

ACREAGE:

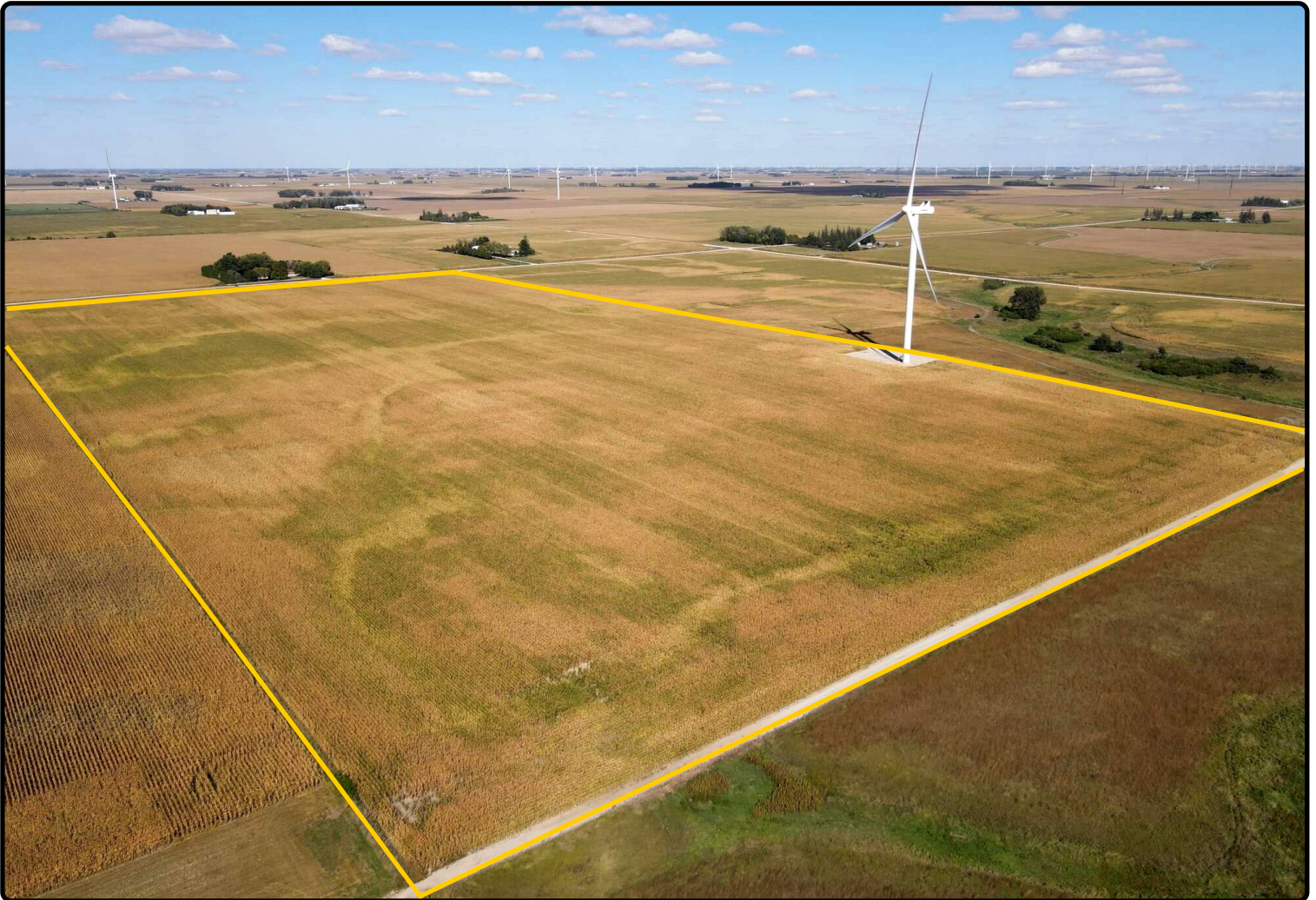
80.00 Acres, m/l
Mitchell County, IA

DATE:

Bid Deadline:
November 6, 2024
12:00 Noon, CST

RETURN BIDS TO:

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



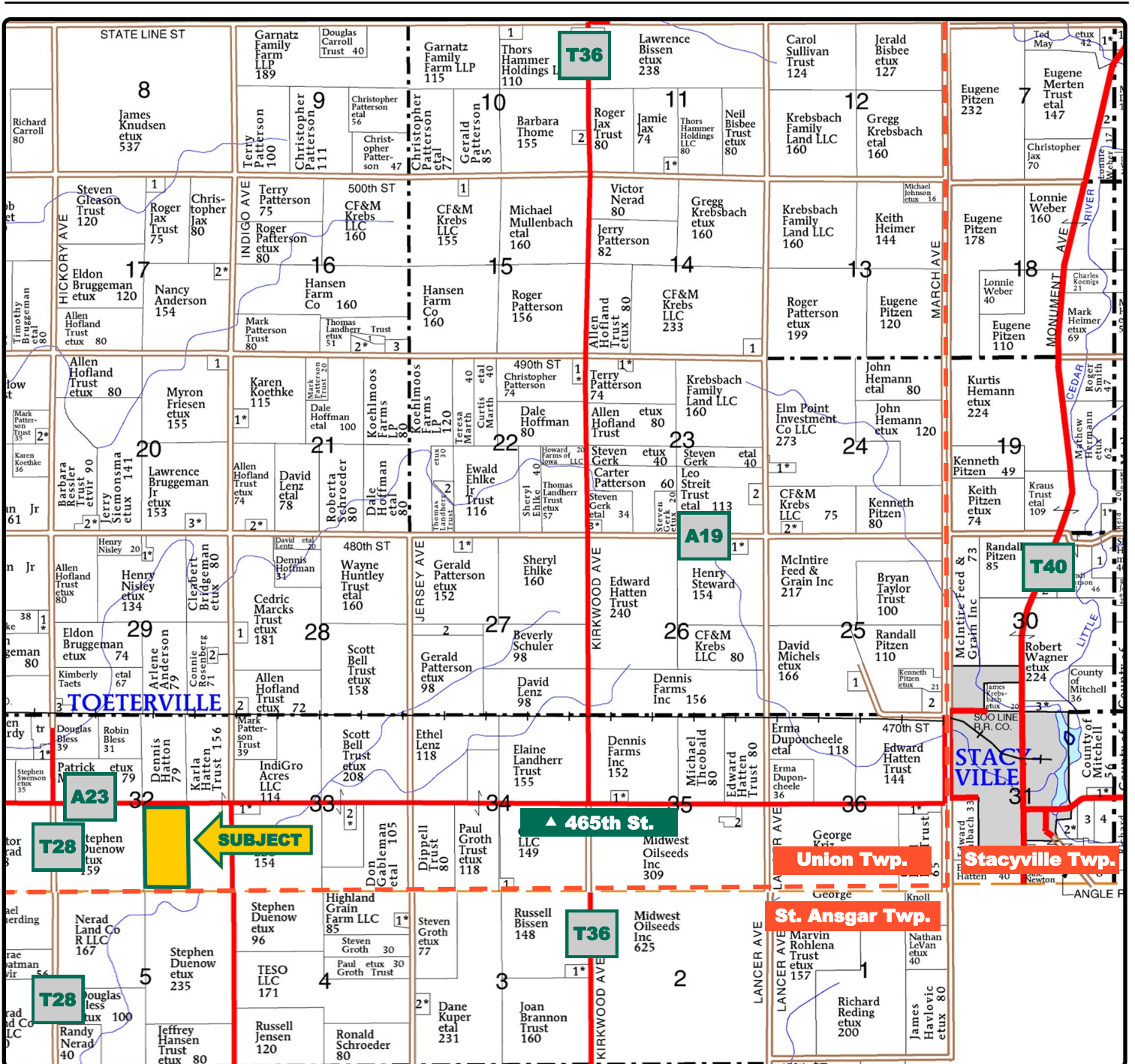
Property Key Features

- Located 4½ Miles West of Stacyville, Iowa Along a Hard-Surfaced Road
- Additional Income From Wind Turbine
- 76.35 FSA/Eff. Crop Acres with a CSR2 of 65.70

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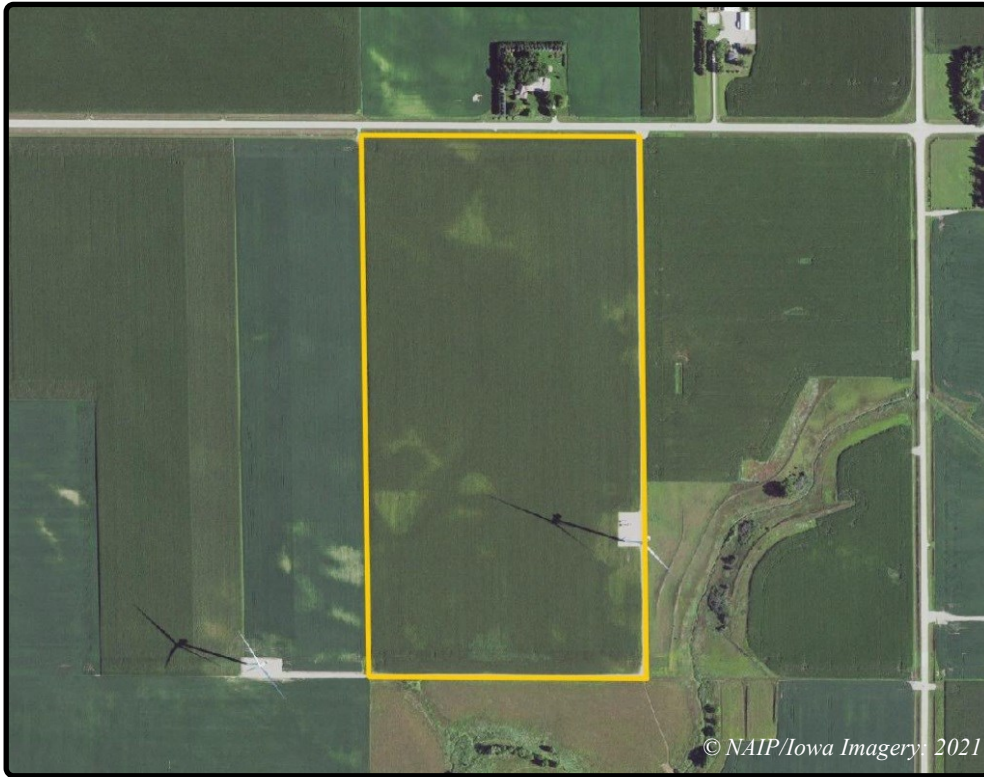


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FSA/Eff. Crop Acres: 76.35
Corn Base Acres: 76.35*
Soil Productivity: 65.70 CSR2

**Acres are estimated.*

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Property Information

80.00 Acres, m/l

Location

From Stacyville: Go west on 465th St. for 4½ miles. Property is located on the south side of the road.

Legal Description

W½ SW¼ of Section 32, Township 100 North, Range 17 West of the 5th P.M., Mitchell Co., IA.

Real Estate Tax

Taxes Payable 2024 - 2025: \$2,154.00
Gross Acres: 80.00
Net Taxable Acres: 78.48
Tax per Net Taxable Acre: \$27.45
Tax Parcel ID #: 0232400001

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 1223, Tract 1520
FSA/Eff. Crop Acres: 76.35
Corn Base Acres: 76.35*
Corn PLC Yield: 137 Bu.
**Acres are estimated pending reconstitution of farm by the Mitchell County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Dickinson-Ostrander, Dickinson, and Ostrander. CSR2 on the FSA/Eff. crop acres is 65.70. 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

Mostly level to slightly rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Wind Turbine

Property contains a wind turbine and generates additional income from it. Contact agent for details.

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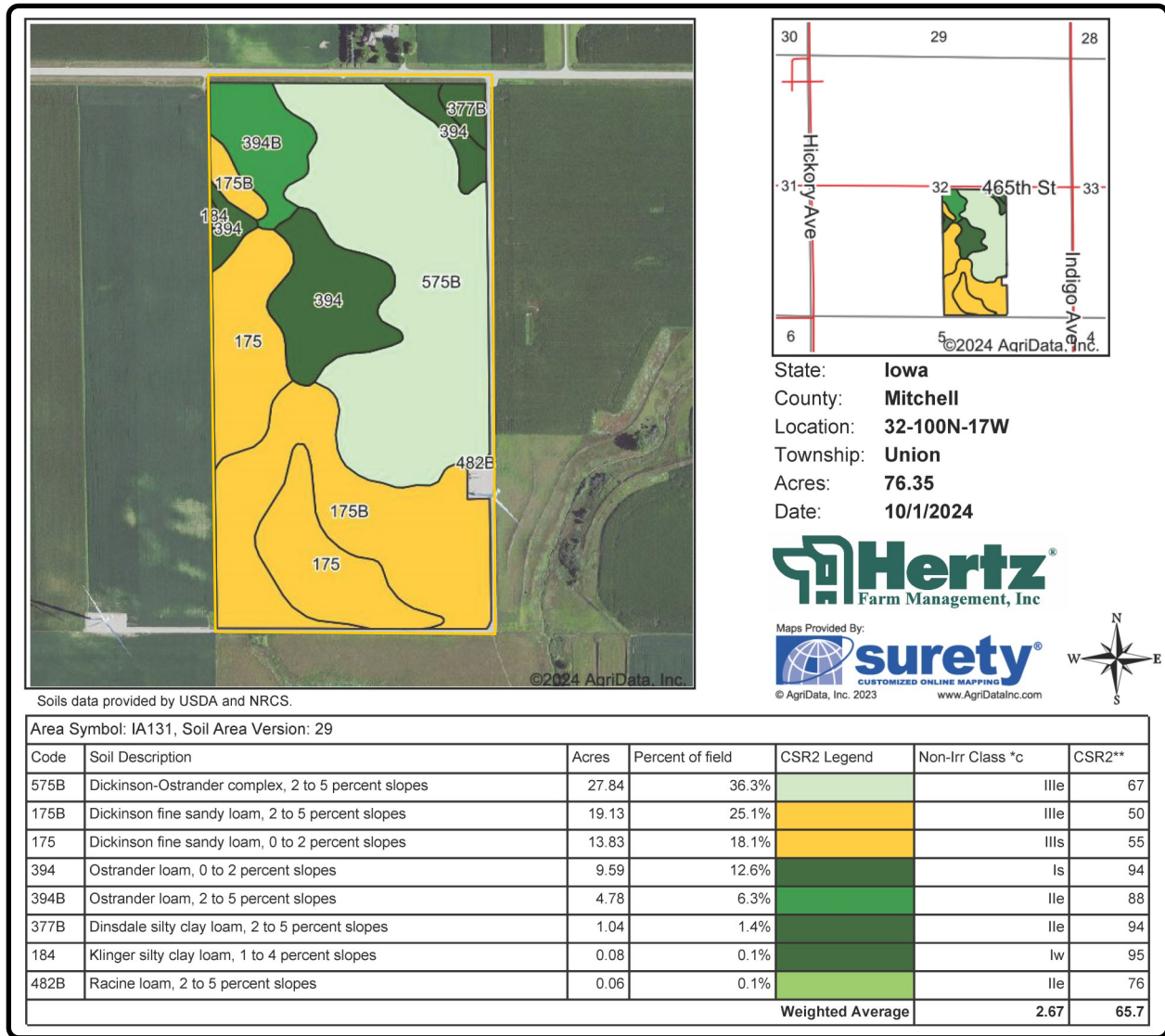
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Wind Turbine Easement

There is an easement on the property allowing access to a wind turbine on a neighboring property. Contact agent for details.

Comments

Mitchell County farm with easy access along a hard-surfaced road and additional income from wind turbine payments.

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



Northeast looking Southwest



Southeast looking Northwest



South looking North



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Bid Deadline: **Wed., Nov. 6, 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**

Seller

Donald Jaspers Trust

Agency

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

Attorney

John Greve
Greve Law Office

Method of Sale

- Parcel 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, 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 Wednesday, November 6, 2024 by 12:00 Noon, CST. The Seller will accept or reject all bids by 12:00 Noon, CST on November 7, 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 17, 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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