

ACREAGE:

386.68 Acres, m/l
In 3 Parcels
Allamakee County, IA

DATE:

Bid Deadline:
July 18, 2024
12:00 Noon, CST

RETURN BIDS TO:

Hertz Real Estate
Services
Cedar Falls, IA



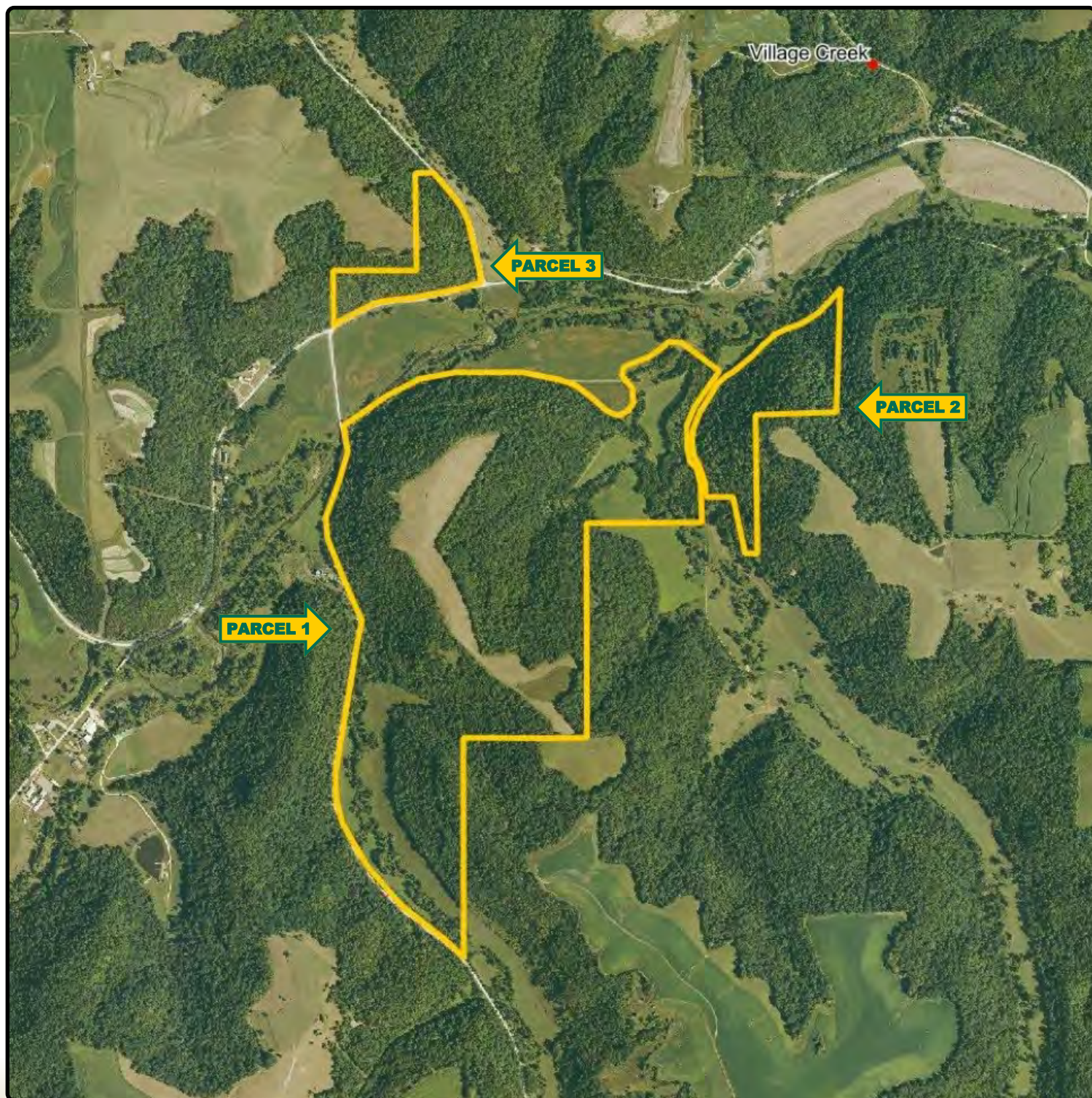
Property Key Features

- Unique Opportunity to Own a Large Tract of Allamakee County Land
- Abundance of Wildlife with Endless Recreational Opportunities
- Three Parcels Located 3 Miles Southwest of Lansing, Iowa

Elliott Siefert
Licensed Salesperson in IA
319-540-2957
ElliottS@Hertz.ag

319-234-1949
6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
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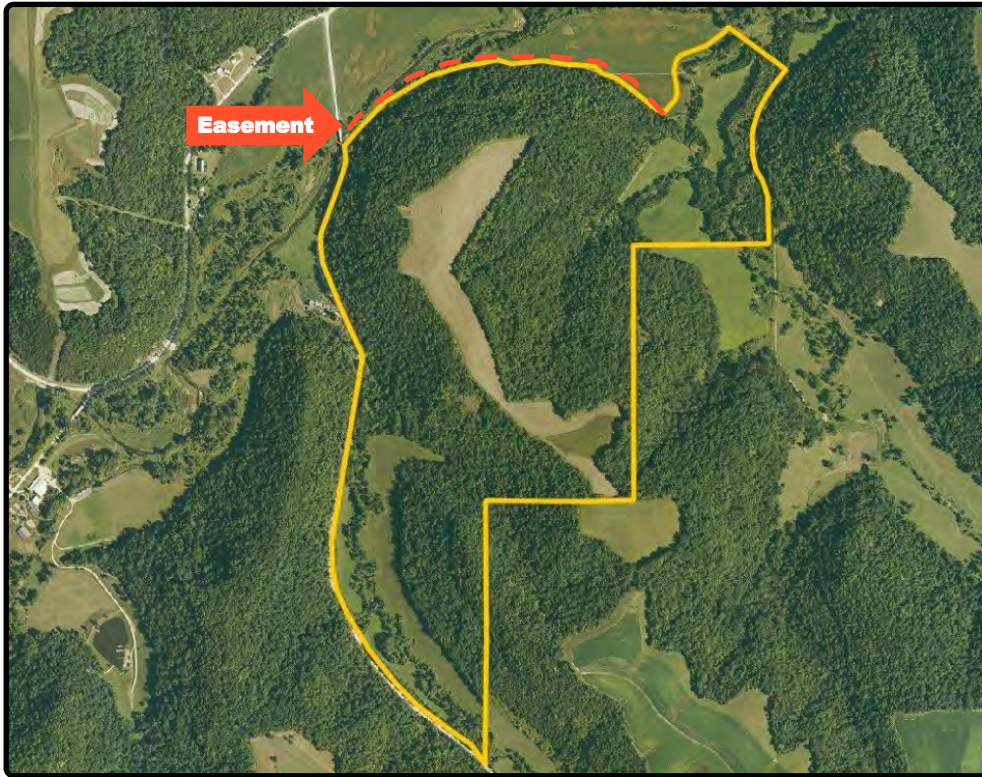
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Parcel 1

CRP Acres: 84.59
Forest Reserve Acres: 216.86*
Soil Productivity: 48.00 CSR2

**Acres are estimated.*

Parcel 1 Property Information 322.96 Acres, m/l

Location

From Lansing: go southwest on X42/ Lansing Harpers Rd. for 2 miles, then west on Village Creek Dr. for 1 mile, then south on Dalby Hollow Rd. for ¼ mile. Property is on the east side of the road.

Legal Description

Part of the SW¼ NW¼, part of the SE¼ NW¼, W½ SW¼, part of the NE¼ SW¼, part of the SE¼ SW¼ of Section 13 and part of the SE¼ NE¼; NE¼ SE¼, part of the SE¼ SE¼ of Section 14 and NE¼ NE¼, part of the SE¼ NE¼, part of the NE¼ SE¼ of Section 23 and part of the NW¼ NW¼ of Section 24, all in Township 98 North, Range 4 West of the

5th P.M., Allamakee Co., IA. Updated Abstract to govern.

Real Estate Tax

Taxes Payable 2024 - 2025: \$1,864.61*
Surveyed Acres: 322.96
Exempt Forest Reserve Acres: 216.86*
ROW Acres: 9.54*
Net Taxable Acres: 96.56*
Tax per Net Taxable Acre: \$13.31*
Tax Parcel ID #: 1123200002, part of 1113100004, & 1124100001

**Taxes estimated due to tax parcel split and recent survey of property. Allamakee County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm Number 6727, Tract 4898
CRP Acres: 84.59

NRCS Classification

NHEL: Non-Highly Erodible Land.
HEL: Highly Erodible Land.

CRP Contracts

There are 84.59 acres enrolled in three CRP contracts.

- There are 11.83 acres enrolled in a CP-22 contract that pays an estimated \$179.95/acre - or \$2,128.81 annually - and expires 9/30/2027.
- There are 20.00 acres enrolled in a CP-25 contract that pays \$173.00/acre - or \$3,460.00 annually - and expires 9/30/2030.
- There are 52.76 acres enrolled in a CP-1 contract that pays \$218.56 acre - or \$11,530.00 annually - and expires 9/30/2027.

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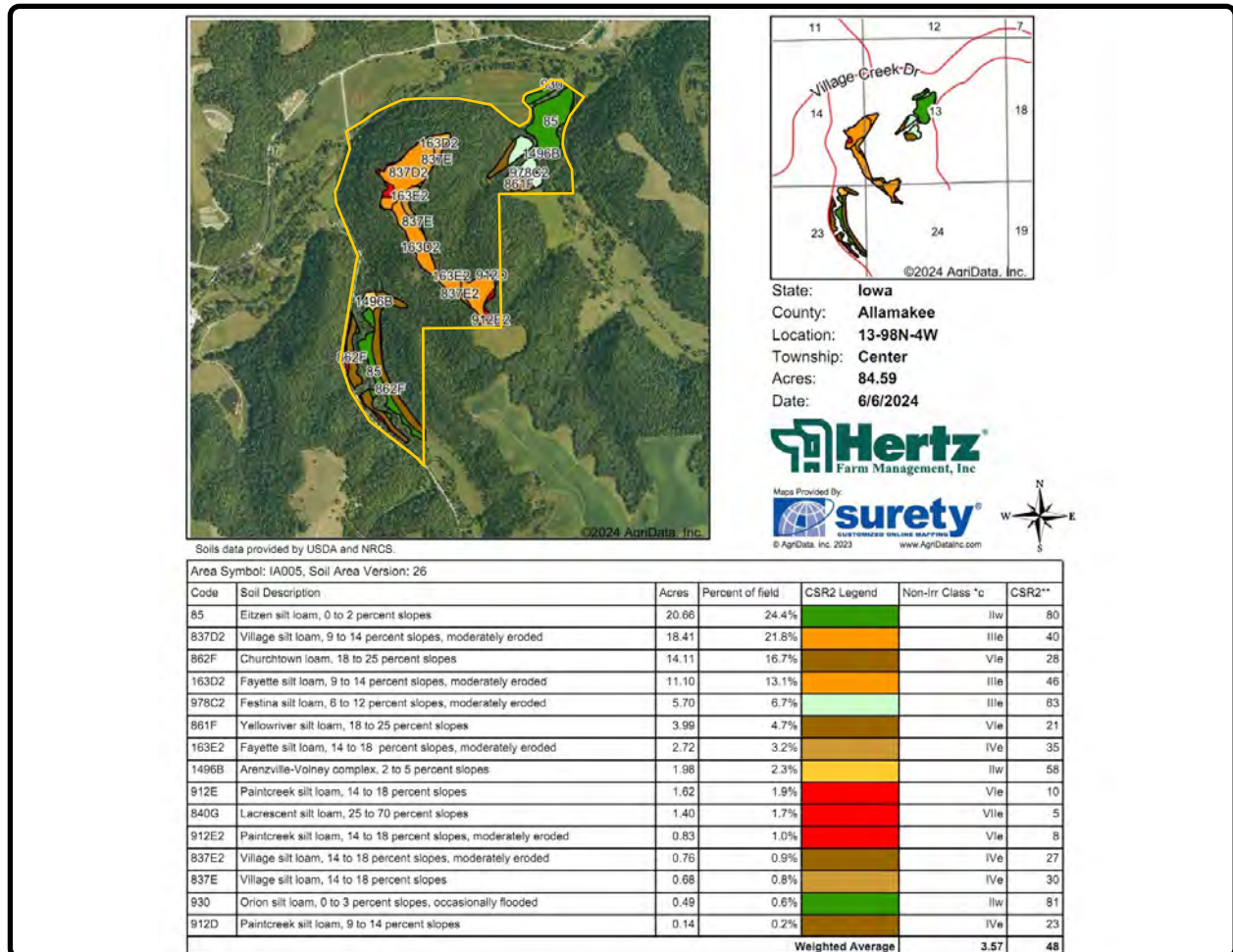
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Soil Types/Productivity

Primary soils are Eltzen, Village, and Churchtown. CSR2 on the CRP acres is 48.00. 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

Strongly sloping to steep.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Easement

There is an easement in place to access the property. Contact agent for details.

Comments

Large tract of recreational land with a great mix of large stands of timber, well-maintained CRP, and a creek with year-round flow.

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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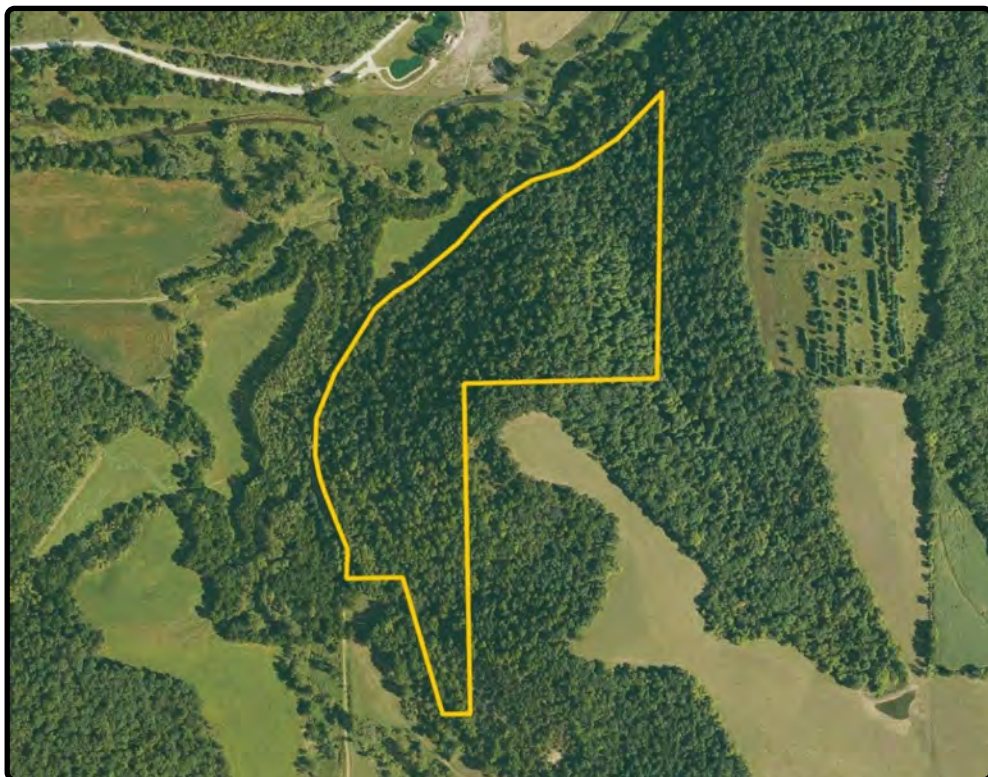
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Parcel 2

Forest Reserve Acres: 38.14*

**Acres are estimated.*

Parcel 2 Property Information 40.20 Acres, m/l

Location

From Lansing: go southwest on X42/ Lansing Harpers Rd. for 2 miles, then west on Village Creek Dr. for ¼ mile, then south on Doehler Rd. for ¼ mile, then west on Old Mill Dr. for 1 mile. Property is on the east side of the road

Legal Description

Part of the SW¼ NE¼, part of the SE¼ NE¼, part of the NW¼ SE¼ of Section 13, Township 98 North, Range 4 West of the 5th P.M., Allamakee Co., IA. Updated Abstract to govern.

Real Estate Tax

Taxes Payable 2024 - 2025: \$00.00*
Surveyed Acres: 40.20
Exempt Forest Reserve Acres: 38.14*
ROW Acres: 1.99*
Net Taxable Acres: 0.07*
Tax per Net Taxable Acre: \$00.00*
Tax Parcel ID #: 1113200008
**Taxes estimated due to tax parcel split and recent survey of property. Allamakee County Treasurer/Assessor will determine final tax figures.*

NRCS Classification

NHEL: Non-Highly Erodible Land.
HEL: Non-Highly Erodible Land.

Mineral Rights

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

Land Description

Sloping to steep.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Beautiful piece of timber with an abundance of wildlife.

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Parcel 3

Forest Reserve Acres: 20.87*

**Acres are estimated.*

Parcel 3 Property Information 23.52 Acres, m/l

Location

From Lansing: go southwest on X42/ Lansing Harpers Rd. for 2 miles and then west on Village Creek Dr. for 1 mile. Property is on the northwest corner of Village Creek Dr. and Schaffer Hollow Rd.

Legal Description

Part of the NW¼ NW¼ of Section 13 and part of the NE¼ NE¼ and part of the SE¼ NE¼ of Section 14, all in Township 98 North, Range 4 West of the 5th P.M., Allamakee Co., IA. Updated Abstract to govern.

Real Estate Tax

Taxes Payable 2024 - 2025: \$7.40*
Surveyed Acres: 23.52
Exempt Forest Reserve Acres: 20.87*
ROW Acres: 2.24*
Net Taxable Acres: 0.41*
Tax per Net Taxable Acre: \$18.05*
Tax Parcel ID #s: Part of 1113100028 & 1114200019
**Taxes estimated due to tax parcel split and recent survey of property. Allamakee County Treasurer/Assessor will determine final tax figures.*

NRCS Classification

NHEL: Non-Highly Erodible Land.
HEL: Non-Highly Erodible Land.

Mineral Rights

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

Land Description

Sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Beautiful piece of timber with an abundance of wildlife.

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Parcel 1 - Looking Southeast



Parcel 1 - North looking South



Parcel 1 - Southwest looking Northeast



Parcel 1 - North looking South



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Parcel 2 - Southwest looking Northeast



Parcel 3 - Southeast looking Northwest



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Bid Deadline: Thur., Jul. 18, 2024

Time: 12:00 Noon, CST

Mail To:

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

Sellers

Jerry A. Wiley, Eva J. Denny, and David E. Wiley

Agency

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

Attorney

Nicole A. Winke Gentes
Winke Law Office PLC

Method of Sale

- These parcels will be offered individually and will not be combined in any way.
- 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, IA Hertz office, on or before Thursday, July 18, 2024 by 12:00 Noon, CST. The Seller will accept or reject all bids by 12:00 Noon, on Friday, July 19, 2024, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder(s) 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 August 28, 2024, 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 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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