

ACREAGE:

73.78 Acres, m/l
Franklin County, IA

DATE:

Bid Deadline:
February 23, 2022
12:00 Noon, CST

RETURN BIDS TO:

**Hertz Real Estate
Services**
Mason City, IA



Property Key Features

- **Highly Productive Franklin County Farm**
- **73.98 FSA/Eff. Crop Acres with a 96.90 CSR2**
- **Located 1 Mile South of Sheffield, Iowa on a Hard-Surface Road**

Cal Dickson, AFM, ALC, CCA
Licensed Broker in IA, MN
641-425-0978
CalD@Hertz.ag

641-423-9531
2800 4th St. SW, Ste. 7
Mason City, IA 50401
www.Hertz.ag



FSA/Eff. Crop Acres:	73.98
Corn Base Acres:	62.90
Bean Base Acres:	11.08
Soil Productivity:	96.90 CSR2

Property Information

73.78 Acres, m/l

Location

One mile south of Sheffield, Iowa on Olive Ave./S43 to 230th St. The property is on the east side of Olive Ave. and north side of 230th St.

Legal Description

W½ SW¼, less the R.R. R.O.W., Section 16, Township 93 North, Range 20 West of the 5th P.M., Ross Township, Franklin Co., IA. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2021-2022: \$2,764.00
Gross Acres: 73.78
Net Taxable Acres: 73.58
Tax per Net Taxable Acre: \$37.56

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 6281, Tract 2044
FSA/Eff. Crop Acres: 73.98
Corn Base Acres: 62.90
Corn PLC Yield: 166 Bu.
Bean Base Acres: 11.08
Bean PLC Yield: 48 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soil type is Dinsdale. CSR2 on the FSA/Eff. crop acres is 96.90. 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

Nearly level to gently sloping.

Drainage

Natural.

Water & Well Information

None.

Survey

There is a survey of the property. Contact agent for details.

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Comments

There is a former railroad right-of-way on the property that has been converted to a bike path. This is an excellent opportunity to own a productive Franklin County farm with one of the highest soil productivity ratings in Iowa.

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



Northeast Looking Southwest



Southeast Looking Northwest



Southwest Looking Northeast



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Bid Deadline: **Wed., Feb.23, 2022**

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

Mail To:

**Hertz Real Estate Services
Attn: Cal Dickson
2800 4th St. SW, Ste. 7
Mason City, IA 50401**

Seller

W. Paul and Evelyn Bowers

Agency

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

Attorney

Gerald Stambaugh
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, Cal Dickson at 641-425-0978.

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 Wednesday, February 23, 2022 by 12:00 noon, CST. The Seller will accept or reject all bids by 5:00 p.m. on Wednesday, February 23, 2022, 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 March 23, 2022, 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, 2022. Taxes will be prorated to date of 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.

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