

ACREAGE:

152.08 Acres, m/l
In 2 Parcels
Bremer County, IA

DATE:

Bid Deadline:
June 27, 2024
12:00 Noon, CST

RETURN BIDS TO:

Hertz Real Estate Services
Cedar Falls, IA



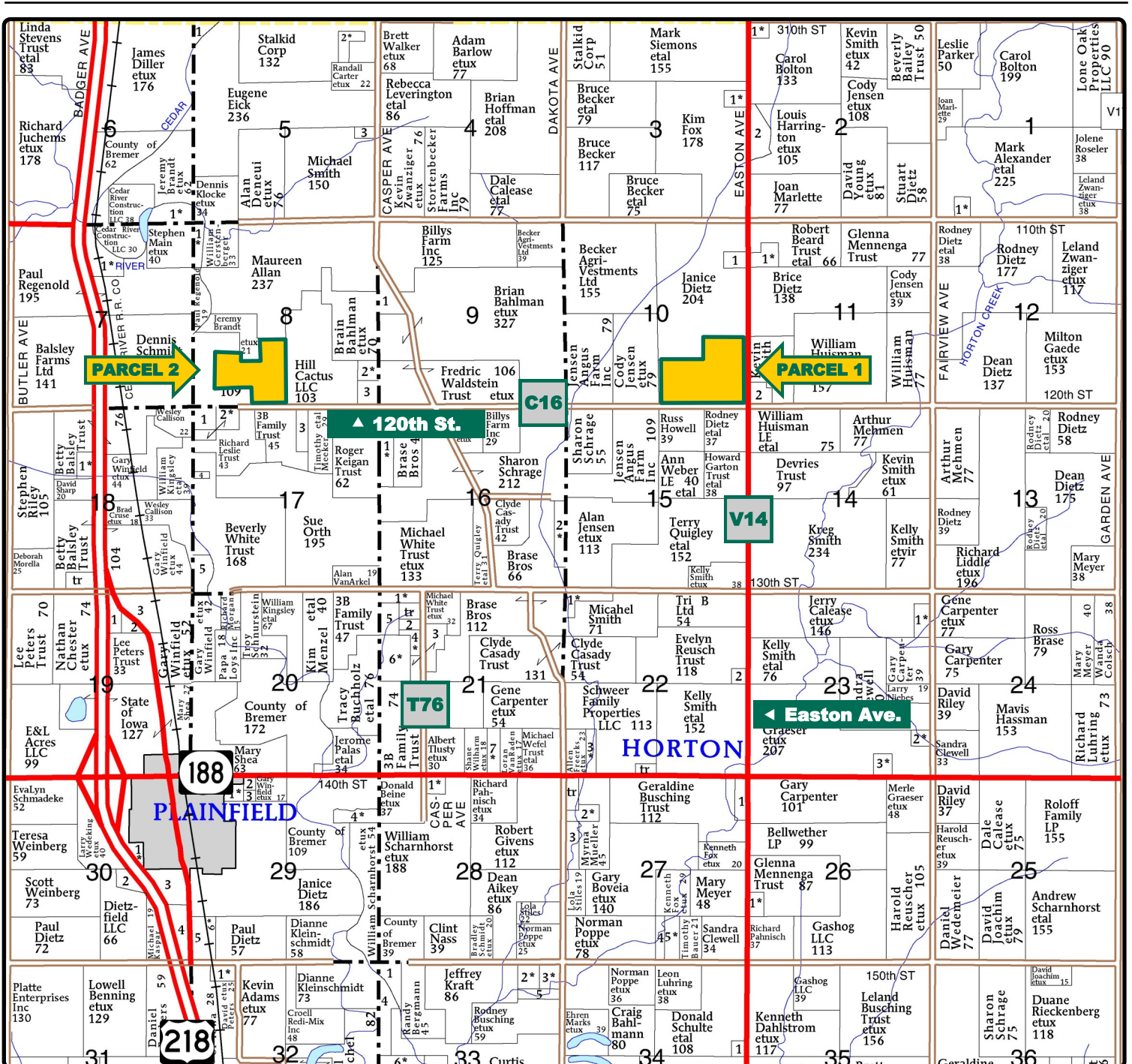
Property Key Features

- Located 3 Miles Northeast of Plainfield, Iowa
- Parcel 1 - 88.80 CSR2 Rating & Parcel 2 - 50.90 CSR2 Rating
- Highly Tillable Tracts of Land

Elliott Siefert
Licensed Salesperson in IA
319-540-2957
ElliottS@Hertz.ag

319-234-1949
6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
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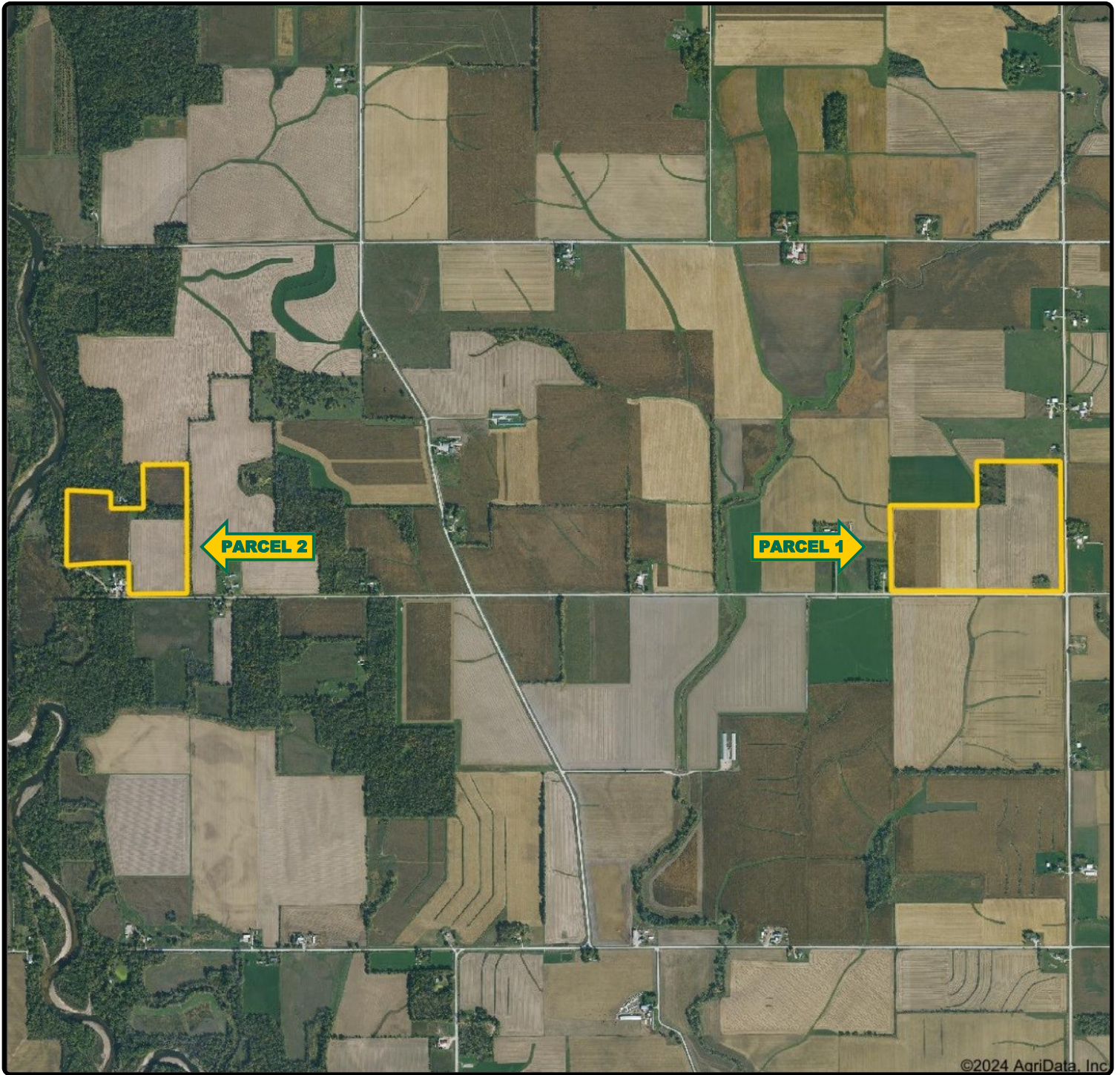
Trace Bolsinger
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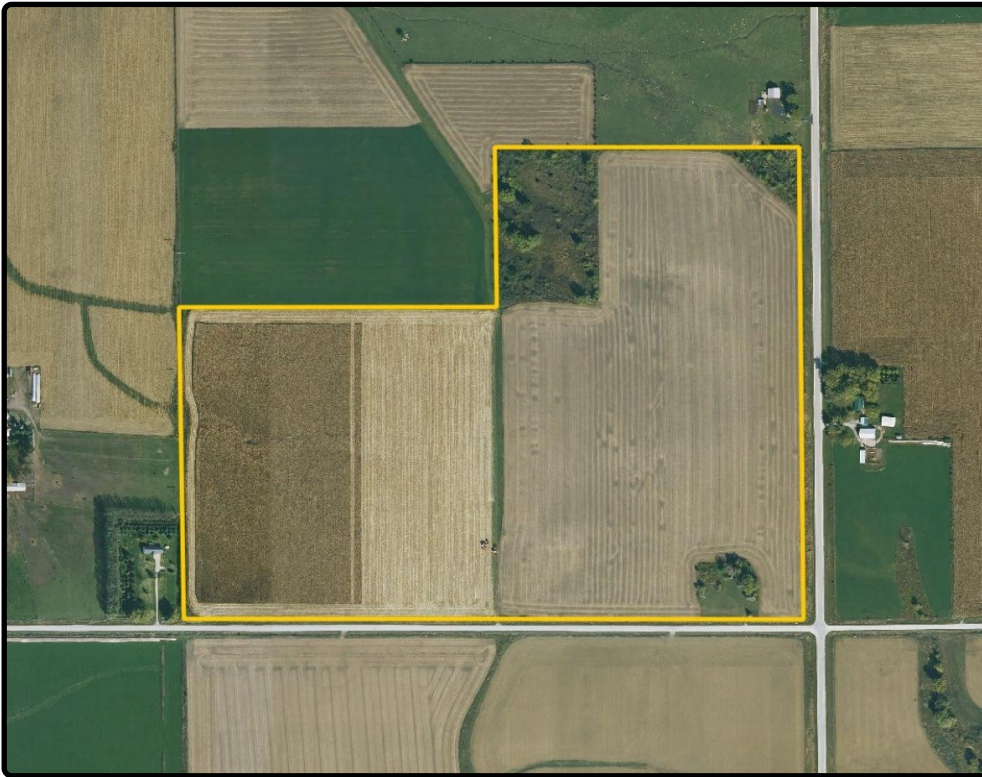
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Parcel 1

FSA/Eff. Crop Acres:	85.94
Corn Base Acres:	49.73
Bean Base Acres:	30.98
Oats Base Acres:	0.91
Soil Productivity:	88.80 CSR2

Parcel 1 Property Information 95.28 Acres, m/l

Location

From Horton: go north on Easton Ave. for 2 miles and then west on 120th St. for 0.3 miles. Property is on the north side of the road.

Legal Description

Part of the NE¼ SE¼, SW¼ SE¼, part of the SE¼, SE¼ all in Section 10, Township 93 North, Range 14 West of the 5th P.M., Bremer Co., IA.

Real Estate Tax

Taxes Payable 2023 - 2024: \$2,846.00
Net Taxable Acres: 95.28
Tax Parcel ID #: 0110400002,
0110400005, & 0110400006

Lease Status

Leased through the 2024 crop year with an open lease for the 2025 crop year.

FSA Data

Farm Number 7121, Tract 70
FSA/Eff. Crop Acres: 85.94
Corn Base Acres: 49.73
Corn PLC Yield: 141 Bu.
Bean Base Acres: 30.98
Bean PLC Yield: 41 Bu.
Oats Base Acres: 0.91
Oats PLC Yield: 55 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
HEL: Highly Erodible Land.
Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Primary soils are Floyd and Kenyon. CSR2 on the FSA/Eff. crop acres is 88.80. 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

Gently sloping.

Drainage

Natural.

Buildings/Improvements

- 50' x 52' barn (1880)
- 12' x 12' shed (1947)
- 12' x 24' concrete silo (1946)

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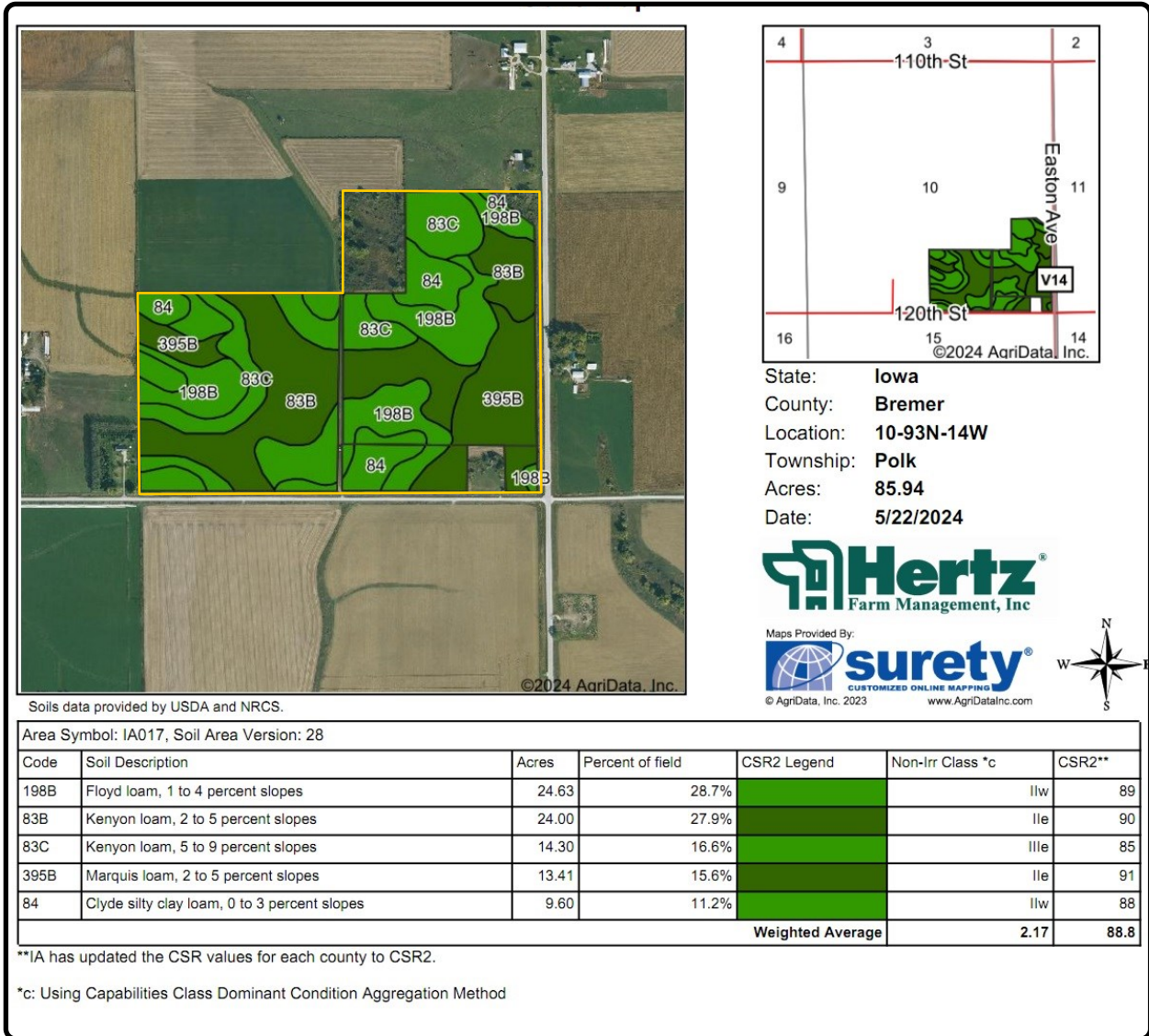
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Water & Well Information

None.

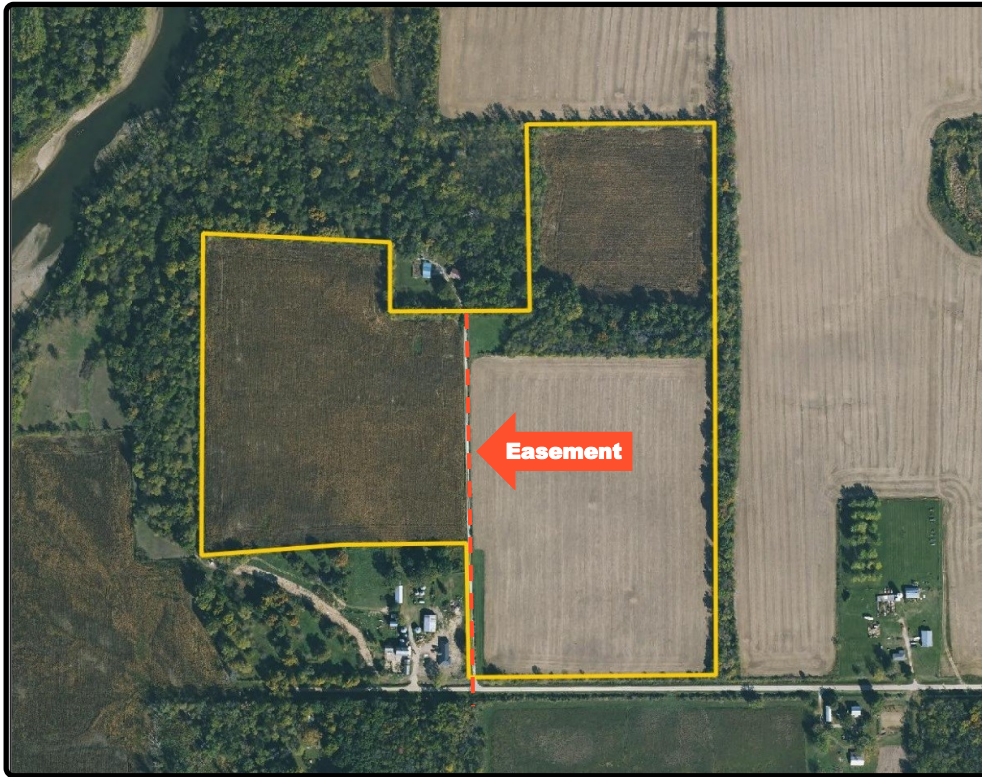
Comments

High-quality farm in Bremer County.

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Parcel 2

FSA/Eff. Crop Acres:	52.15
Corn Base Acres:	30.19
Bean Base Acres:	18.80
Oats Base Acres:	0.56
Soil Productivity:	50.90 CSR2

Parcel 2 Property Information 56.80 Acres, m/l

Location

From Horton: go north on Easton Ave. for 2 miles and then head west on 120th St. for 2.7 miles. Property is on the north side of the road.

Legal Description

Part of the NW¼ SW¼, part of the NE¼ SW¼, part of the SW¼ SW¼, part of the SE¼ SW¼ all in Section 8, Township 93 North, Range 14 West of the 5th P.M., Bremer Co., IA.

Real Estate Tax

Taxes Payable 2023 - 2024: \$992.00
Net Taxable Acres: 56.80
Tax per Net Taxable Acre: \$17.46
Tax Parcel ID #: 0108300011, 0108300012, 0108300013, & 008300014

Lease Status

Leased through the 2024 crop year with an open lease for the 2025 crop year.

FSA Data

Farm Number 7121, Tract 13306
FSA/Eff. Crop Acres: 52.15
Corn Base Acres: 30.19
Corn PLC Yield: 141 Bu.
Bean Base Acres: 18.80
Bean PLC Yield: 41 Bu.
Oats Base Acres: 0.56
Oats PLC Yield: 55 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Oran, Chelsea, Kasson, and Coloma. CSR2 on the FSA/Eff. crop acres is 50.90. 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

Natural.

Buildings/Improvements

None.

Elliott Siefert

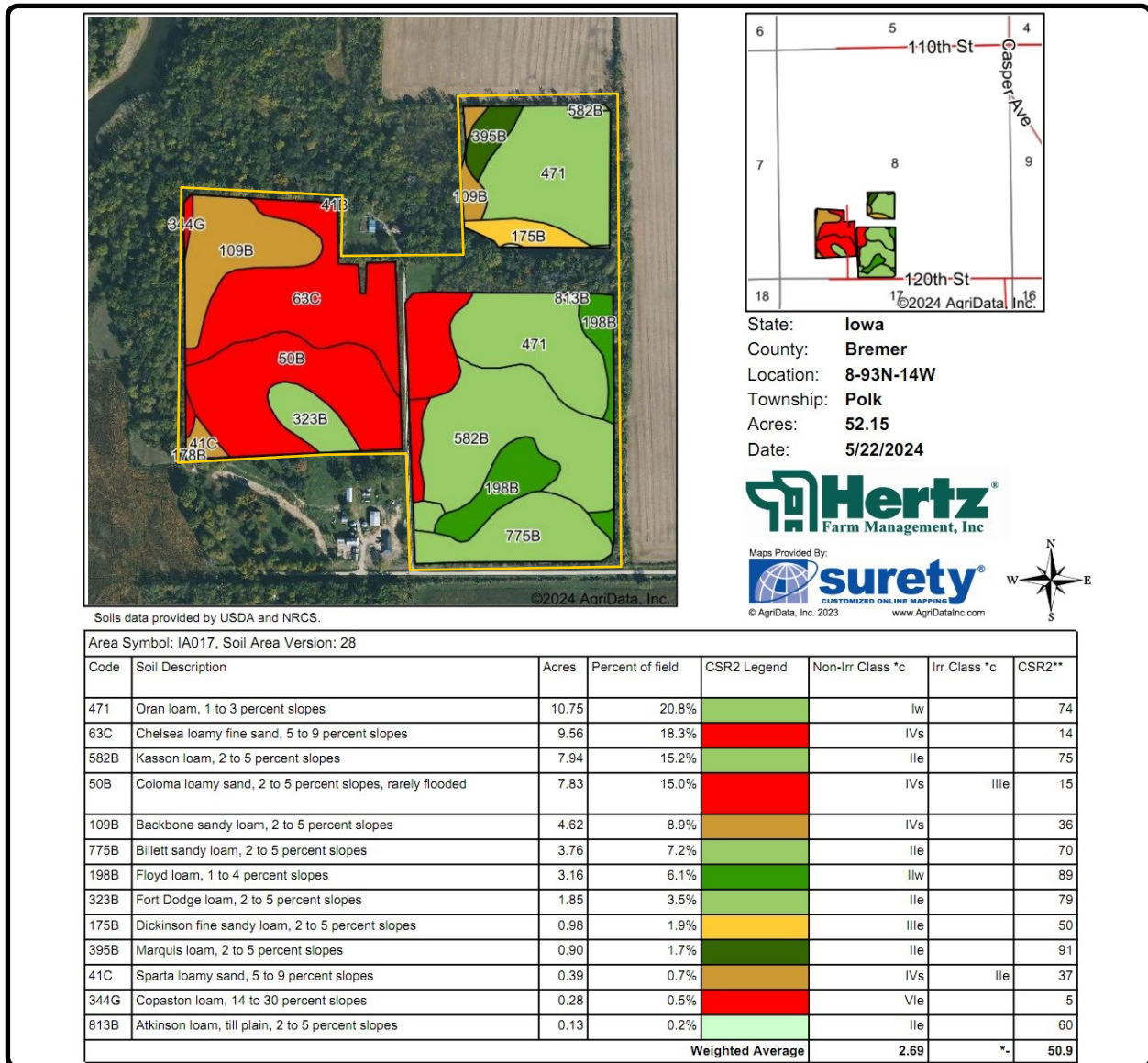
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Water & Well Information

None.

Easement

There is an easement in place to access an acreage north of the property. Contact agent for details.

Comments

Highly tillable farm in northern Bremer County.

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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Parcel 1 - Northeast looking Southwest



Parcel 1 - West looking East



Parcel 2 - Northeast looking Southwest



Parcel 2 - West looking East



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Bid Deadline: Thur., Jun. 27, 2024

Time: 12:00 Noon, CST

Mail To:

**Hertz Real Estate Services
Attn: Elliott Siefert
P.O. Box 1105
Cedar Falls, IA 50613**

Seller

Lenora Aikey Estate

Agency

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

Attorney

Beau D. Buchholz
Engelbrecht & Buchholz PLLC

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, 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, IA Hertz office, on or before Thursday, June 27, 2024 by 12:00 Noon, CST. The Seller will accept or reject all bids by 12:00 Noon, CST on Friday, June 28, 2024, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder(s) 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 July 31, 2024, 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, 2025. 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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