



ONE-CHANCE SEALED BID SALE



Acreage Located Just 1.5 miles
Outside of Humboldt



KYLE HANSEN
*Licensed Broker in
IA, AZ, NE & MO*
515.370.3446
KyleH@Hertz.ag



DILLON FEVOLD
Licensed Salesperson in IA
515.890.7437
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Bid Deadline:
Thursday, August 20, 2026
12:00 Noon, CDT

5.25 Acres, m/I
Single Parcel
Humboldt County, IA



Location

From Humboldt: Go west on IA-3 W/10th Ave N/220th St. for 2 miles and turn north onto Juniper Ave. In $\frac{3}{4}$ miles the property will be on the west side of the road.

Simple Legal

Part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 33, Township 92 North, 29 West of the 5th P.M., Humboldt Co., IA. *Final abstract/title documents to govern legal description.*

Address

2133 Juniper Ave.
Humboldt, IA 50548

Open Houses

4:00-7:00 p.m., Tues., July 14, 2026
1:00-4:00 p.m., Wed., July 29, 2026
4:00-7:00 p.m., Thur., August 13, 2026

Real Estate Tax

Taxes Payable 2025 - 2026: \$1,249.47*
Surveyed Acres: 5.25
Net Taxable Acres: 4.83*
Tax per Net Taxable Acre: \$237.99*
** Taxes estimated pending survey of property. Humboldt County Treasurer/ Assessor will determine final tax figures.*

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Buildings/Improvements

Charming 1 $\frac{1}{2}$ -story home built in 1900 offering 1,641 square feet of living space. The property features 3 bedrooms, 1 bathroom, and a detached 2-car garage. The basement is unfinished.

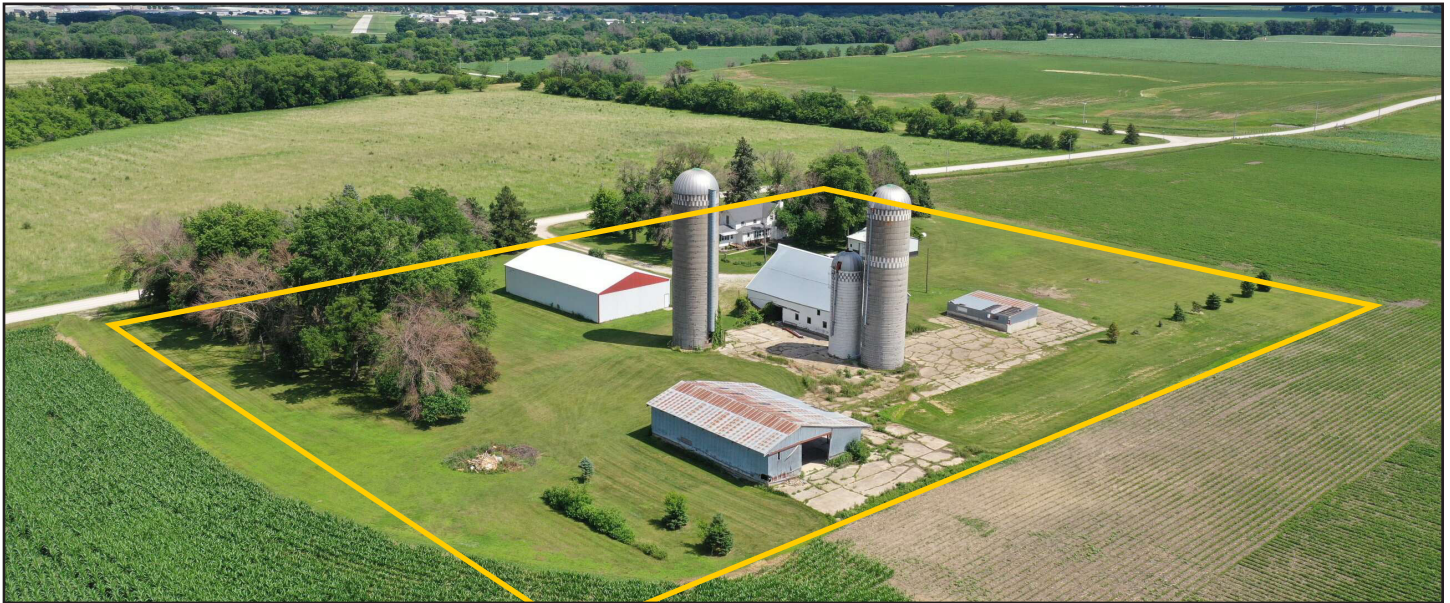
The farm is improved with several agricultural buildings, including a 24' x 36' hog house constructed in 1982, a 45' x 72' utility shed built in 1972, and a 45' x 60' hog shed dating to 1960. Additional improvements include three concrete silos, complementing the property's existing agricultural infrastructure.

Water & Well Information

One well is located west of the house. Buyer will be responsible for compliance with all applicable state and county well requirements.

Comments

Property is being sold "AS IS, WHERE IS" with all faults.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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.

515.332.1406 | 1101 13th St. N., Ste. 2, PO Box 503 | Humboldt, IA 50548-0503 | www.Hertz.ag

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Northeast looking Southwest



Southwest looking Northeast



Exterior/Front Patio



Kitchen



Living Room



Office



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Time: 12:00 Noon, CDT

Mail To:

Hertz Farm Management
Attn: Dillon Fevold
1101 13th St. N
Humboldt, IA 50548

Seller

Shirley Moench Revocable Trust

Agency

Hertz Farm Management and their representatives are Agents of the Seller.

Cooperating Broker

Hertz is offering a cooperating broker commission to the broker who represents the successful buyer. Please contact Sale Manager for details.

Method of Sale

- Parcel will be offered as a single parcel.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Farm Management 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, Kyle Hansen at 515-370-3446 or Dillon Fevold at 515-890-7437.

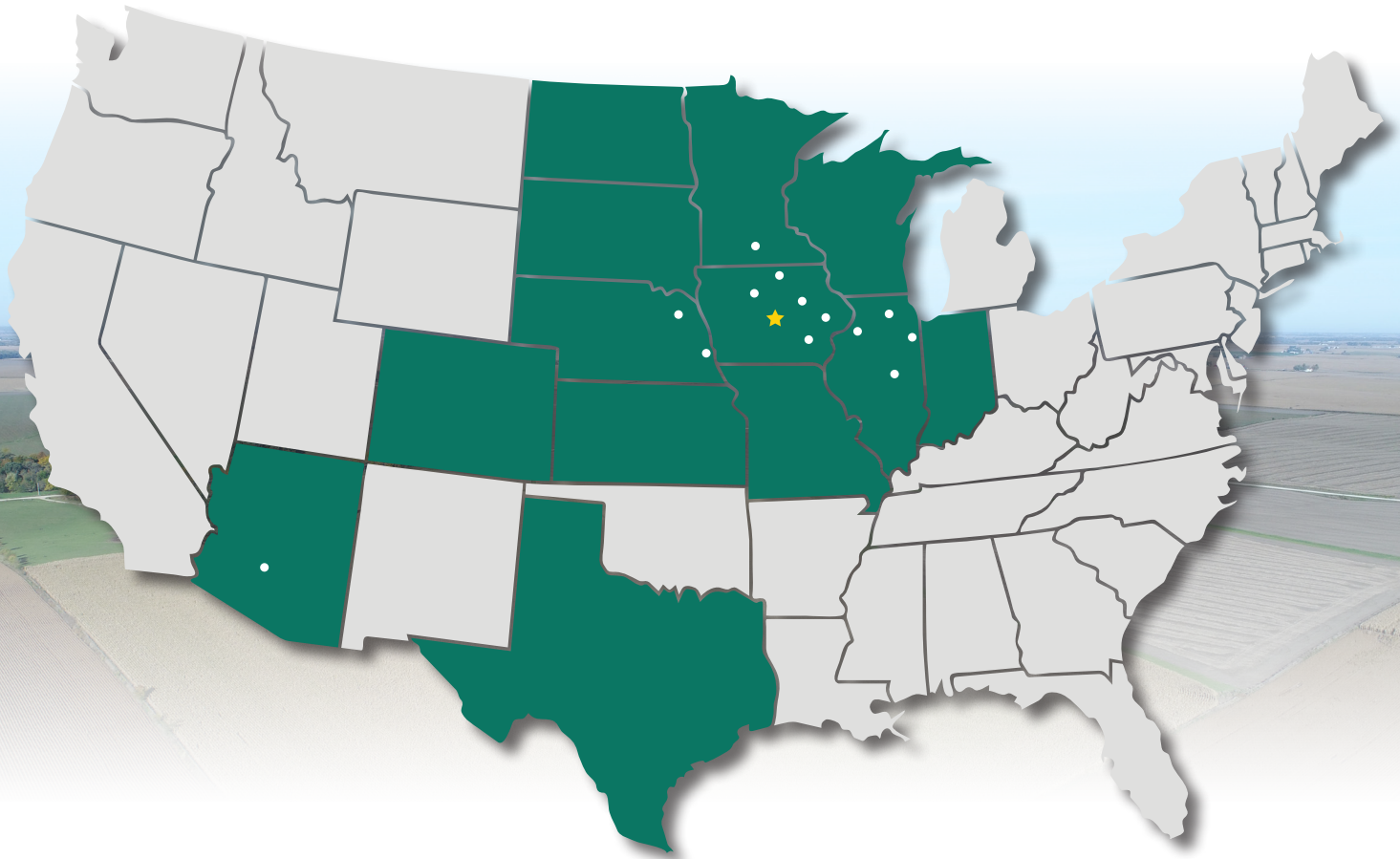
All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Humboldt, IA Hertz office, on or before August 20, 2026 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 2:00 p.m. CDT on August 21, 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 September 17, 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. Taxes will be prorated to the closing date.

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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