



# ONE-CHANCE SEALED BID SALE



**Great Development Potential  
Inside Mason City, IA City Limits**



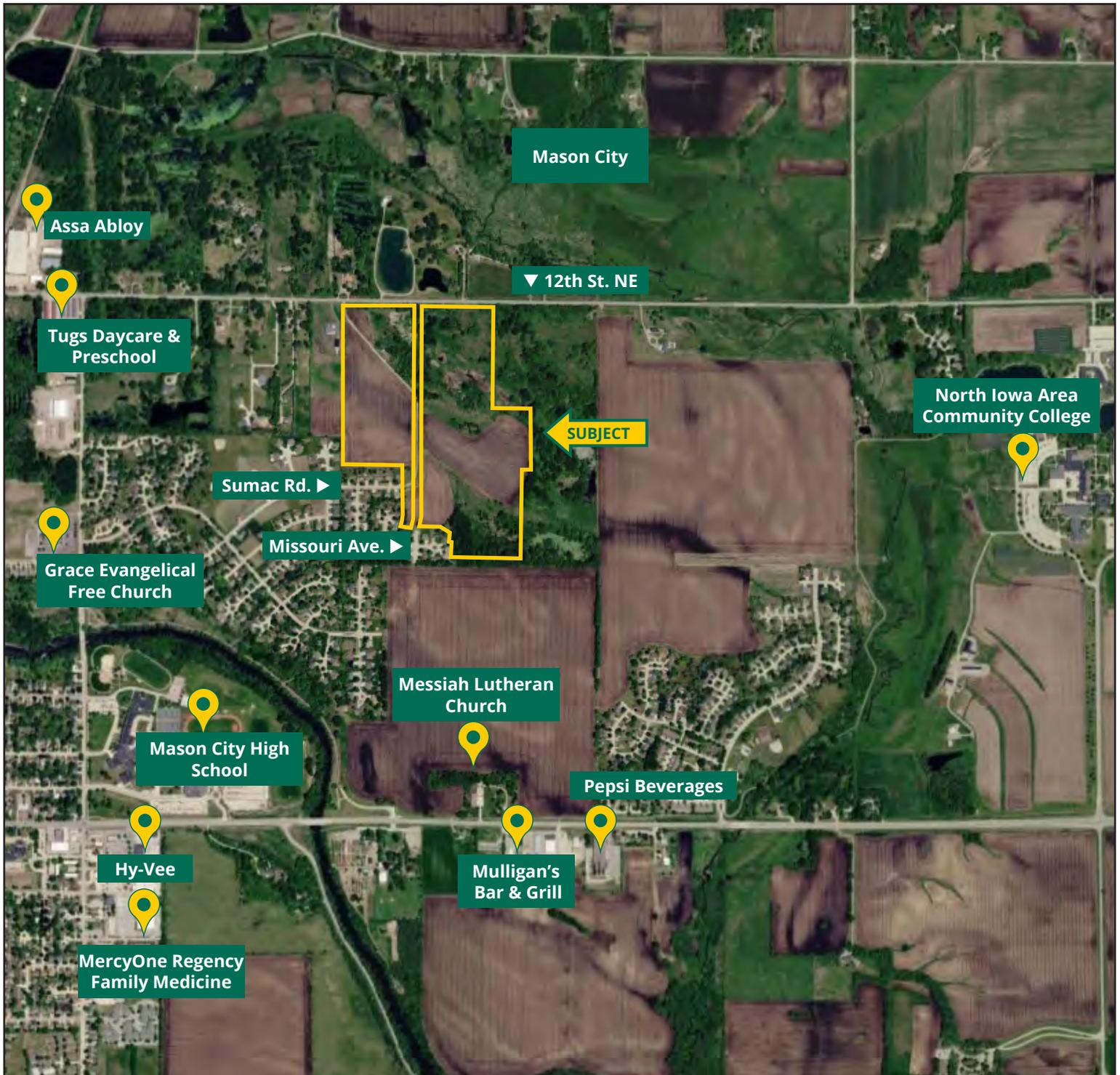
**JAMESON ANDERS**  
*Licensed Salesperson in IA & MN*  
**319.269.7975**  
JamesonA@Hertz.ag



**CARRIE SEIDEL, AFM, CCA**  
*Licensed Broker in IA & MN*  
**563.920.7699**  
CarrieS@Hertz.ag

Bid Deadline:  
**Thursday, April 30, 2026**  
**2:00 p.m, CDT**

**85.25 Acres, m/l**  
Single Parcel  
**Cerro Gordo County, IA**



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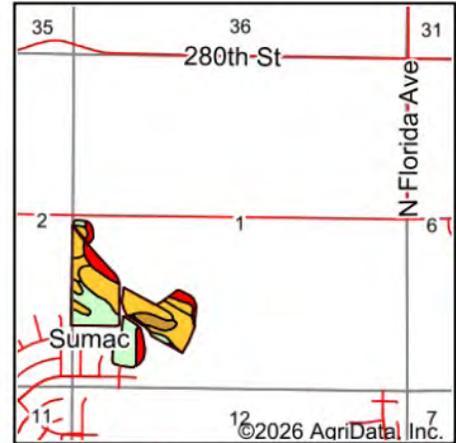
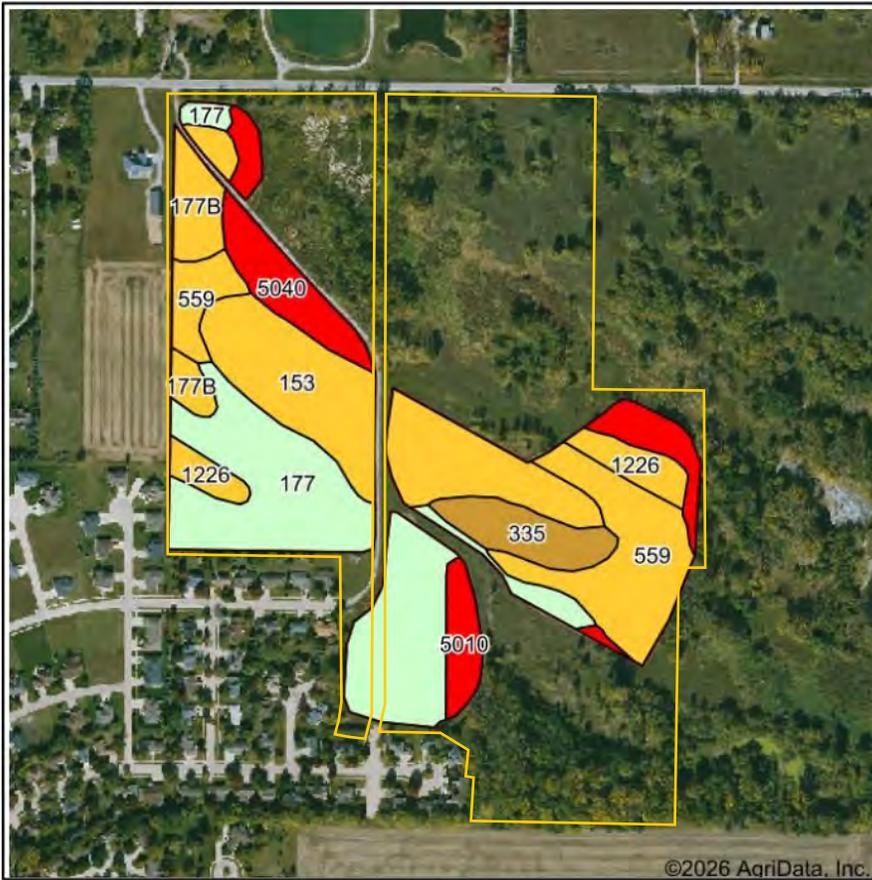
FSA/Eff. Crop Acres: 42.11 | Soil Productivity: 47.10 CSR2



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State: Iowa  
 County: Cerro Gordo  
 Location: 1-96N-20W  
 Township: Mason City  
 Acres: 42.11  
 Date: 3/11/2026



Maps Provided By  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA033, Soil Area Version: 29						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
177	Saude loam, 0 to 2 percent slopes	13.03	30.9%		Ils	60
153	Shandep clay loam, 0 to 1 percent slopes	9.40	22.3%		IIIw	50
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	6.69	15.9%		IIw	54
5040	Anthroportic Udorthents, 2 to 9 percent slopes	4.53	10.8%		Vls	5
177B	Saude loam, 2 to 5 percent slopes	2.65	6.3%		Ils	55
335	Harcot loam, 0 to 2 percent slopes	2.32	5.5%		IIw	36
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	2.01	4.8%		Ils	59
5010	Pits, sand and gravel	1.48	3.5%			0
<b>Weighted Average</b>					*-	<b>47.1</b>

\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

### Location

The property is located on the south side of 12th St. NE within the city limits of Mason City, approximately 1½ miles west of North Iowa Area Community College.

### Simple Legal

Outlots B, C, D, and E Asbury Farm 8th Subdivision, all in Section 1, Township 96 North, Range 20 West of the 5th P.M., Cerro Gordo Co., IA. *Final abstract/title documents to govern legal description.*

### Real Estate Tax

Taxes Payable 2025 - 2026: \$492.00  
Gross Acres: 85.25  
Net Taxable Acres: 84.31  
Tax per Net Taxable Acre: \$5.83

### Zoning

Currently zoned Z2 Sub-Urban District within the city of Mason City.

### Lease Status

Leased through the 2026 crop year.

### FSA Data

Farm Number 6339, Tract 2277  
FSA/Eff. Crop Acres: 42.11  
Corn Base Acres: 42.11  
Corn PLC Yield: 125 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Saude, Shandep, and Talcot. CSR2 on the FSA/Eff. crop acres is 47.10. 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 moderately sloping.

### Drainage

Natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Utilities

A proposed storm sewer alignment and outlet structure are planned for the site. See map for details.

### Easement

An easement will be established to allow for an emergency services access road. Contact agent for details.

### Development Plat

There is a planned unit development plat available. Contact agent for details.

### Concrete Disclosure

There is a large pile of broken concrete located on the north-central side of the farm, with additional smaller piles in the south timber. Contact agent for details.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services 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.

North looking South



South looking North



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Southeast looking Northwest



Northeast looking Southwest



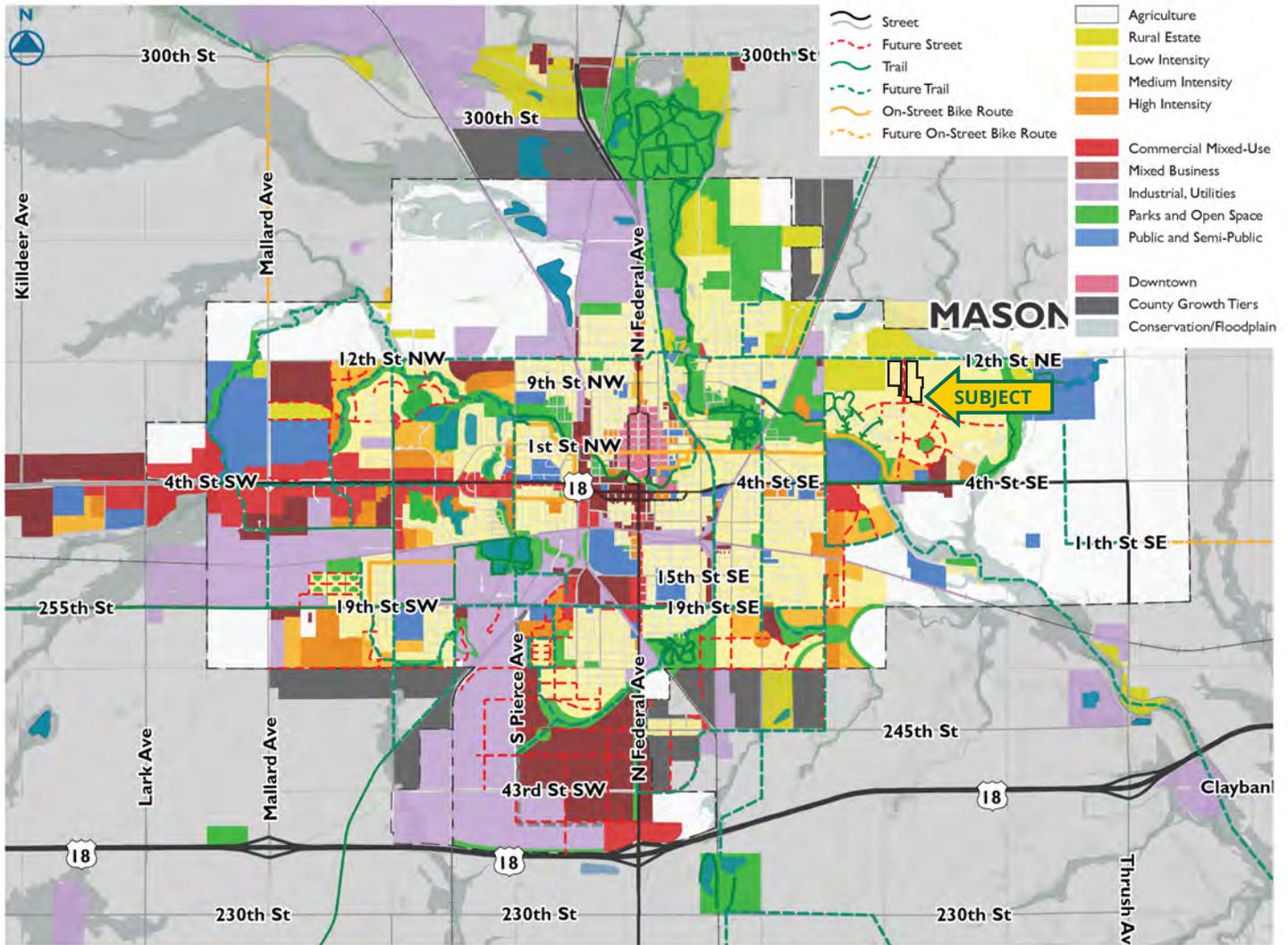
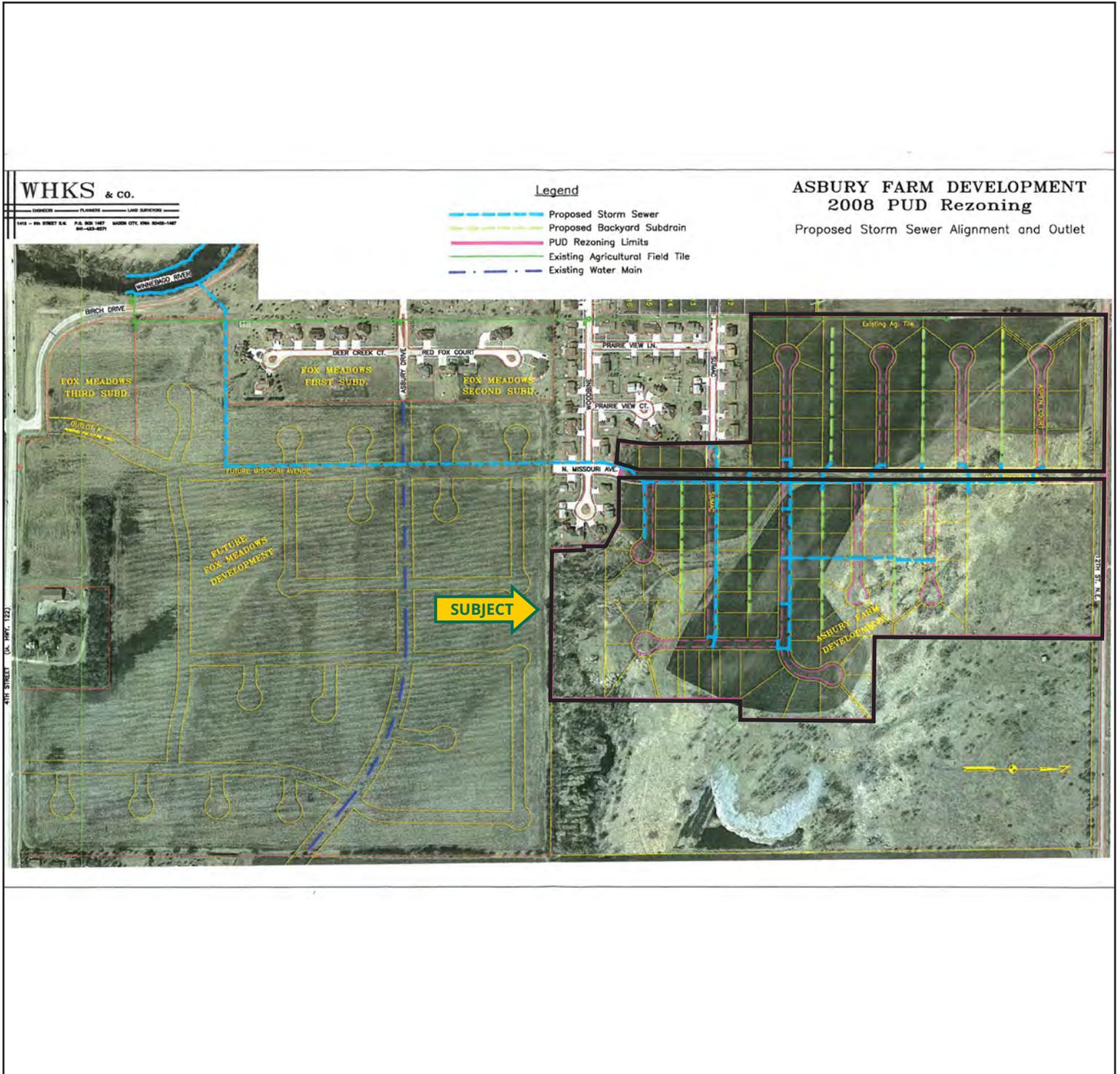


Figure 3.3: Mason City Area Future Land Use Map

Map obtained from Mason City Planning & Zoning



Map created by WHKS & Co. at the request of the Sellers

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**Bid Deadline:** Thurs., April 30, 2026

**Time:** 2:00 p.m., CDT

**Mail To:**

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

**Seller**

MCLD/NI, LLC

**Agency**

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

**Attorney**

Jacuelyn Arthur  
Laird Law Firm

**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 Thursday, April 30, 2026, by 2:00 p.m., CDT. The Seller will accept or reject all bids by 5:00 p.m., CDT on Friday, May 1, 2026, and all bidders will be notified shortly thereafter.

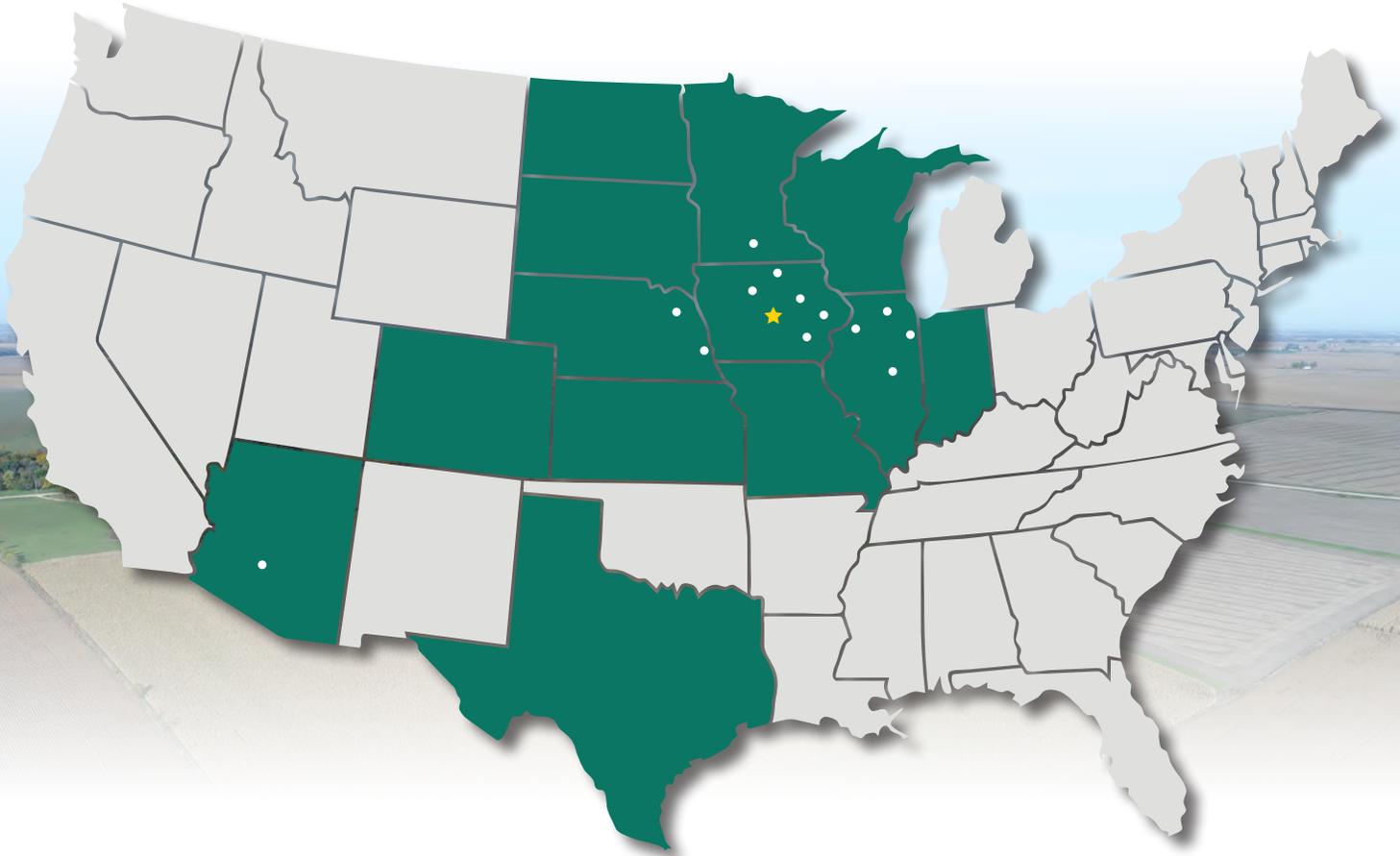
**Terms of Possession**

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. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before June 18, 2026, 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, 2027. 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. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

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