

ACREAGE:

26.72 Acres, m/l
In 2 Parcels
Fayette County, IA

DATE:

Bid Deadline:
Sept. 13, 2023
12:00 Noon, CST

RETURN BIDS TO:

Hertz Real Estate Services
Cedar Falls, IA



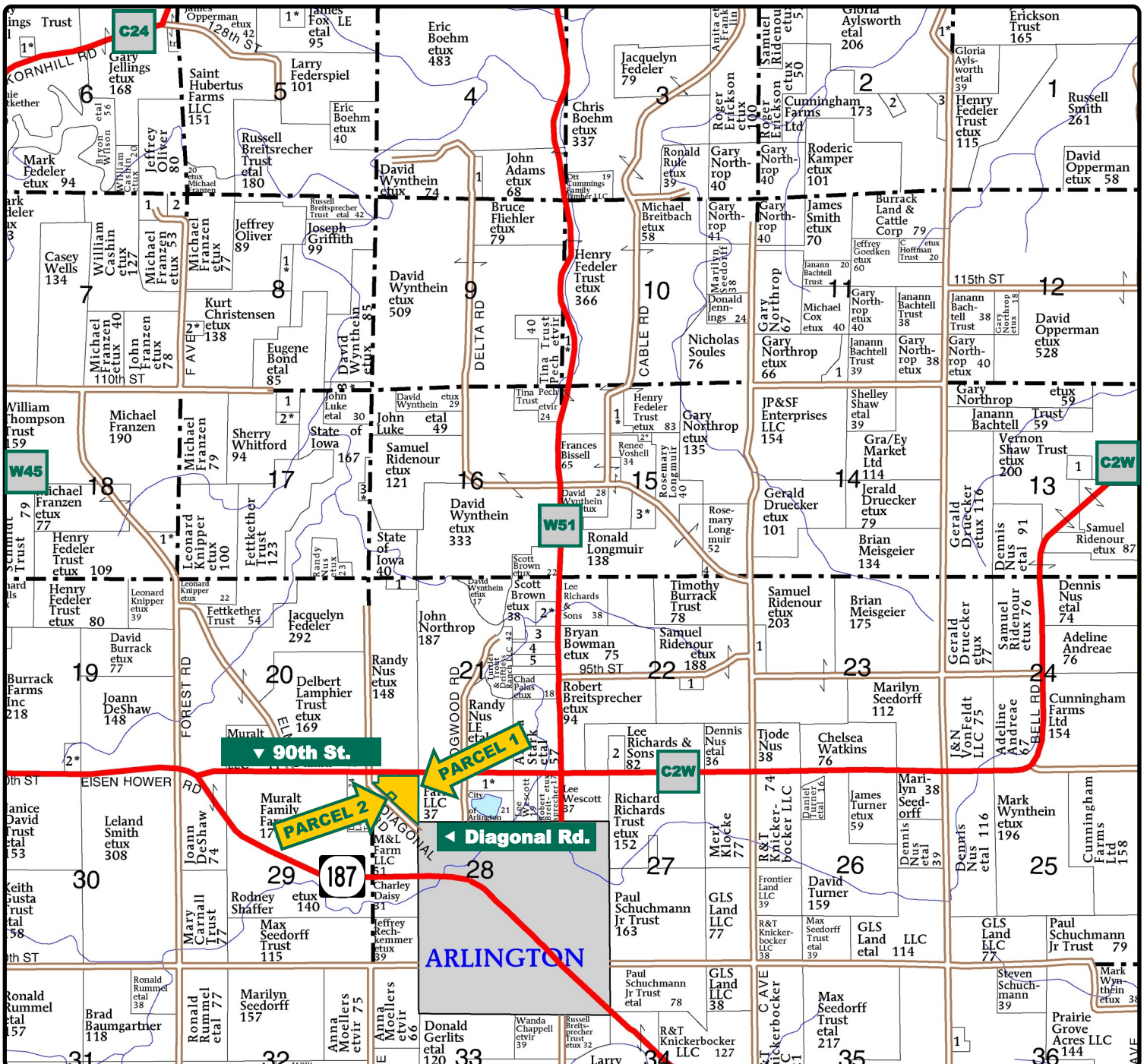
Property Key Features

- Parcel 1 - Highly Tillable Farmland with 84.20 CSR2
- Parcel 2 - Acreage Located Just Off of Paved County Road
- Located Just Outside of Arlington City Limits

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Parcel 1

FSA/Eff. Crop Acres:	22.14
Corn Base Acres:	13.80
Bean Base Acres:	8.30
Soil Productivity:	84.20 CSR2

Parcel 1 Property Information 24.57 Acres, m/l

Location

From Arlington: Take Diagonal Rd. from the northwest corner of Arlington. Property lies on northeast side of Diagonal Rd. and the south side of 90th St.

Legal Description

NE of Rd. in W½ NW EX PC NW Cor and EX acreage, Section 28, Township 92 North, Range 7 West of the 5th P.M., Fayette County, IA.

Estimated Real Estate Tax

Taxes Payable 2023 - 2024: \$523.00*
Net Taxable Acres: 24.57*
Tax per Net Taxable Acre: \$21.29*
Tax Parcel ID #: Part of 1628100002

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

Lease Status

Leased for 2023 crop year. Open lease for 2024 crop year.

FSA Data

Farm Number 951, Tract 2878
FSA/Eff. Crop Acres: 22.14
Corn Base Acres: 13.80
Corn PLC Yield: 160 Bu.
Bean Base Acres: 8.30
Bean PLC Yield: 44.00 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Bassett loam and Clyde-Floyd complex. CSR2 on the FSA/Eff. crop acres is 84.20. 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

Nearly level to gently sloping.

Drainage

Contact listing agent for details.

Buildings/Improvements

None.

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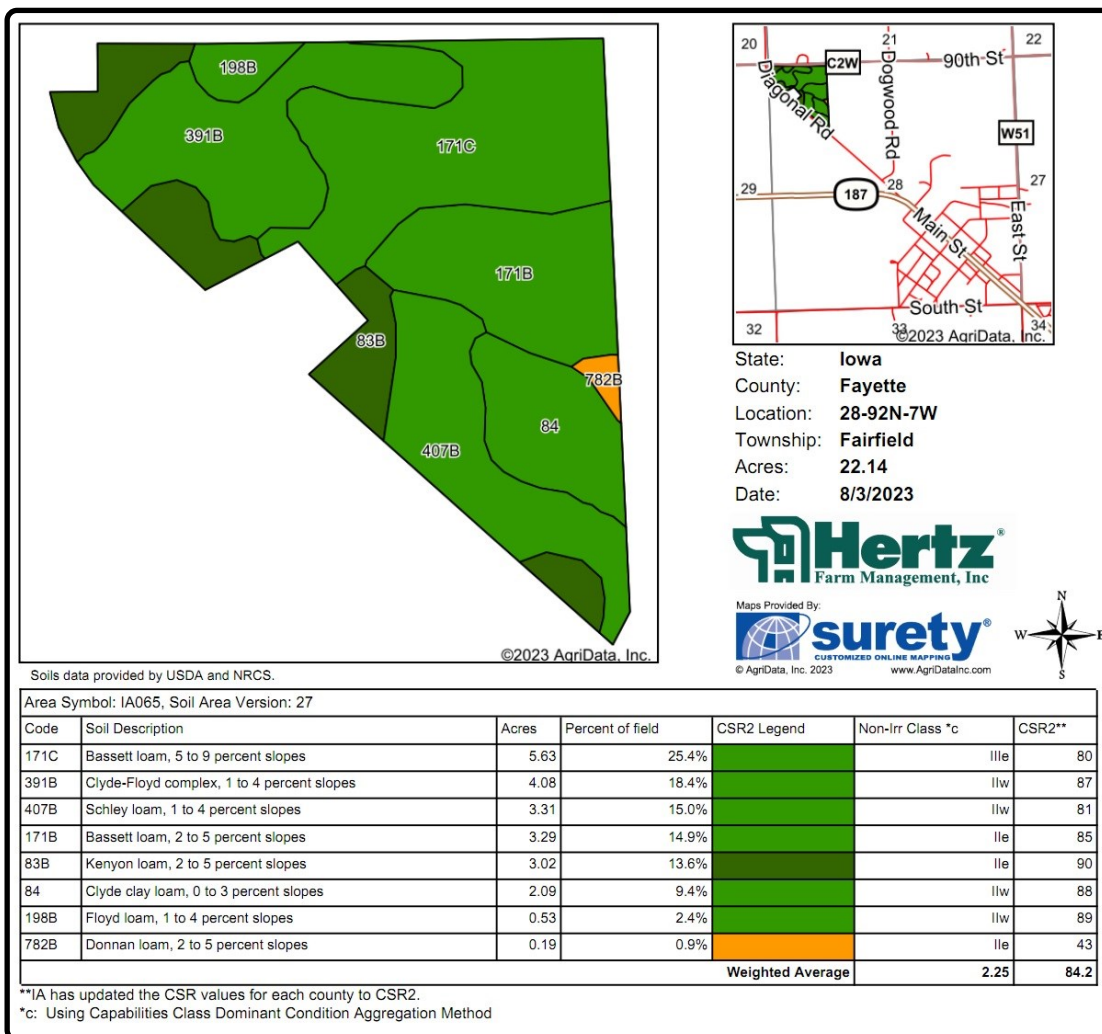
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Water & Well Information

No known well.

Contract Sale

First half installment and closing is October 26, 2023. Second half installment due January 5, 2024. Contact listing agent for details.

Comments

High-quality farm in Fayette County located on a hard-surface road.

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North Looking South



Northeast Looking Southwest



East Looking West



Northwest Looking Southeast



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Parcel 2

Total Living SF:	1,838
Bedrooms:	3*
Bathrooms:	1
Year Built:	1887

ADDRESS:
8872 Diagonal Rd.
Arlington, IA 50606

* Per Fayette County Assessor

Open House

Sunday, Sept. 10, 2-4 p.m.

Parcel 2 Property Information 2.15 Acres, m/l

Address

8872 Diagonal Rd.
Arlington, IA 50606

Real Estate Tax

Taxes Payable 2023 - 2024: \$679.00*
Net Taxable Acres: 2.15

Tax Parcel ID #s: Part of 1628100002

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

Dwelling

2-story home built in 1887 with 1,838 sq. ft. of living space, including 3 bedrooms and 1 full bath per Fayette County Assessor. One of the bedrooms does not have a closet. Attached, 1-stall garage.

School District

Starmont Community School District.

Buildings/Improvements

- 15' x 27' Shed built in 1989
- 10' x 26' Lean-to built in 1900
- 22' x 24' Crib built in 1900
- 14' x 18' Shed built in 1900

Water & Well Information

Well on property. Condition unknown.

Septic

Septic on property will be inspected prior to closing. Buyer responsible for any necessary repairs.

Comments

Great opportunity to own an acreage just off of a paved road with mature trees.

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Dining Room



Living Room



Kitchen



Bathroom



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Time: 12:00 Noon, CST

Mail To:

**Hertz Real Estate Services
Attn: Elliott Siefert
6314 Chancellor Dr./Box 1105
Cedar Falls, IA 50613**

Seller

Doris Oliver Knipper

Agency

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

Attorney

Wayne Saur
Saur & Saur PLC

Method of Sale

- Parcels will be offered individually and/or in combination.
- Combination offers will require allocations by parcel.
- 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, Elliott Siefert at 319-540-2957.

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 office, on or before September 13, 2023 by 12:00 P.M. Noon CST. The Seller will accept or reject all bids by 12:00 P.M. Noon, CST on September 14, 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 of Parcel 1 is purchasing with no financing contingencies and must be prepared to enter into a short-term contract sale. The first installment for Parcel 1, and closing will be on or before October 26, 2023, or as soon thereafter as closing documents are available. Second half installment payment due on January 5, 2024.

The successful bidder of Parcel 2 is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before October 26, 2023, or as soon thereafter as closing documents are available.

Final settlement(s) will require certified check or wire transfer. Possession for Parcel 1 will be given at settlement, subject to the existing lease which expires March 1, 2024. Possession for Parcel 2 will be given at closing. Taxes will be prorated to closing. Contact listing agent for details.

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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