

**ACREAGE:**

**90.36 Acres, m/l**  
Butler County, IA

**DATE:**

Bid Deadline:  
**August 29, 2024**  
**12:00 Noon, CDT**

**RETURN BIDS TO:**

**Hertz Real Estate  
Services**  
Cedar Falls, IA



### Property Key Features

- Located on the Western Edge of Shell Rock, Iowa
- Additional Property Income From a Cell Tower
- 96% Tillable with a 63.50 CSR2

**Cal Wilson**

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**319-234-1949**

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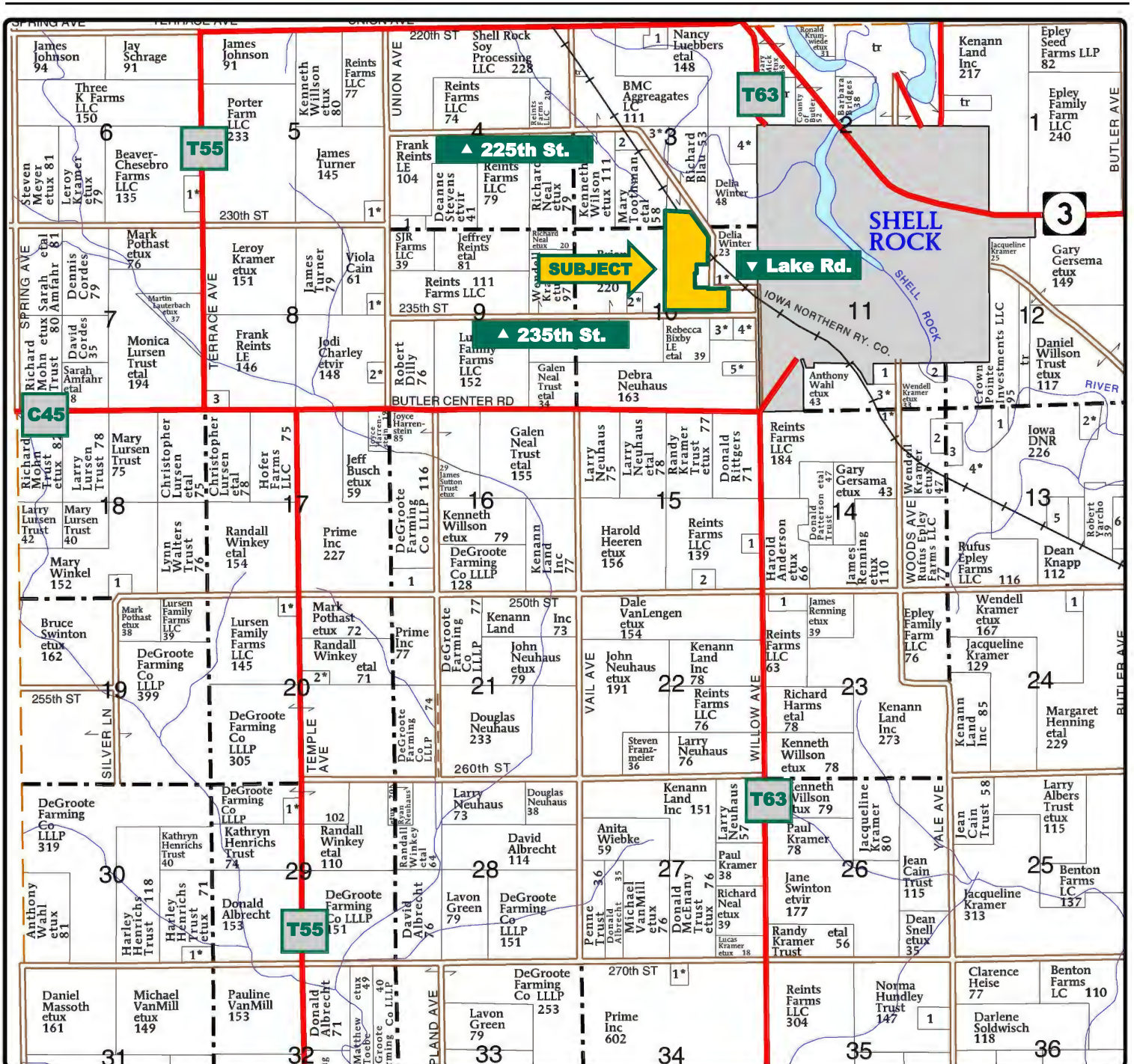
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<b>FSA/Eff. Crop Acres:</b>	<b>86.37</b>
<b>Corn Base Acres:</b>	<b>52.40</b>
<b>Bean Base Acres:</b>	<b>33.97</b>
<b>Soil Productivity:</b>	<b>63.50 CSR2</b>

## Property Information

**90.36 Acres, m/l**

### Location

**From Shell Rock:** Go ¼ mile west on 235th St. The property is located on the north side of the road.

### Legal Description

Part of the SW¼ SE¼ of Section 3 and part of the NW¼ NE¼; part of the SW¼ NE¼; part of the SE¼ NE¼ of Section 10, all in Township 91 North, Range 15 West of the 5th P.M., Butler Co., IA.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$2,322.00  
Net Taxable Acres: 90.36  
Tax per Net Taxable Acre: \$25.69  
Tax Parcel ID #s: 1210200048 & 1203400043

### Lease Status

Leased through the 2024 crop year.

### FSA Data

Part of Farm Number 6496, Tract 7202  
FSA/Eff. Crop Acres: 86.37  
Corn Base Acres: 52.40  
Corn PLC Yield: 131 Bu.  
Bean Base Acres: 33.97  
Bean PLC Yield: 41 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Flagler, Spillville, and Raddle. CSR2 on the FSA/Eff. crop acres is 63.50. 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

Level to gently sloping.

### Drainage

Natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Cal Wilson

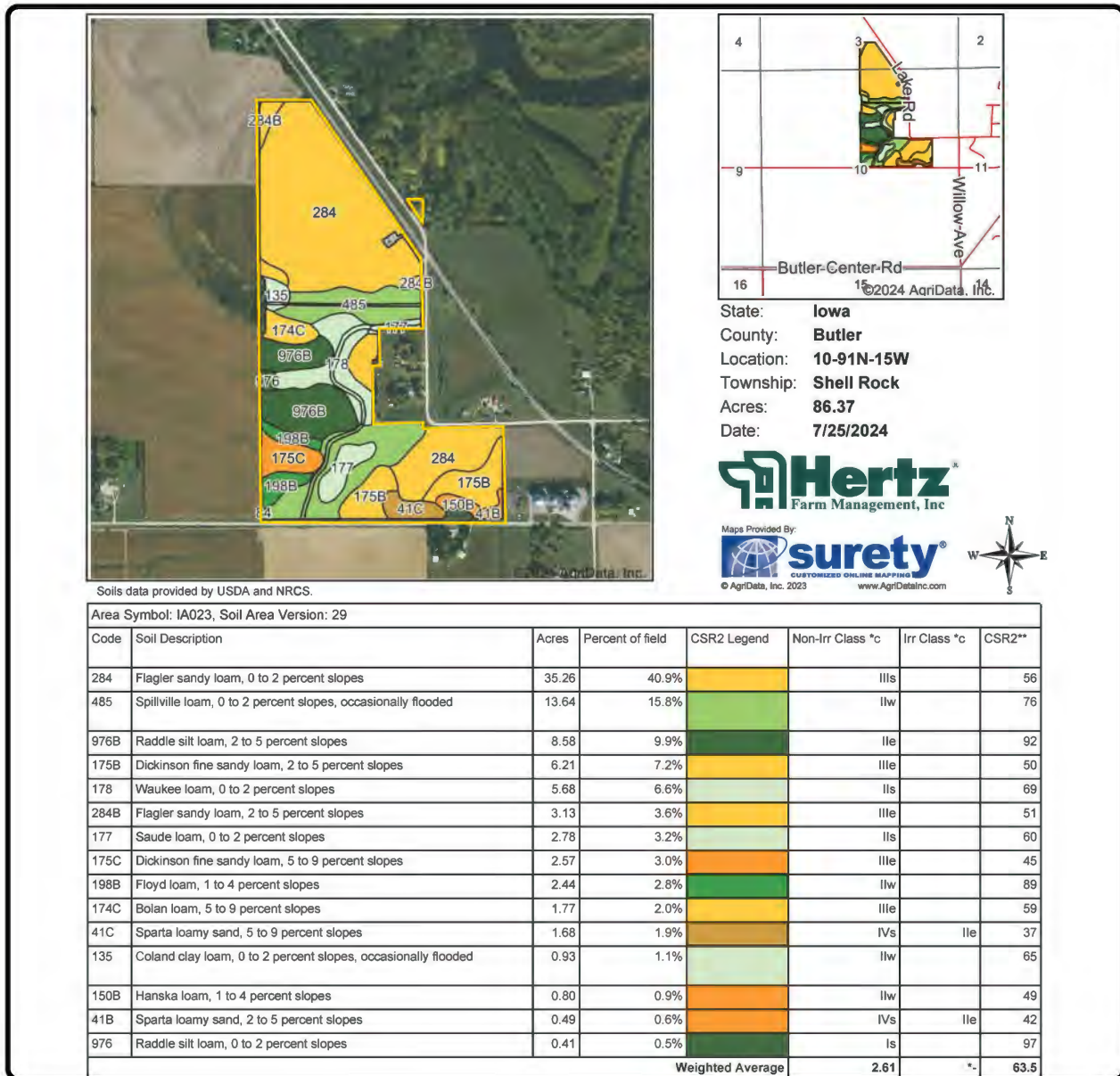
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### Cell Tower Ground Lease

Property includes 3.94 acres, m/l, ground lease with US Cellular. The cell tower is located west of Lake Rd. in the northeastern part of the property. Contact agent for payment details and a copy of the Lease Agreement.

*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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Northwest looking Southeast



South looking North



West looking East



View of Cell Tower



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Bid Deadline: **Thur., Aug.29, 2024**

Time: **12:00 Noon, CDT**

Mail To:

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

### **Sellers**

Sheryl Reed & Brenda Glasow

### **Agency**

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

### **Method of Sale**

- This property will be offered as a single tract of land.
- 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 29, 2024 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 12:00 Noon, on Friday, August 30, 2024, and all bidders will be notified shortly thereafter.

### **Terms of Possession**

The winning bidder 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 24, 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 and Cell Tower Ground Lease payment 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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