

ACREAGE:

77.79 Acres, m/l
Grundy County, IA

DATE:

Bid Deadline:
October 11, 2022
12:00 Noon, CST

RETURN BIDS TO:

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



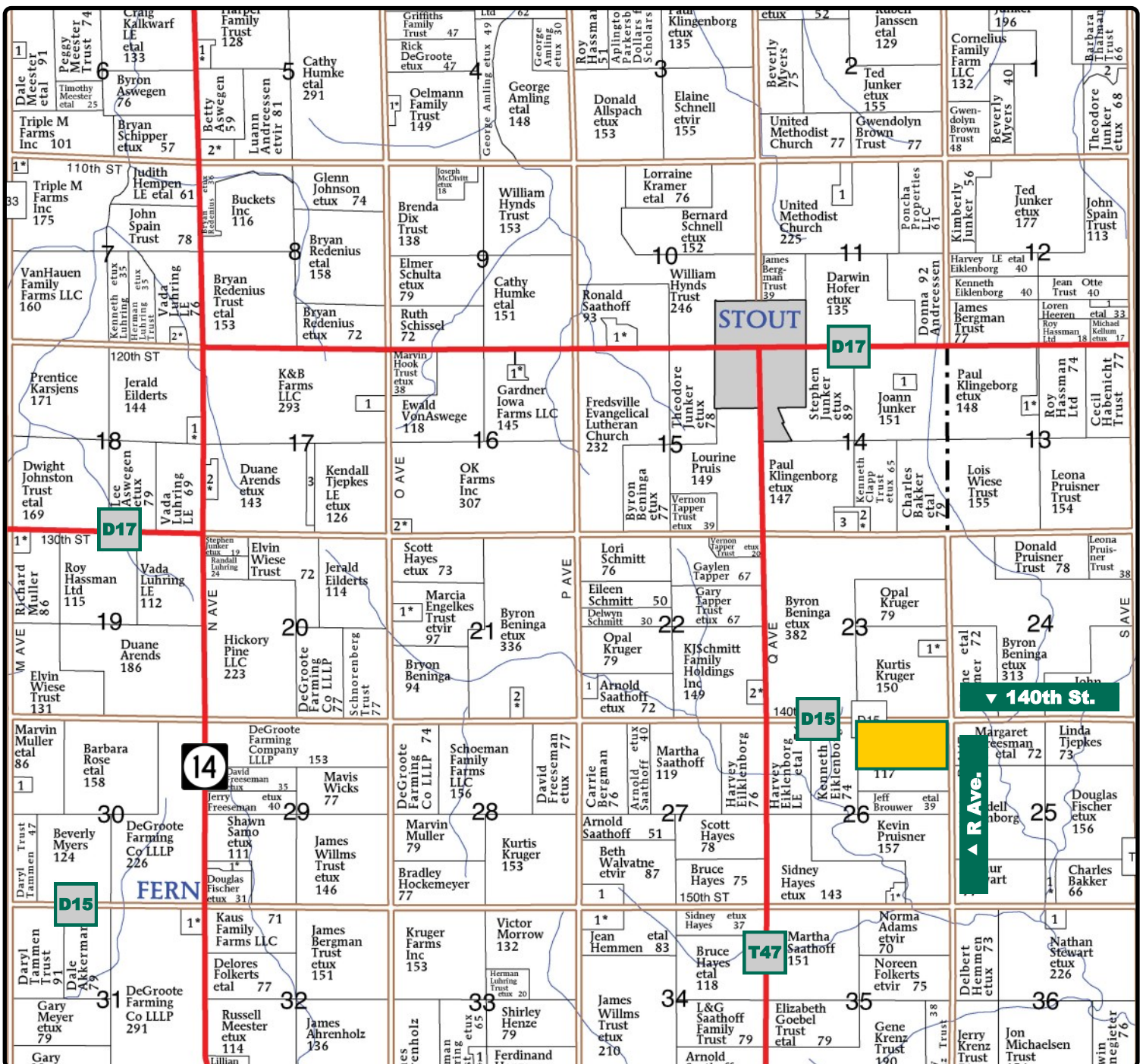
Property Key Features

- **Highly Productive Farm in a Strong Agricultural Area**
- **Very Well Maintained Farm by Long-time Tenant**
- **Mostly Pattern Tiled With CSR2 of 81.40**

Cal Wilson
Licensed Salesperson in IA
319.360.1009
CalW@Hertz.ag

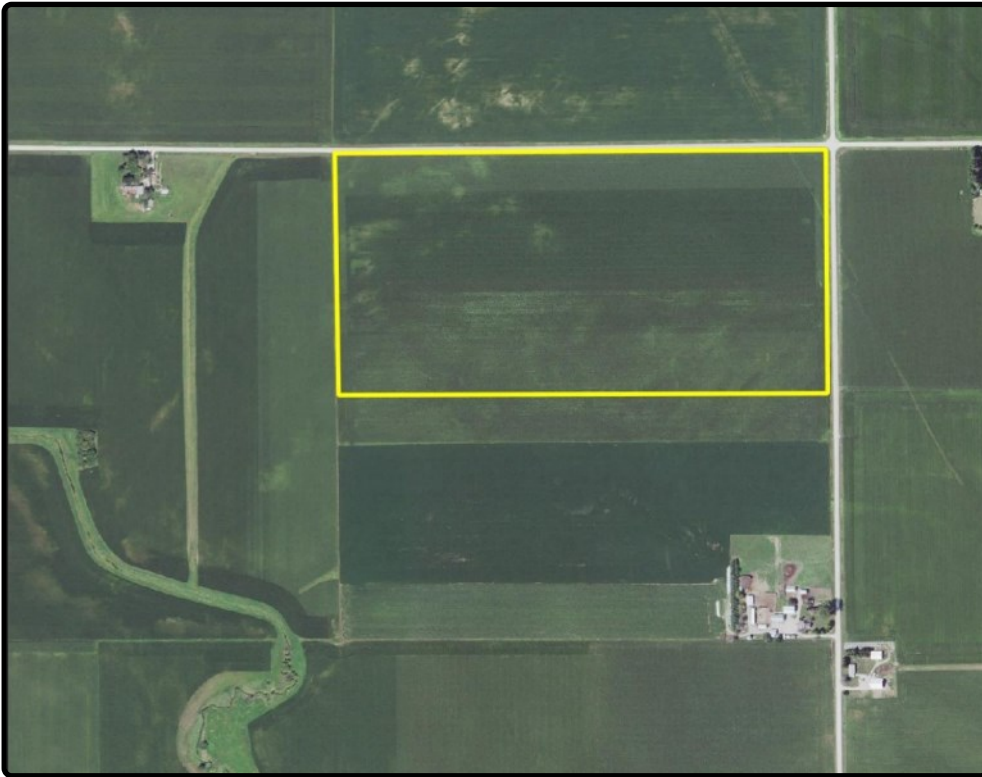
319.234.1949
6314 Chancellor Dr./P.O. Box 1105
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FSA/Eff. Crop Acres:	77.79*
Corn Base Acres:	50.42*
Bean Base Acres:	24.04*
Soil Productivity:	81.40 CSR2

Property Information

77.79 Acres, m/l

Location

Located approximately 1½ miles southeast of Stout, IA, on the south side of D15/140th St.

Legal Description

N½ NE¼ Section 26, Township 89 North, Range 16 West of the 5th P.M., Grundy County, IA.

Estimated Real Estate Tax

Taxes Payable 2022 - 2023: \$2,574.85*

Net Taxable Acres: 77.79*

Tax per Net Taxable Acre: \$33.10*

Tax Parcel ID #: 891626200002

Taxes estimated pending survey of property. Grundy County Treasurer/ Assessor will determine final tax figures.

Lease Status

Tenant lease has been terminated.
Available for crop year 2023.

FSA Data

Part of Farm Number 1069, Tract 8672

FSA/Eff. Crop Acres: 77.79*

Corn Base Acres: 50.42*

Corn PLC Yield: 183 Bu.

Bean Base Acres: 24.04*

Bean PLC Yield: 49 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Clyde silty clay loam and Kenyon loam. CSR2 on the estimated FSA/Eff. crop acres is 81.40. 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

Level to gently rolling.

Drainage

Mostly pattern tiled. Tile map included.

Buildings/Improvements

None.

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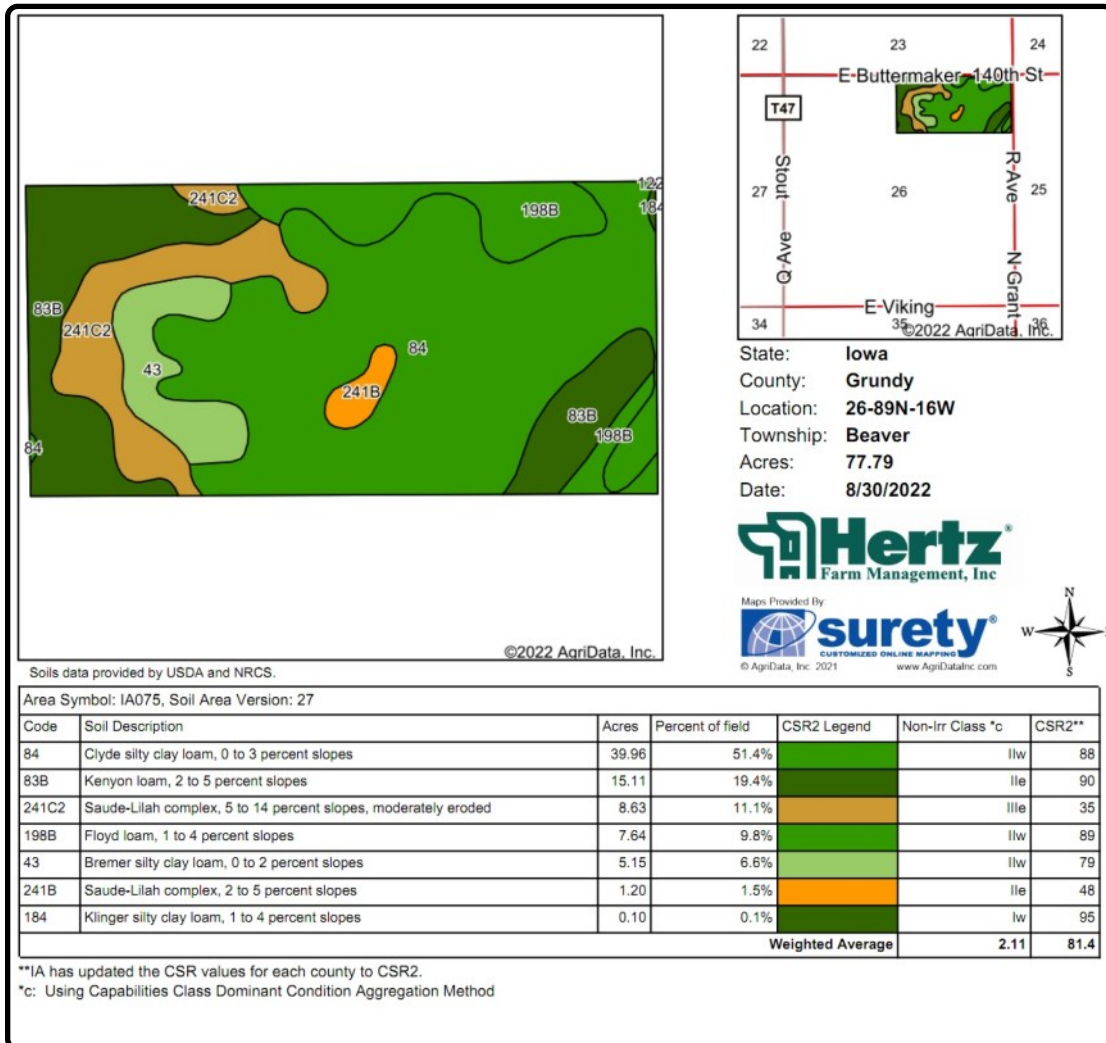
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Water & Well Information

No known well.

Comments

- Opportunity to purchase a quality, productive farm.
- Seller will survey the south boundary and mark it with 4-5 fiberglass posts provided by Surveyor prior to closing.

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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Looking West from R Ave.



Looking NW from SE Corner



Looking SE from NW Corner



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Bid Deadline: **Tues., Oct.11, 2022**

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

Mail To:

**Hertz Real Estate Services
Attention: Cal Wilson
P.O. Box 1105
Cedar Falls, IA 50613**

Seller

Nancy West

Agency

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

Attorney

John Harris
C. Kevin McCrindle Law Firm

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, Cal Wilson at 319-360-1009.

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 Cedar Falls Hertz Farm Management, Inc./Real Estate Office, on or before Tuesday, October 11, 2022 by 12:00 Noon. The Seller will accept or reject all bids by 12:00 Noon on October 12, 2022 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 November 16, 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, 2023. Taxes will be prorated 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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