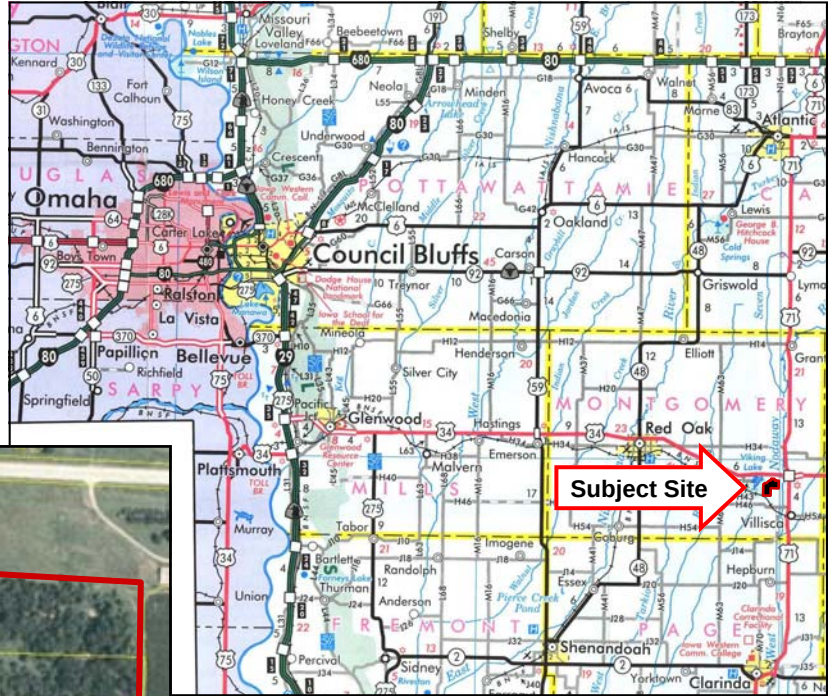


CAMPGROUND/RECREATIONAL REAL ESTATE **SEALED BID AUCTION**

**117.68 Acres, m/I-
Montgomery County, IA**
**Bids accepted until
4 p.m., October 23, 2009**

***Broker Participation
Invited***



***Campground Facility
located east of
Red Oak, Iowa and
adjacent to
Viking Lake State Park***

OPEN FOR INSPECTION

Wed. September 23..... 1:00 p.m. - 4:00 p.m.

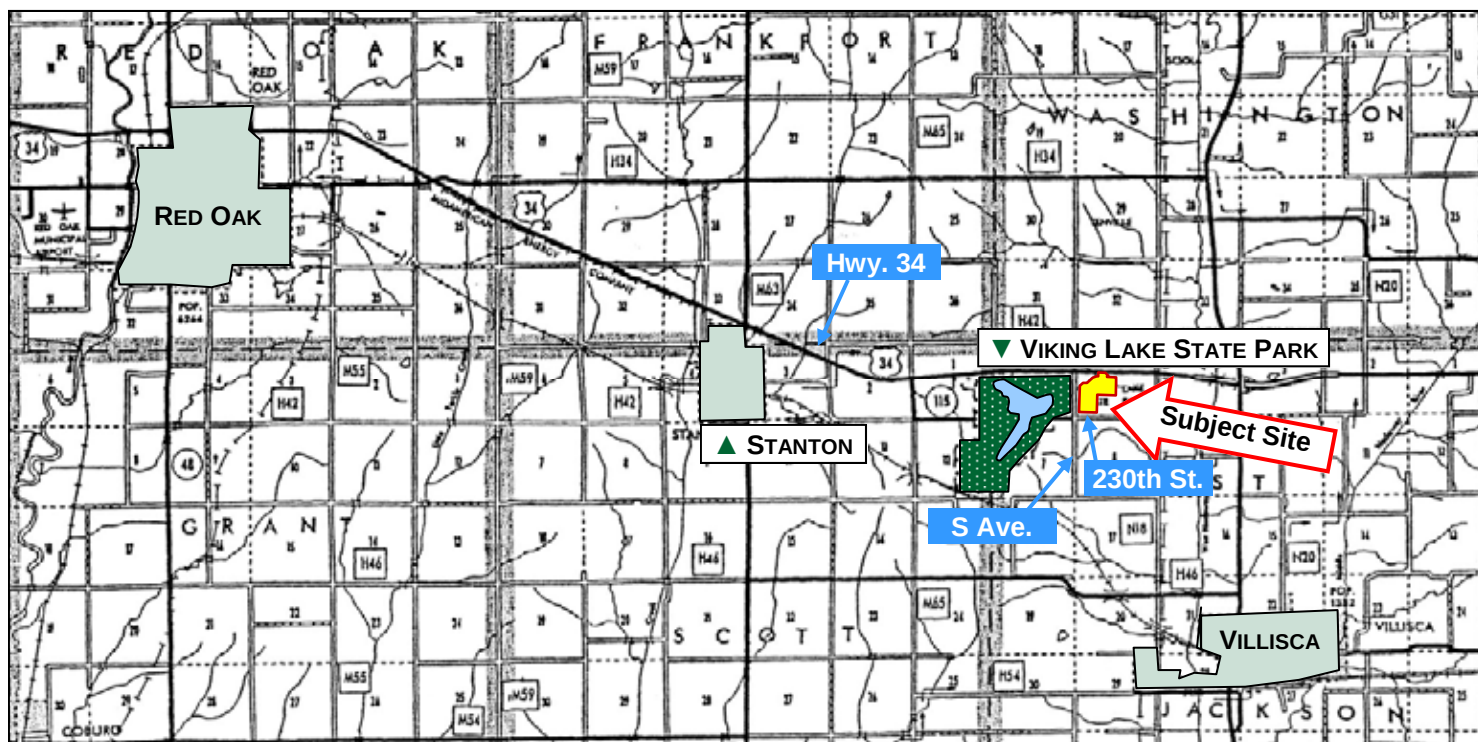
Fri. October 210:00 a.m. - 2:00 p.m.

Wed. October 1410:00 a.m. - 2:00 p.m.



Visit our website at www.hfmgt.com
or contact **Jerry Lage**
515-382-1500 • PO Box 500 • Nevada, IA 50201

PROPERTY DATA



- LOCATION:** Campground is located in southwest Iowa in Montgomery County, and is accessible off Hwy. 34 from S Ave. and 230th St.
- LEGAL DESCRIPTION:** Lot 1 S $\frac{1}{2}$ NW $\frac{1}{4}$; Lot 2 N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$; S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SW $\frac{1}{4}$ all in Section 5, Township 71 North, Range 36 West of the 5th p.m. (East Twp.)
- GENERAL DESCRIPTION:** Property includes 117.68 acres, and includes a director's residence; three lodge buildings with dormitories, activity areas and kitchen facilities including one large commercial kitchen; a storage building; shelter house and RV sites with electrical service for nine units. The property has a mix of young and mature timber, walking trails, horse corral, two ponds and is cut by a small creek.
- WATER/WELL DATA:** The property is currently serviced by rural water, but does have a 200' drilled well that was serviceable prior to the conversion to rural water.
- SEWER/SEPTIC:** All buildings on the property drain wastewater to a sewage lagoon in the southeast corner of the property.
- TAXES:** The property is currently exempt from property tax. Non-exempt buyers should expect the property to be placed back on the 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., October 23, 2009 at Hertz Real Estate Services, PO Box 500, Nevada, IA 50201. The bid-off auction will be held at the property site at 11:00 a.m. on October 28, 2009.
- BID PACKAGES ARE AVAILABLE BY CONTACTING THE HERTZ REAL ESTATE SERVICES OFFICE IN NEVADA, IOWA AT (515) 382-1500.**
- SELLER:** Iowa Annual Conference of the United Methodist Church
- AGENCY:** Hertz Real Estate Services and their representatives are agents of the Seller.
- TERMS & POSSESSION:** 10% down payment will be required with initial bid. This payment may be made by personal or business check, and will be held until the time of final bid-off. At the time of 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 its 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 RESIDENCE: The house is a 28 x 42 sq. ft. ranch with full basement and attached 26' x 24' garage. Upstairs has a kitchen with attached dining area; large living room; 3 bedrooms; 1¾ baths and separate utility room off the kitchen. Full basement has been partially finished with family room area, 2 bedrooms and a bathroom. Basement has had moisture problems, and will require some repair/updating. The house is heated and cooled by a geothermal system. Stove, dishwasher, refrigerator, microwave, washer and dryer are included.



WESLEY LODGE: This is an 84' x 36' lodge with four dormitory sleeping rooms, 2 sets of bathroom facilities, kitchenette with seating area and a large activity area in the center of the building. It includes a large stone fireplace and a wood deck to the north overlooks the timber. The building is heated by forced air furnace and has central air conditioning.



OTTERBEIN LODGE & OFFICE: The lodge is 96' x 56' with a newer 44' x 24' office attached to the south. The lodge has eight sets of dormitory rooms and four sets of bathrooms, a large commercial kitchen with walk-in cooler, an activity room in the center of the building with fireplace, and additional storage and utility rooms. The office includes a fairly large open office area, a separate office/meeting room and a bathroom. The entire building has forced air furnaces and central air conditioning.



THE ALBRIGHT CENTER: This building is 56' x 32' with a full basement. The upstairs has four dormitory rooms with individual baths, a kitchenette and an activity room with fireplace. Full basement is finished with three finished dormitory rooms - each with their own bath, an additional 4th bath, an activities area and a storage and utility room. The south side of the roof on this property is in process of being re-shingled. The building is heated by forced air furnace and has central air conditioning. There is a deck to the north and exit doors from the basement.

OTHER FACILITIES: Also included in the property are

- a 32' x 42' storage building of post and frame construction with metal sides and roof and a concrete floor
- a shelter house with open side walls
- nine camping spots with electric service
- a concrete block building with two sets of bathroom/shower facilities for campers



SEALED BID AUCTION
Campground/Recreational
Real Estate
Montgomery County, Iowa

PROPERTY PHOTOS



**ADDITIONAL
OPPORTUNITY**

293 acre, m/l,
campground
facility in
southeast Iowa.

Located in
Jefferson County
and bordering the
Skunk River.

For more
information
contact our Mt.
Vernon office at
319-895-8858