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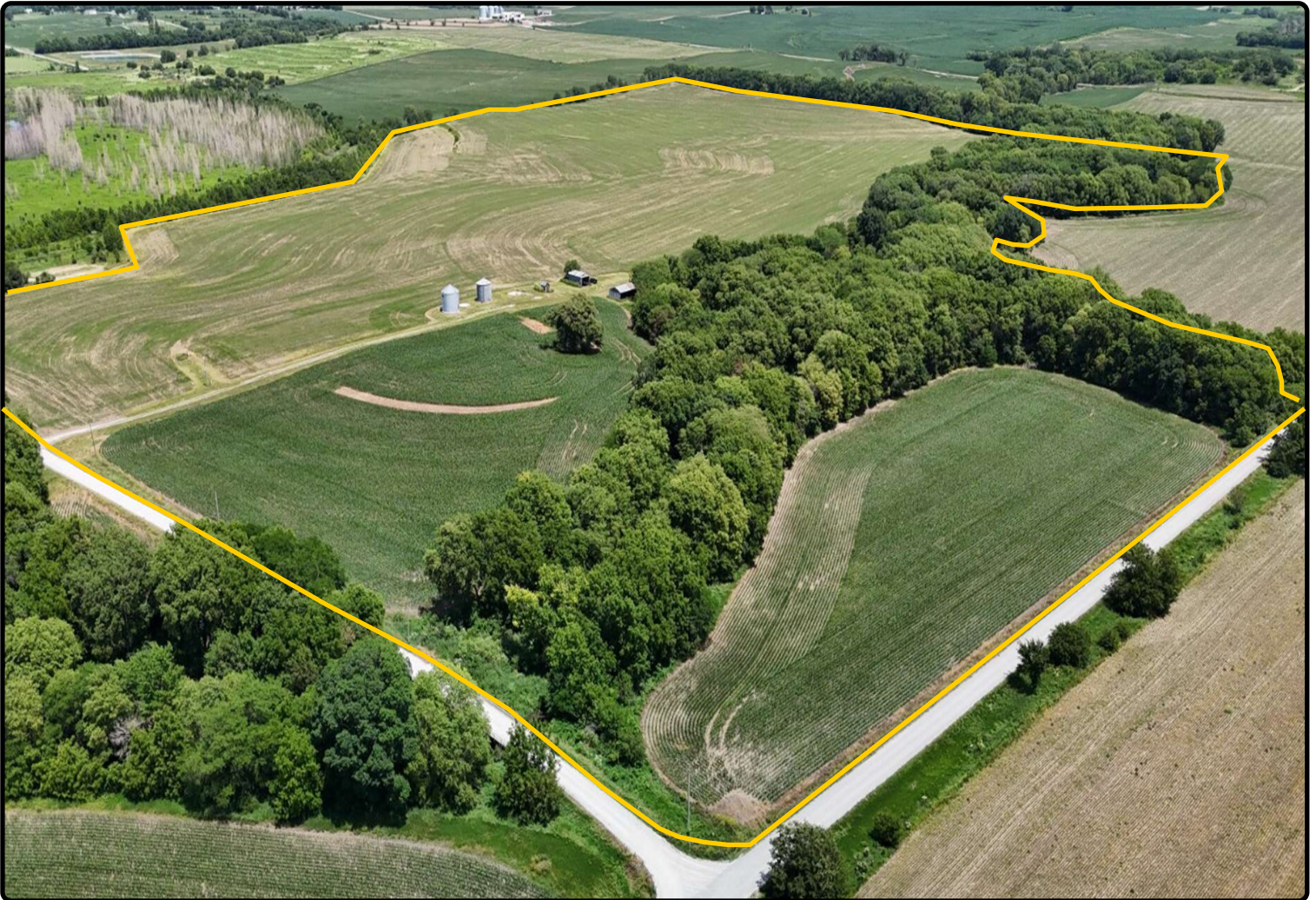
164.91 Acres, m/l
In 2 Parcels
Fremont County, IA

DATE:

Bid Deadline:
August 2, 2024
2:00 P.M., CST

RETURN BIDS TO:

**Hertz Farm
Management**
Omaha, NE

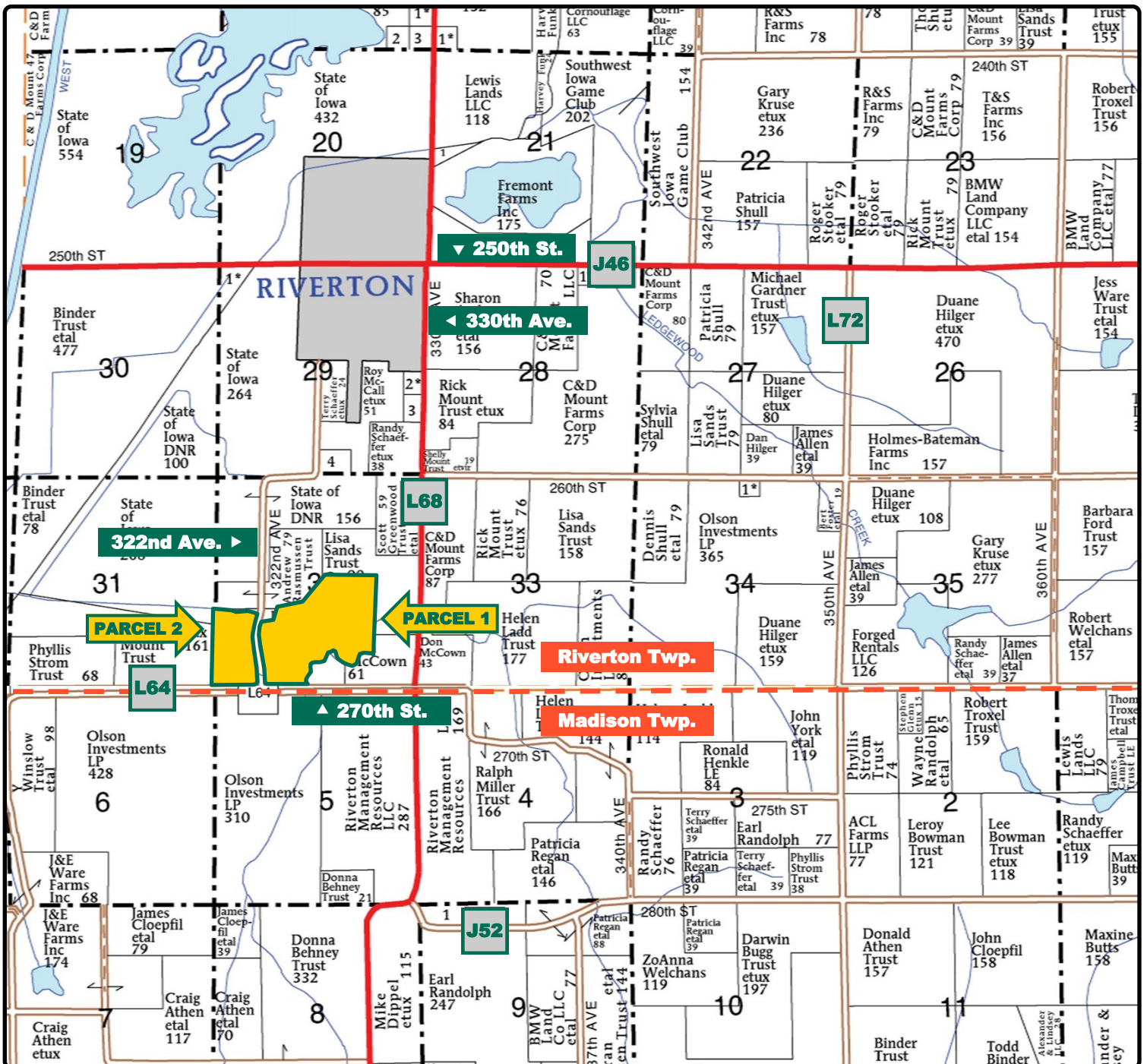


Property Key Features

- **Highly Productive Farmland with On-Site Grain Storage**
- **Quality Cropland with a Combined Average CSR2 Rating of 88.00**
- **Two Parcels Offered Individually and in Combination**

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Licensed Salesperson in IA, NE & MO
716-310-0466
ScottH@Hertz.ag

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11717 M Circle
Omaha, NE 68137
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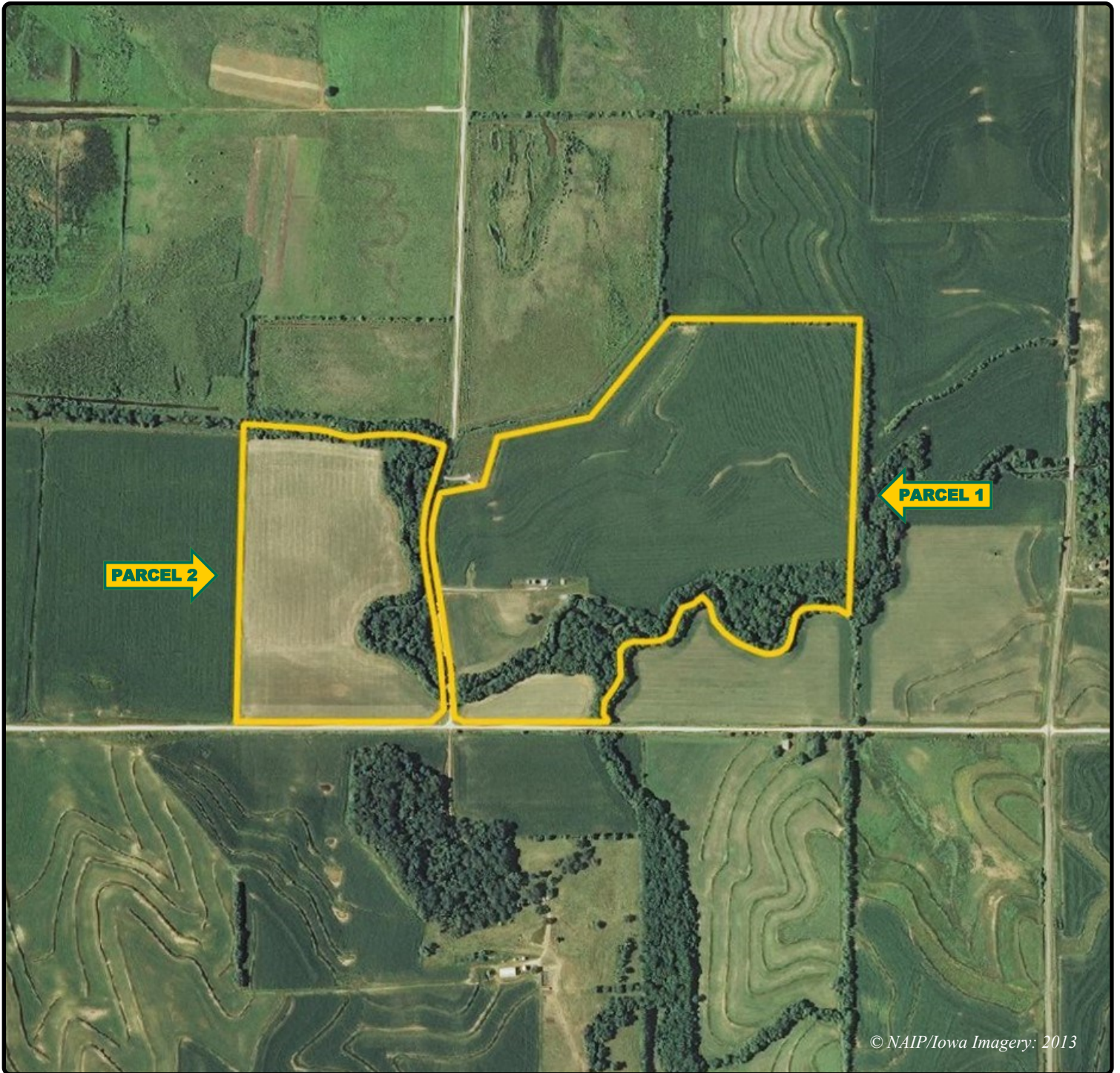


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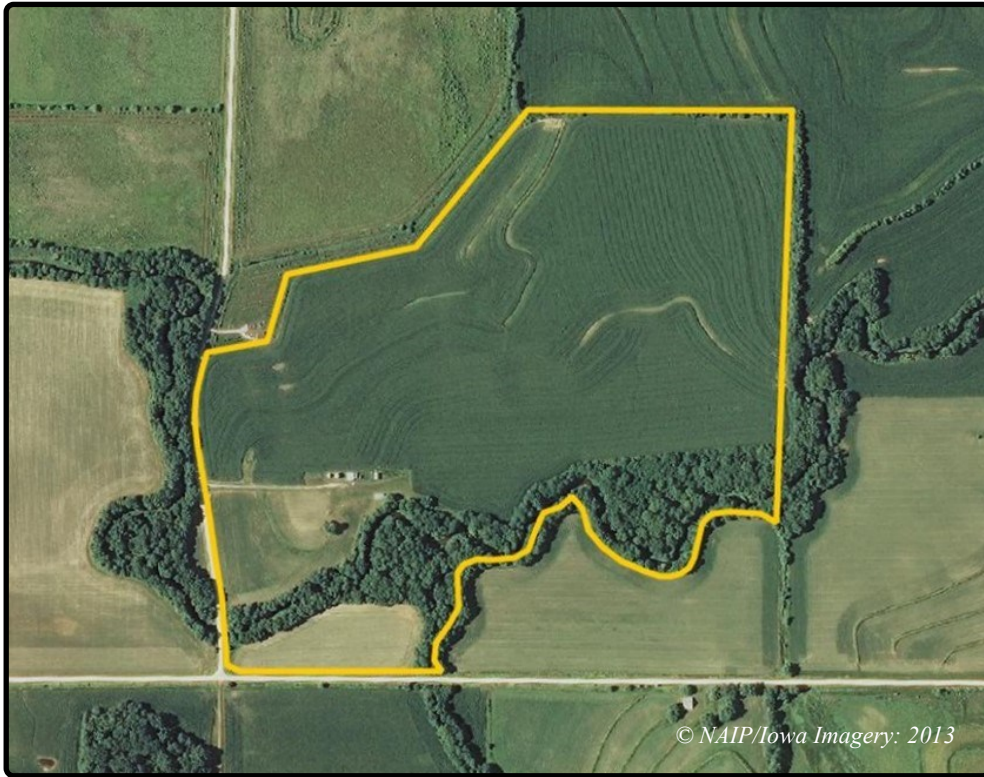
164.91 Acres, m/l - in 2 Parcels, Fremont County, IA



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Parcel 1

FSA/Eff. Crop Acres: 93.04
Corn Base Acres: 71.69*
Bean Base Acres: 20.65*
Soil Productivity: 87.30 CSR2

**Acres are estimated.*

Parcel 1 Property Information 111.62 Acres, m/l

Location

From Riverton: go east on 250th St. for 0.3 miles, then south on Co. Rd. L68/330th Ave. for 2 miles, then west on Co. Rd. L64/270th St. for 0.7 miles. Property is located on the northeast side at the intersection of Co. Rd. L64/270th St. and 322nd Ave.

Legal Description

Part of the NE¼ SW¼; NW¼ SE¼; part of the SE¼ SW¼; part of the SW¼ SE¼ of Section 32, Township 68 North, Range 41 West of the 5th P.M., Fremont Co., IA.

Real Estate Tax

Taxes Payable 2023 - 2024: \$3,579.08*
 Net Taxable Acres: 111.62*
 Tax Parcel ID #s: 220220048020000, part of 220220049010000, part of 220220050000000, 220220051000000, 220220053000000, & 220220054000000
**Taxes estimated pending tax parcel split. Fremont County Treasurer/Assessor will determine final tax figures.*

Lease Status

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

FSA Data

Farm Number 4000, Part of Tract 3676
 FSA/Eff. Crop Acres: 93.04
 Corn Base Acres: 71.69*
 Corn PLC Yield: 137 Bu.

Bean Base Acres: 20.65*

Bean PLC Yield: 45 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.
 HEL: Highly Erodible Land.

Soil Types/Productivity

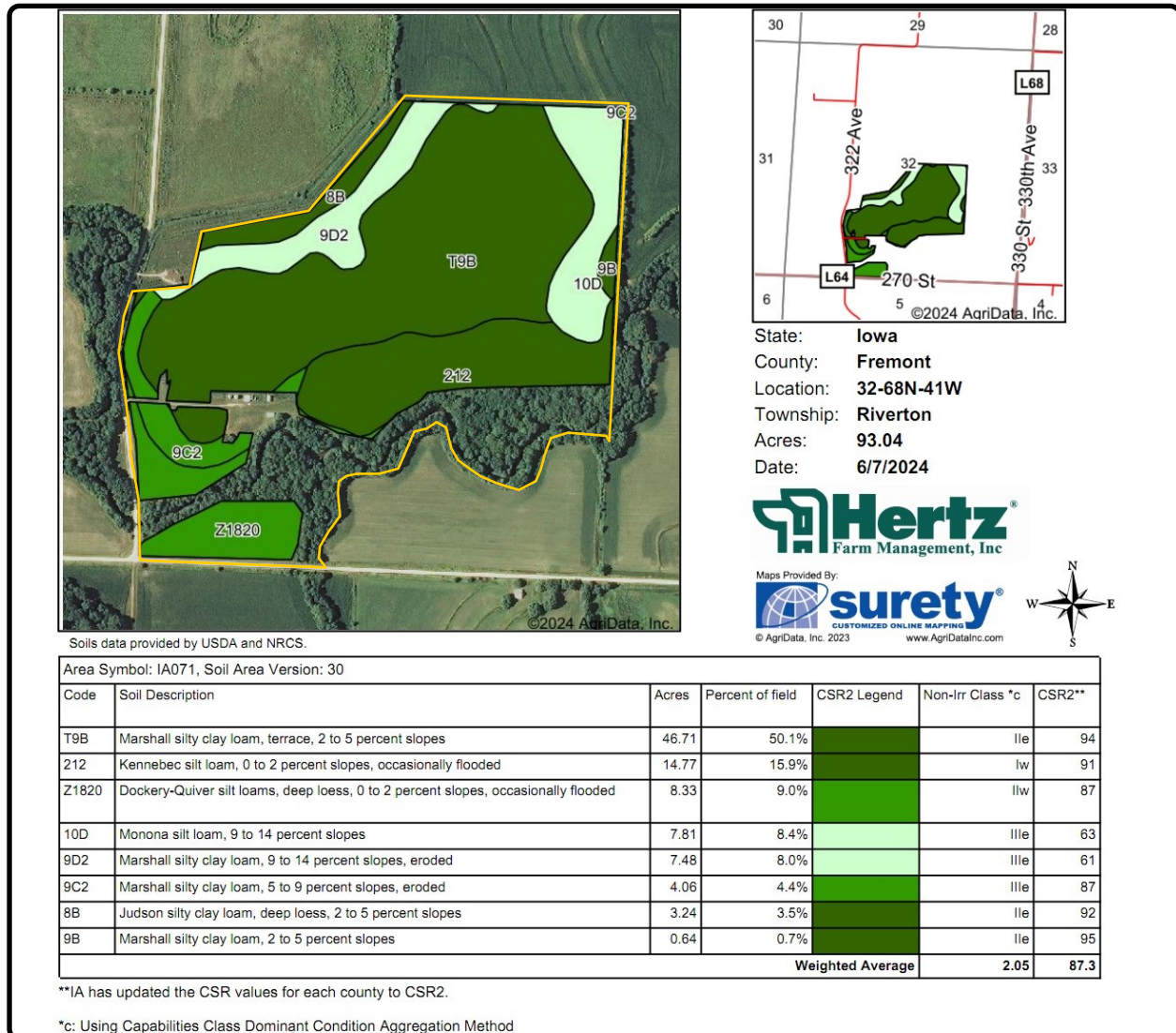
Primary soil type is Marshall. CSR2 on the FSA/Eff. crop acres is 87.30. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

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Land Description

Gently sloping.

Drainage

Natural with terraces.

Buildings/Improvements

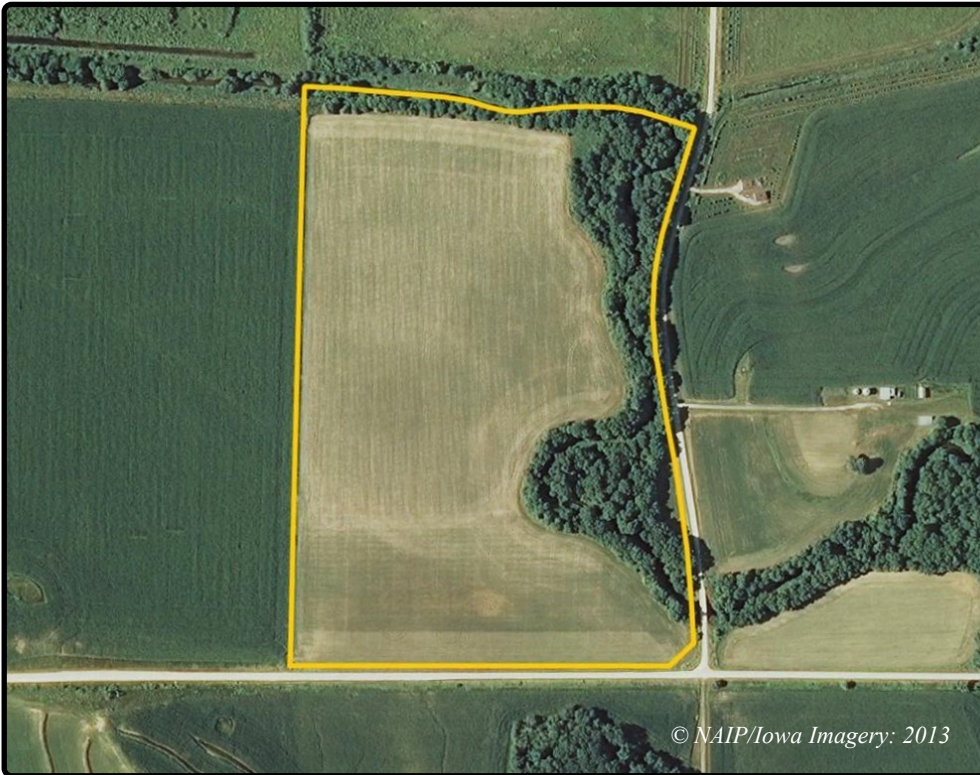
- 24' x 20' grain bin (2020)
- 21' x 20' grain bin (1980)
- 40' x 24' utility building with open front
- 14' x 34' lean-to building
- Small utility building

Water & Well Information

A well is present on the property. Contact agent for details.

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Parcel 2

FSA/Eff. Crop Acres: 42.58
Corn Base Acres: 32.81*
Bean Base Acres: 9.45*
Soil Productivity: 88.70 CSR2

**Acres are estimated.*

Parcel 2 Property Information 53.29 Acres, m/l

Location

From Riverton: go east on 250th St. for 0.3 miles, then south on Co. Rd. L68/330th Ave. for 2 miles, then west on Co. Rd. L64/270th St. for 0.7 miles. Property is located on the northwest side at the intersection of Co. Rd. L64/270th St. and 322nd Ave.

Legal Description

Part of the NW¼ SW¼; SW¼ SW¼ of Section 32, Township 68 North, Range 41 West of the 5th P.M., Fremont Co., IA.

Real Estate Tax

Taxes Payable 2023 - 2024: \$1,588.92*
 Net Taxable Acres: 53.29*
 Tax per Net Taxable Acre: \$29.82*
 Tax Parcel ID #s: Part of 220220049010000 & part of 220220050000000

**Taxes estimated pending tax parcel split. Fremont County Treasurer/Assessor will determine final tax figures.*

Lease Status

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

FSA Data

Farm Number 4000, Part of Tract 3676
 FSA/Eff. Crop Acres: 42.58
 Corn Base Acres: 32.81*
 Corn PLC Yield: 137 Bu.

Bean Base Acres: 9.45*

Bean PLC Yield: 45 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soil type is Dockery-Quiver. CSR2 on the FSA/Eff. crop acres is 88.70. 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.

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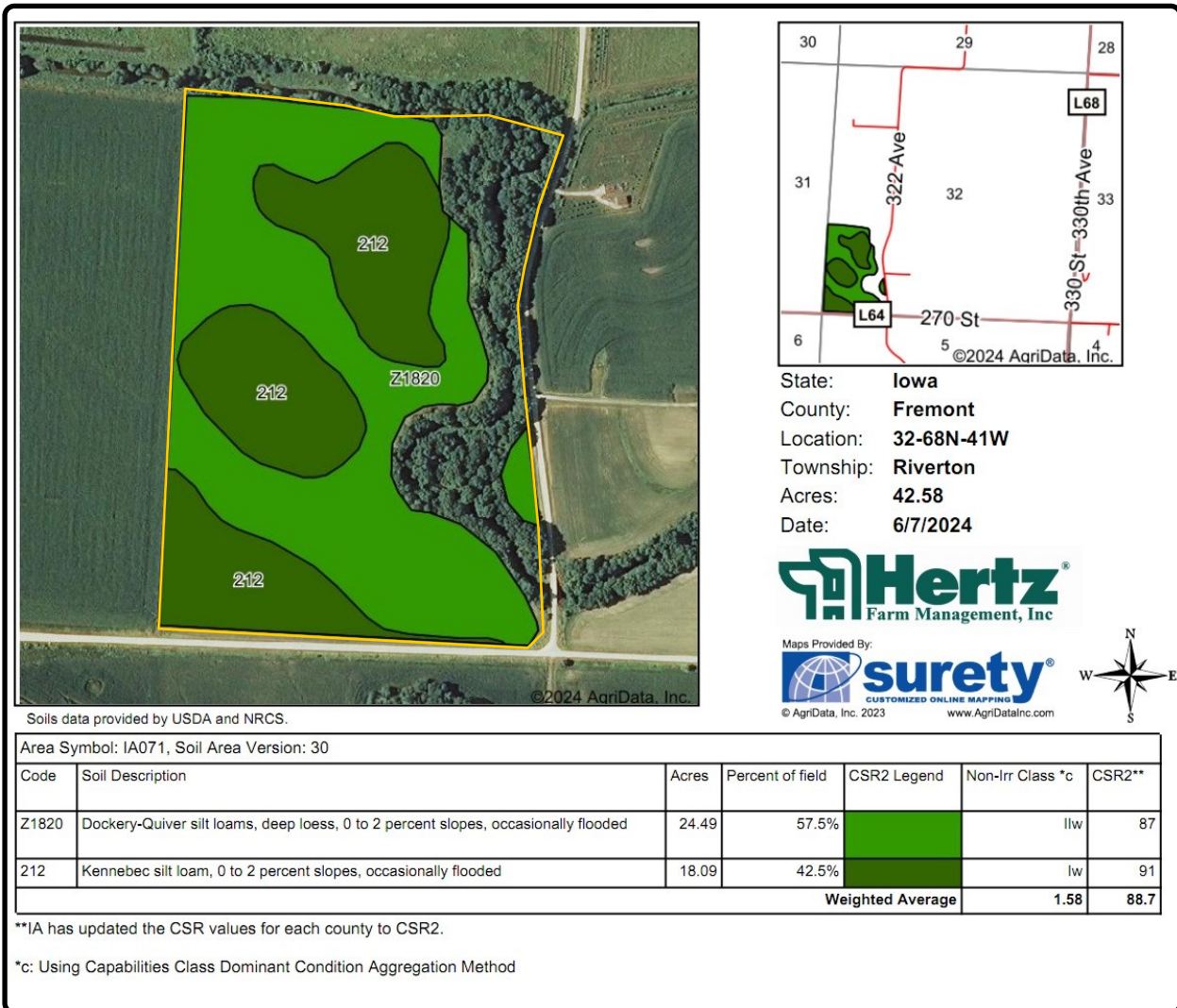
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Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

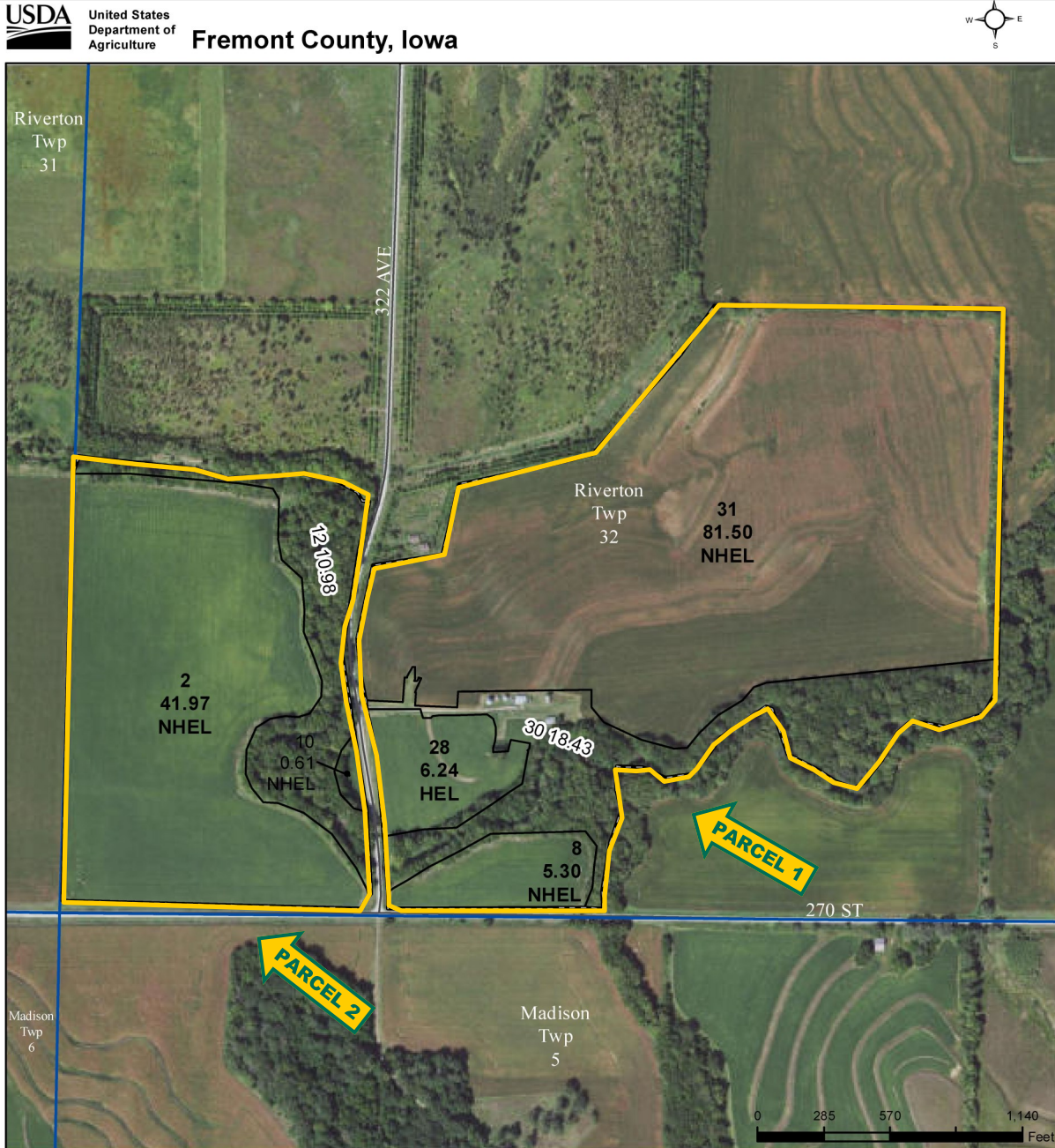
None.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, 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 - 93.04 FSA/Eff. Crop Acres
Parcel 2 - 42.58 FSA/Eff. Crop Acres



- Legend**
- Non-Cropland
 - Cropland
 - CRP
 - Tract Boundary
 - Iowa PLSS
 - Iowa Roads
- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

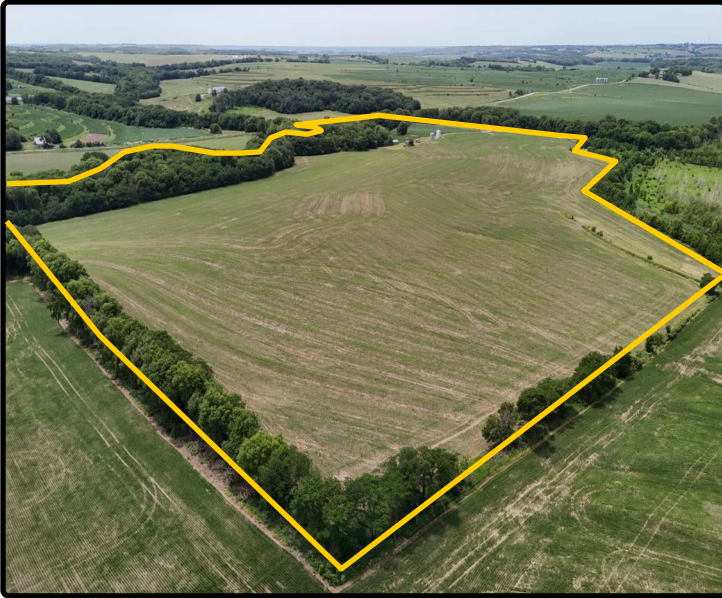
Tract Cropland Total: 135.62 acres

2023 Program Year
 Map Created April 28, 2023
Farm 4000
Tract 3676

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Parcel 1 - Looking Southwest



Parcel 1 - Looking Northeast



Parcel 1 - Looking Southeast



Parcel 1 - Looking East



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Parcel 1 - Facing West at Grain Bins



Parcel 1 - Looking East



Parcel 1 - Looking Northeast



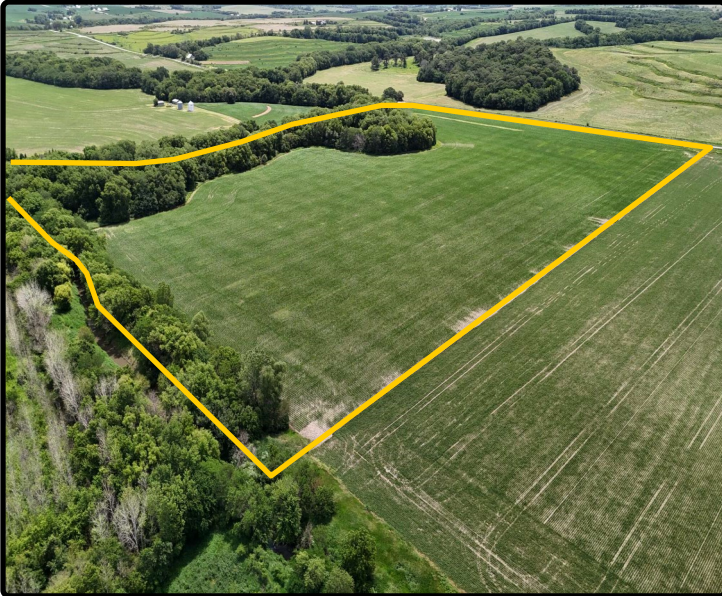
Parcel 1 - Looking East



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Parcel 2 - Looking Southeast



Parcel 2 - Looking Northwest



Parcel 2 - Looking Southwest



Parcel 2 - Looking North



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Bid Deadline: **Fri., Aug. 2, 2024**

Time: **2:00 P.M., CST**

Mail To:

**Hertz Farm Management
Attn: Scott Henrichsen, AFM
11717 M Circle
Omaha, NE 68137**

Sellers

John M. Wanamaker Revocable Trust
& Jean Good Revocable Trust

Agency

Hertz Farm Management and their
representatives are Agents of the Seller.

Attorney

Steven H. Krohn
Evans & Dixon, LLC

Method of Sale

- Parcels will be offered individually and in combination with the property being offered to the high bidder(s) in the manner resulting in the highest total sale price.
- 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 Farm Management 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, Scott Henrichsen, AFM at cell phone number 716-310-0466 or office phone number 402-697-7500.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Omaha, NE Hertz office, on or before Friday, August 2, 2024 by 2p.m., CST. The Seller will accept or reject all bids by 2 p.m., CST on Monday, August 5, 2024, 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. A 1.5% Buyers Premium will be added to the final bid price to arrive at the final contract price. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before September 13, 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.

Survey

If parcels sell to different buyers, a survey will be completed at the Seller’s expense and final sale price will be adjusted up or down based on final surveyed acres.

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. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

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