

ACREAGE:

119.00 Acres, m/l
In 2 Parcels
Clinton County, IA

DATE:

Bid Deadline:
Wed., Sept. 14, 2022
1:00 P.M., CST

RETURN BIDS TO:

Hertz Real Estate
Services
Mt. Vernon, IA



Property Key Features

- Located 3 Miles South of Wheatland, Iowa
- 103.77 FSA/Eff. Crop Acres with Rich Fayette Soils
- Productive Clinton County Farm

Dylan Daehn
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Parcel 1

FSA/Eff. Crop Acres:	103.77
CRP Acres:	1.17
Cert. Grass Acres:	2.57
Corn Base Acres:	97.10
Soil Productivity:	34.00 CSR2

Parcel 1 Property Information 106.54 Acres, m/l

Location

From Big Rock: 1 mile west on 280th St., 1 mile north on 125th Ave. and ½ mile west on 270th St. The property is on the south side of the road.

Legal Description

The NE¼ of the NE¼ and the S½ of the NE¼; all located in Section 32, Township 81 North, Range 1 East of the 5th P.M., Clinton County, Iowa, except Auditor's Parcel 'A'.

Real Estate Tax

Taxes Payable 2022-2023: \$1,840.00*
Net Taxable Acres: 106.54*
Tax per Net Taxable Acre: \$17.27*
Tax Parcel ID #: 5206590000,
5206630000 & Part of 5206620000

**Taxes estimated based on recent survey of Parcel 2. Clinton County Treasurer/ Assessor will determine final tax figures.*

Possession

Possession of cropland to be at closing, subject to harvest of the 2022 crop.

FSA Data

Part of Farm Number 1816, Tract 234
FSA/Eff. Crop Acres: 103.77
CRP Acres: 1.17
Cert. Grass Acres: 2.57
Corn Base Acres: 97.10
Corn PLC Yield: 143 Bu.

CRP Contracts

There are 1.17 acres enrolled in a CP-21 contract that pays \$300.00/acre - or \$351.00 annually - and expires September 30, 2027.

Buyer to receive 100% of the CRP payment to be issued October 1, 2023.

Soil Types/Productivity

Primary soils are Fayette, Lindley and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 34.00. See soil map for detail.

Land Description

Gently rolling to rolling.

Drainage

Natural with some tile.

Comments

Attractive, Clinton County farm in a productive area!

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
M163F3	Fayette silty clay loam, till plain, 18 to 25 percent slopes, severely eroded	26.78	25.81	7s	12	
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	22.89	22.06	4e	41	
M163E3	Fayette silty clay loam, till plain, 14 to 18 percent slopes, severely eroded	20.10	19.37	6e	29	
65F3	Lindley clay loam, 18 to 25 percent slopes, severely eroded	11.03	10.63	7e	5	
11B	Colo-Ely complex, 0 to 5 percent slopes	10.85	10.45	2e	86	
142B	Chaseburg silt loam, 2 to 5 percent slopes	6.22	6.00	2e	68	
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	5.82	5.61	3e	47	
65G3	Lindley clay loam, 25 to 40 percent slopes, severely eroded	0.07	0.07	7e	5	

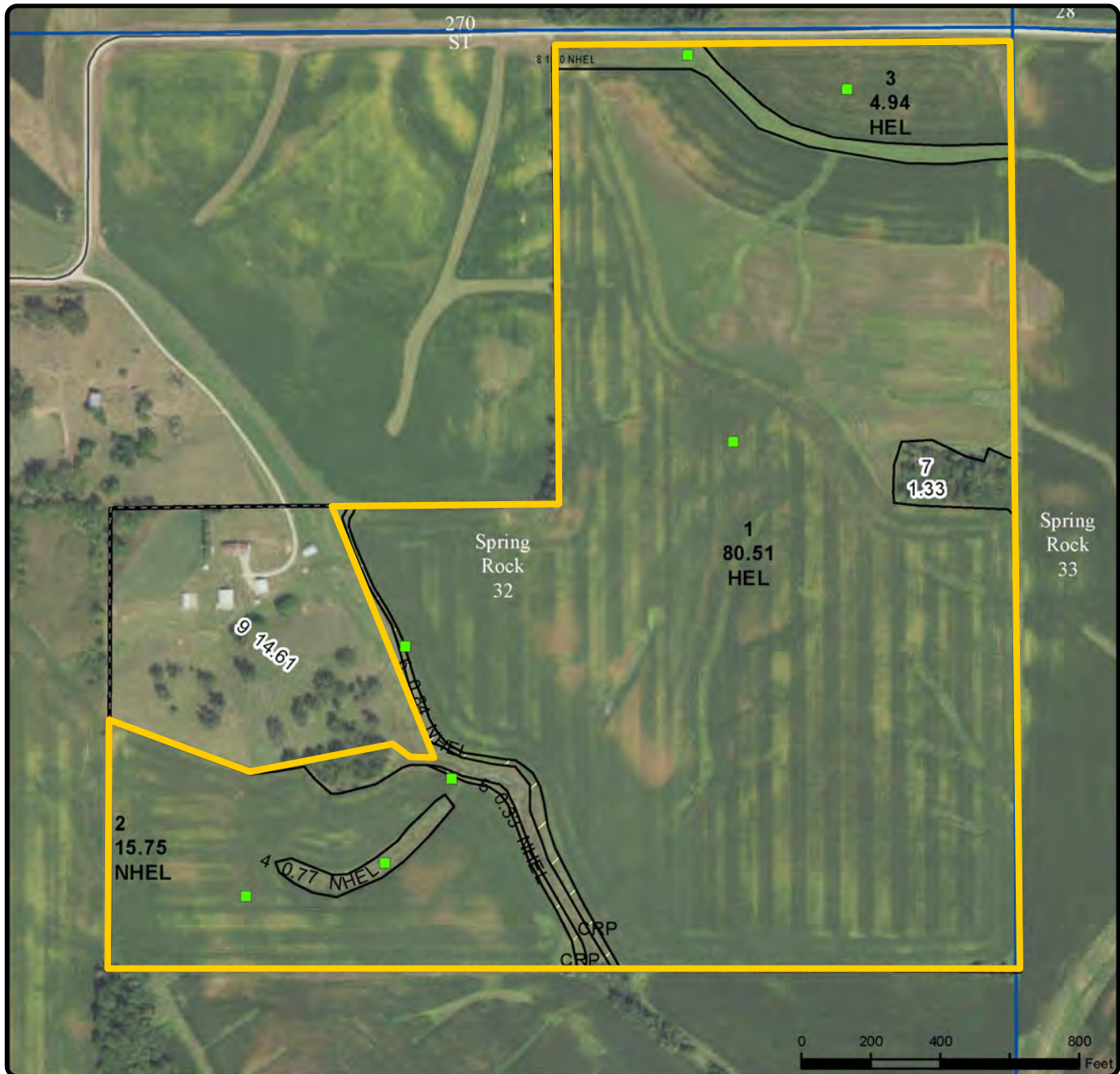
Measured Tillable Acres: 103.77

Average CSR2: 34.00

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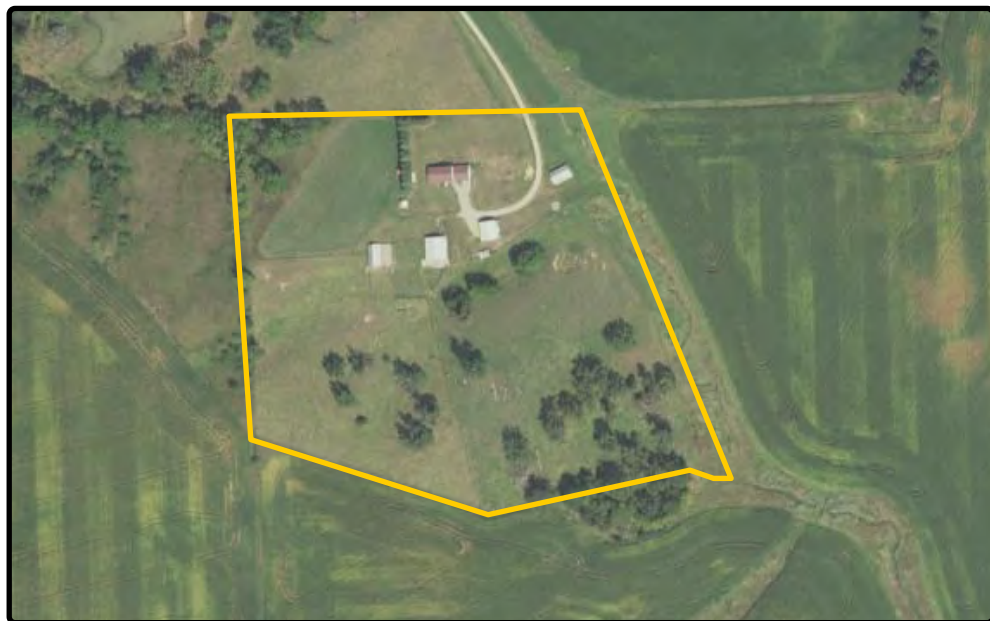
Parcel 1 - 106.54 Acres, m/l



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Parcel 2

Total Living SF:	1,144
Bedrooms:	2
Bathrooms:	2
Year Built:	1996
Address:	
	1157 270th St. Wheatland, IA 52777

Parcel 2 Property Information 12.46 Acres, m/l

Location

From Big Rock: 1 mile west on 280th St., 1 mile north on 125th Ave. and 1 mile west on 270th St and ¼ mile southeast along the access easement. The property is on the south side of the road.

Legal Description

Auditor's Parcel 'A' located in a portion of the SW¼ of the NE¼ of Section 32, Township 81 North, Range 1 East of the 5th P.M., Clinton County, Iowa.

Real Estate Tax

Taxes Payable 2022-2023: \$2,006.00*

Net Taxable Acres: 12.46*

Tax Parcel ID #: Part of 5206620000

**Taxes estimated based on recent survey.*

Clinton County Treasurer/Assessor will determine final tax figures.

School District

Calamus-Wheatland Community School District.

Possession

Possession of house and buildings to be at closing.

House

A one-story home with attached, double-door garage was built in 1996. This home has two bedrooms and one-full bathroom on the main level. The walk-out basement includes a bathroom with a stall shower. Large basement with kitchenette has potential to be finished for an additional bedroom or family room.

Heated Shop

The north half of the shop is insulated and heated.

Buildings/Improvements

- Steel Utility Building: 36' x 40' - 1990
- Steel Utility Building: 28' x 32' - 2002
- Steel Utility Building: 22' x 36'

- Steel Grain Storage: 10' x 9'
- Swine Finish and Farrow: 20' x 40'
- Barn—Feed & Livestock: 12' x 18'

Survey

Acres and boundaries have been determined by survey.

Water & Well Information

There is a well located east of the house.

Septic System

There is a septic system located north of the house. The system was pumped and passed inspection on August 1, 2022.

Liquid Propane (LP) Tanks

There are two LP tanks located on the property. These tanks are owned by the Seller. At closing, the tanks and any remaining LP will become property of the Buyer. Reimbursement for any remaining LP has been waived by the Seller.

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Mixed-Use Land

This property is currently being operated as mixed-use land, approximately 0.6 acres in timber, 1.0 acres in hay and 8.0 acres in pasture.

Ingress/Egress Easement

There is an ingress/egress easement in the northwest portion of the farm connecting this property to 270th St.

Comments

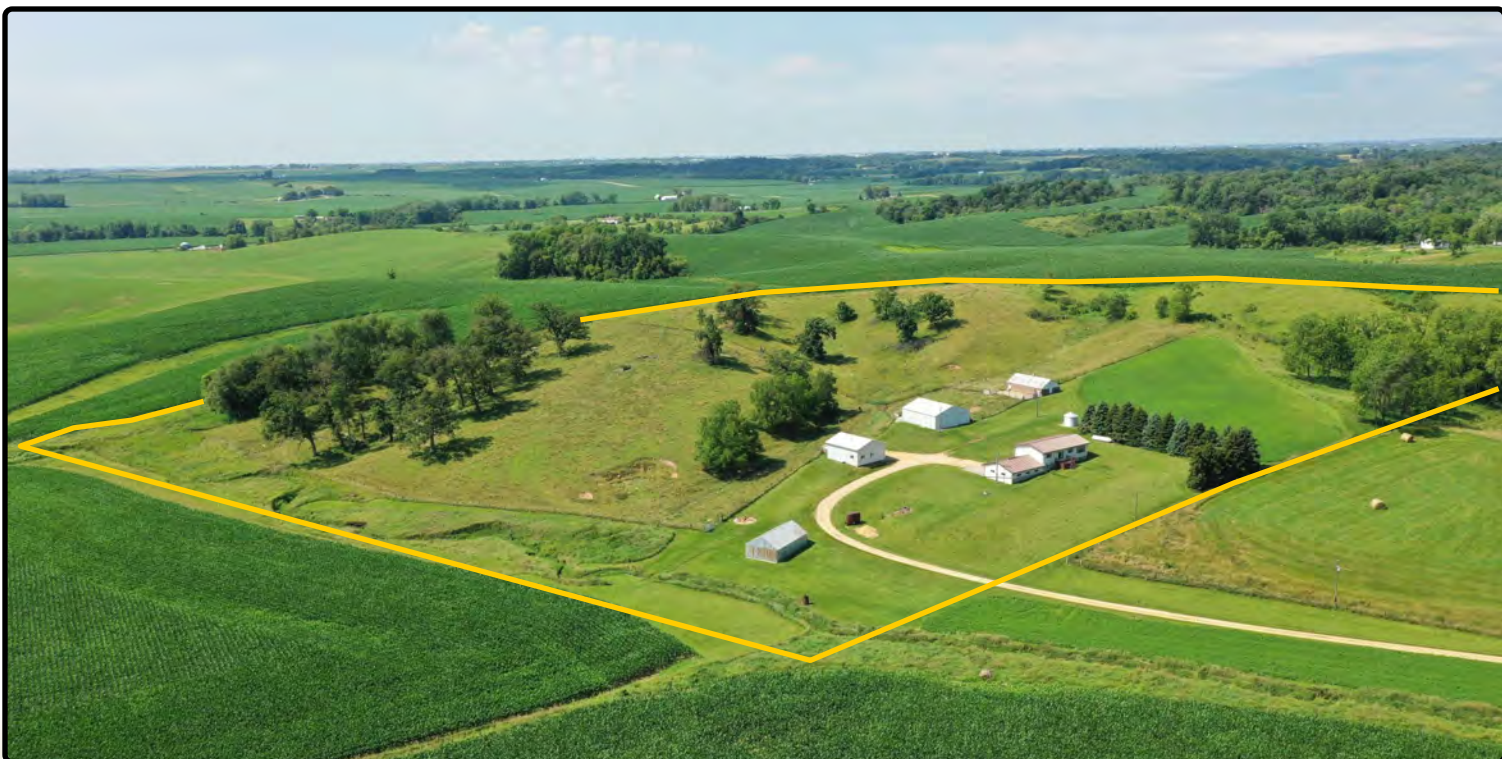
Comfortable home, outbuildings and a heated shop surrounded by a beautiful acreage with pasture, hay field and timber.

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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Outbuilding



Kitchen



Bathroom



Lower-Level Kitchenette



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Living Room with Picture Window



Bedroom



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Mail To:
**Hertz Real Estate Services
PO Box 50
Mt. Vernon, IA 52314**

Seller
Estate of Donald Lee Biddle

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

Attorney
Christopher Surls
Norton, Baumann & Surls, PLLC

Cooperating Broker
Hertz is offering a cooperating broker
commission to the broker who represents
the successful buyer. Please contact Sale
Manager for details.

Method of Sale

- These parcels will be offered individually and will not be combined in any way.
- 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, Dylan Daehn at 563-357-7869.

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 Mt. Vernon, IA Hertz office, on or before Wednesday, September 14, 2022 at 1:00 P.M., CST. The Seller will accept or reject all bids by 1:00 P.M. CST on September 16, 2022, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder 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 November 10, 2022, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession of Parcel 1 to be at closing, subject to harvest of the 2022 crop. Possession of Parcel 2 to be at closing. Taxes will be prorated to 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.