

ACREAGE:

53.25 Acres, m/l
In 2 Parcels
Story County, IA

DATE:

Bid Deadline:
May 18, 2021
12:00 Noon, CST

RETURN BIDS TO:

Hertz Real Estate
Services
Nevada, IA

Parcel

1

.....
8.75 Ac.

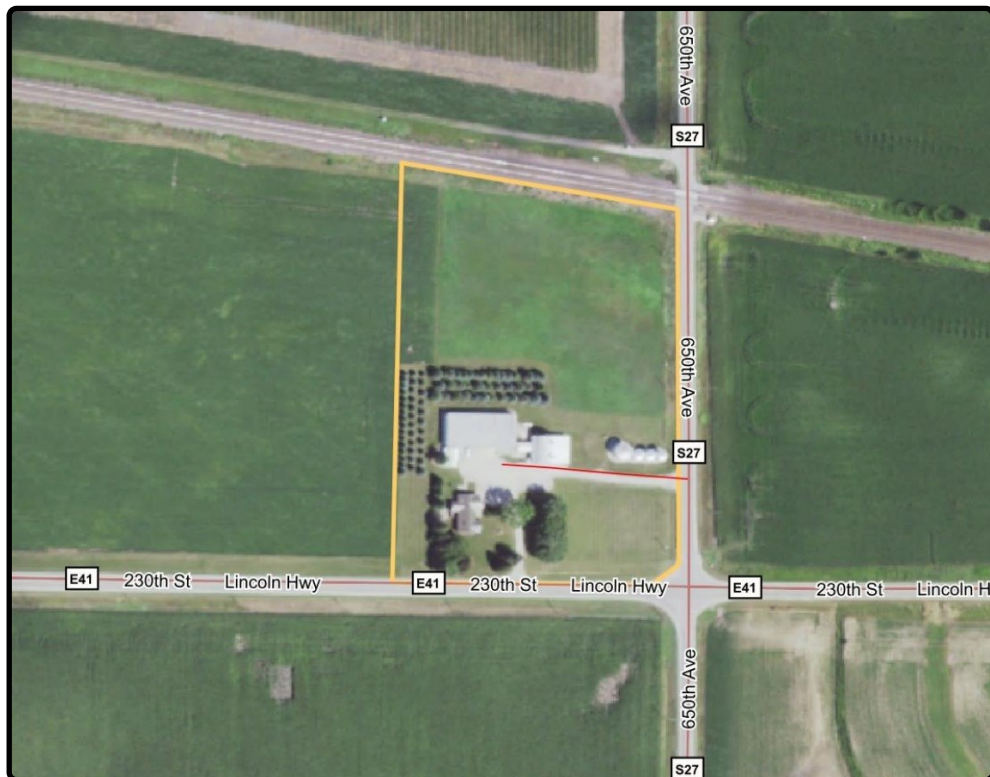


Property Key Features

- 1½ Miles East of Nevada on Lincoln Highway
- Parcel 1 - Well-Kept Acreage on a Hard-Surfaced Road
- Parcel 2 - 41.00 Est. FSA/Eff. Crop Acres with an 80.70 CSR2

Matt Vegter, ALC
Licensed in IA
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515-382-1500
415 S. 11th St./PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag



Parcel 1

Total Living SF:	2,852
Unfinished SF:	402
Bedrooms:	4
Bathrooms:	2.5
Year Built:	1982

ADDRESS:

64923 Lincoln Highway
Nevada, IA 50201

Open Houses

Sat., Apr. 10	Noon-2 p.m.
Tues., Apr. 20	4-6 p.m.
Sat., May 1	10 a.m.- 12 p.m.
Tues., May 11	4-6 p.m.

Parcel 1 Property Information 8.75 Acres, m/l

Location

Two miles east of Nevada at the int. of Lincoln Hwy and 650th Ave.

Legal Description

Part of E½ SE¼ SE¼, laying south of RR, Section 4, Township 83 North, Range 22 West of the 5th P.M. (Nevada Township)

Real Estate Tax

Taxes Payable 2020 - 2021: \$2,203.20*
Gross Acres: 8.75*
Net Taxable Acres: 8.00*
Tax per Net Taxable Acre: \$275.40*
Taxes estimated pending survey of property. Story County Assessor will determine final tax figures.

School District

Nevada Community School District

CRP Contracts

There are a small amount of acres in a CRP contract. Contact Agent for details.

Dwelling

Single-Family Ranch Home

- Built in 1982
- 2 bedrooms - upper level
- 2 bedrooms - lower level
- 2.5 bathrooms
- 1,627 SF main floor
- 1,225 SF finished in basement
- 402 SF unfinished in basement
- 2-car attached garage
- Central air / baseboard heat

Out-Buildings

- 60' x 125' heated machine shed w/ concrete floors
- 3-car detached garage
- 44' x 50' dairy barn w/ lean-to attached
- 14' x 20' storage shed
- 4 grain bins

Water & Well Information

Acreage is served by a well and rural water.

Comments

Meticulously, well-kept acreage on a hard-surfaced road just east of Nevada. Mature trees form a windbreak on the north and west sides of the acreage. A well-built house and numerous out-buildings make this a one-of-a-kind opportunity in Story County.

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Parcel 1 - Southeast Looking Northwest



Parcel 1 - House



Parcel 1 - Machine Shed



Parcel 1 - Barn & Storage Shed



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Parcel 2

FSA/Eff. Crop Acres: 41.00*
Corn Base Acres: 21.15*
Bean Base Acres: 19.72*
Soil Productivity: 80.70 CSR2

**Acres are estimated*

Parcel 2 Property Information 44.50 Acres, m/l

Location

Two miles east of Nevada on the north side of Lincoln Highway.

Legal Description

Part of S½ SE¼, laying south of RR, excluding acreage site, all in Section 4, Township 83 North, Range 22 West of the 5th P.M. (Nevada Township)

Lease Status

Leased for 2021 crop year.

Zoning

Zoned A-1 (Agriculture), contact Story County Planning and Zoning for land-use regulations.

Real Estate Tax

Taxes Payable 2020 - 2021: \$1,188.22*

Gross Acres: 44.50*

Net Taxable Acres: 42.50*

Tax per Net Taxable Acre: \$27.96*

**Taxes estimated pending survey of property. Story County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 7852, Tract 2877

FSA/Eff. Crop Acres: 41.00*

Corn Base Acres: 21.15*

Corn PLC Yield: 173 Bu.

Bean Base Acres: 19.72*

Bean PLC Yield: 57 Bu.

**Acres are estimated pending reconstitution of farm by the Story County FSA office.*

Soil Types/Productivity

Primary soils are Harps, Nicollet and Webster. CSR2 on the est. FSA/Eff. crop acres is 80.70. See soil map for detail.

Land Description

Level to gently sloping.

Drainage

Natural, plus tile. Contact Sales Agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

Access to rural water.

Comments

Productive farmland in Central Story County.

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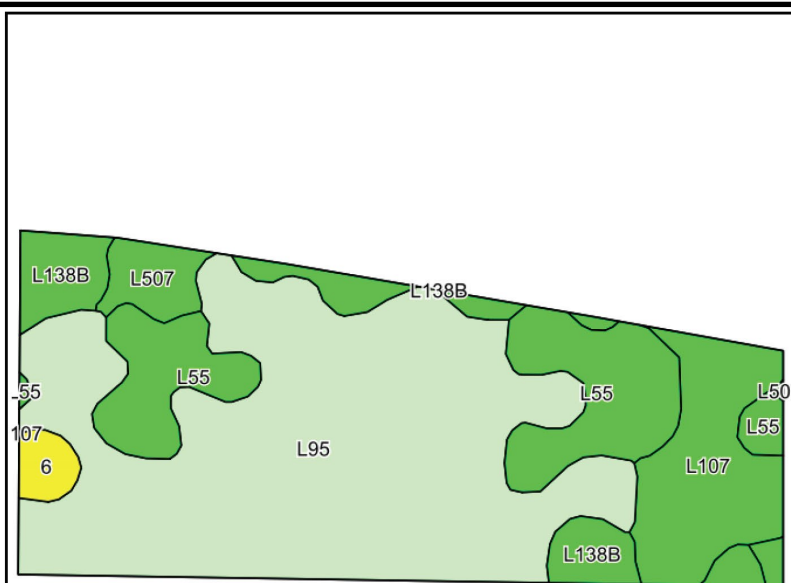
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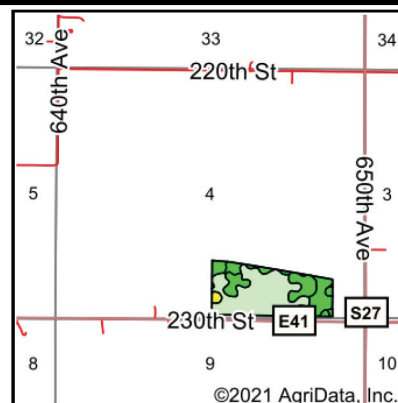


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Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	22.11	57.9%		IIw	75	
L55	Nicollet loam, 1 to 3 percent slopes	6.52	17.1%		Ie	91	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	4.46	11.7%		IIw	88	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	2.39	6.3%		Ile	88	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	2.11	5.5%		IIw	87	
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.62	1.6%		IIw	59	59
Weighted Average						80.7	*-



State: **Iowa**
County: **Story**
Location: **4-83N-22W**
Township: **Nevada**
Acres: **41.00**
Date: **3/29/2021**



Maps Provided By:



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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Parcel 2 - Southeast Looking Northwest



Parcel 2 - Northeast Looking Southwest



Parcel 2 - Northwest Looking Southeast



Parcel 2 - Southwest Looking Northeast



Bid Deadline: **Wed., May 18, 2021**

Time: **12:00 Noon, CST**

Mail To:

Hertz Real Estate Services
415 S. 11th Street
PO Box 500
Nevada, IA 50201

Seller

Ray Lounsberry Corporation

Agency

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

Method of Sale

- The 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 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 May 18, 2021 by 12:00 Noon, C.S.T. The Seller will accept or reject all bids by Noon, C.S.T. on May 20, 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 July 21, 2021, or as soon there after as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at closing for Parcel 1. Possession will be given at closing for Parcel 2, subject to the 2021 crop year lease. Taxes will be prorated to July 21, 2021.

Survey

Seller will provide a survey for the purpose of identifying and marking the dividing line between the two parcels prior to closing. Purchase price will not be adjusted to surveyed acres.

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.