

# One-Chance Sealed Bid Sale

ACREAGE:	DATE:	<b>RETURN BIDS TO:</b>	
<b>177.96 Acres, m/l</b> Boone County, IA	Bid Deadline: July 16, 2020 12:00 p.m., CST	<b>Hertz Real Estate Services</b> Nevada, IA	



## **Property** Key Features

- Four Miles South of Beaver
- 173.35 FSA/Eff. Est. Crop Acres with an 85.20 CSR2
- High-Quality Soils on this Boone County Farm

Matt Vegter, ALC Licensed in IA MattV@Hertz.ag **515-382-1500** 415 S.11th St./ PO Box 500 Nevada, IA 50201-0500 **www.Hertz.ag**  Tim Fevold, AFM Licensed in IA TimF@Hertz.ag

REID: 000-3542-01



# Plat Map

### Beaver Township, Boone County, IA

Judith Clause etal Virginia McCall Wirginia McCall   Clause etal 79 77   Clause Bros Inc Marilyn Doran Trust Marilyn Trust   81 1 etvir   Yirginia 41 Trust Trust Douglas Doran LE 149   Virginia 41 149	Innec Powers B6 Powers B6 Powers Poran Poran Poran Poran Poran Poran Poran Poran Poran Poran Poran Powers P	Powers Trust etal 149 Bradley Wilson etal 103	Powers Hasst- edt LLC 38 9 Pc 34 etux 1 UNION PACIFIC RAILBOAD W 1 UNION PACIFIC RAILBOAD W 1 UNION PACIFIC RAILBOAD W Ender Bablay T 169 for	VanDiest Family LLC Heineman Heineman Heineman Christ	1 Michael Phelan Recher Head adux   112 112   Powers Land   Co Inc Farms LLC   80 CMH   Christensen LLC   rust 69   Vivian Christensen   Christensen Christensen   Trust 69   Vivian Christensen   72 3*
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# **Aerial Photo**

177.96 Ac., m/l



FSA/Eff. Crop Acres: 173.35\* Corn Base Acres: 172.55\* Soil Productivity: 85.20 CSR2 \*Acres are estimated.

## Property Information 177.96 Acres, m/l

### Location

From Beaver: Go east on Highway 30 for one mile, then head south on Co. Rd. P54/ C Ave. for four miles. Property is on the west side of the road, near the intersection of Co. Rd. P54/C Ave. and 260th Street.

### **Legal Description**

NE<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>, W<sup>1</sup>/<sub>2</sub> SE<sup>1</sup>/<sub>4</sub>, SE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> and S<sup>1</sup>/<sub>2</sub> NE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> all in Section 20, Township 83 North, Range 28 West of the 5th P.M. (Beaver Township)

### **Real Estate Tax**

Taxes Payable 2019 - 2020: \$5,134.93\* Taxable Acres: 177.96\* Tax per Taxable Acre: \$28.85 \*Taxes estimated pending survey of property. County Treasurer/Assessor will determine final tax figures.

#### **FSA Data**

Farm Number 4595, Tracts 141 & 142 FSA/Eff. Crop Acres: 173.35\* Corn Base Acres: 172.55\* Corn PLC Yield: 138 Bu. \*Acres are estimated pending reconstitution of farm by the Boone County FSA office.

### **Land Description**

Level to gently sloping.

### **Soil Types/Productivity**

Main soil types are Canisteo, Clarion and Harps. CSR2 based on the estimated FSA/ Eff. Crop Acres is 85.20, per AgriData Inc. See soil map for details.

#### Buildings/Improvements None

### Drainage

Part of Drainage District 77 & 15.

### **Water & Well Information**

None known

### Comments

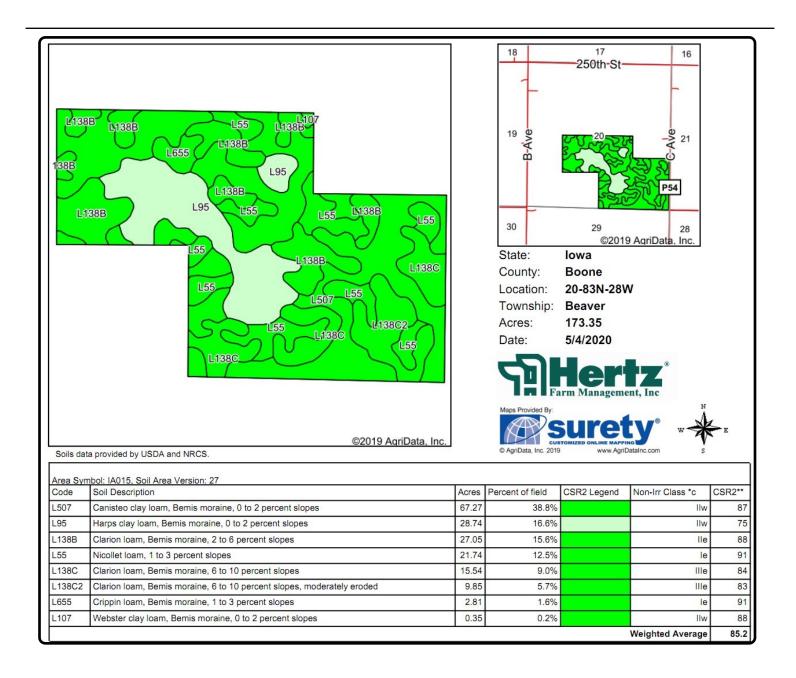
Quality soils on this nice-laying Boone County farm.

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# Soil Map

173.35 Est. FSA/Eff. Crop Acres



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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# Property Photos

### Northeast Looking Southwest



### Southwest Looking Northeast

## Southeast Looking Northwest



### Southeast Looking Northwest





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# Sealed Bid Information

### Bid Deadline: Thurs., July 16, 2020

Time: 12:00 p.m., CST

Mail To:

Hertz Real Estate Services PO Box 500 Nevada, IA 50201-0500

#### Seller

Elizabeth Rychel Trust

### Agency

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

### Method of Sale

- This property 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, Matt Vegter at 515-382-1500.

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 Nevada, IA Hertz office, on or before July 16, 2020 by 12:00 P.M. CST. The Seller will accept or reject all bids by 5:00 P.M. CST on July 17, 2020, and all bidders will be notified shortly thereafter.

### **Terms of Possession**

A 10% down payment check is required with all Sealed Bids. If your offer is not accepted, the earnest money check will be voided and returned to you uncashed. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before September 22, 2020 or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement, subject to the existing lease, which expires March 1, 2021. Taxes will be prorated to September 22, 2020.

### **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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