

ACREAGE:

240.56 Acres, m/l
In 2 Parcels
Butler County, IA

DATE:

Bid Deadline:
October 3, 2024
12:00 Noon, CDT

RETURN BIDS TO:

Hertz Real Estate Services
Cedar Falls, IA



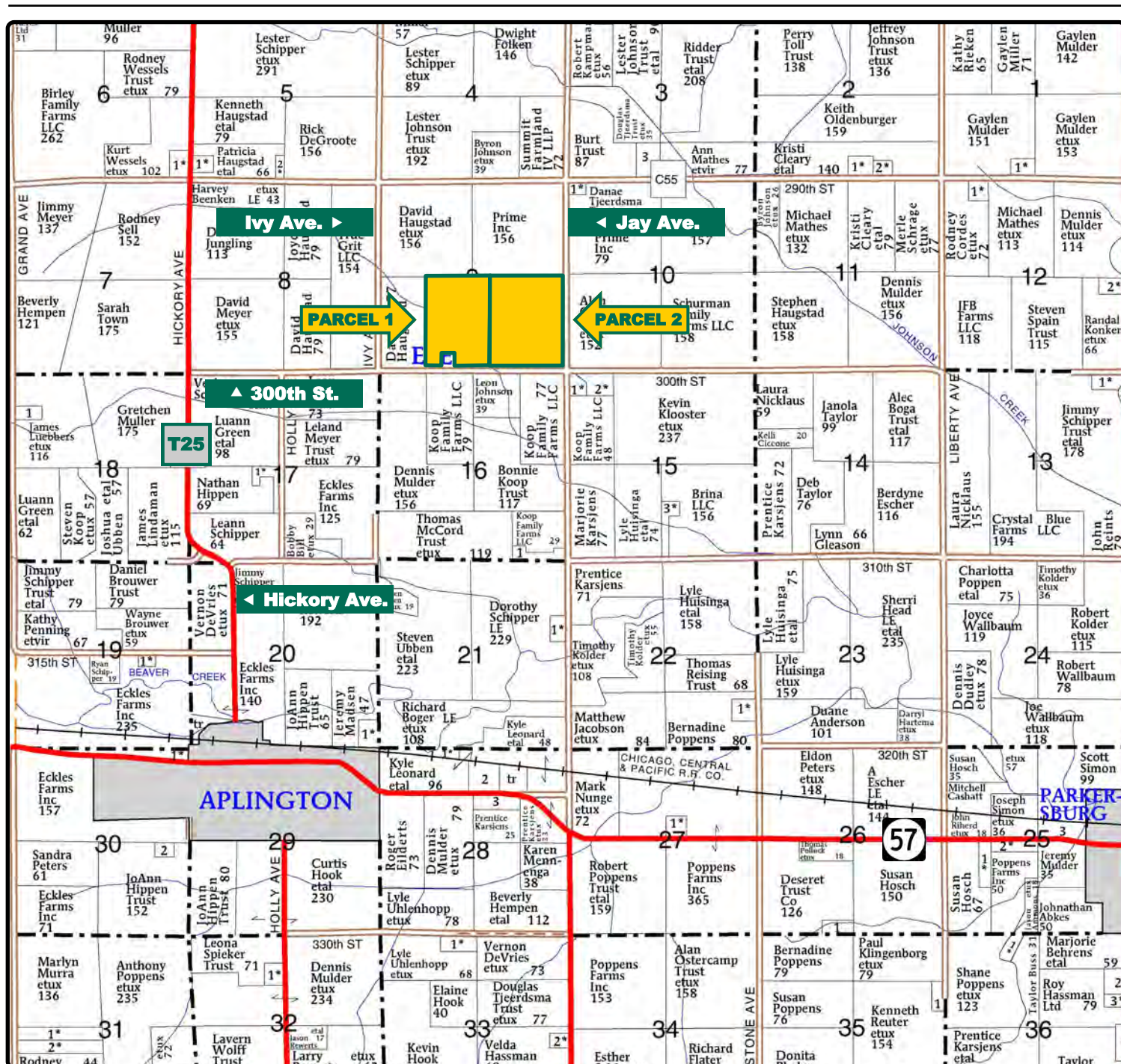
Property Key Features

- Located 2 Miles Northeast of Aplington, Iowa
- Highly Tillable Farms with 90.00 CSR2 on Parcel 1 and 92.30 CSR2 on Parcel 2
- Top-End Quality Farms in a Strong Farming Community

Elliott Siefert
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319-540-2957
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6314 Chancellor Dr. / P.O. Box 1105
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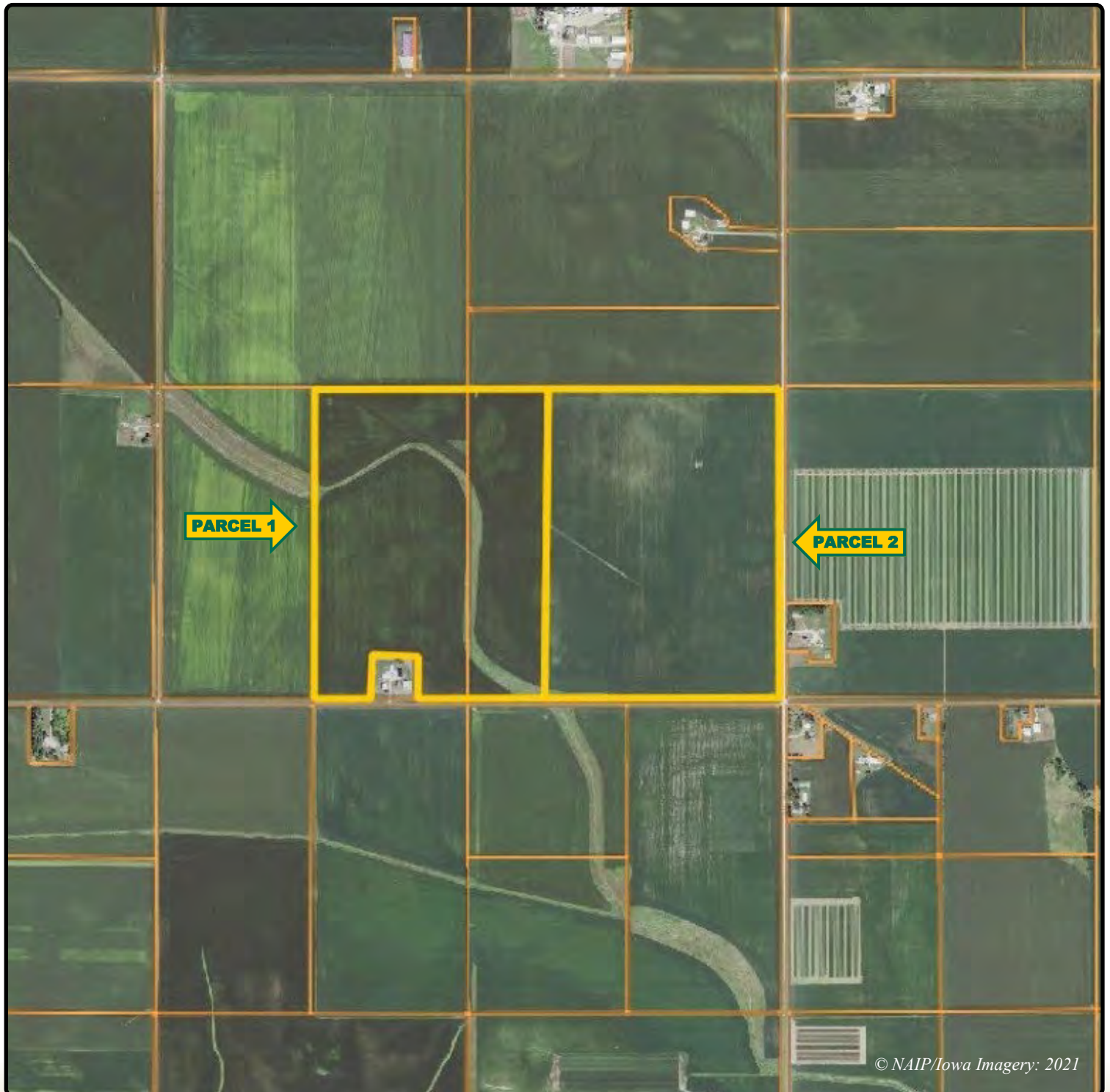
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Parcel 1

FSA/Eff. Crop Acres: 107.00*

Corn Base Acres: 56.87*

Bean Base Acres: 48.88*

Soil Productivity: 90.00 CSR2

**Acres are estimated.*

Parcel 1 Property Information 116.77 Acres, m/l

Location

From Aplington: Go north on Hickory Ave. / Co. Rd. T25 for 2 miles and then east on 300th St. for 1½ miles. Property is located on the north side of the road.

Legal Description

E½ SW¼, excluding Parcel B; and the W¼ SE¼ all in Section 9, Township 90 North, Range 17 West of the 5th P.M., Butler Co., IA.

Real Estate Tax

Taxes Payable 2024 - 2025: \$4,492.00*
Surveyed Acres: 116.77
Net Taxable Acres: 116.31*
Tax per Net Taxable Acre: \$38.62*

Tax Parcel ID #: 1409300042 and part of 1409400040

**Taxes estimated due to recent survey of property and tax parcel split. Butler County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2025 crop year.

FSA Data

Part of Farm Number 1145
Part of Tract 2436
FSA/Eff. Crop Acres: 107.00*
Corn Base Acres: 56.87*
Corn PLC Yield: 173 Bu.
Bean Base Acres: 48.88*
Bean PLC Yield: 50 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Muscatine, Calco, Bremer, and Tama. CSR2 on the estimated FSA/Eff. crop acres is 90.00. 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.

Drainage

Tiled. Contact agent for tile maps.

Buildings/Improvements

None.

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Water & Well Information

None.

Survey

Parcel has recently been surveyed.

Easement

If parcels 1 and 2 sell to separate buyers, an easement will be granted across the southwest portion of parcel 2 granting access to parcel 1. Contact agent for details.

Comments

High-Quality farm located just northeast of Aplington, Iowa.

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Parcel 2

FSA/Eff. Crop Acres: 119.12*
Corn Base Acres: 64.13*
Bean Base Acres: 55.12*
Soil Productivity: 92.30 CSR2

**Acres are estimated.*

Parcel 2 Property Information 123.79 Acres, m/l

Location

From Aplington: Go north on Hickory Ave. / Co. Rd. T25 for 2 miles and then east on 300th St. for 2 miles. Property is located on the north side of the road.

Legal Description

Part of the NW¼ SE¼; NE¼ SE¼; part of the SW¼ SE¼; part of the SE¼ SE¼ of Section 9, Township 90 North, Range 17 West of the 5th P.M., Butler Co., IA.

Real Estate Tax

Taxes Payable 2024 - 2025: \$4,380.00*
 Surveyed Acres: 123.79
 Net Taxable Acres: 115.34*

Tax per Net Taxable Acre: \$37.97*
 Tax Parcel ID #: Part of 1409400040
**Taxes estimated due to recent survey of property and tax parcel split. Butler County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2025 crop year.

FSA Data

Part of Farm Number 1145
 Part of Tract 2436
 FSA/Eff. Crop Acres: 119.12*
 Corn Base Acres: 64.13*
 Corn PLC Yield: 173 Bu.
 Bean Base Acres: 55.12*
 Bean PLC Yield: 50 Bu.
**Acres are estimated pending reconstitution of farm by the Butler*

County FSA office.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Muscatine, Bremer, Dinsdale, and Klinger. CSR2 on the estimated FSA/Eff. crop acres is 92.30. 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.

Drainage

Tiled. Contact agent for tile maps.

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Buildings/Improvements

None.

Water & Well Information

None.

Easement

If parcels 1 and 2 sell to separate buyers, an easement will be granted across the southwest portion of parcel 2 granting access to parcel 1. Contact agent for details.

Survey

Parcel has recently been surveyed.

Comments

High-Quality farm located just northeast of Aplington, Iowa.

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 - Southwest looking Northeast



Parcel 1 - North looking South



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Parcel 2 - South looking North



Parcel 2 - North looking South



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Bid Deadline: Thur., Oct. 3, 2024

Time: 12:00 Noon, CDT

Mail To:

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

Sellers

Christopher Peters & Sandra Peters

Agency

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

Attorney

Dave Kuehner
Shepard, Gibson, Lievens & Kuehner

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, October 3, 2024 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 12:00 Noon, CDT on October 4, 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 December 5, 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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