

**ACREAGE:**

**20.93 Acres, m/l**  
In 2 Parcels  
Story County, IA

**DATE:**

Bid Deadline:  
**August 16, 2023**  
**12:00 Noon, CST**

**RETURN BIDS TO:**

**Hertz Real Estate**  
**Services**  
Nevada, IA



## Property Key Features

- Beautiful, Large, and Modern Family Home Near Nevada
- Tracts Contain CRP Acres, Tillable Acres and a Pond for Recreation
- Two Parcels: Parcel 1 - House & Acreage, Parcel 2 - Buildable Lot with a Pond

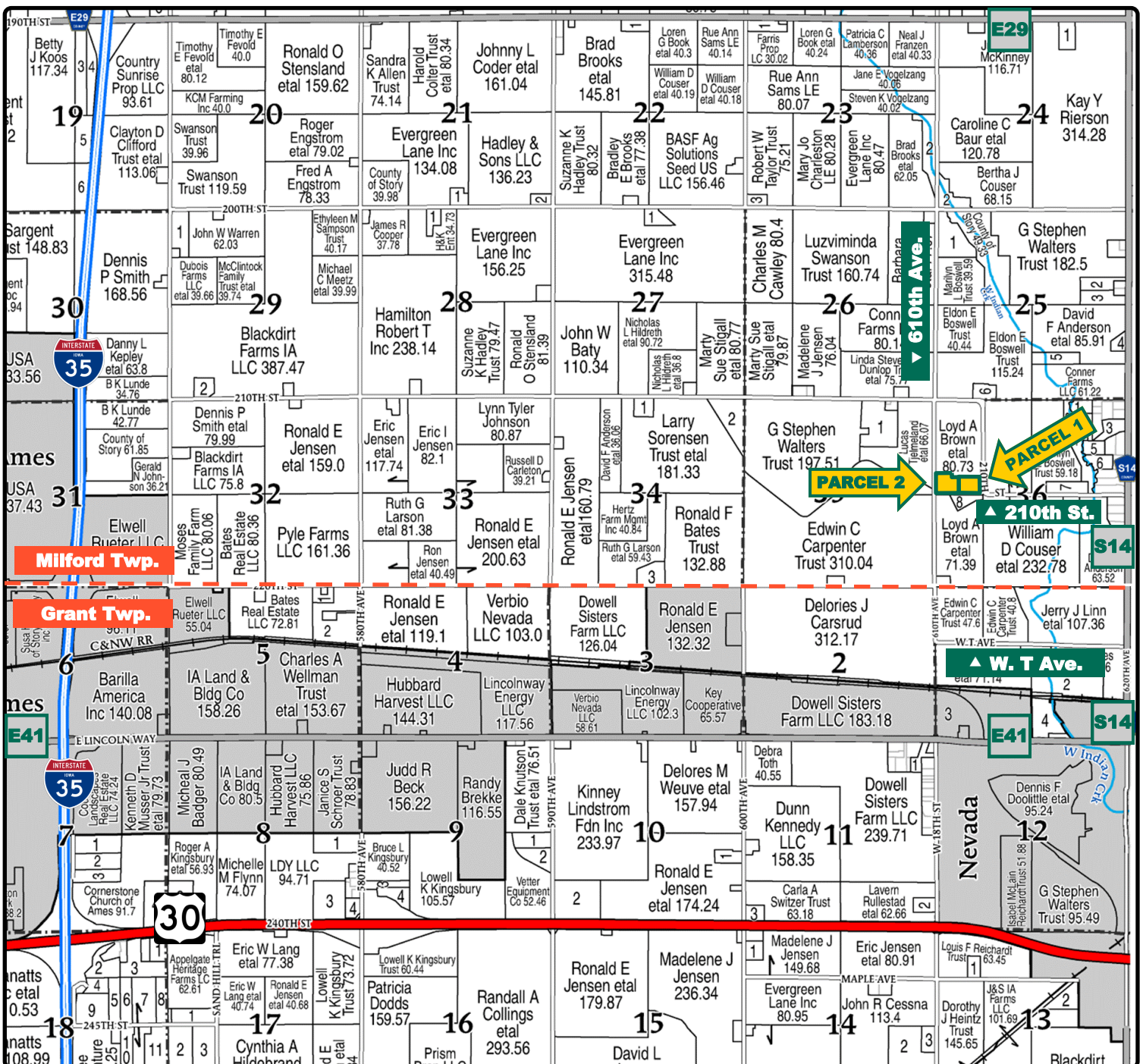
**Matt Vegter, ALC**  
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REID: 000-3880-01





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## Parcel 1

**Total Living SF:** 4,426

**Bedrooms:** 5

**Bathrooms:** 3½

**Year Built:** 2000

### ADDRESS:

61192 210th St.  
Nevada, IA 50201

## Open Houses

**Wed., July 19** 4-6 p.m.

**Thur., Aug. 3** 4-6 p.m.

**Thur., Aug. 10** 4-6 p.m.

## Parcel 1 Property Information 7.08 Acres, m/l

### Location

From Nevada: Go north on S14, then go west on 210th Street for ¾ miles. Property is on the west side of the road.

### Legal Description

'Lot 2' of L & S Brown subdivision in SW¼ NW¼ of Section 36, Township 84 North, Range 23 West of the 5th P.M. (Milford Township)

### Real Estate Tax

Taxes Payable 2022 - 2023: \$5,282.89\*

Gross Acres: 7.08

Net Taxable Acres: 6.53\*

Tax Parcel ID #s: 0636100305

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

### Dwelling

A single-family, ranch style home is located on the property. Built in 2000, the home features 2,642 square feet of living space on the main floor and 1,784 square feet of living space in the finished basement. The home has 5 bedrooms with 3½ bathrooms. Other features include; a sunroom, laundry room, large storage room, 536 sq. ft. deck, central air, forced air furnace, a 3-stall attached garage, and a

septic tank with leach field. Appliances will also be included with the sale.

### Water & Well Information

Rural water district IRUA services the acreage site.

### Comments

Rare opportunity to purchase a large, modern, single-family home on an acreage near Nevada. The property has been meticulously cared for over the years. There are mature trees throughout the property along with a wind break on the north side of the house. There are 2½ acres south of the house enrolled in a CRP contract and 2.2 acres, m/l, west of the home currently cropped. Parcel 2 would be a great combination with this property.

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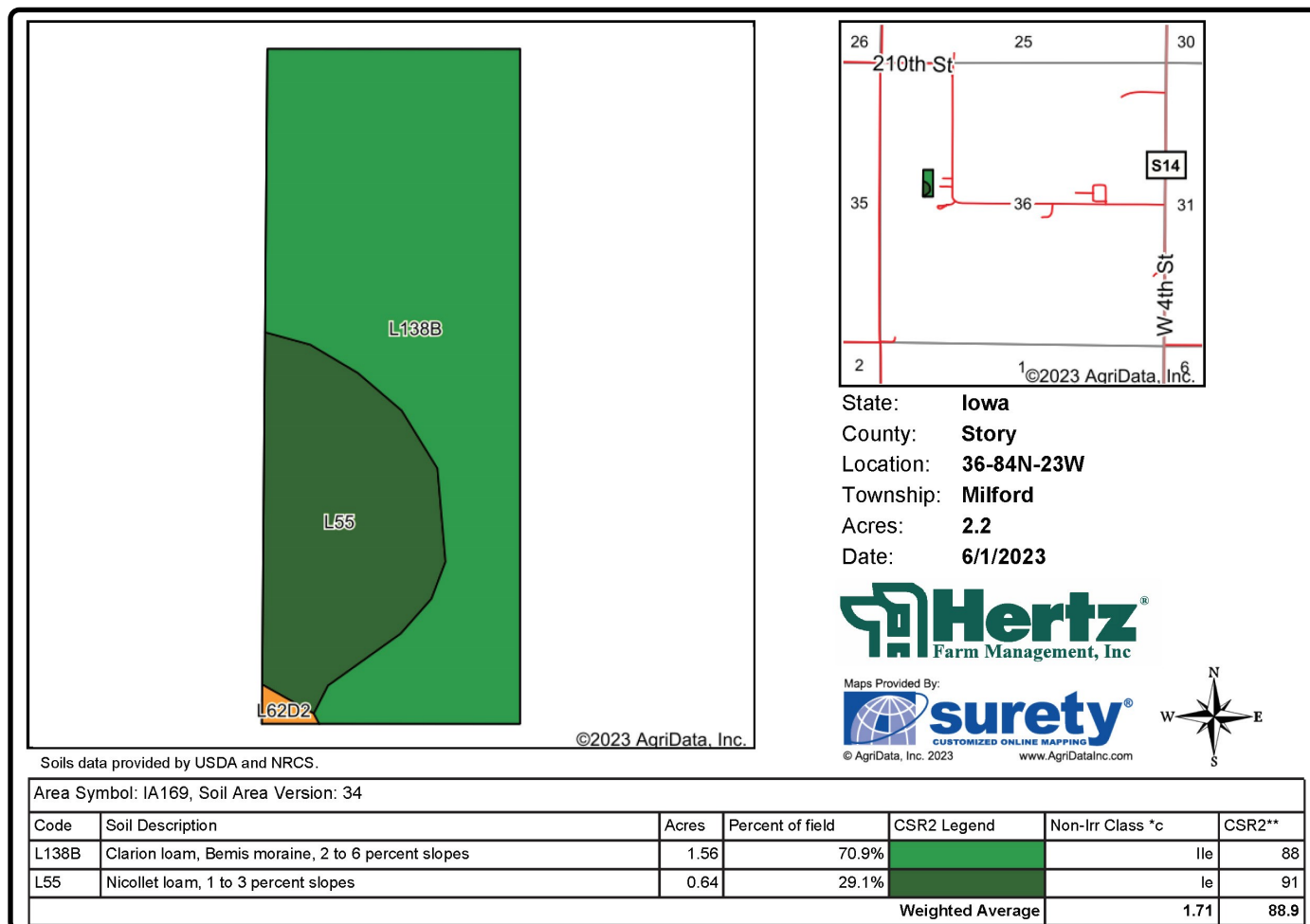
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## FSA Data

Part of Farm Number 1196, Tract 1461

FSA/Eff. Crop Acres: 2.20\*

CRP Acres: 2.50

Corn Base Acres: 1.30\*

Corn PLC Yield: 186 Bu.

Bean Base Acres: 0.90\*

Bean PLC Yield: 50 Bu.

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

## Soil Types/Productivity

Primary soils are Clarion and Nicollet.

CSR2 on the est. FSA/Eff. crop acres is 88.90. See soil map for detail.

## CRP Contracts

There are 2.50 acres enrolled in a CP-33 contract that pays \$729.35 annually and expires 9/30/2027.

## Disclosures

Story County has a firearm training facility ¼ to ½ mile northwest of subject property. Contact agent for details.

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**Parcel 1** - Northeast Looking Southwest



**Parcel 1** - West Looking East with Walkout Basement



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Kitchen / Dining Room



Living Room



Living Room / Kitchen / Formal Dining Room



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Sunroom



Laundry Room



Walk-Out, Finished Basement



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## Parcel 2

FSA/Eff. Crop Acres:	2.50*
CRP Acres:	8.30
Corn Base Acres:	1.50
Bean Base Acres:	1.00
Soil Productivity:	88.70 CSR2

*\*Acres are estimated*

## Parcel 2 Property Information 13.85 Acres, m/l

### Location

From Nevada: Go north on S14 and head west on W. T Avenue for 1 mile. Go north on 610th Avenue for 1 mile. Property is on the east side of the road.

### Legal Description

'Lot 1' of L & S subdivision in SW¼ NW¼ of Section 36, Township 84 North, Range 23 West of the 5th P.M.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$396.39\*

Net Taxable Acres: 13.85\*

Tax per Net Taxable Acre: \$28.62\*

Tax Parcel ID #: part of 0636100305

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

### FSA Data

Part of Farm Number 1196, Tract 1461

FSA/Eff. Crop Acres: 2.50\*

CRP Acres: 8.30\*

Corn Base Acres: 1.50\*

Corn PLC Yield: 186 Bu.

Bean Base Acres: 1.00\*

Bean PLC Yield: 50 Bu.

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

### Buildings/Improvements

None.

### Water & Well Information

No known wells.

### Pipeline

There is a pipeline running north/south along the western boundary of the property. Contact agent for details.

### Comments

Beautiful building lot a short distance from Nevada. There is an approximately two-acre stocked pond along with 8.30 acres of CRP on the property. An access lane will need to be installed by the Buyer in the northwest corner of the property. Contact agent for details.

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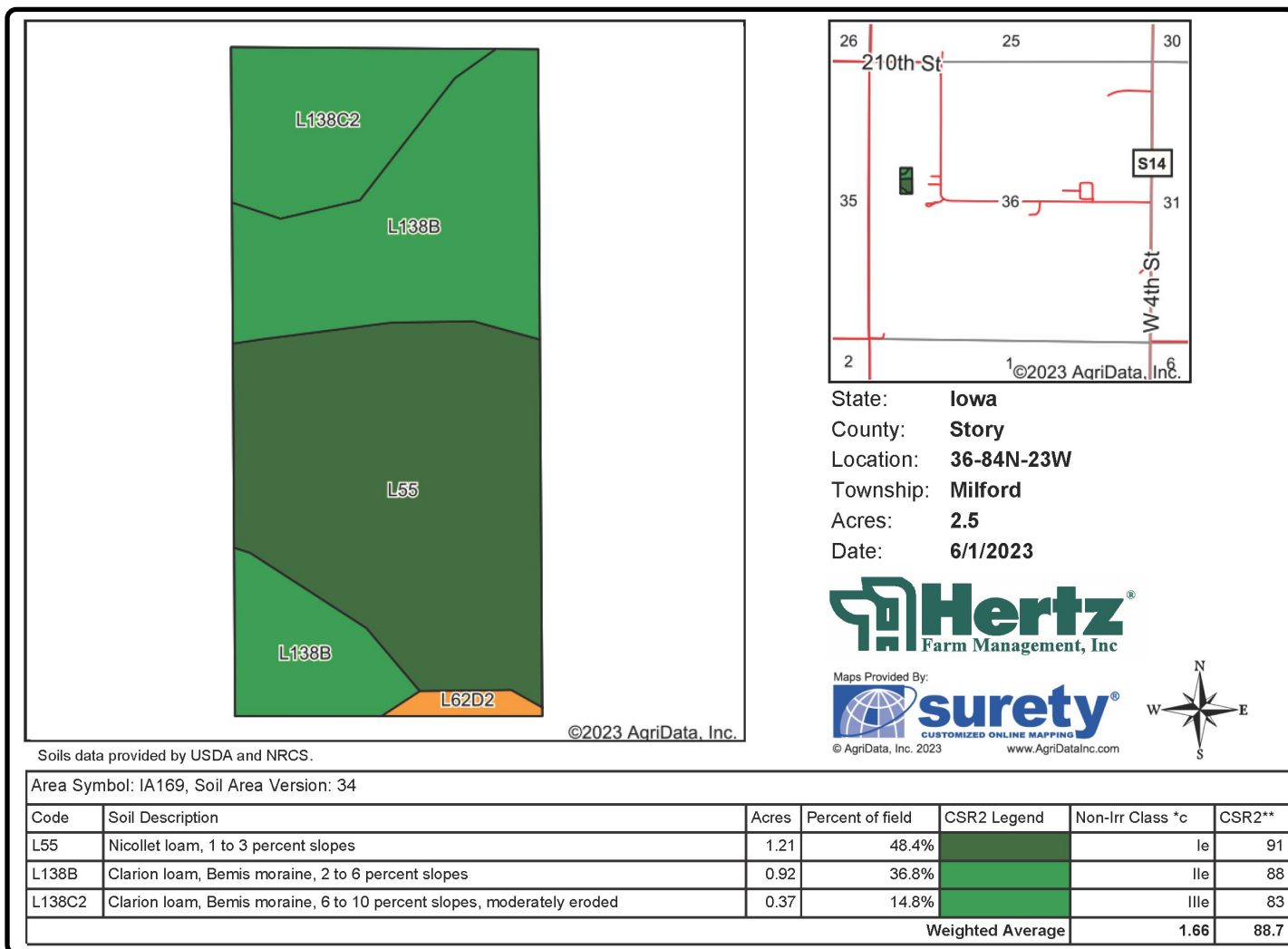
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## Soil Types/Productivity

Primary soils are Nicollet and Clarion. CSR2 on the est. FSA/Eff. crop acres is 88.70. See soil map for detail.

## CRP Contracts

There are 3.00 acres enrolled in a CP-33 contract that pays \$954.00 annually and expires 9/30/2025.

There are 1.20 acres enrolled in a CP21 contract that pays \$362.00 annually and expires 9/30/2030.

There are 3.60 acres enrolled in a CP-42 contract that pays \$760.00 annually and expires 9/30/2030.

There are .50 acres enrolled in a CP-33 contract that pays \$145.87 annually and expires 9/30/30.

## Disclosure

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**Parcel 2 - Northwest Looking Southeast**



**Parcel 2 - Southwest Looking Northeast**



**Parcel 2 - Pond Looking Northwest**



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Bid Deadline: **Wed., Aug. 16, 2023**

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

Mail To:

**Hertz Real Estate Services  
Attn: Matt Vegter  
PO Box 500  
Nevada, IA 50201**

### **Seller**

Loyd A. & Sue A. Brown

### **Agency**

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

### **Method of Sale**

- 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 August 16, 2023 by 12:00 Noon, CST. The Seller will accept or reject all bids by 5:00 P.M., CST on August 17, 2023 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 September 20, 2023, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to September 20, 2023.

### **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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