

# ◆ STORY COUNTY LAND AUCTION ◆

415 S. 11th St., Nevada, IA 50201  
www.Hertz.ag ◆ 800-593-5263 ◆ ChadR@Hertz.Ag



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***37.15 Acres, m/l – September 7, 2023 @ 10:00***

Virtual Live – Online Only

**SELLER**

***DONNA COOPER***

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## **AUCTION METHOD & TERMS OF SALE**

1. All bidding is open and public. Members of the family have the same right to bid on the property just as any other bidder at this public auction. Registered bidders may be bidding through the Hertz website, through the Hertz app, or by phone with the assistance of a Hertz staff member.
2. This property will be offered as a single tract of land.
3. All bidding will be on a "dollars per acre" basis. The final total purchase price will be calculated by multiplying the per acre bid amount times the number of acres per the auction brochure.
4. ***YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING***, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. In addition, ***YOUR BIDDING IS NOT CONDITIONAL UPON ANY BUYER OR LENDER INSPECTION***, so be certain you have completed your due diligence on the property prior to bidding.
5. Minimum bid increments are at the discretion of the auctioneer throughout the auction.
6. By registering to bid and obtaining a bidder's number, you are agreeing to abide by the auction method and the terms and conditions of sale at this auction.
7. The successful bidder(s) will be required to execute a Real Estate Sales Agreement at the conclusion of the auction. As successful buyer, within 24 hours of contract signing, your 10% down payment will need to either be wire transferred from your bank to the trust account of *Hertz Real Estate Trust* or given by physical check to Sale Manager, Chad Reifschneider.
8. The sale is subject to confirmation and acceptance of the final bid prices by the Seller(s).
9. Closing will take place on or before November 7, 2023, or as soon thereafter as applicable closing documents are completed.
10. The Seller(s) will provide a deed and an updated abstract upon full payment of the purchase price at the time of closing.
11. Full possession of the farmland will be granted at closing. Buyer(s) shall have full farming rights for the 2024 crop year, subject to expiration of any existing Farm Lease(s), which expires on March 1, 2024.
12. The corn stalks will be baled by tenant as part of an agreement with Verbio. Buyer to have full possession after stalks are baled and bales are removed from the farm.
13. Real Estate Taxes will be prorated to November 7, 2023. Any closing credits shall be based upon the most recently ascertainable real estate tax information, and the Buyer(s) will be responsible for all real estate tax payments thereafter.

\* ANNOUNCEMENTS MADE BY THE AUCTIONEER TAKE PRECEDENCE OVER THIS PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. \*

14. Any mineral rights owned by the Seller(s) will be transferred to the Buyer(s) at closing.
15. Your bidding at this auction is based solely upon your inspection and due diligence. All real estate and any improvements are sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis without any warranties or representations as to fitness for a particular use, access, water quantity or quality, physical or environmental condition. Neither the Seller(s) nor the Auction Company are warranting any specific zoning classification, location of utilities, assurance of building permits, driveway permits or water or septic permits. Please refer to the auction brochure and the Purchase Agreement, each of which is available for your review, for any applicable disclaimers and disclosures. It is the responsibility of each bidder to become familiar with this information.
16. Hertz Real Estate Services, its auctioneer, and its representatives are agents of the Seller.
17. All real estate is sold subject to all other terms and conditions set forth in the Real Estate Sales Agreement.

**Thanks very much for your interest in this auction!**  
**Please contact Sale Manager, Chad Reifschneider, with *Hertz Real Estate Services***  
**if you have any questions.**

**IMPORTANT PHONE NUMBERS**

**Property #'s: 515-620-6540**

**Bidding #'s: 515-686-0911**

or

**800-593-5263**

**Request Break: 515-686-0921**