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

### Auctioneer

Elliott Siefert

### Attorney

Mark Rolinger  
Redfern, Mason, Larson and Moore, P.L.C.

### 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 10, 2024 for Parcel 1 and December 15, 2023 for Parcel 2 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires March 1, 2024. Taxes will be prorated to closing.

### 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.

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