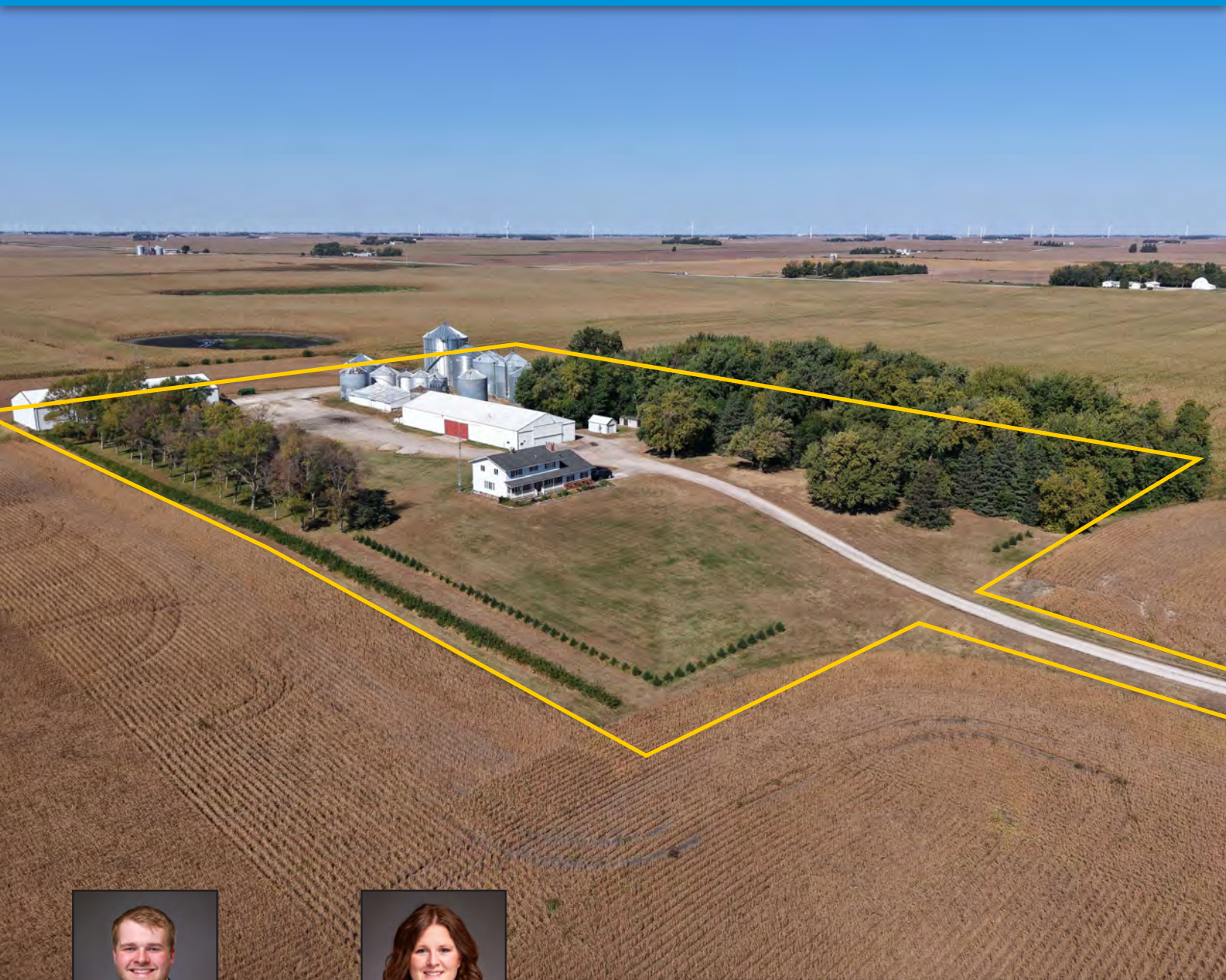




ACREAGE FOR SALE

Established Farm Site with Large Home



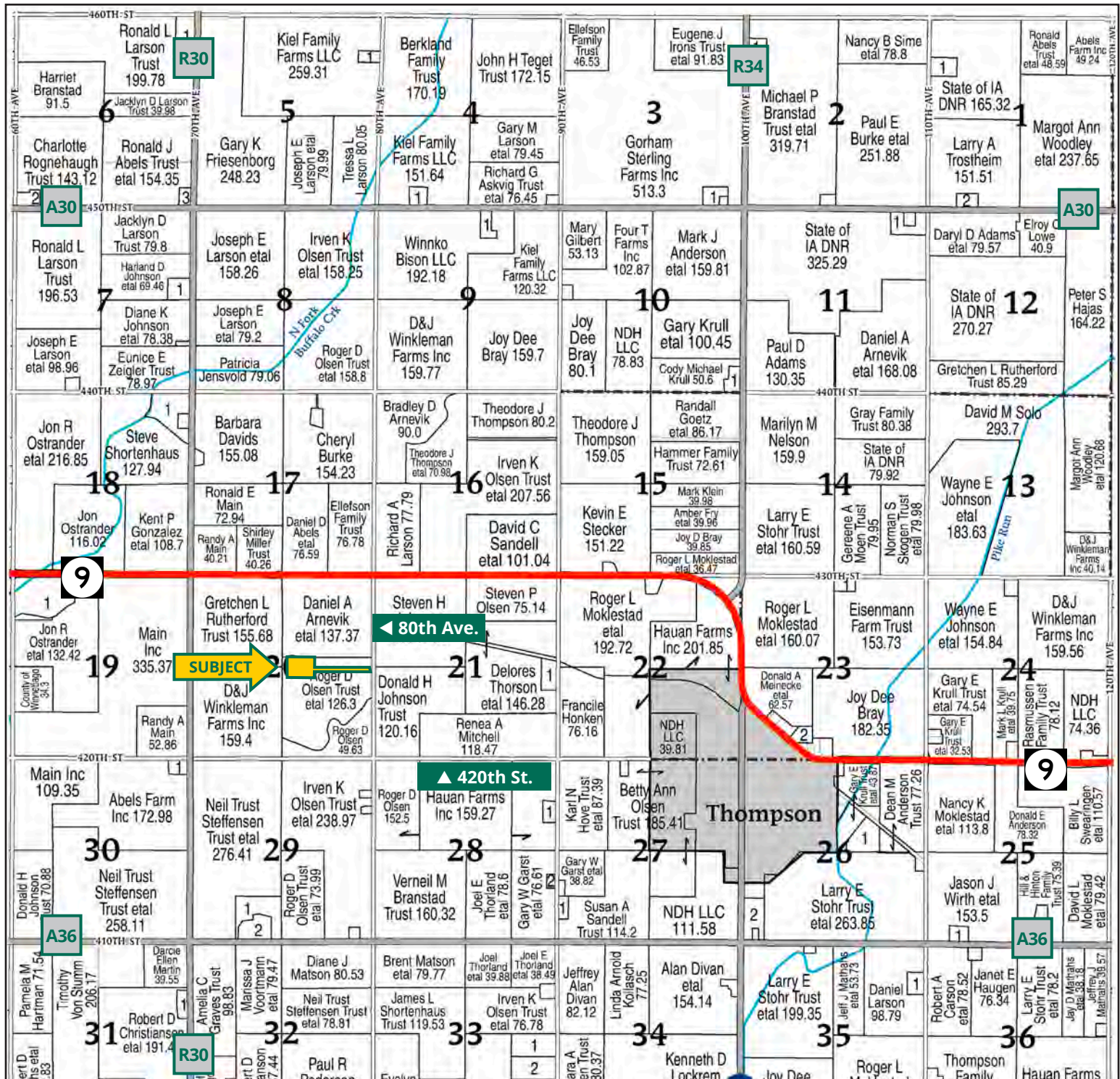
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10.65 Acres, m/l
Winnebago County, IA



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Location

From Thompson: Go north IA-9 ½ mile, continue west on IA-9 for 2 miles, and then south on 80th Ave. for ½ mile. Property is located on the west side of the road.

Simple Legal

Part of NE¼ SE¼ in Section 20, Township 99 North, Range 25 West of the 5th P.M., Winnebago Co., IA. *Final abstract/title documents to govern legal description.*

Address

42496 80th Ave.
Thompson, IA 50478

Price & Terms

- \$1,099,999
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2025 - 2026: \$5,641.17*
Net Taxable Acres: 10.65*

**Taxes estimated pending survey of property and tax parcel split. Winnebago County Treasurer/Assessor will determine final tax figures.*

School District

North Iowa Community School

Mineral Rights

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

Land Description

Nearly level.

Dwelling

Built in 1977, there is a two-story home offering 3,168 square feet of total living space, including 1,824 square feet of finished basement. The property features a two-stall, attached garage, four bedrooms, and four and a half bathrooms. Additional features include a home security system and a generator that powers the whole property excluding the graining drying system.

Buildings/Improvements

- 60' x 152' Steel Building (2023)
- 60' x 150' Steel Building with Heated Shop (1978)
- 38' x 68' Shed (1962)
- 14,000 Bu. Wet Bin with Dryer
- (13) Grain Bins with a total capacity of 282,000 Bu.
- 12,000 Gal. of Fuel Storage

LP Gas & Storage

The property includes four LP tanks: three 500-gallon tanks and one leased 1,000-gallon tank. LP gas remaining in the tanks will be prorated to the date of closing. Contact agent for details.

Water & Well Information

There is a well located on the property. A reverse osmosis water system is also in place.

Septic System

Buyer will be responsible for any required septic system updates. Contact agent for details.

Survey

At the Seller's expense, the property will be surveyed prior to closing. Final sale price will not be adjusted up/down based on final gross surveyed acres.

Acceptance of Offers

All offers should be received in a sealed envelope and will not be opened until October 30, 2025.

Comments

Unique opportunity to purchase an active, well-maintained farm with a large home. Contact agent to arrange a showing.

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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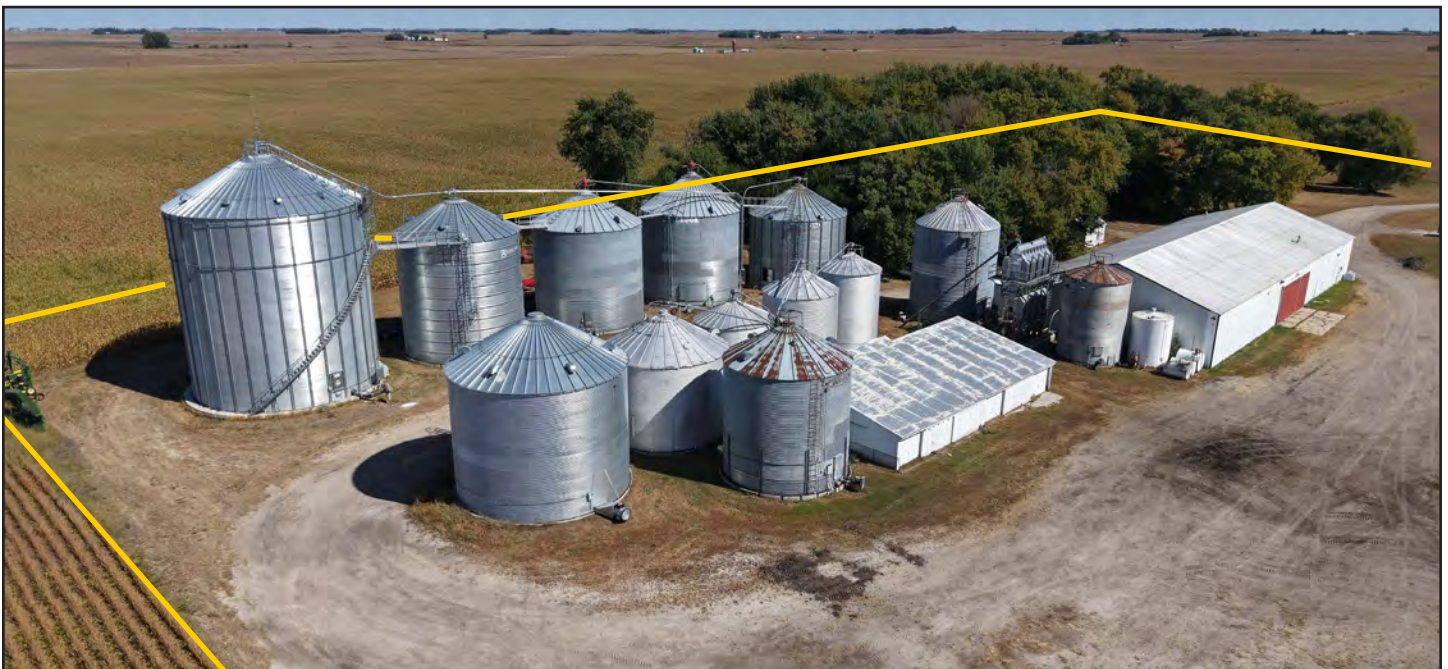
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Southwest looking Northeast



Farming Operations



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Sukup Grain Dryer



Newer 60' x 152' Steel Building (2023)



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Two-Story Home



Main Living Room



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Kitchen



Basement

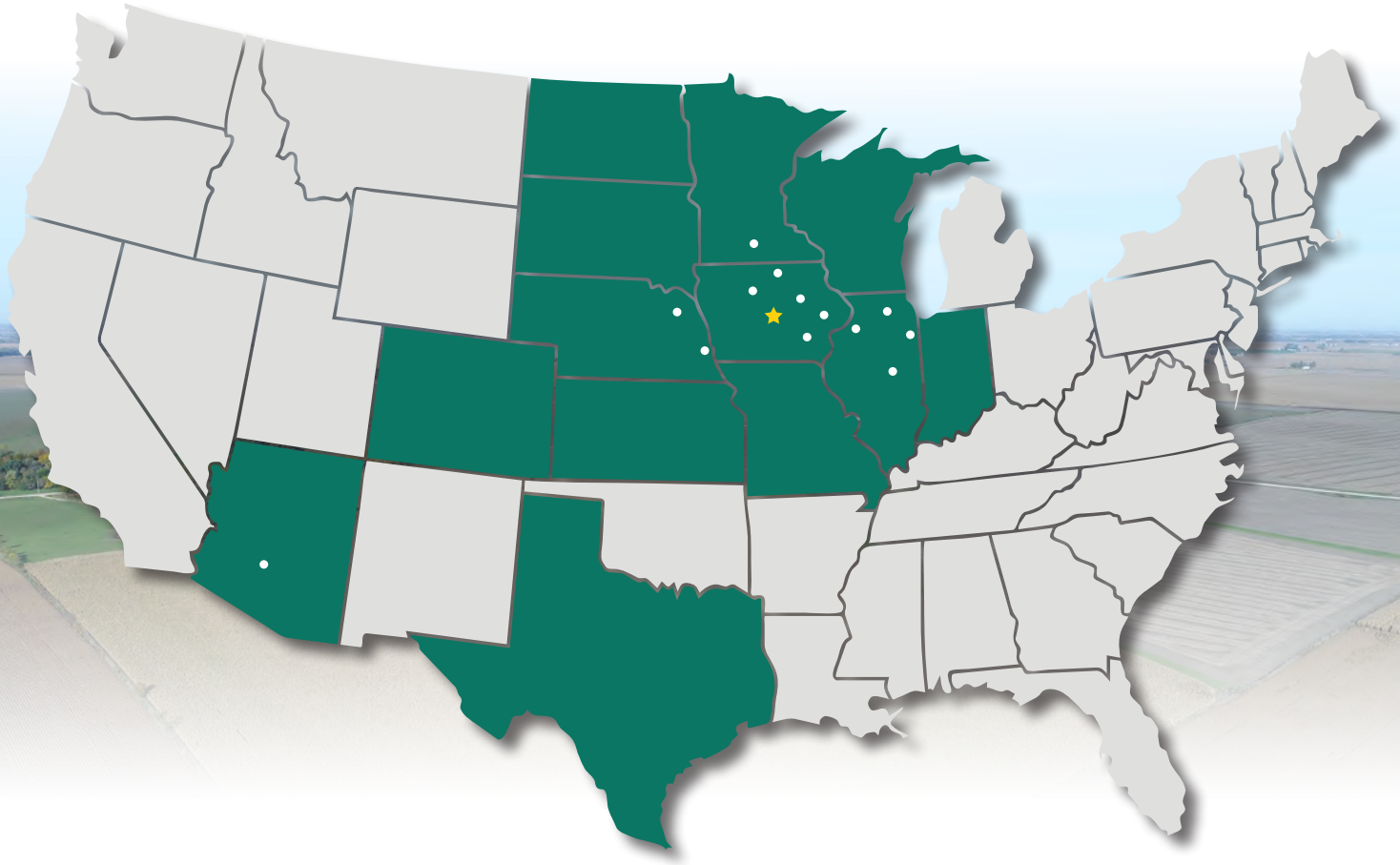


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