

ACREAGE:

104.20 Acres, m/l
Grundy County, IA

DATE:

Bid Deadline:
November 2, 2021
12:00 Noon CST

RETURN BIDS TO:

**Hertz Real Estate
Services**
Cedar Falls, IA

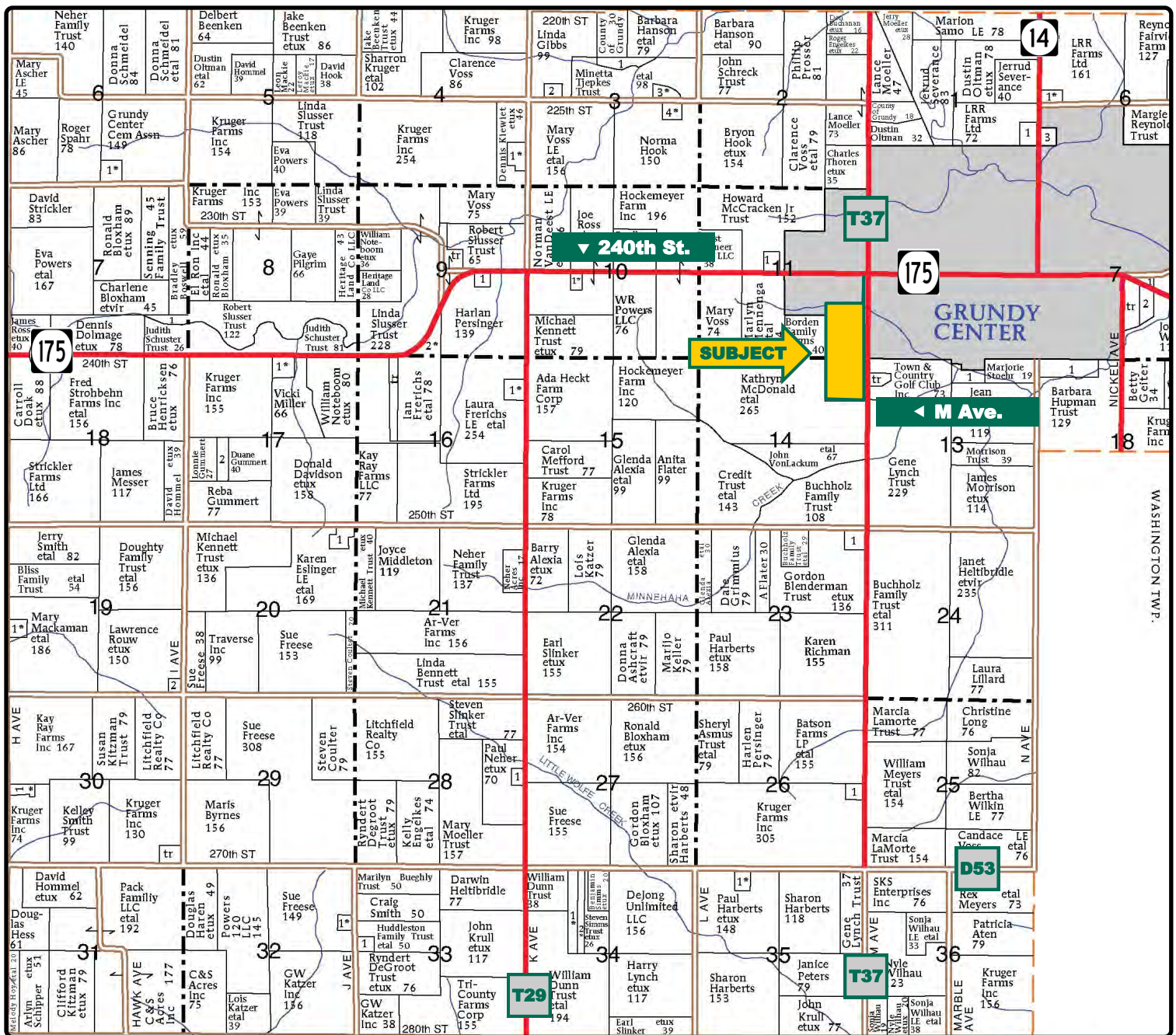


Property Key Features

- Located Within Grundy Center City Limits
- 103.87 FSA/Eff. Crop Acres with CSR2 of 91.49
- Highly Productive Grundy County Farm

Elliott Siefert
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FSA/Eff. Crop Acres: 103.87
Corn Base Acres: 52.40
Bean Base Acres: 51.47
Soil Productivity: 91.49 CSR2

Property Information

104.20 Acres, m/l

Location

Within the western city limits of Grundy Center, Iowa.

Legal Description

E½ SE¼ Ex Parcel 813-A and Ex Parcel 404-B Section 11 and NE¼ NE¼ Section 14, all in Township 87 North, Range 17 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,664.00
Net Taxable Acres: 104.20
Tax per Net Taxable Acre: \$35.16

Lease Status

Open lease for 2022 crop year.

FSA Data

Farm Number 6671, Tract 9694
FSA/Eff. Crop Acres: 103.87
Corn Base Acres: 52.40
Corn PLC Yield: 188 Bu.
Bean Base Acres: 51.47
Bean PLC Yield: 58 Bu.

Soil Types/Productivity

Primary soils are Tama silty clay loam and Sawmill-Garwin complex. CSR2 on the FSA/Eff. crop acres is 91.49. See soil map for detail.

Mineral Rights

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

Fertility Data

Contact listing agent for details.

Yield History (Bu./Ac.)

Contact listing agent for details.

Land Description

Level to gently rolling.

Drainage

See tile map.

Water & Well Information

None known.

Comments

Highly productive farm located within the city limits of Grundy Center.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
120B	Tama silty clay loam, 2 to 5 percent slopes	55.50	53.44	2	95	
933B	Sawmill-Garwin complex, 1 to 4 percent slopes	24.61	23.69	2	85	
120C	Tama silty clay loam, 5 to 9 percent slopes	23.76	22.87	3	90	

Measured Tillable Acres: 103.87

Average CSR2: 91.49

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.

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Grower : Hershberger Tiling Inc.

Farm : Hertz/Chad/Evans #1778

Field : Grundy - Palermo - Sec 11

	Name
■	4 in Fall 2010 (17,034 ft)
■	5 in Fall 2010 (324 ft)
■	EX 4in plastic (1,647 ft)
■	PROPERTY LINE (1 ft)

Dataset - Name
■ 4 (42,842 ft)
■ 5 (1,961 ft)
■ EX CLAY (1,249 ft)
■ INTAKES (40 ft)
■ EXISTING (2,602 ft)

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Northeast looking southwest



North looking south



Southwest looking northeast



South looking north



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Bid Deadline: **Tues., Nov. 2, 2021**

Time: **12:00 Noon, CST**

Mail To:

**Hertz Real Estate Services
Attn: Elliott Siefert
P.O. Box 1105
Cedar Falls, IA 50613**

Sellers

Margaret Evans, John Evans,
Amber Joiner and Bobbie Rodgers

Agency

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

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, Elliott Siefert at 319.540.2957.

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 Cedar Falls, Hertz Farm Management office, on or before Tuesday, November 2, 2021 by 12:00 Noon CST. The Seller will accept or reject all bids by 12:00 noon CST on Wednesday, November 3, 2021 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 9, 2021 or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at closing. Taxes will be prorated to December 9, 2021.

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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