



ONE-CHANCE SEALED BID SALE



Marcella A. Ortner Estate & Eugene A. Ortner Trust



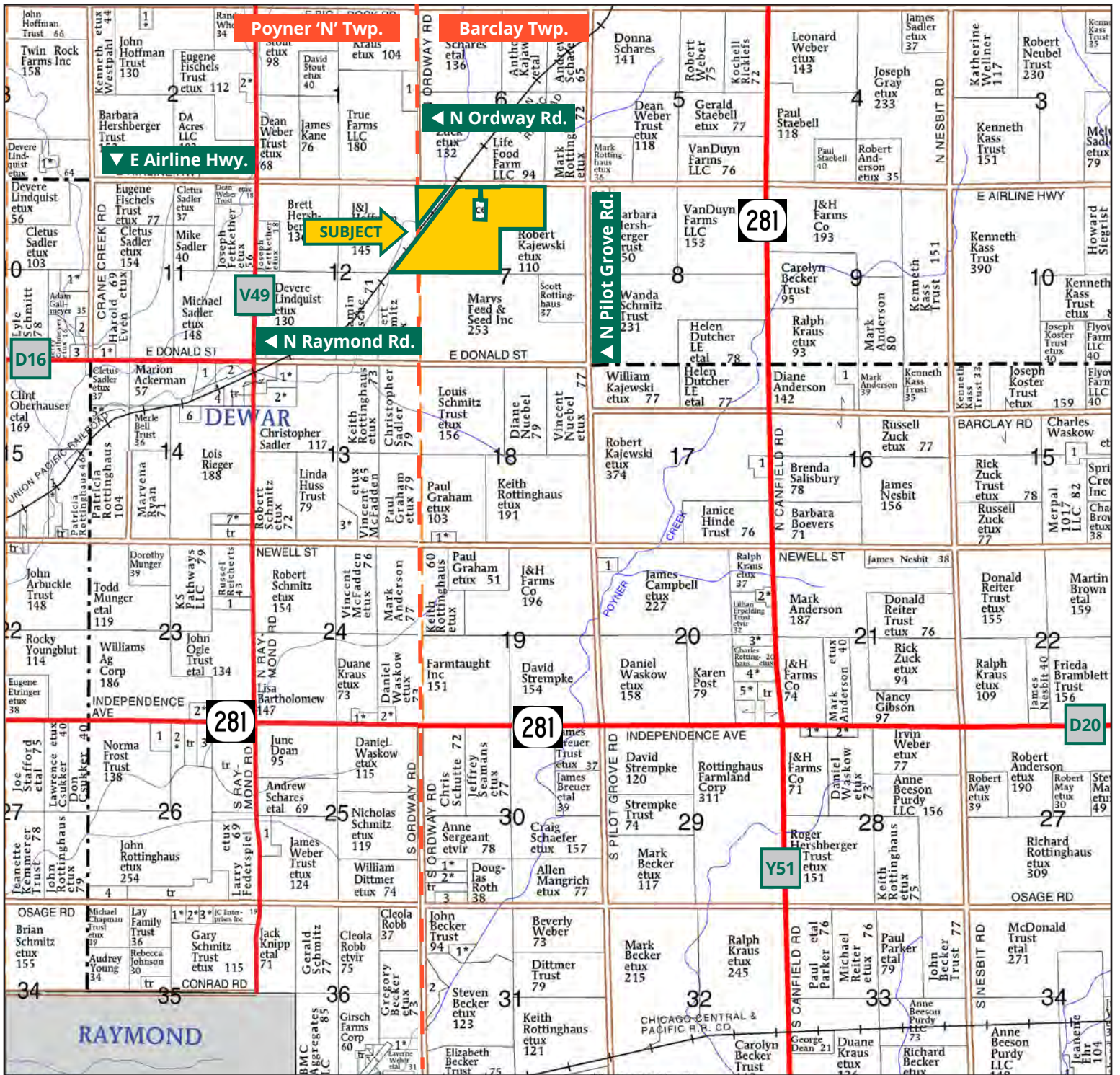
CAL WILSON
Licensed Salesperson in IA
319.360.1009
CalW@Hertz.ag



ELLIOTT SIEFERT
Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag

Bid Deadline:
Thursday, April 3, 2025
12:00 Noon, CDT

181.13 Acres, m/l
Single Parcel
Black Hawk County, IA



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FSA/Eff. Crop Acres: 175.61 | CRP Acres: 2.80 | Soil Productivity: 77.50 CSR2

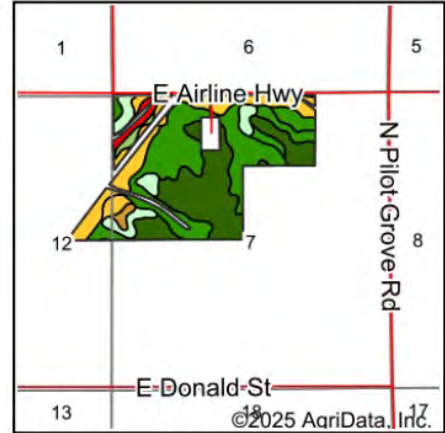


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State: **Iowa**
 County: **Black Hawk**
 Location: **7-89N-11W**
 Township: **Barclay**
 Acres: **175.61**
 Date: **3/3/2025**



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

Area Symbol: IA013, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	59.90	34.1%		IIw		87	
395B	Marquis loam, 2 to 5 percent slopes	52.44	29.9%		IIe		91	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	19.79	11.3%		IIw		54	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	12.76	7.3%		IIIs		59	
408B	Olin sandy loam, 2 to 5 percent slopes	10.47	6.0%		IIe		64	
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	7.22	4.1%		IIIE		84	
1585	Spillville-Coland-Shandep complex, 0 to 2 percent slopes, frequently flooded	3.94	2.2%		Vw		5	
177	Saude loam, 0 to 2 percent slopes	3.70	2.1%		IIIs		60	
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	2.36	1.3%		IIw		70	
41C	Sparta loamy sand, 5 to 9 percent slopes	2.14	1.2%		IVs	IIe	37	
284	Flagler sandy loam, 0 to 2 percent slopes	0.89	0.5%		IIIs		55	
Weighted Average						2.14	*-	77.5

Location

From Dewar: Go north on Co. Rd. V49 / N Raymond Rd. for 1 mile, then east on E Airline Hwy for 1.2 miles. Property is located on the south side of the road and on the east and west side of the railroad tracks.

Simple Legal

W $\frac{1}{2}$ NW $\frac{1}{4}$; part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ all in Section 7, Township 89 North, Range 11 West of the 5th P.M., Black Hawk Co., IA. And part of SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 12, Township 89 North, Range 12 West of the 5th P.M., Black Hawk Co., IA *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$7,348.00
Net Taxable Acres: 181.13
Tax per Net Taxable Acre: \$40.57

Lease Status

Open lease for the 2025 crop year. Sellers are willing to enter into an early occupancy agreement with buyer to

plant the 2025 crop. Contact agent for details.

FSA Data

Farm Number 65, Tract 9764
FSA/Eff. Crop Acres: 175.61
CRP Acres: 2.80
Corn Base Acres: 83.60
Corn PLC Yield: 150 Bu.
Bean Base Acres: 77.00
Bean PLC Yield: 43 Bu.
Oats Base Acres: 0.10
Oats PLC Yield: 29 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 2.80 acres enrolled in a CP-8 contract that pays \$386.70 annually and expires 9/30/2025.

Fertilizer & Manure Application

There was fertilizer and manure applied in the fall of 2024. Contact agent for details.

Soil Types/Productivity

Primary soils are Clyde-Floyd and Marquis. CSR2 on the FSA/Eff. crop acres is 77.50. 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 moderately sloping.

Drainage

Some tile. Contact agent for tile map.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Highly tillable tract of land in northeast Black Hawk County with a 77.50 CSR2.



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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East looking West



Southwest looking Northeast



Southeast looking Northwest



Northwest looking Southeast



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Bid Deadline: Thurs., April 3, 2025

Time: 12:00 Noon, CDT

Mail To:

Hertz Real Estate Services
Attn: Elliott Siefert
P.O. Box 1105
Cedar Falls, IA 50613

Sellers

Marcella A. Ortner Estate &
Eugene A. Ortner Trust

Agency

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

Attorney

Pete Wessels
Wessels & Wierman, P.C.

Method of Sale

- Parcel will be offered as a single tract of land.
- 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, Elliott Siefert at 319.234.1949.

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 Cedar Falls, IA Hertz office, on or before Thursday, April 3, 2025 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 12:00 Noon, CDT on Friday, April 4, 2025, and all bidders will be notified shortly thereafter.

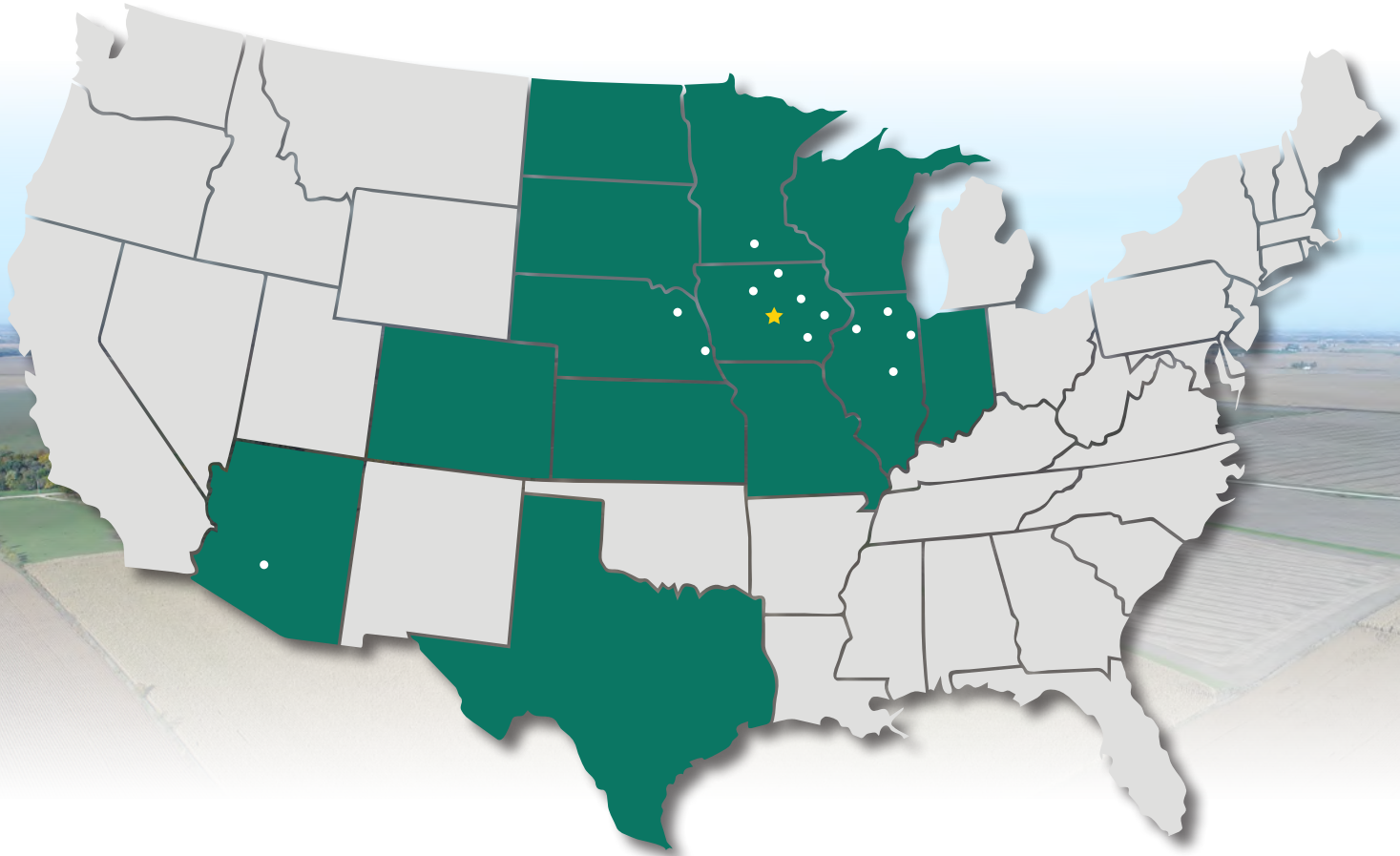
Terms of Possession

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 June 5, 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. Taxes will be prorated to 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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