

ACREAGE:

32.48 Acres, m/l
Hardin County, IA

DATE:

Bid Deadline:
June 21, 2022
12:00 Noon, CST

RETURN BIDS TO:

**Hertz Real Estate
Services**
Nevada, IA

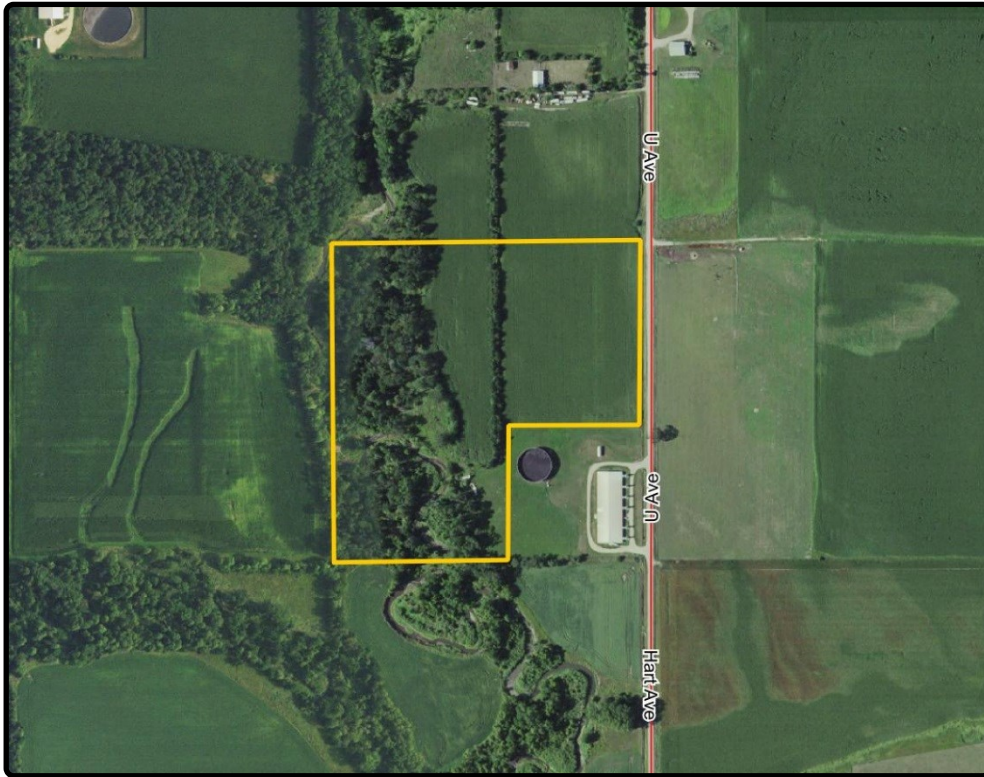


Property Key Features

- **4¼ Miles Southwest of Union**
- **15.75 FSA/Eff Acres with a 65.40 CSR2**
- **Good Mix of Recreational and Income-Producing Acres**

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FSA/Eff. Crop Acres:	15.75
Corn Base Acres:	13.30
Bean Base Acres:	2.45
Soil Productivity:	65.40 CSR2

Property Information

32.48 Acres, m/l

Location

From Union: Go south on S62 for 1 mile. Head west on 325th Street for 1¼ miles, then south on U Avenue for 1½ miles. Property is on the west side of the road.

Legal Description

SE¼ SE¼, except S550' E550', known as Parcel 'B', Section 31, Township 86 North, Range 19 West of the 5th P.M. (Union Township)

Real Estate Tax

Taxes Payable 2021 - 2022: \$518.00
Net Taxable Acres: 32.48
Tax per Net Taxable Acre: \$15.95
Tax Parcel ID #: 861931400005

Lease Status

Leased for the 2022 crop year.

FSA Data

Farm Number 5152, Tract 12539
FSA/Eff. Crop Acres: 15.75
Corn Base Acres: 13.30
Corn PLC Yield: 132 Bu.
Bean Base Acres: 2.45
Bean PLC Yield: 43 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Colo, Saude and Lawler.
CSR2 on the FSA/Eff. crop acres is 65.40.
See soil map for detail.

Land Description

Level to mildly sloped.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Manure Easement

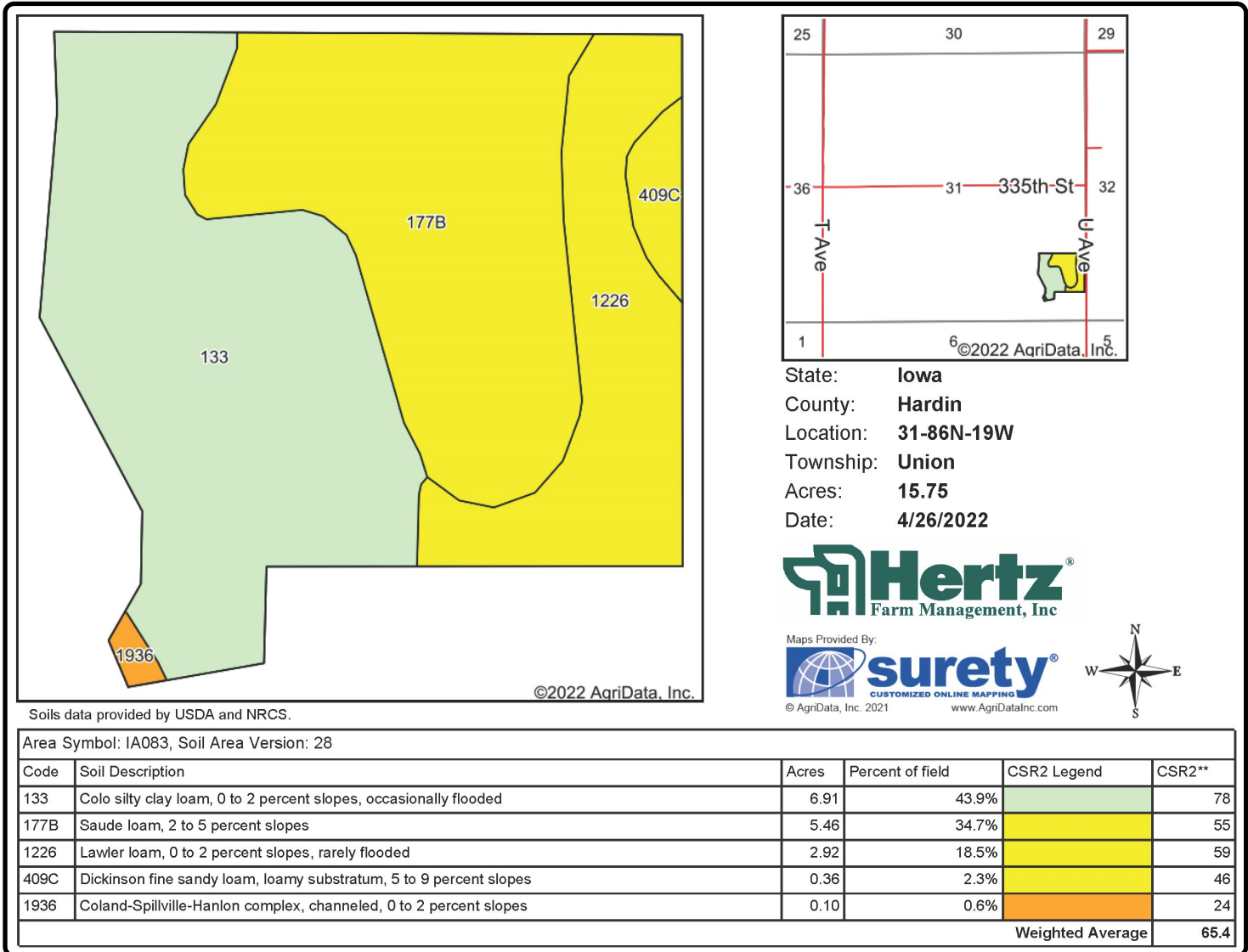
There is a manure easement that runs with the farm. Contact agent for details.

Comments

Productive soils on this Hardin County farm.

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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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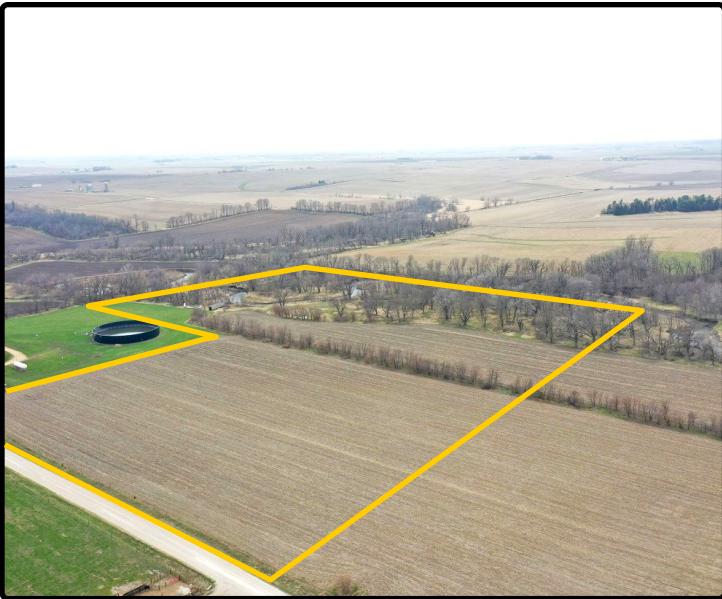
Northwest Looking Southeast



Southwest Looking Northeast



Northeast Looking Southwest



Southeast Looking Northwest



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Bid Deadline: **Tues., June 21, 2022**

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

Mail To:

**Hertz Real Estate Services
Attn: Chad Reifschneider
P.O. Box 500
Nevada, IA 50201**

Seller

Adair Holdings, LLC

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, Chad Reifschneider at 515-450-9529.

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, Iowa Hertz office, on or before Tuesday, June 21, 2022 by 12:00 Noon, C.S.T. The Seller will accept or reject all bids by Friday, June 24, 2022 @ 2:00 P.M., C.S.T. 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 December 1, 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 February 28, 2023. Taxes will be prorated to December 1, 2022.

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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