

ACREAGE:

DATE:

RETURN BIDS TO:

232.63 Acres, m/l
In 2 Parcels
Tama County, IA

Bid Deadline:
August 22, 2024
12:00 Noon, CDT

Hertz Real Estate Services
Cedar Falls, IA



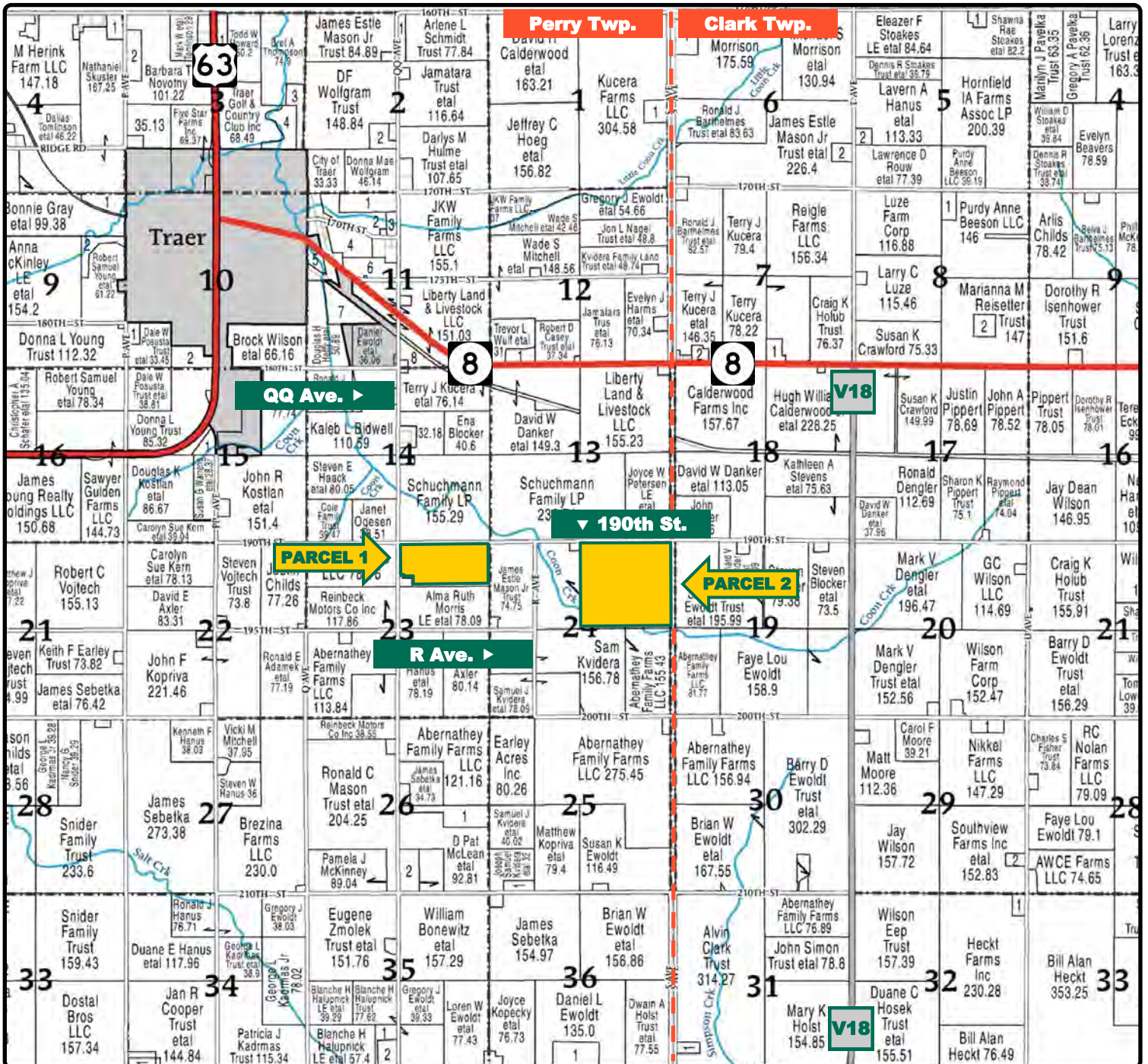
Property Key Features

- Located 2 Miles Southeast of Traer, Iowa
- Highly Tillable Parcels with 88.10 CSR2 on Parcel 1 & 92.80 CSR2 on Parcel 2
- Well-Maintained Tracts of Land Located in a Strong Farming Community

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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Cal Wilson
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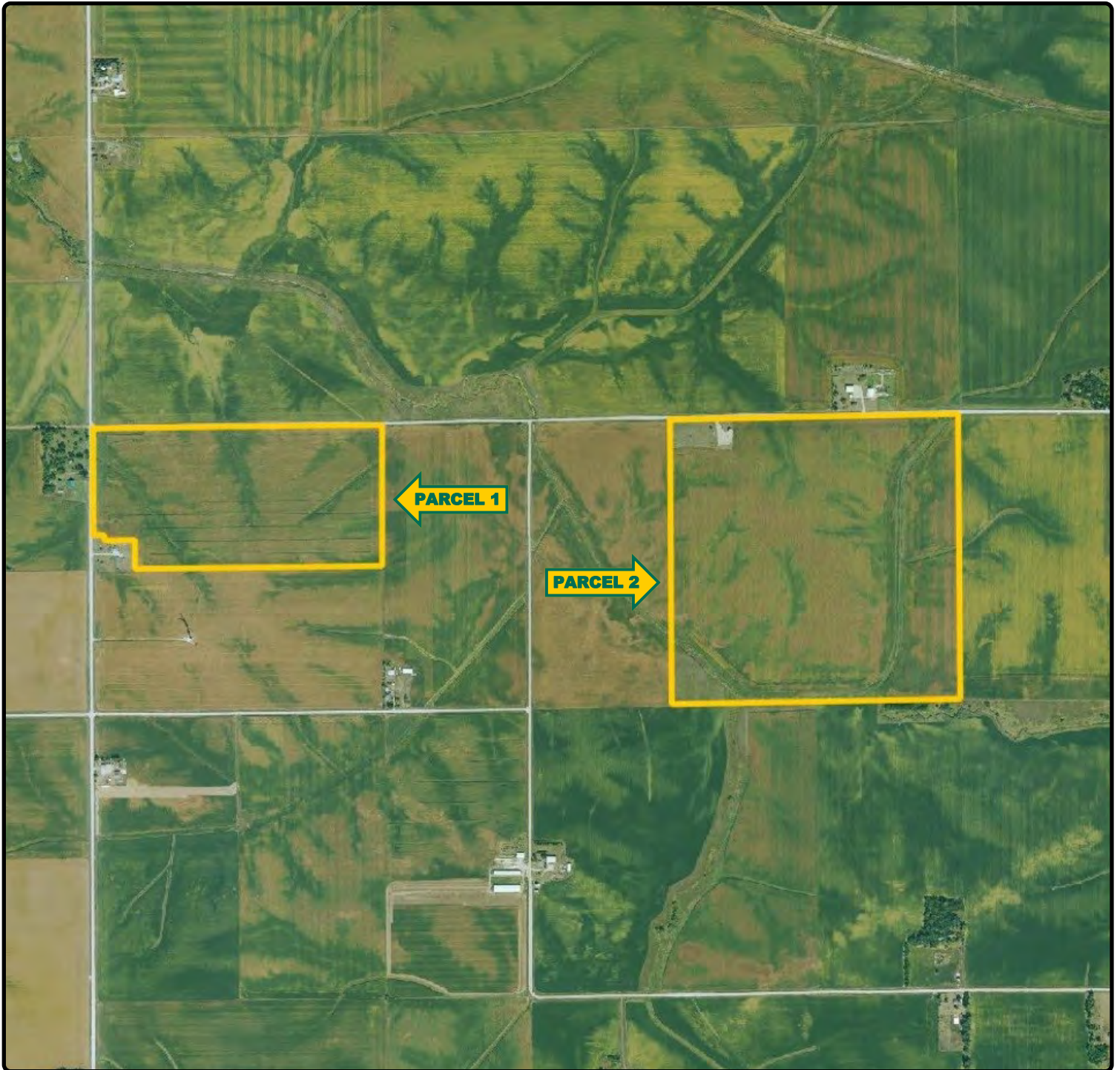
Map reproduced with permission of Farm & Home Publishers, Ltd.

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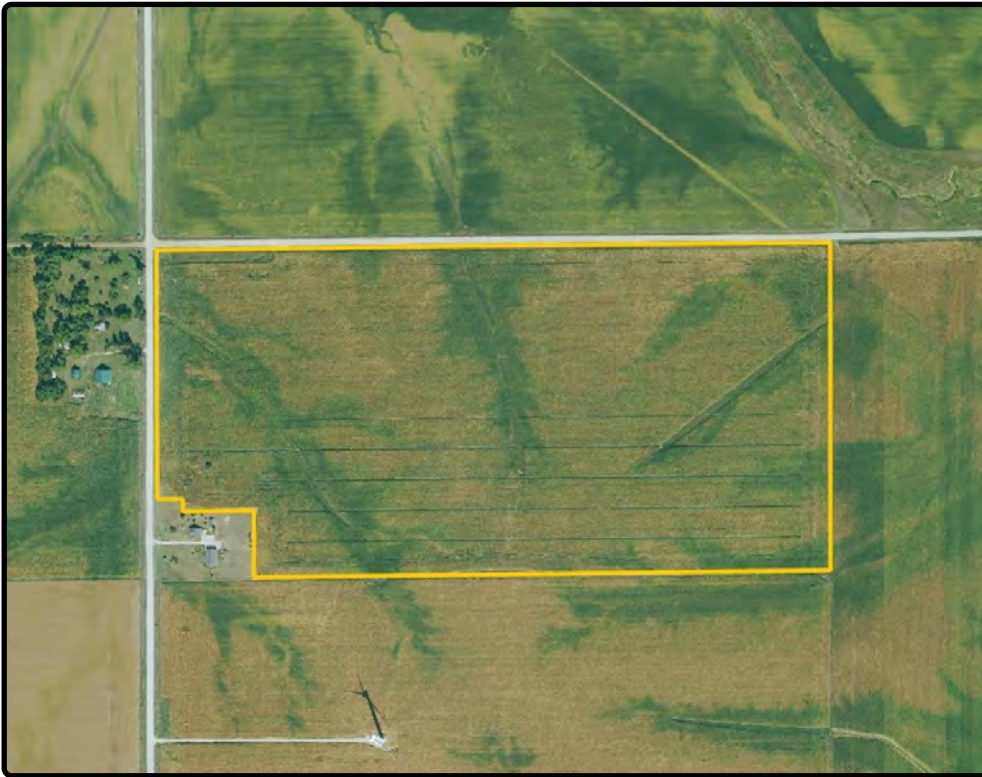
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Parcel 1

FSA/Eff. Crop Acres:	75.36
Corn Base Acres:	46.88
Bean Base Acres:	28.48
Soil Productivity:	88.10 CSR2

Parcel 1 Property Information 74.63 Acres, m/l

Location

From Traer: go east on Hwy 8 for 1 mile, then south on QQ Ave. for 1 mile. Property is on the southeast corner of QQ Ave. and 190th St.

Legal Description

NW¼ NE¼, excluding 2.37 acres m/l in Southwest corner, and NE¼ NE¼ all in Section 23, Township 85 North, Range 14 West of the 5th P.M., Tama Co., IA. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2023 - 2024: \$2,742.00
Net Taxable Acres: 74.63

Tax per Net Taxable Acre: \$36.74
Tax Parcel ID #: 0723200005 & 0723200007

Lease Status

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

FSA Data

Farm Number 2793, Tract 797
FSA/Eff. Crop Acres: 75.36
Corn Base Acres: 46.88
Corn PLC Yield: 194 Bu.
Bean Base Acres: 28.48
Bean PLC Yield: 57 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soil is Dinsdale. CSR2 on the FSA/Eff. crop acres is 88.10. See soil map for detail.

Mineral Rights

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

Fertility Data

Fertility data available upon request. Contact agent for details.

Land Description

Nearly level to moderately sloping.

Drainage

Natural with some tile. Contact agent for tile maps.

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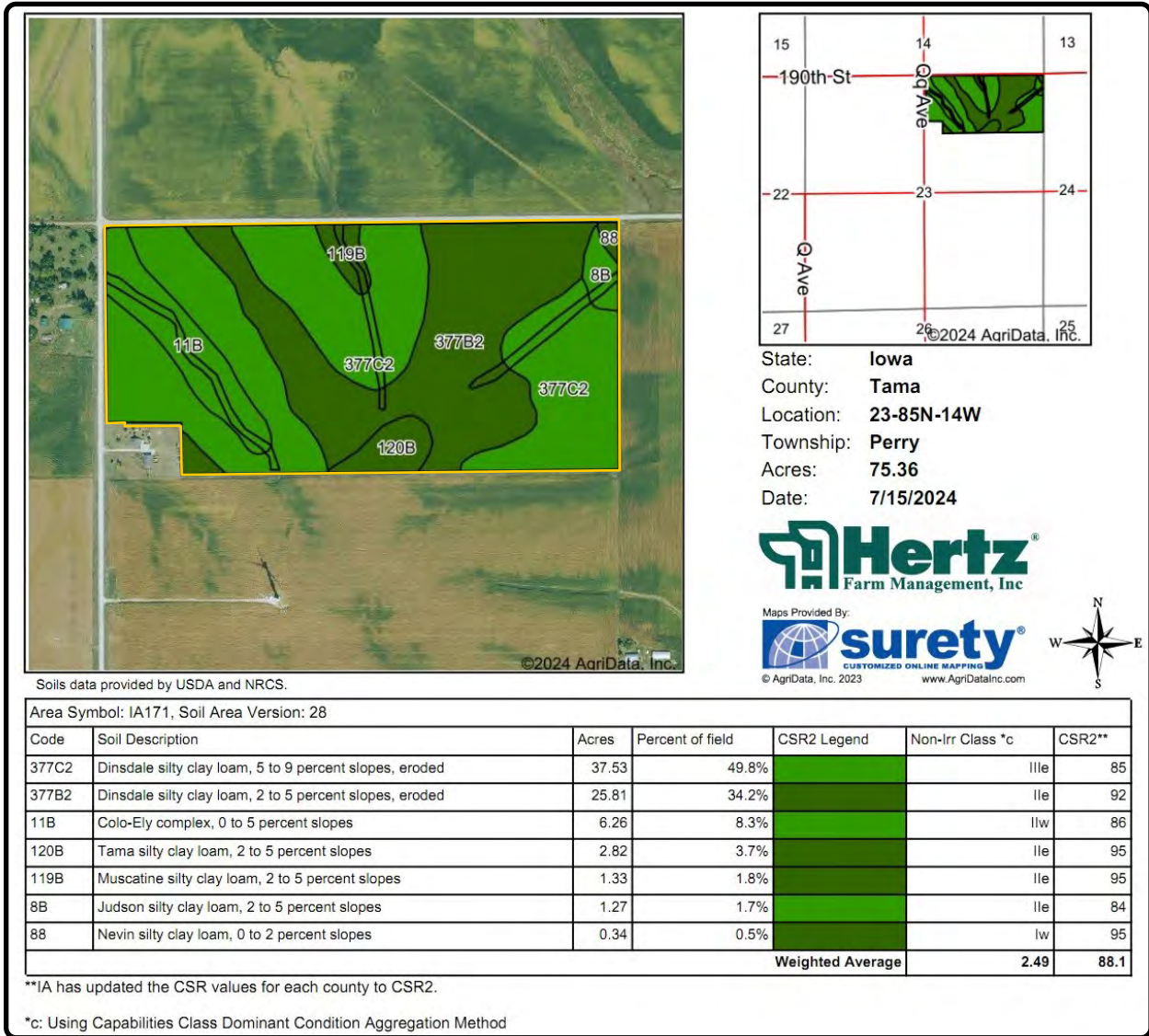
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Buildings/Improvements

None.

Water & Well Information

A capped well is located in the southwest corner of the property. Contact agent for details.

Comments

Highly tillable tract of land with an 88.10 CSR2.

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Parcel 2

FSA/Eff. Crop Acres:	151.89
Corn Base Acres:	92.30
Bean Base Acres:	51.79
Soil Productivity:	92.80 CSR2

Parcel 2 Property Information 158.00 Acres, m/l

Location

From Traer: go east on Hwy 8 for 1 mile, then south on QQ Ave. for 1 mile, and then east on 190th St. for 1 mile. Property is on the south side of the road.

Legal Description

NE¼ of Section 24, Township 85 North, Range 14 West of the 5th P.M., Tama Co., IA. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2023 - 2024: \$6,010.00
Net Taxable Acres: 158.00
Tax Parcel ID #s: 0724200001, 0724200002, 0724200003 & 0724200004

Lease Status

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

FSA Data

Farm Number 2793, Tract 796
FSA/Eff. Crop Acres: 151.89
Corn Base Acres: 92.30
Corn PLC Yield: 194 Bu.
Bean Base Acres: 51.79
Bean PLC Yield: 57 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soil is Tama. CSR2 on the FSA/ Eff. crop acres is 92.80. See soil map for detail.

Mineral Rights

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

Fertility Data

Fertility data available upon request. Contact agent for details.

Land Description

Nearly level to moderately sloping.

Drainage

Natural with some tile. Contact agent for tile maps.

Buildings/Improvements

None. The grain bin in the property photos will be dismantled and removed prior to closing and will not be included in the sale of the property. Contact agent for details.

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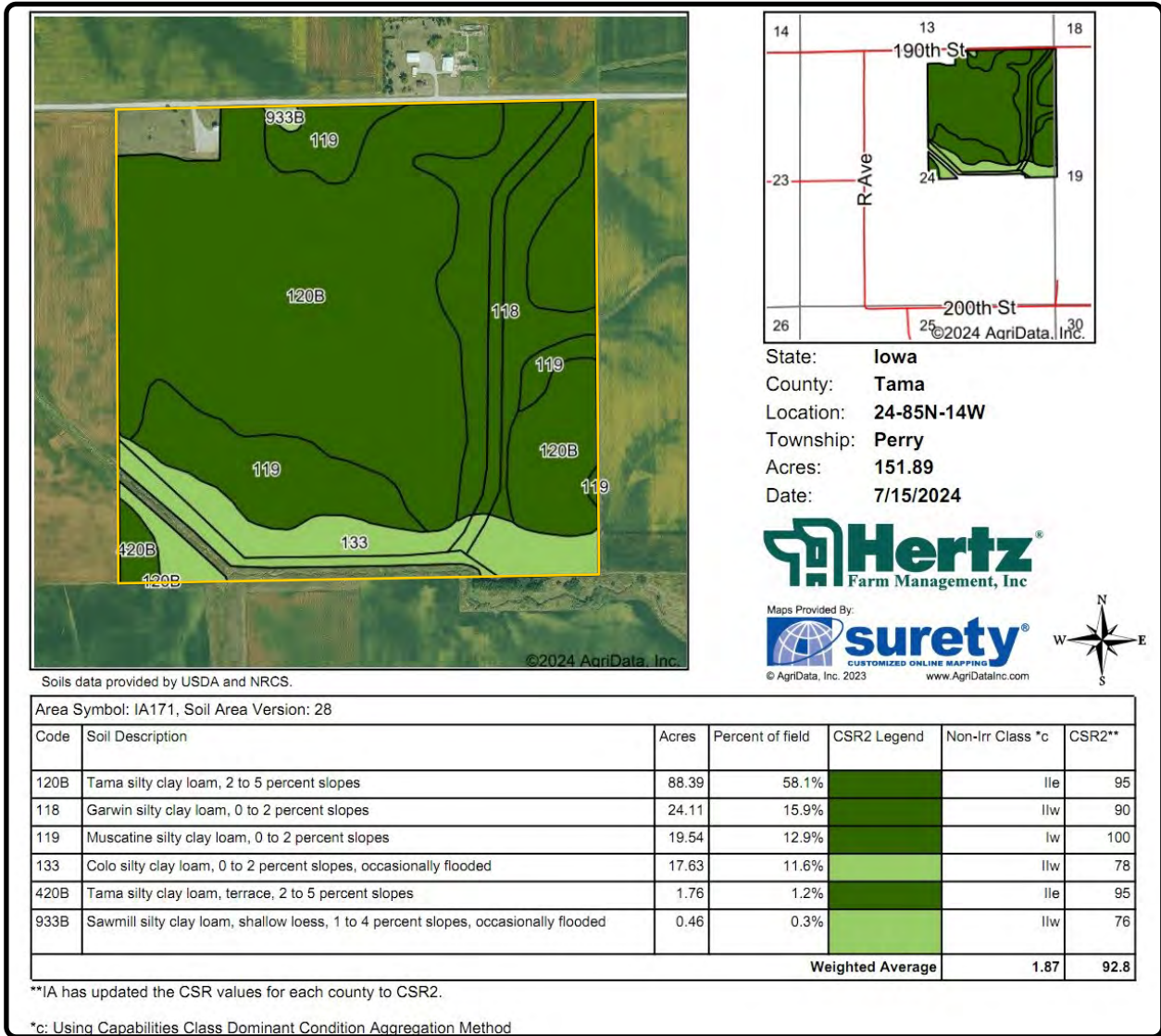
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Water & Well Information

There is a well located in the northwest corner of the property. Well condition is unknown. Contact agent for details.

Comments

Highly tillable tract of land with a 92.80 CSR2.

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 - Southeast looking Northwest



Parcel 1 - West looking East



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Parcel 2 - Northwest looking Southeast



Parcel 2 - Northeast looking Southwest



Parcel 2 - West looking East



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Bid Deadline: Thur., Aug. 22, 2024

Time: 12:00 Noon, CDT

Mail To:

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

Sellers

Joyce W. Petersen Revocable Trust &
Dwayne Petersen Revocable Trust

Agency

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

Attorney

Jessica A. Doro
Bradley & Riley PC

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, August 22, 2024 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 12:00 Noon, on Friday, August 23, 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 October 30, 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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