

Jefferson
County

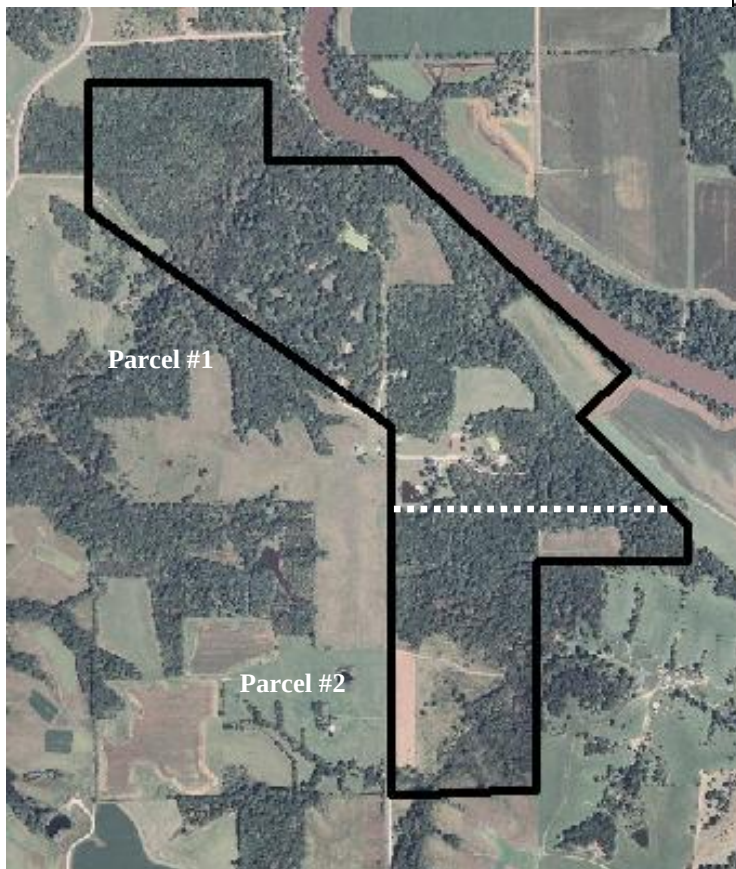
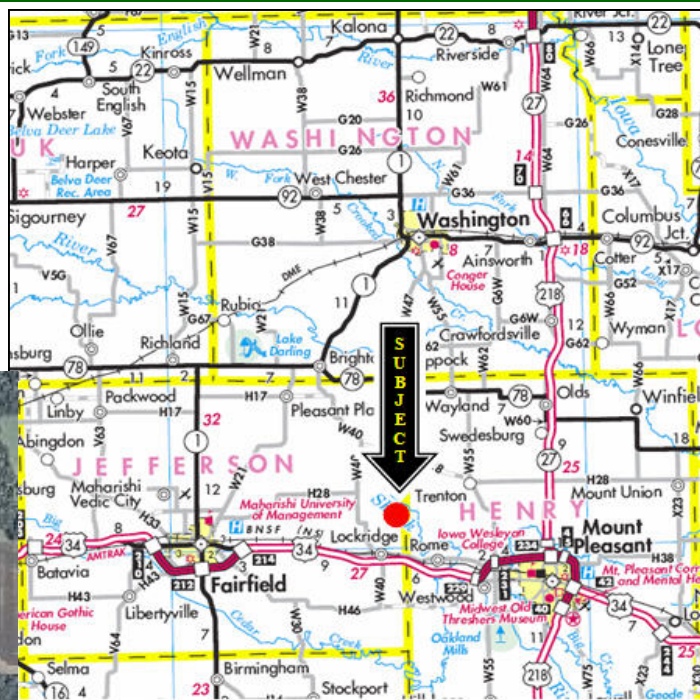
CAMPGROUND / RECREATIONAL REAL ESTATE

SEALED BID AUCTION

293
Acres

Offered as 194 acres & as 99
acres or combined as 293 acres!

**Bids accepted until
4 p.m., Nov. 2, 2009**



**Retreat Center/Camp/Hunting
Lodge/Recreational Property
Located west of
Mount Pleasant, Iowa**

OPEN FOR INSPECTION

Thurs. October 15..... 1:00 p.m.—4:00 p.m.
Sat. October 17 9:00 a.m.—12:00 p.m.

Broker Participation Invited



Visit our website at www.hfmgt.com
or contact **Troy Louwagie**
319-895-8858 • PO Box 50 • Mt. Vernon, IA

PROPERTY DATA

LOCATION:	From Lockridge: Half mile west on 218th Blvd., 2 miles north on Vetch Blvd., 2 miles east on 195th Street, 3/4 mile north on Yellow Pine Avenue. <u>Address: 1845 Yellow Pine Avenue, Lockridge, Iowa 52635</u>
LEGAL DESCRIPTION:	That part of the E 1/2 of the SW 1/4 and the NW 1/4 of the SE 1/4 and NW 1/4 lying northeasterly of the road and south of the river in Section 13 and that part of the SE 1/4 SE 1/4 in Section 11; all in Township 72 North, Range 8 West of the 5th P.M., Jefferson County, Iowa. (The exact legal description will be determined by abstract).
GENERAL DESCRIPTION:	This unique property includes a total of 293 acres and will be offered as the north 194 acres or the south 99 acres or combined as 293 acres. Details of the parcels are as follows: Parcel 1—194 Acres The 194 acres includes the Director's residence; two lodge buildings with dormitories, activity areas, and kitchen facilities; large hall and gathering area with restrooms; farmhouse; storage/office building; storage buildings; shelter house; and tree houses. The balance of the property is a mixture of young and mature timber, walking trails, horse trail, pond, and Skunk River frontage. There are approximately 7 acres CRP and 18 acres of cropland. This property would be ideal for a retreat center/camp/hunting lodge/recreational property. Parcel 2—99 Acres The south 99 acres of the property consists primarily of attractive upland timber with a variety of oak, hickories and other hardwood. There are approximately 11 acres of CRP on this parcel. This would make an ideal recreational property or weekend get away.
WATER/WELL DATA:	The property is currently serviced by rural water. There is an old hand pump well near the back porch of the farmhouse and an old well in the timber near the previous log cabin site. There is also a well between the Director's House and Bowser Hall.
SEWER/SEPTIC:	The majority of the buildings drain wastewater to a sewage lagoons. Faith Lodge has two 1,500 gallon holding tanks and the Director's house has a septic tank and a sand filter system.
EASEMENT:	There is some land and a cabin located north of the Green Lodge that is owned by a neighboring landowner. This neighboring landowner has an easement though the 194 acres for the purpose of accessing his cabin. The Buyer of this 194 acres will be responsible for maintenance, gravel, and cutting brush on this easement.
TAXES:	This property is currently exempt from property tax. Non-exempt buyers should expect the property to be placed back into the property tax rolls as of January 1, 2010.

AUCTION DETAILS

METHOD OF SALE:	The property is offered under a sealed bid auction with a final bid-off between the high bidders. Initial bids are due by 4 p.m., November 2, 2009 at Hertz Real Estate Services, P.O. Box 50, Mount Vernon, IA 52314. The bid-off auction will be held at the property site at 11:00 a.m. on November 4, 2009.
	BID PACKAGES ARE AVAILABLE BY CONTACTING THE HERTZ REAL ESTATE SERVICES OFFICE IN MOUNT VERNON, IOWA AT (319) 895-8858.
SELLER:	Iowa Annual Conference of the United Methodist Church.
AGENCY:	Hertz Real Estate Services and their representatives are agents of the Seller.
TERMS & CONDITIONS:	10% down payment will be required with initial bid. This payment may be made by personal or corporate check, and will be held until the time of final bid-off. At the time of that final bid-off, the successful bidder will need to provide down payment funds equal to 10% of the final bid price. Bidders are purchasing with no financing contingencies, and must be prepared for cash settlement of their purchase on December 8, 2009. Final settlement will require certified check or wire transfer. Closing and possession will occur December 8, 2009.
ANNOUNCEMENTS:	Information provided herein was obtained from sources deemed reliable by Hertz Real Estate Services, but Hertz makes no guarantees as to the accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the final bid-off will take precedence over previously printed material or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

PROPERTY DATA



Director's House: This house is a 1,504 square foot ranch with a full basement and an attached garage. The main level includes three bedrooms, 1 1/2 bath, and laundry area. The full basement has been partially finished and includes a full bathroom, storage room, two non-conforming bedrooms. The house includes a stove, refrigerator, washer and dryer.



Bowser Hall: Bowser Hall is the newest facility. It is a large 40' x 60' multi-purpose building perfect for gatherings, wedding receptions and speaking engagements. It is equipped to hold up to 150 people in row seating and 110 around tables. It is heated in the winter and has central air for the summer. It also comes equipped with a sink, counter space and restroom facilities.



Faith Lodge: Faith Lodge can house up to 44 people. This large 36' x 72' building was built around 2001 and includes central air and a large wrap around deck and a central meeting room equipped with a kitchenette. There are four large bedrooms and four bathrooms. The bathrooms all include a shower, stool and sink. This building includes a full basement which includes two full bathrooms with sink, shower, stools and a large open gathering area. This building includes two 1,500 gallon holding septic tanks.



Green Lodge: Green Lodge can house up to 34 people. It includes a large meeting/gathering area with a fireplace and cook area. There are bedrooms off each corner with bathrooms. The addition includes an 8' x 10' walk-in cooler and two small storage rooms.



OTHER FACILITIES:

- Office/Nurses Station with restrooms and two bedrooms.
- 18' x 32' maintenance shed and 12' x 20' small garage.
Ideal for storage.
- 2 - 3 Shelter houses.
- Two unique tree houses.





P.O. Box 50
Mount Vernon, IA 52314

PROPERTY PHOTOS

