

LAND AUCTION

TIMED ONLINE

Black Hawk County, Iowa

148± ACRES
2 TRACTS | 89.8 CSR2

SELLING FREE & CLEAR FOR 2027 FARMING SEASON!

 *La Porte City, Iowa*

AUCTIONEER'S NOTE:

This is your opportunity to invest in premium Black Hawk County farmland. Offering two highly productive tracts with outstanding CSR2 ratings of 89.8 and 88.5. Buy one tract or both - an excellent addition to any farming operation or investment portfolio.

ENTIRE FARM	145.58 NHEL FSA INDICATES	133.92
	TILLABLE ACRES	CORN BASE
	89.4 CSR2 ON THE	9.80
	TILLABLE ACRES	BEAN BASE

TRACT 1: 38± ACRES PENDING SURVEY

- Approx. 36.5 tillable acres.
- CSR2 is 88.5 on the tillable acres.
- Tract has some tile.
View website for tile map & invoices.
- Section 8, Cedar Township, Black Hawk County, Iowa.

TRACT 2: 110.91± ACRES PENDING SURVEY

- Approx. 107 tillable acres.
- CSR2 is 89.8 on the tillable acres.
- Tract has some tile.
View website for tile map & invoices.
- Section 8, Cedar Township, Black Hawk County, Iowa.

Land is located 3 miles north of La Porte City on Highway 218/La Porte Rd, then 1.4 miles west on E. Quarry Rd, then 0.25 miles north on Cotter Rd.



TRACT 1

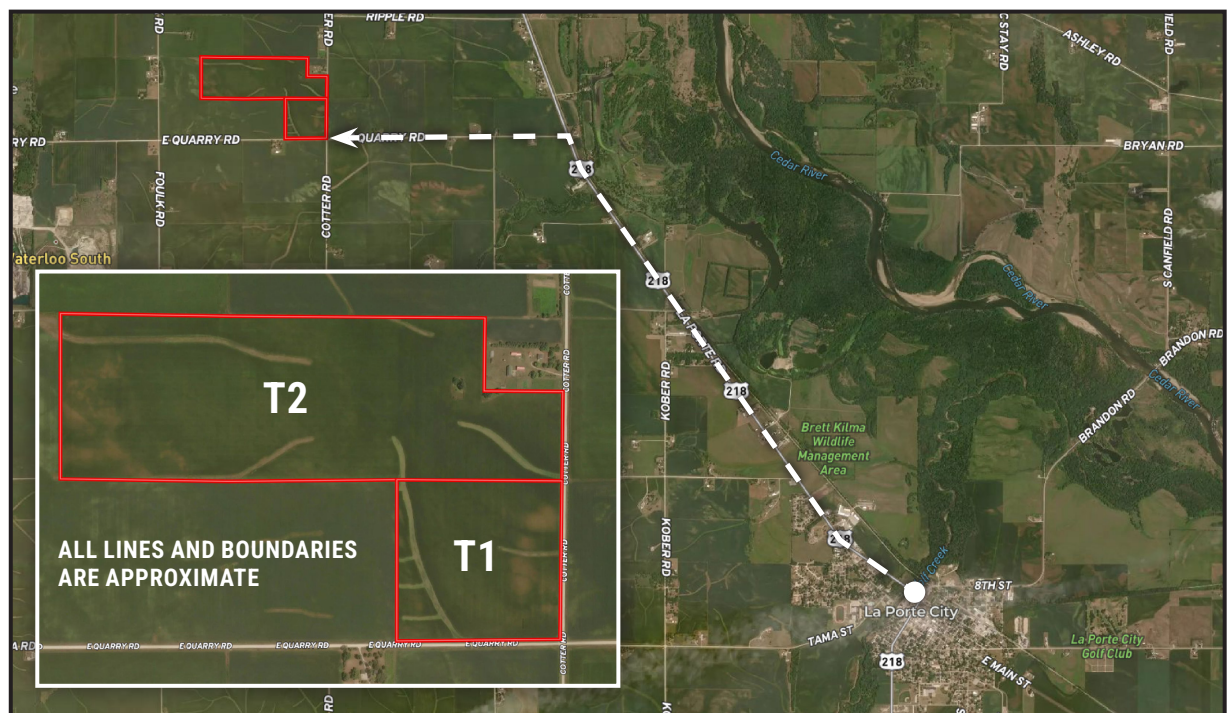


TRACT 2



TRACT 2

ONLINE BIDDING OPENING: TUESDAY, AUGUST 25
CLOSING: TUESDAY, SEPTEMBER 1 | 1PM CDT 2026



SCOTT M. & KENDAL W. SEDMAN
SCAN TO REGISTER TO BID

Terms: This online auction will have a 5% buyer's fee. Ten percent (10%) down payment on September 1, 2026. Balance due at final settlement/closing with a projected date of October 16, 2026, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of October 16, 2026. Selling subject to tenant's rights on the land for the 2026-2027 farming season, full possession March 1, 2027.

Real Estate Taxes: To be prorated to date of possession on the basis of the last available tax statement. The seller shall pay any unpaid real estate taxes payable in prior years.



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Any announcements published or made the day of sale take precedence over advertising.