



ONE-CHANCE SEALED BID SALE



**20.00 Acres, m/l, Located Along
the Upper Iowa River**



CARRIE SEIDEL, AFM, CCA
Licensed Broker in IA & MN
563.920.7699
CarrieS@Hertz.ag

Bid Deadline:
Friday, December 5, 2025
12:00 Noon, CST

20.00 Acres, m/l
Single Parcel
Winneshiek County, IA



Location

From Kendallville: Go south on IA Hwy 139 for 0.3 miles and then west on Co. Rd. A23 for 0.2 miles. Property access is located on the north side of the road.

Simple Legal

S½ SW¼ SW¼ of Section 28, Township 100 North, Range 10 West of the 5th P.M., Winneshiek Co., IA. *Final abstract/ title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$0.00
Gross Acres: 20.00
Exempt Forest Reserve Acres: 20.00

FSA Data

This property is not enrolled in the Farm Service program.

Mineral Rights

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

Land Description

Nearly level to steep.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Easement

Property access is by easement only.
Recorded easement on file. See map.
Contact agent for details.

Comments

20.00 acres, m/l, of prime timber located along the Upper Iowa River.



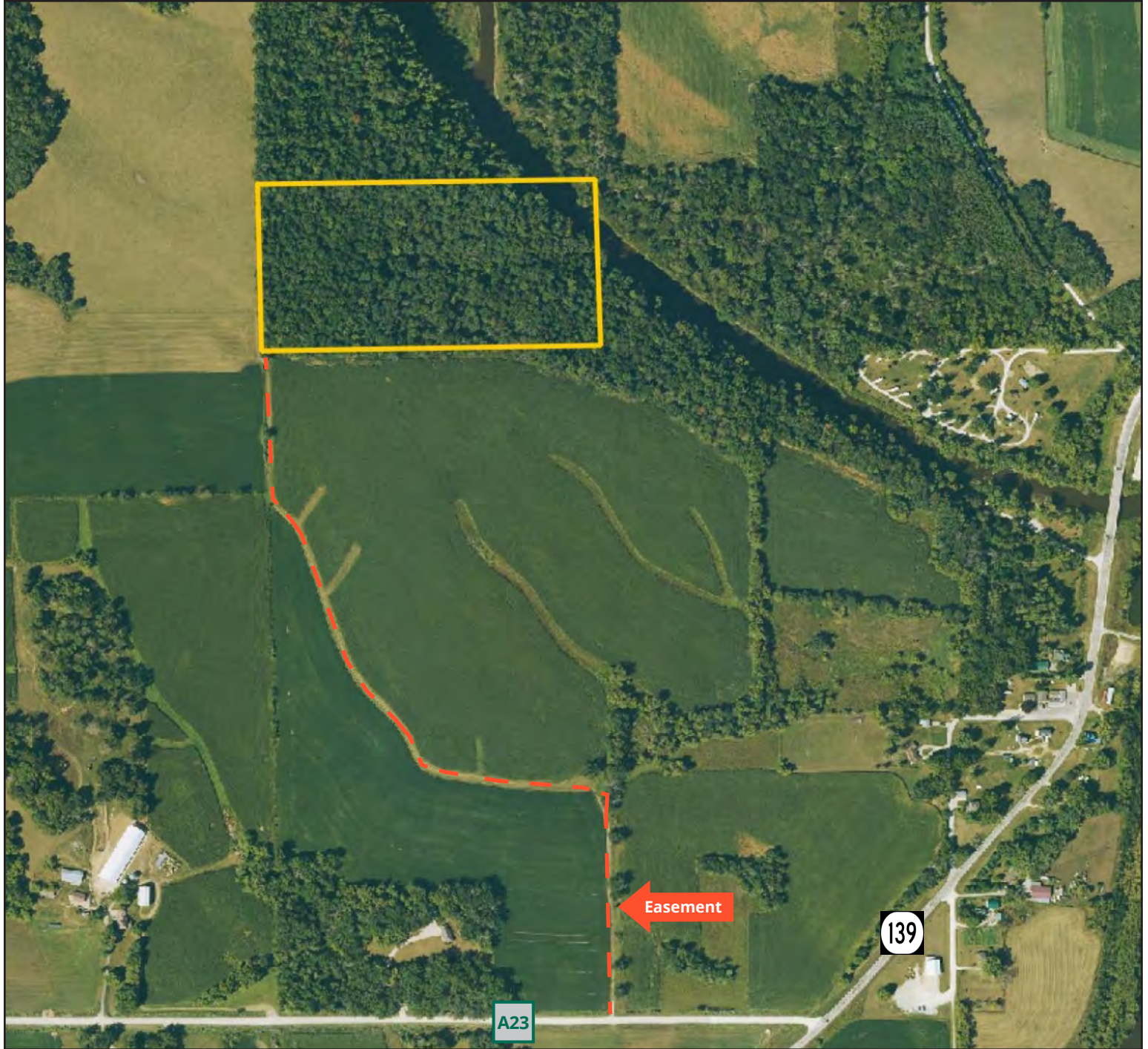
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

Looking North



Looking South





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Time: 12:00 Noon, CST

Mail To:

Hertz Real Estate Services
Attn: Carrie Seidel
2800 4th St. SW, Ste. 7
Mason City, IA 50401

Sellers

Judith Anne Mills Living Trust &
Elizabeth J. McAllister

Agency

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

Attorney

Barton Seebach
Story, Schoeberl & Seebach LLP

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, Carrie Seidel at 563-920-7699.

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 Friday, December 5, 2025, by 12:00 Noon, CST. The Seller will accept or reject all bids by 12:00 Noon, CST on Friday, December 12, 2025, and all bidders will be notified shortly thereafter.

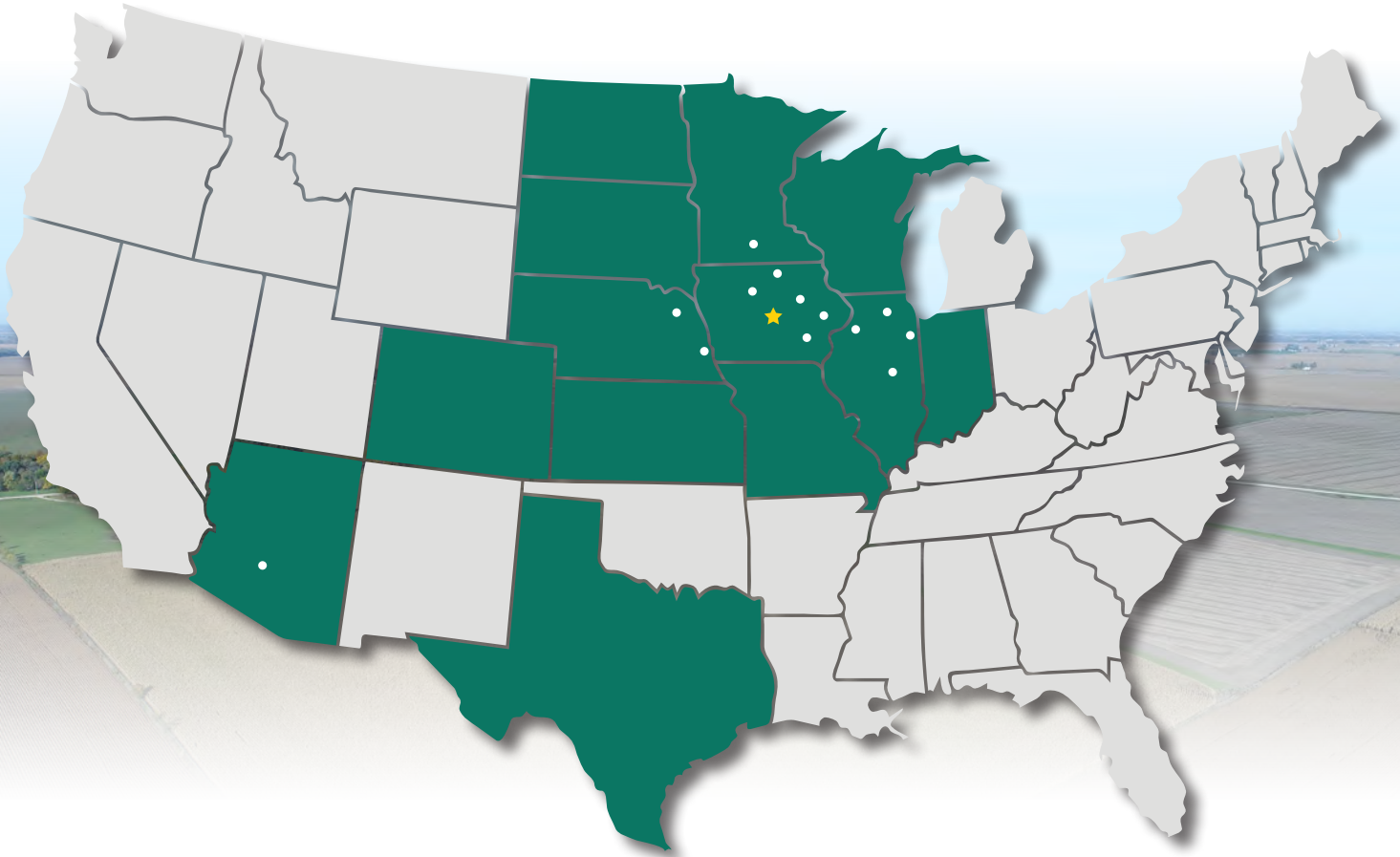
Terms of Possession

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. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before January 21, 2026, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement. The property is enrolled in the Forest Reserve Program pursuant to state law and is therefore exempt from real estate taxation.

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. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

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