

**ACREAGE:**

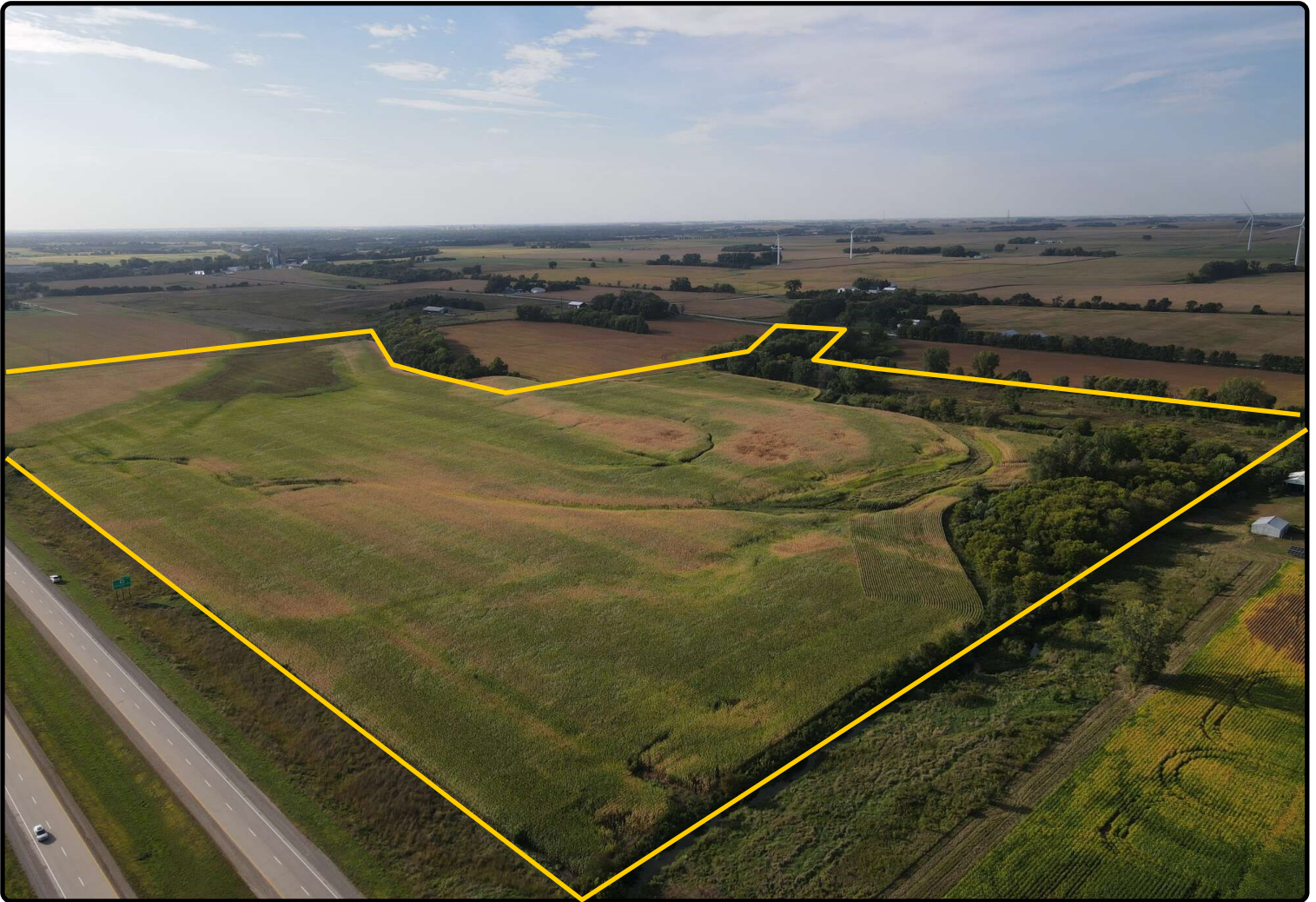
**91.67 Acres, m/l**  
Cerro Gordo County, IA

**DATE:**

Bid Deadline:  
**November 5, 2024**  
**12:00 Noon, CST**

**RETURN BIDS TO:**

**Hertz Real Estate**  
**Services**  
Mason City, IA



## Property Key Features

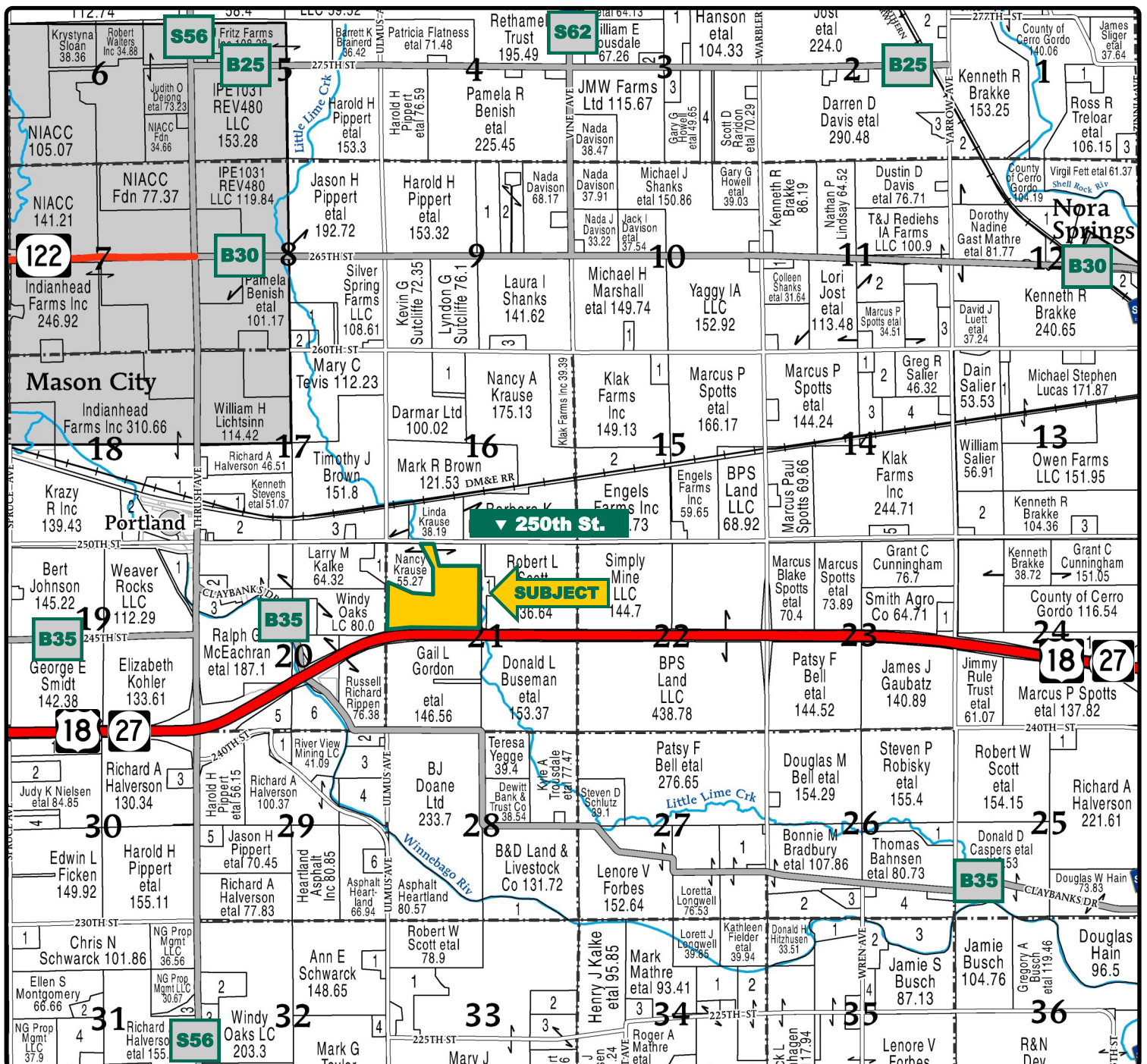
- Located on the North Side of the Avenue of Saints Near the Portland Exit
- 18.13 Acres, m/l, of Recreational Land Located Near Mason City, Iowa
- 73.08 FSA/Eff. Crop Acres with a CSR2 of 71.30 and an Open Lease for 2025

**Jameson Anders**  
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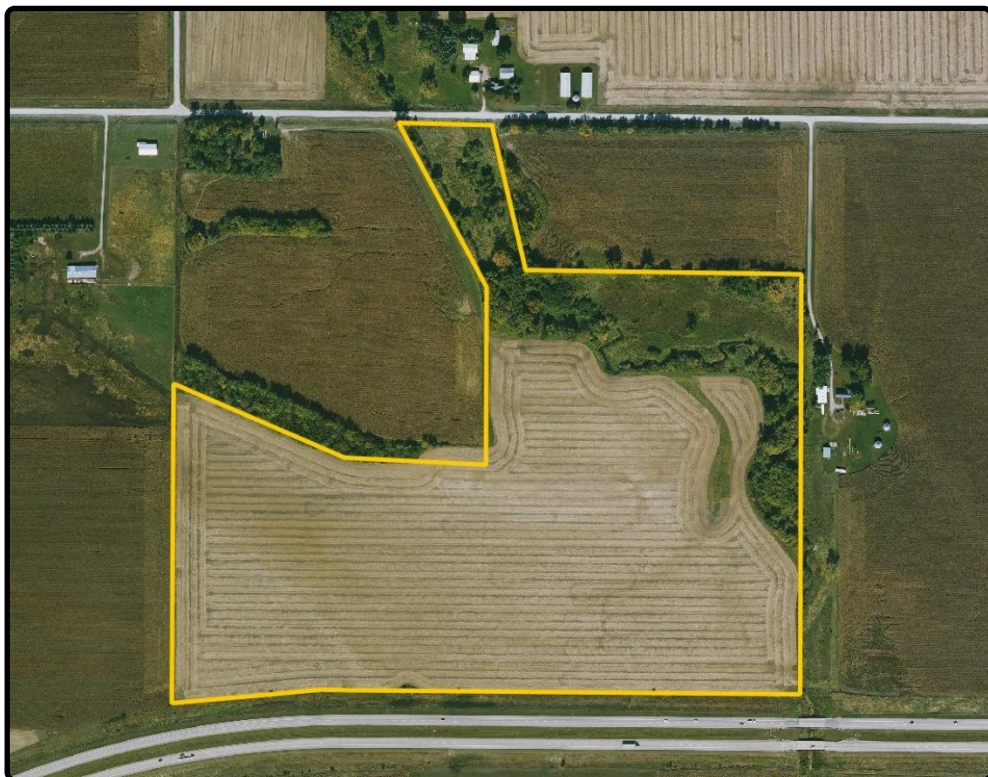


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<b>FSA/Eff. Crop Acres:</b>	<b>73.08</b>
<b>Corn Base Acres:</b>	<b>44.53</b>
<b>Bean Base Acres:</b>	<b>22.50</b>
<b>Soil Productivity:</b>	<b>71.30 CSR2</b>

## Property Information

### 91.67 Acres, m/l

### Location

From Portland: Go east on 250th St. for 1¼ miles. The property is located on the south side of the road.

### Legal Description

Part of the NW¼ NW¼; part of the NE¼ NW¼; part of the SW¼ NW¼; part of the SE¼ NW¼ of Section 21, Township 96 North, Range 19 West of the 5th P.M., Cerro Gordo Co., IA.

### Real Estate Tax

Taxes Payable 2024 - 2025: \$2,218.00  
Gross Acres: 91.67  
Net Taxable Acres: 91.21  
Tax per Net Taxable Acre: \$24.32  
Tax Parcel ID #s: 082110000800, 082110000400, & 082110000600

### Lease Status

Open lease through the 2025 crop year.

### FSA Data

Farm Number 8212, Tract 5251  
FSA/Eff. Crop Acres: 73.08  
Corn Base Acres: 44.53  
Corn PLC Yield: 155 Bu.  
Bean Base Acres: 22.50  
Bean PLC Yield: 46 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soil is Coland. CSR2 on the FSA/ Eff. crop acres is 71.30. See soil map for detail.

### Land Description

Nearly level to strongly sloping.

### Drainage

Natural with some tile. No tile maps available. Property is part of Drainage District #67 and has a 20" county main running through the southwest portion of the farm.

### Buildings/Improvements

None.

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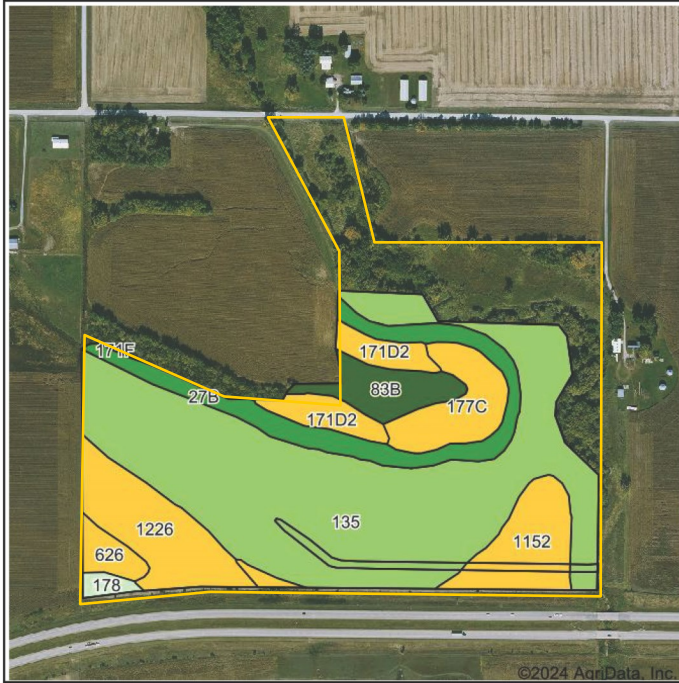
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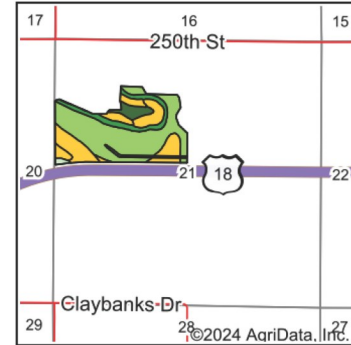
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Cerro Gordo**  
Location: **21-96N-19W**  
Township: **Portland**  
Acres: **73.08**  
Date: **9/23/2024**



Area Symbol: IA033, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	39.65	54.3%		Ilw	76
27B	Terril loam, 2 to 6 percent slopes	7.24	9.9%		Ile	87
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	6.95	9.5%		Ils	59
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	5.55	7.6%		Ilw	54
177C	Saude loam, 5 to 9 percent slopes	4.48	6.1%		Illc	50
171D2	Bassett loam, 9 to 14 percent slopes, eroded	3.61	4.9%		Illc	54
83B	Kenyon loam, 2 to 5 percent slopes	3.49	4.8%		Ile	90
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	1.47	2.0%		Ils	53
178	Waukee loam, 0 to 2 percent slopes	0.64	0.9%		Ils	69
Weighted Average					2.11	71.3

## Water & Well Information

No wells. Little Lime Creek serves as the natural water source for the pasture.

## Property Access

The recreational/pasture acres have gravel access from the north via 250th St. The cropland has a grass lane written easement through the farm that adjoins to the west. Contact agent for details.

## Comments

Multiple opportunities with both tillable and recreational/pasture acres.

## Disclaimers

- This property is being sold by Court order.
- Sale of property will be subject to Court approval; and then property will be conveyed to the successful buyer by Court Officer Deed.

*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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Northeast looking Southwest



Southwest looking Northeast



North looking South



West looking East



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Bid Deadline: **Tues., Nov. 5, 2024**

Time: **12:00 Noon, CST**

Mail To:

**Hertz Real Estate Services**  
**Attn: Jameson Anders**  
**2800 4th St. SW, Suite 7**  
**Mason City, IA 50401**

### **Sellers**

Barbara Paulson, Susan Krause, & Ricky Krause

### **Agency**

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

### **Attorney**

Randall Nielsen

Pappajohn, Shriver, Eide & Nielsen P.C. L

### **Method of Sale**

- This property will be offered as a single tract of land.
- Sale is contingent upon Court approval.

### **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, Jameson Anders at 319-269-7975.

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 Mason City, IA Hertz office, on or before Tuesday, November 5, 2024 by 12:00 Noon, CST. The Seller will accept or reject all bids by 12:00 Noon, CST on November 8, 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 December 11, 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 the acceptance of the bid by Seller, the successful bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. Title will be transferred by Court Officer Deed.

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