

**ACREAGE:**

**155.97 Acres, m/l**  
Cerro Gordo County, IA

**DATE:**

Bid Deadline:  
**February 8, 2022**  
**4:00 p.m., CST**

**RETURN BIDS TO:**

**Hertz Real Estate  
Services**  
Mason City, IA



## Property Key Features

- **Quality Farm with Highly Productive Soils; 78.00 CSR2 on FSA/Eff. Crop Acres**
- **Located in Drainage District No. 40 with Access to County Tile**
- **Several Grain Marketing Outlets Nearby**

**Nicole Rustad**

Licensed Salesperson in IA & MN

**641-220-5510**

**NicoleR@Hertz.ag**

**641-423-9531**

2800 4th St. SW, Suite 7

Mason City, IA 50401

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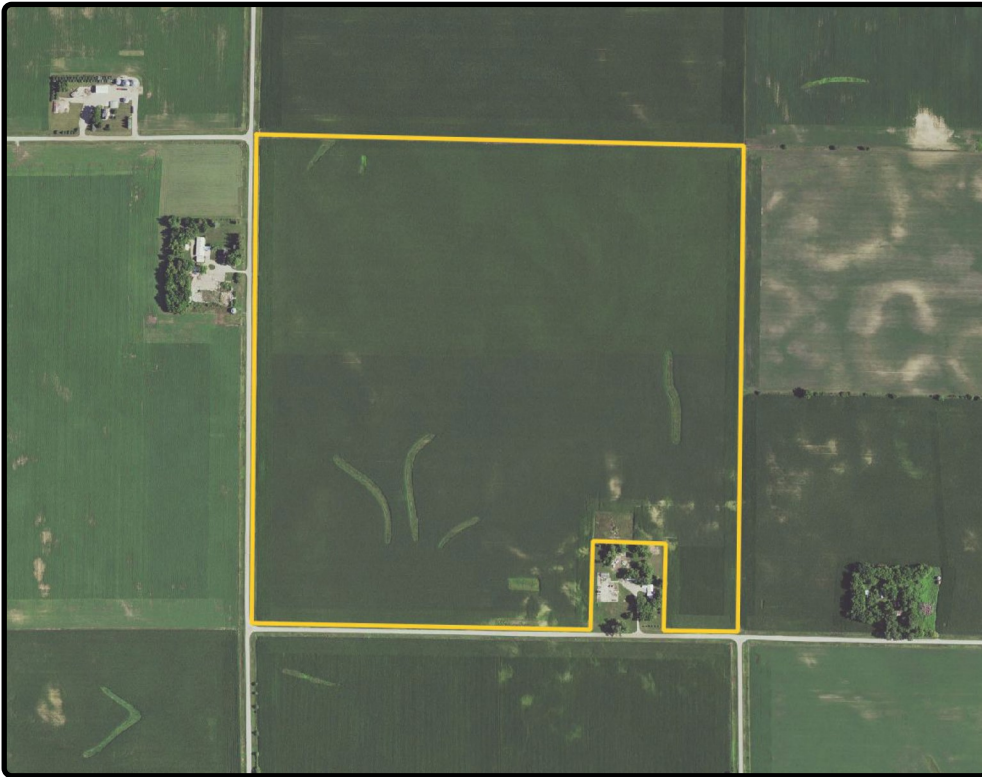
**Dalton Hamm**

Licensed Salesperson in IA

**641-330-6635**

**DaltonH@Hertz.ag**





<b>FSA/Eff. Crop Acres:</b>	<b>149.46</b>
<b>Corn Base Acres:</b>	<b>85.10</b>
<b>Bean Base Acres:</b>	<b>63.97</b>
<b>Soil Productivity:</b>	<b>78.00 CSR2</b>

## Property Information

**155.97 Acres, m/l**

### Location

**From the intersection of Hwy. 18 and S18 in Clear Lake:** go north on Eagle Ave./S18 for 3 miles, then west on 290th St. for 0.7 miles. Farm is on the north side of 290th St. and the east side of Dogwood Ave.

### Legal Description

SW¼, except Parcel A, Section 27, Township 97 North, Range 22 West of the 5th P.M., Cerro Gordo Co., IA. *Final abstract to govern.*

### Lease Status

Open lease for the 2022 crop year.

### Real Estate Tax

Taxes Payable 2021-2022: \$4,126.00  
Gross Acres: 155.97  
Net Taxable Acres: 151.54  
Tax per Net Taxable Acre: \$27.23  
Tax Parcel ID #s: 012730000100, 012730000200, 012730000300, 012730000500

### FSA Data

Farm Number 477, Tract 103  
FSA/Eff. Crop Acres: 149.46  
Corn Base Acres: 85.10  
Corn PLC Yield: 160 Bu.  
Bean Base Acres: 63.97  
Bean PLC Yield: 41 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Reedslake-Le Sueur, Webster-Nicollet, and Lester. CSR2 on the FSA/Eff. crop acres is 78.00. 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

Some tile, Drainage District No. 40. See drainage and tile maps, contact agents for details.

### Buildings/Improvements

None.

### Nicole Rustad

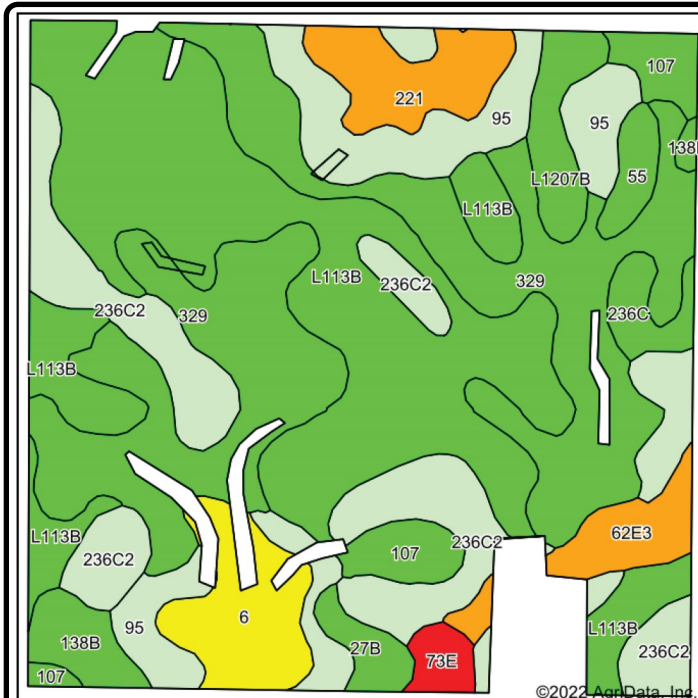
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### Dalton Hamm

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State: **Iowa**  
 County: **Cerro Gordo**  
 Location: **27-97N-22W**  
 Township: **Grant**  
 Acres: **149.46**  
 Date: **1/3/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IA033, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	44.01	29.4%		Ile	85
329	Webster-Nicollet complex, 0 to 3 percent slopes	37.56	25.1%		IIw	87
236C2	Lester loam, 6 to 10 percent slopes, moderately eroded	21.01	14.1%		IIIe	76
95	Harpis clay loam, 0 to 2 percent slopes	13.89	9.3%		IIw	72
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.90	3.9%		IIIw	59
221	Klossner muck, 0 to 1 percent slopes	5.32	3.6%		IIIw	32
107	Webster clay loam, 0 to 2 percent slopes	4.45	3.0%		IIw	86
62E3	Storden loam, 10 to 22 percent slopes, moderately eroded	3.86	2.6%		IVe	32
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	3.42	2.3%		Ile	81
138B	Clarion loam, 2 to 6 percent slopes	2.93	2.0%		Ile	89
236C	Lester loam, 6 to 10 percent slopes	2.12	1.4%		IIIe	80
27B	Terril loam, 2 to 6 percent slopes	1.81	1.2%		Ile	87
55	Nicollet clay loam, 1 to 3 percent slopes	1.75	1.2%		Iw	89
73E	Hawick gravelly sandy loam, 12 to 20 percent slopes	1.43	1.0%		VIIIs	5
<b>Weighted Average</b>					<b>2.32</b>	<b>78</b>

## Water & Well Information

No known wells.

## Comments

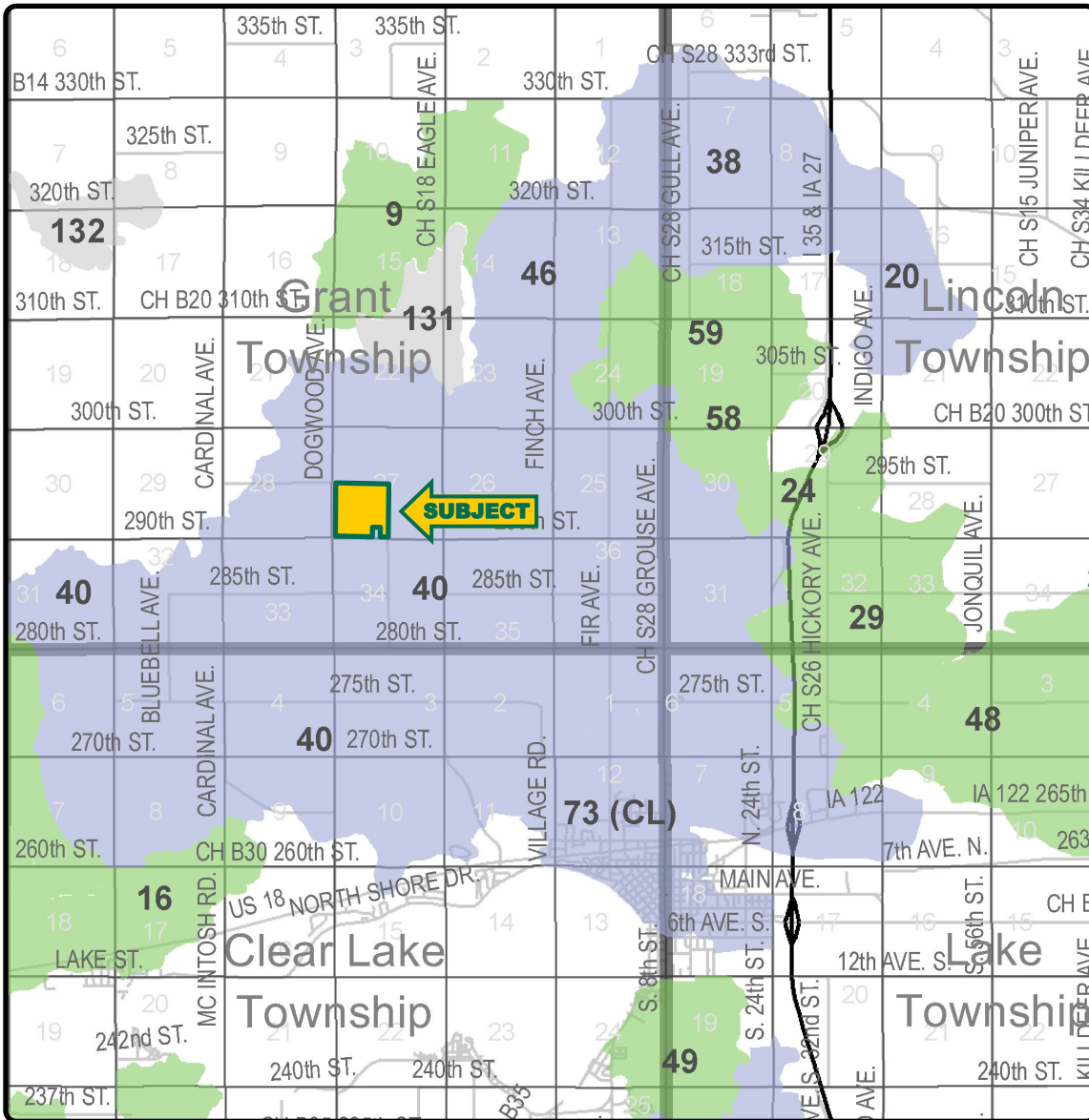
Excellent opportunity to own a productive Cerro Gordo County farm.

*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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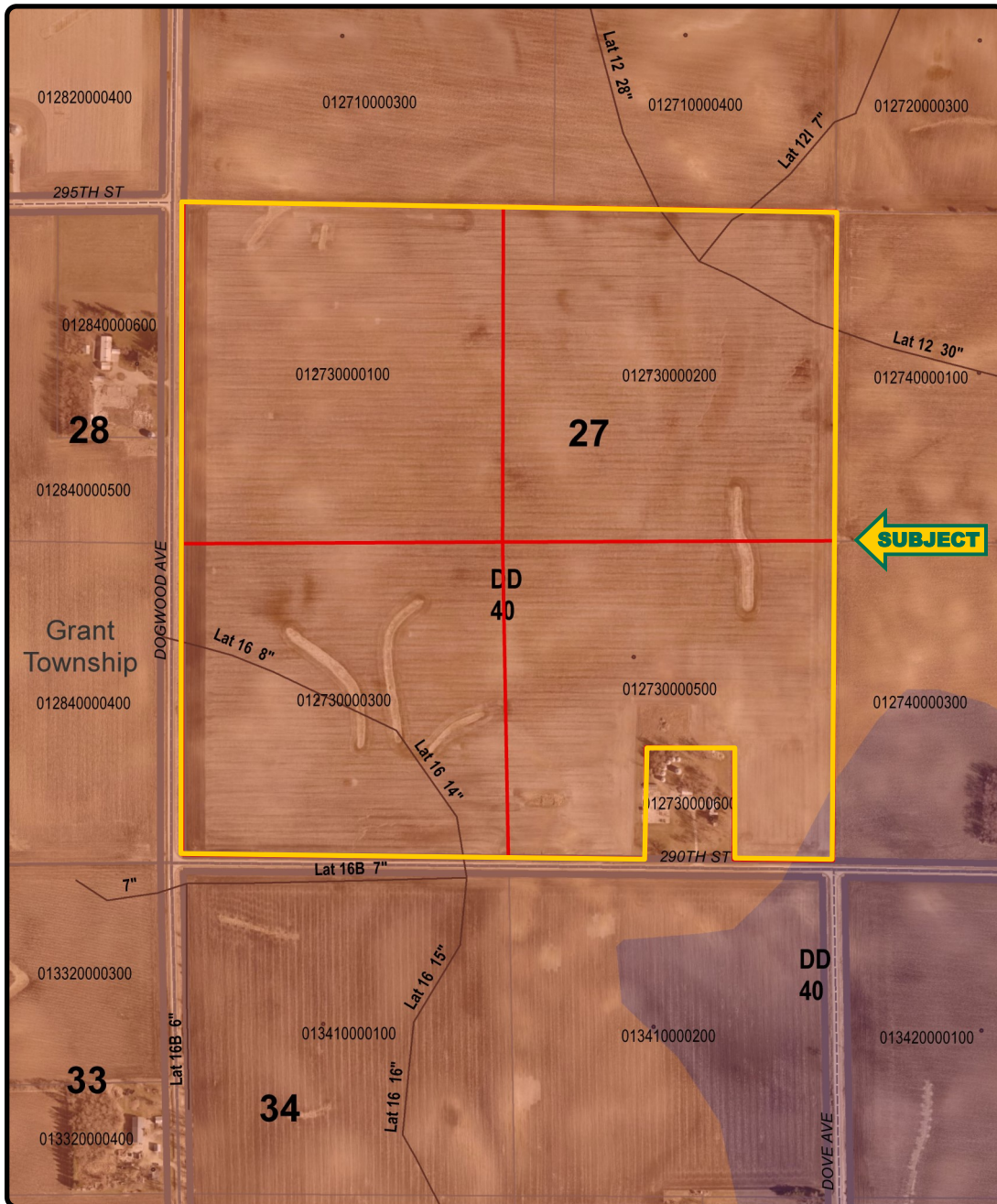
LANDOWNER TRUSTEE DRAINAGE DISTRICTS	
2	Dougherty
17 (MC)	Mason, Lake
18 (CL)	Lake, Clear Lake
20	Lincoln
23	Clear Lake, Union, Mt Vernon
26	Union, Mt Vernon
27	Mt Vernon
28	Union, Mt Vernon
34	Clear Lake
37 (MC)	Lime Creek
38	Lincoln, Grant
40	Clear Lake, Grant, Lincoln, Lake
46	Grant, Lincoln
50	Mt Vernon
52	Mason
54	Mason
73	Clear Lake, Lake
85	Lake, Clear Lake, Mt Vernon, Union
87	Lake, Clear Lake
95	Lime Creek

Map was obtained from the Cerro Gordo County Auditor's website.

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Southeast Looking Northwest



Northwest Looking Southeast



Southwest Looking Northeast



Northeast Looking Southwest



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Bid Deadline: **Tues., Feb. 8, 2022**

Time: **4:00 p.m., CST**

Mail To:

**Hertz Real Estate Services  
Attn: Nicole Rustad  
2800 4th St. SW, Suite 7  
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### **Seller**

RR3, LLC

### **Agency**

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

### **Attorney**

Ryan L. Haaland  
Dentons Davis Brown

### **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, Nicole Rustad, or Dalton Hamm at 641-423-9531.

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 Mason City, IA Hertz office, on or before Tuesday, February 8 by 4:00 P.M. CST. The Seller will accept or reject all bids by 5:00 P.M. CST on Wednesday, February 9, 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. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before March 15, 2022, 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, 2022. Taxes will be prorated to the date of 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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