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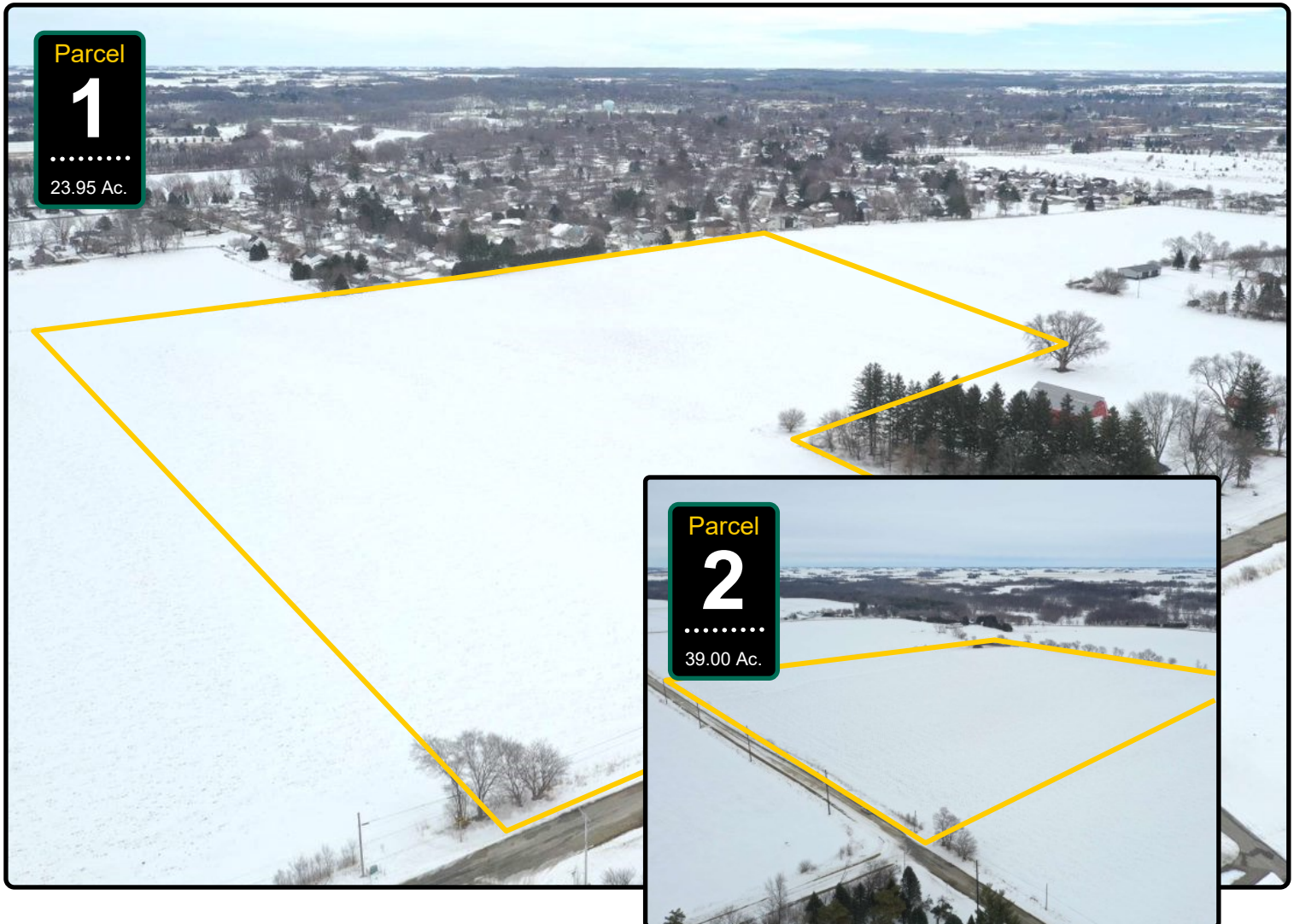
62.95 Acres, m/l
In 2 Parcels
Bremer County, IA

DATE:

Bid Deadline:
March 17, 2021
5:00 p.m. CST

RETURN BIDS TO:

**Hertz Real Estate
Services**
Cedar Falls, IA



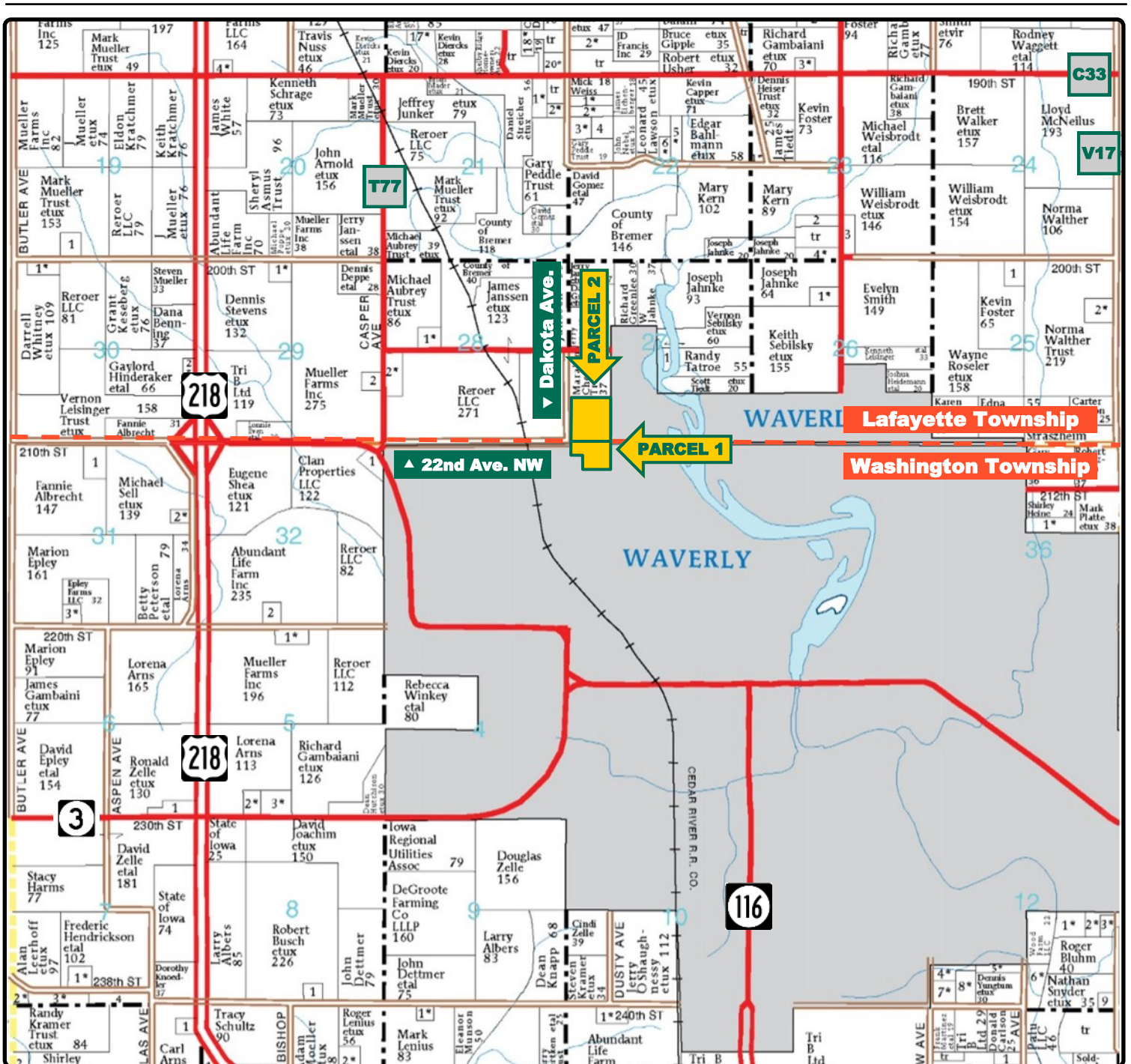
Property Key Features

- Investor-Quality With Residential Development Potential in Waverly City Limits
- Near Housing Development and Senior Care Facility
- 61.78 Crop Acres With 80.18 CSR2 on the Combined Parcels

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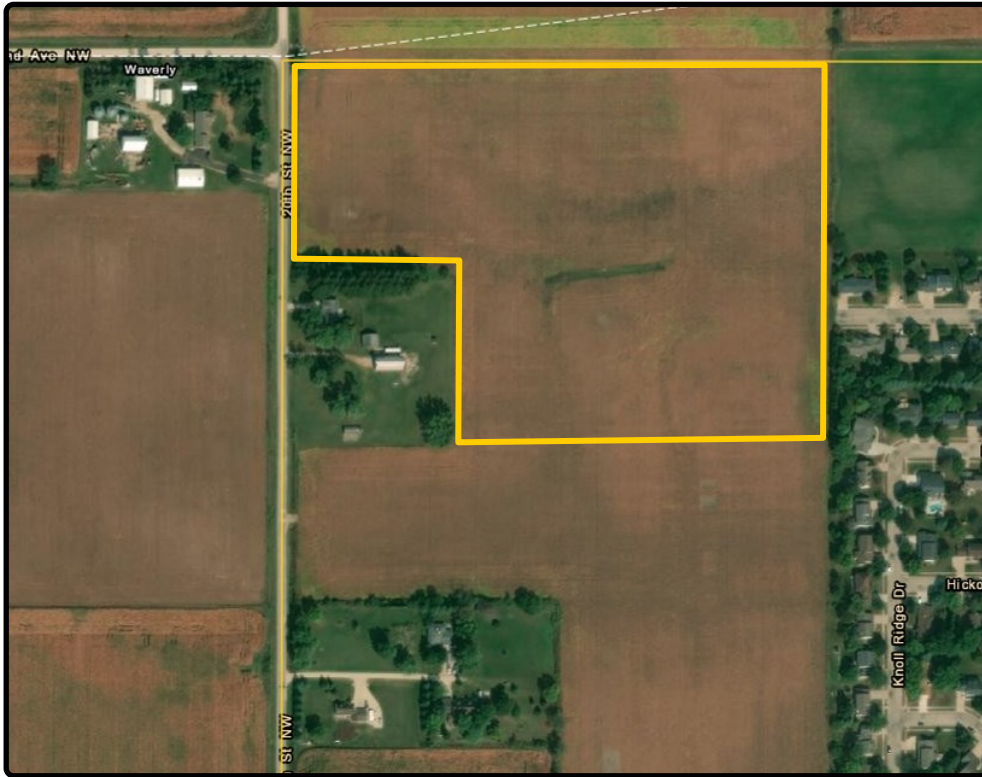


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Parcel 1

FSA/Eff. Crop Acres:	23.45
Corn Base Acres:	14.98
Bean Base Acres:	7.88
Soil Productivity:	78.52

Parcel 1 Property Information 23.95 Acres, m/l

Location

Located within the northwest city limits of Waverly, IA. West border is Dakota Ave. (20th St. NW).

Legal Description

Parcel J NW NW Section 34, Township 92 North, Range 14 West of the 5th P.M., Bremer County, IA.

Real Estate Tax

Taxes Payable 2020 - 2021: \$590
Net Taxable Acres: 23.95
Tax per Net Taxable Acre: \$24.63

Lease Status

Open lease for the 2021 crop year.

FSA Data

Farm Number 6765, Tracts 12881 & 12982
FSA/Eff. Crop Acres: 23.45
Corn Base Acres: 14.98
Corn PLC Yield: 135 Bu.
Bean Base Acres: 7.88
Bean PLC Yield: 47 Bu.

Soil Types/Productivity

Primary soils are Marquis loam and Fort dodge loam. CSR2 on the FSA/Eff. crop acres is 78.52. 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

Gently rolling.

Drainage

Adequate natural drainage.

Water & Well Information

No known well.

Utilities

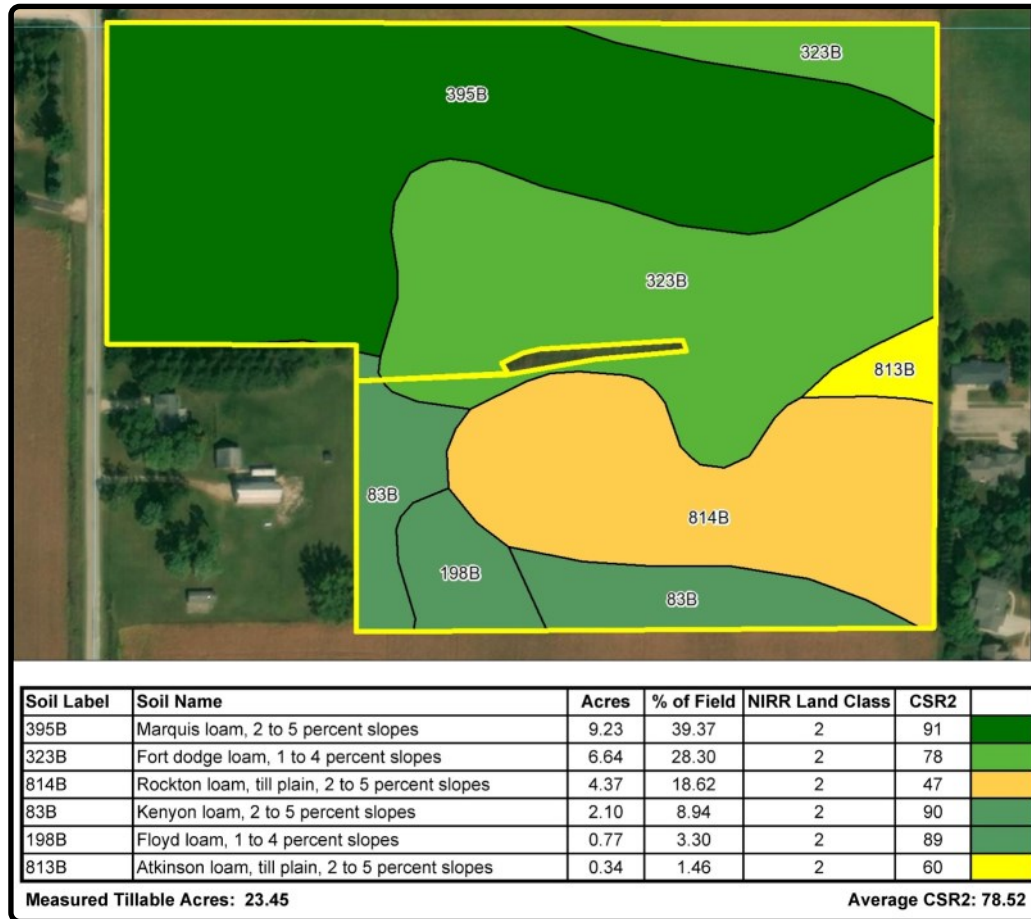
- City of Waverly has indicated that there are water and sewer mains that come to the east edge of the property off Country Meadows Dr.
- Waverly Utilities run along east side of Dakota Ave. (20th St. NW).

Interested parties can confirm further details with the city of Waverly.

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Zoning

- Current zoning: A1 - Agricultural
- Future land use: Residential (See map)

School District

Waverly-Shell Rock School District.

Access Driveway

- Prior to closing, Seller will widen the existing driveway to the south; to provide access to Parcel 1 consistent with city codes.
- Director of Public Works & City Engineer of City of Waverly have stated they will cooperate with land owner on sizing an appropriate driveway for farm equipment off Dakota Ave. (20th St. NW).

Comments

- This land presents an excellent opportunity to invest in a property with future development potential upside.

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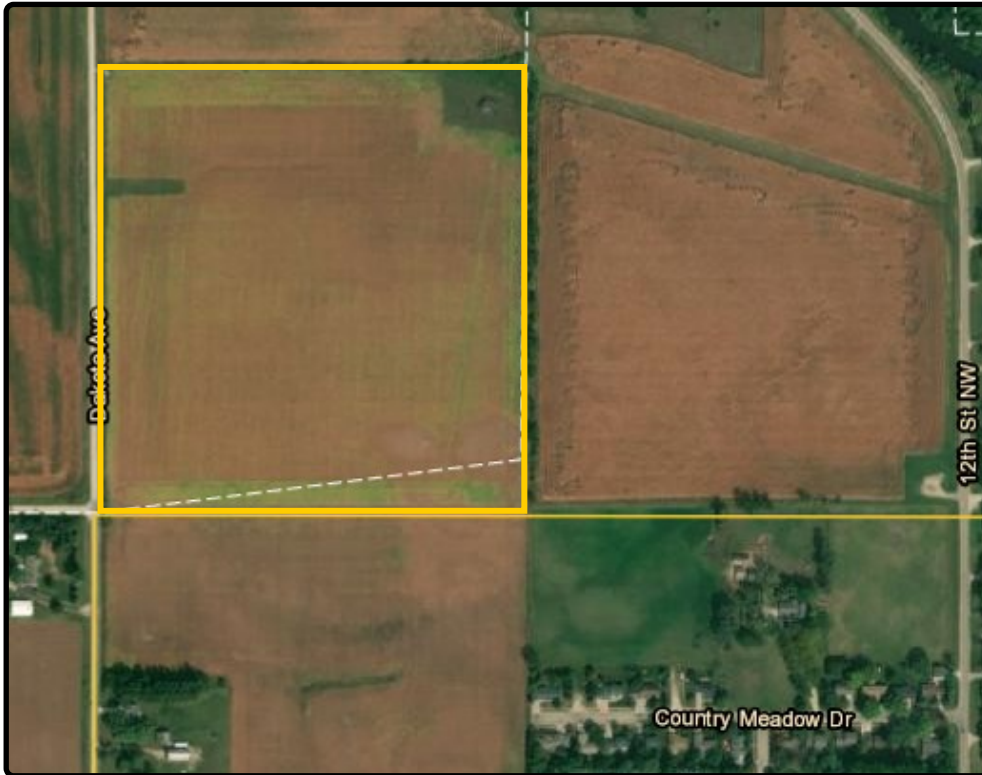
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Parcel 2

FSA/Eff. Crop Acres:	38.33
Corn Base Acres:	25.00
Bean Base Acres:	13.14
Soil Productivity:	81.50 CSR2

Parcel 2 Property Information 39.00 Acres, m/l

Location

Located within the northwest city limits of Waverly, IA. West border is Dakota Ave. (20th St. NW).

Legal Description

SW SW Section 27, Township 92 North, Range 14 West of the 5th P.M., Bremer County, IA.

Real Estate Tax

Taxes Payable 2020 - 2021: \$992
Net Taxable Acres: 39.00
Tax per Net Taxable Acre: \$25.44

Lease Status

Open lease for the 2021 crop year.

FSA Data

Farm Number 6658, Tract 12880
FSA/Eff. Crop Acres: 38.33
Corn Base Acres: 25.00
Corn PLC Yield: 135 Bu.
Bean Base Acres: 13.14
Bean PLC Yield: 47 Bu.

Soil Types/Productivity

Primary soils are Marquis loam and Fort dodge loam. CSR2 on the FSA/Eff. crop acres is 81.50. 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

Gently rolling.

Drainage

Adequate natural drainage. Some tile north end of property. See tile map.

Water & Well Information

No known well.

Utilities

City of Waverly has indicated that there are water and sewer mains off Country Meadows Dr., located just southeast of the property. *Interested parties can confirm further details with the city of Waverly.*

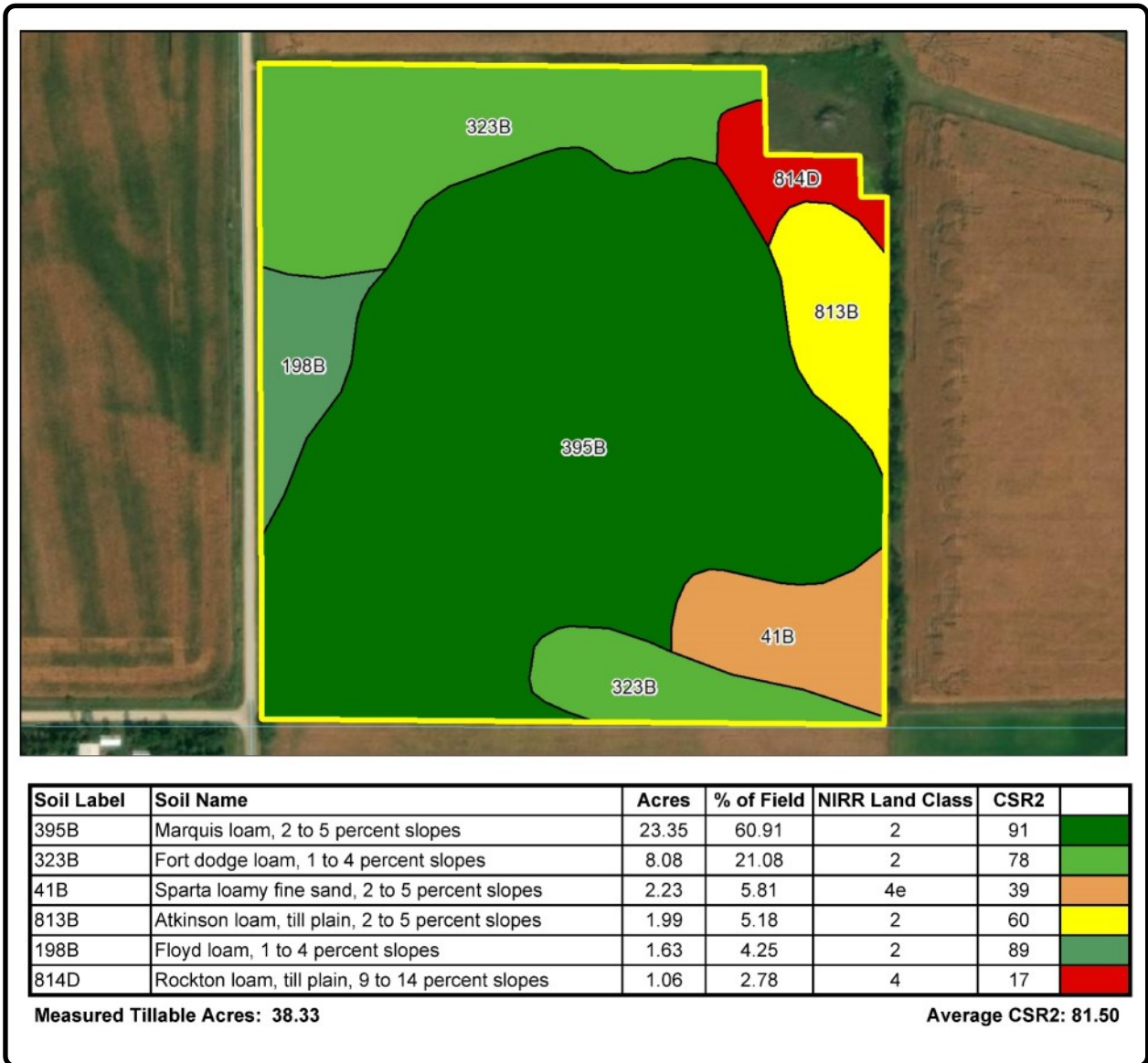
Zoning

- Current zoning: A1 - Agricultural
- Future land use: Residential (See map)

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School District

Waverly Shell-Rock School District.

Comments

This land presents an excellent opportunity to invest in a property with future development potential upside.

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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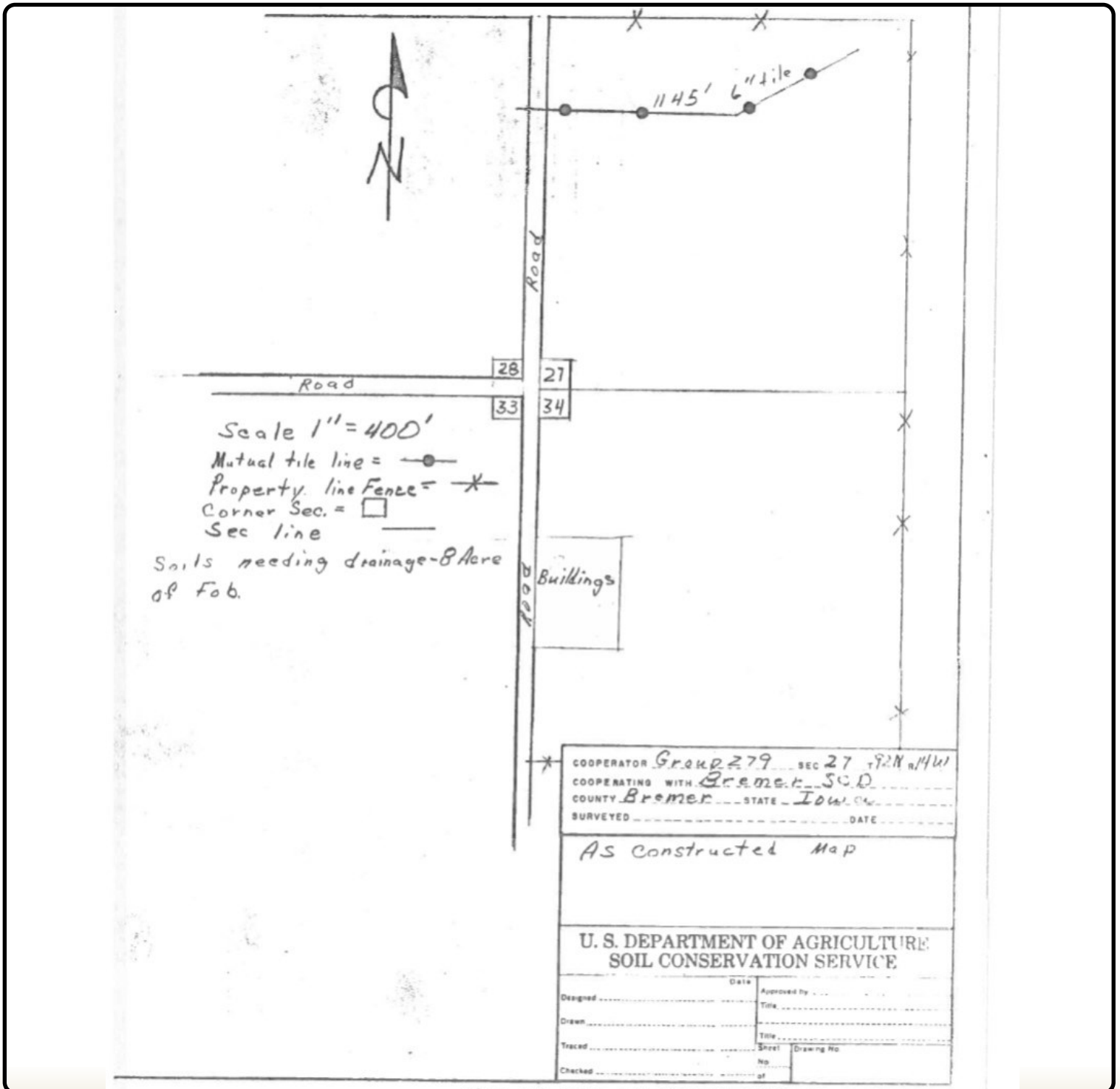
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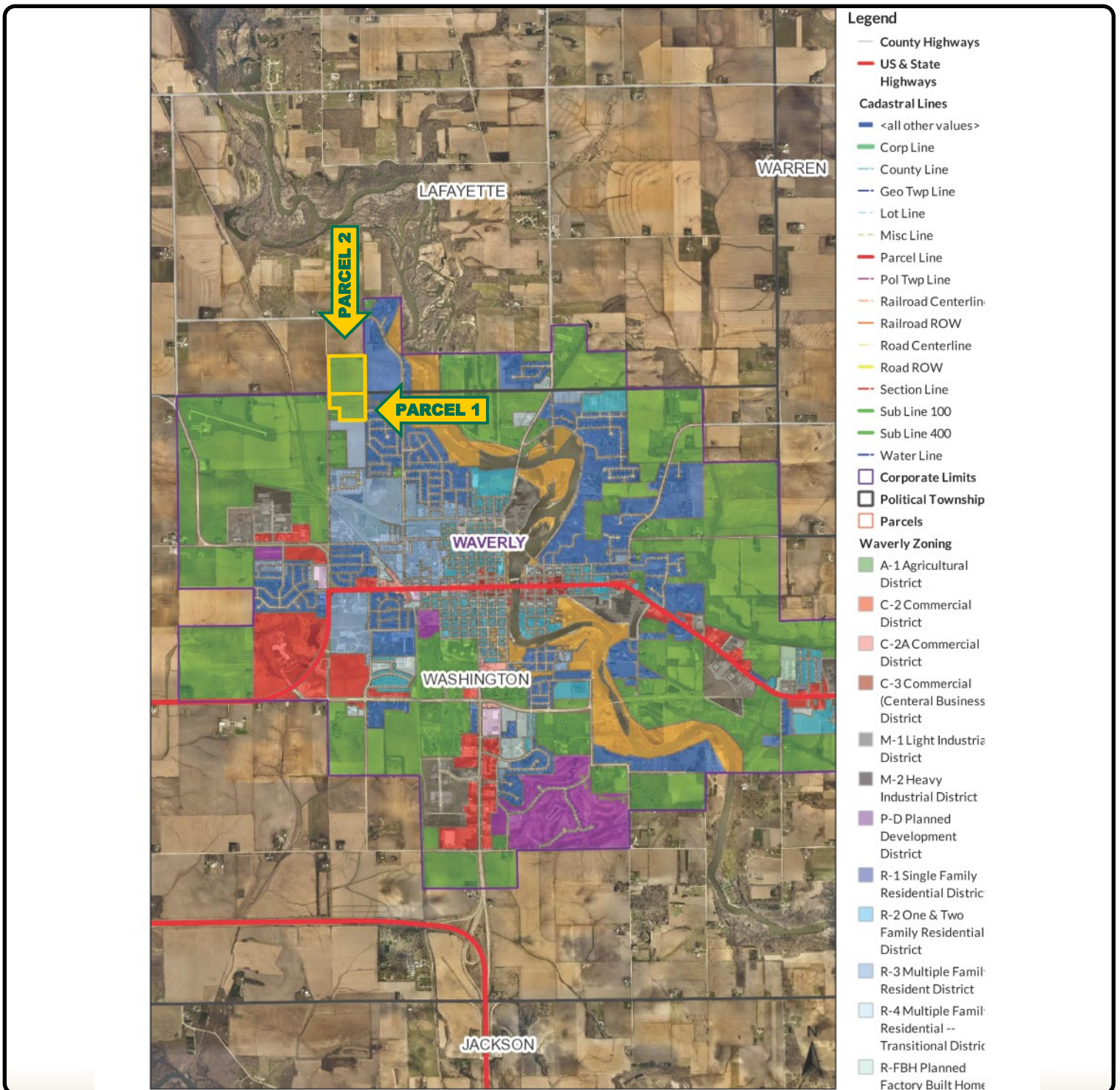
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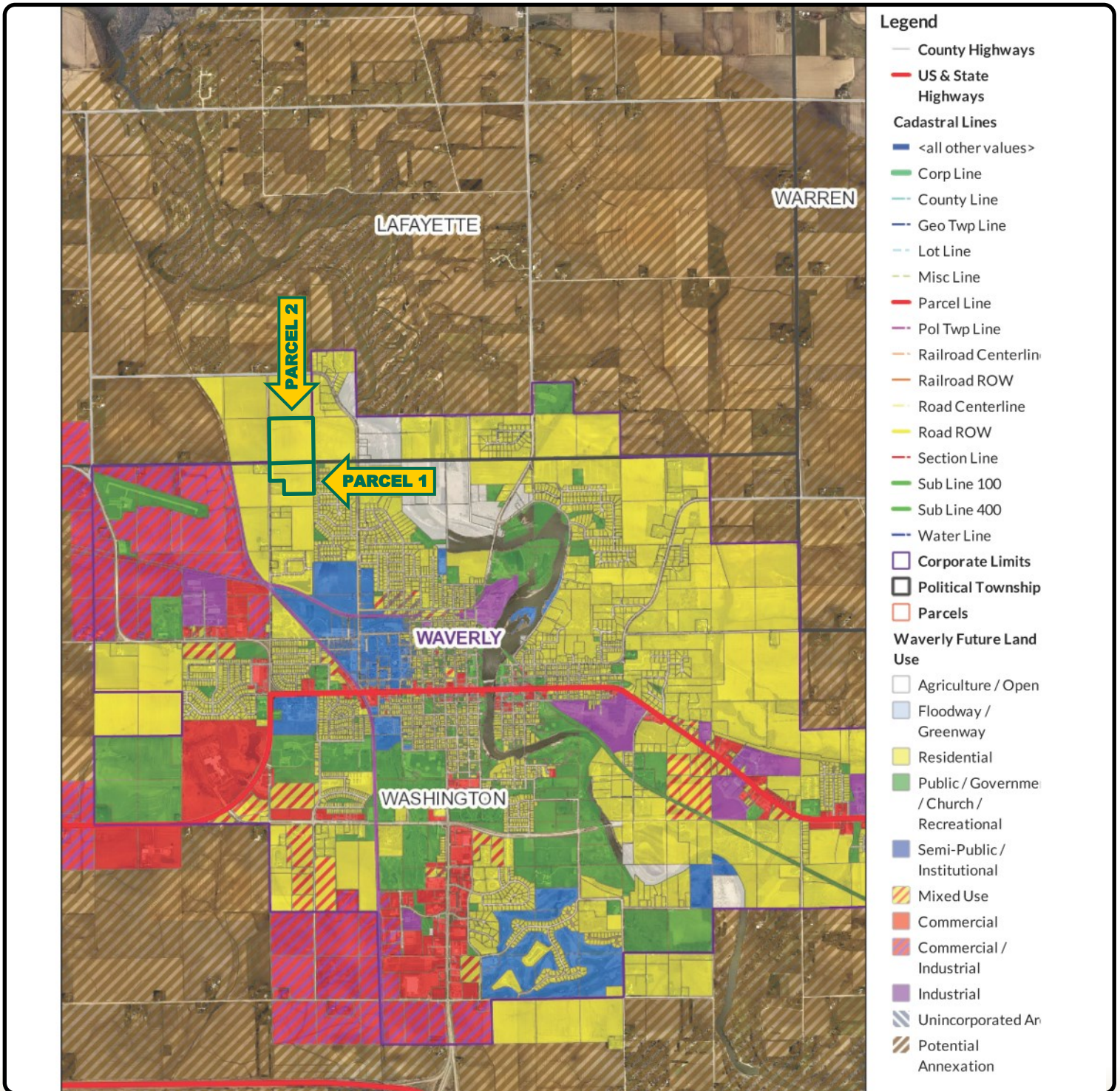
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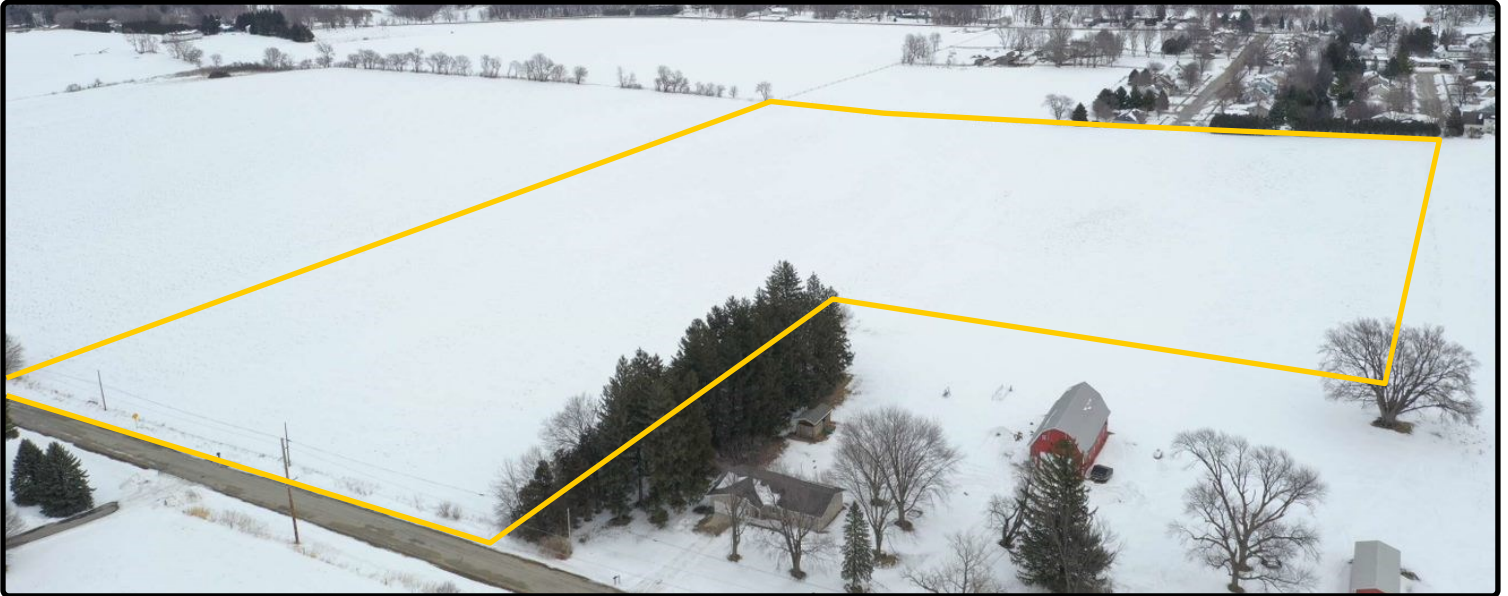


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Parcel 1 - Southwest Looking Northeast



Parcel 1 - Northwest Looking Southeast



Parcel 1 - Northeast Looking Southwest



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Parcel 2 - Northwest Looking Southeast



Parcel 2 - Southeast Looking Northwest



Parcel 2 - North Looking South



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Bid Deadline: **Wed., Mar. 17, 2021**

Time: **5:00 p.m., CST**

Mail or Deliver To the Office of:
**Hertz Farm Management,
Inc. / Hertz Real Estate
Services, Inc.
6314 Chancellor Dr.
P.O. Box 1105
Cedar Falls, IA 50613**

Seller

Echo Development Group, LLC

Agency

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

Attorney

Eric Johnson
Beecher, Field, Walker, Morris, Hoffman
& Johnson, P.C.

Method of Sale

- Parcels will be offered individually and/or in combination.
- 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 the Hertz office 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 Hertz Farm Management, Inc. Office Cedar Falls, IA on or before Wednesday, March 17, 2021 by 5:00 p.m., CST. The Seller will accept a bid or reject all bids by 12:00 noon on Thursday, March 18, 2021, and all bidders will be notified shortly thereafter.

Terms of Possession

Winning bidder(s) will be required to submit a 10% down payment within one business day of being notified their bid was accepted. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before April 29, 2021, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Full possession will be given at settlement. Taxes will be prorated to closing.

Survey

Should Parcel 1 and Parcel 2 be sold to different Buyers, Seller will provide a survey for the purpose of identifying and marking the dividing line between the two parcels prior 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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