

**ACREAGE:**

**7 Acres, m/l**  
Tama County, IA

**DATE:**

Bid Deadline:  
**August 9, 2019**  
**12:00 p.m., CST**

**LOCATION:**

**Hertz Real Estate  
Services**  
Mount Vernon, IA



**Property Key Features**

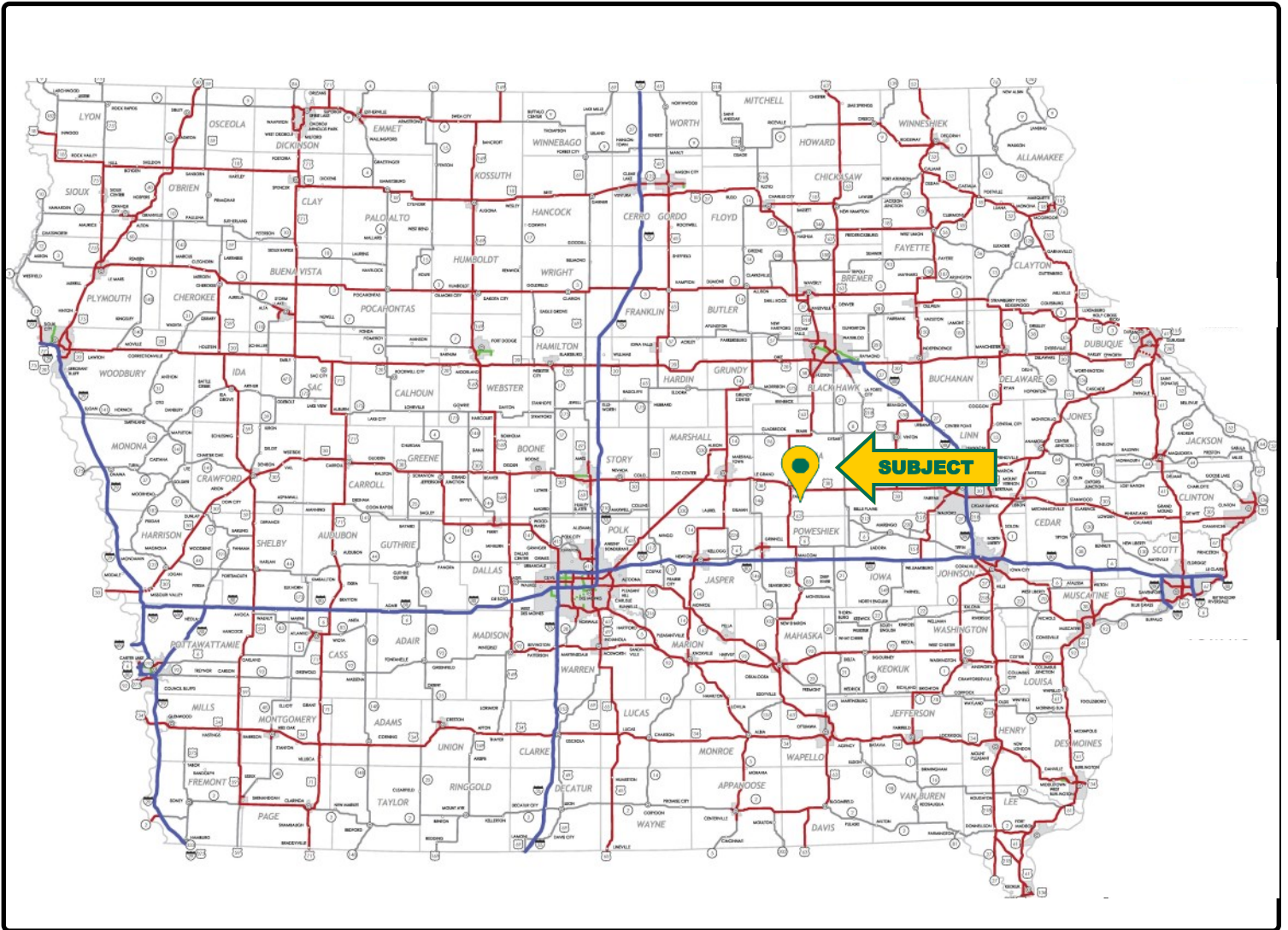
- **Last Privately-Owned & Licensed Grain Elevator in Tama County**
- **1.9 Million Bushels of Licensed Storage**
- **Great Investment Opportunity with an Impressive ROI**

**Troy Louwagie**  
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102 Palisades Road & Hwy. 1  
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In Cooperation With  
United States  
Department of Transportation  
ADOPTED NOVEMBER 28, 1995  
DECEMBER 13, 2018

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## Property Information

**7 Acres, m/l**

### Location

Located in east central Iowa in the town of Tama.

### Address

404 E. 3rd St.  
Tama, IA 52339

### Real Estate Tax

Taxes Payable 2018-2019: \$57,378  
Net Taxable Acres: 7.0

### Buildings/Improvements

- 1.9 Million Bu. of upright storage, 300,000 Bu. of flat storage
- 1998 Super B Tower Grain Dryer
- Feed mill built in 1977 with a three ton mixer and bulk bins
- Two- 6,000 Bu./hour dump pits
- 50' x 150' Warehouse built in 1950
- Office built in 1973, complete with grain probe and 70-foot scale

### Annual Bushels Purchased

2018.....	1,881,579
2017.....	1,674,339
2016.....	1,670,833
2015.....	1,623,956
2014.....	1,409,507
2013.....	1,224,044
2012.....	1,879,049

### Utility Providers

Electricity: Alliant Energy  
Natural Gas: Alliant Energy  
Water: City of Tama

### Comments

Well-maintained facility with the potential to have Union Pacific rail access.

Financial data is available through Sales Manager.

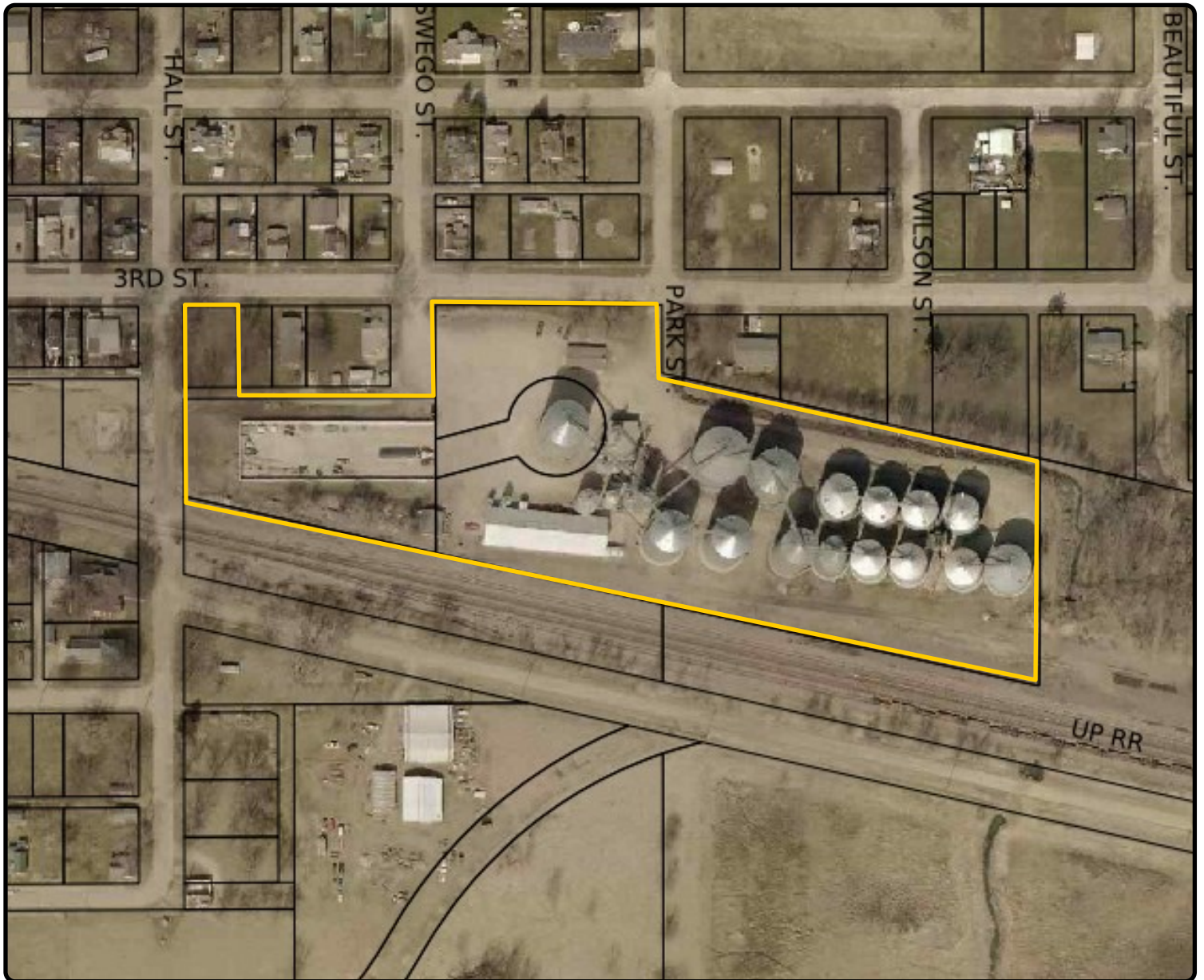
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.*

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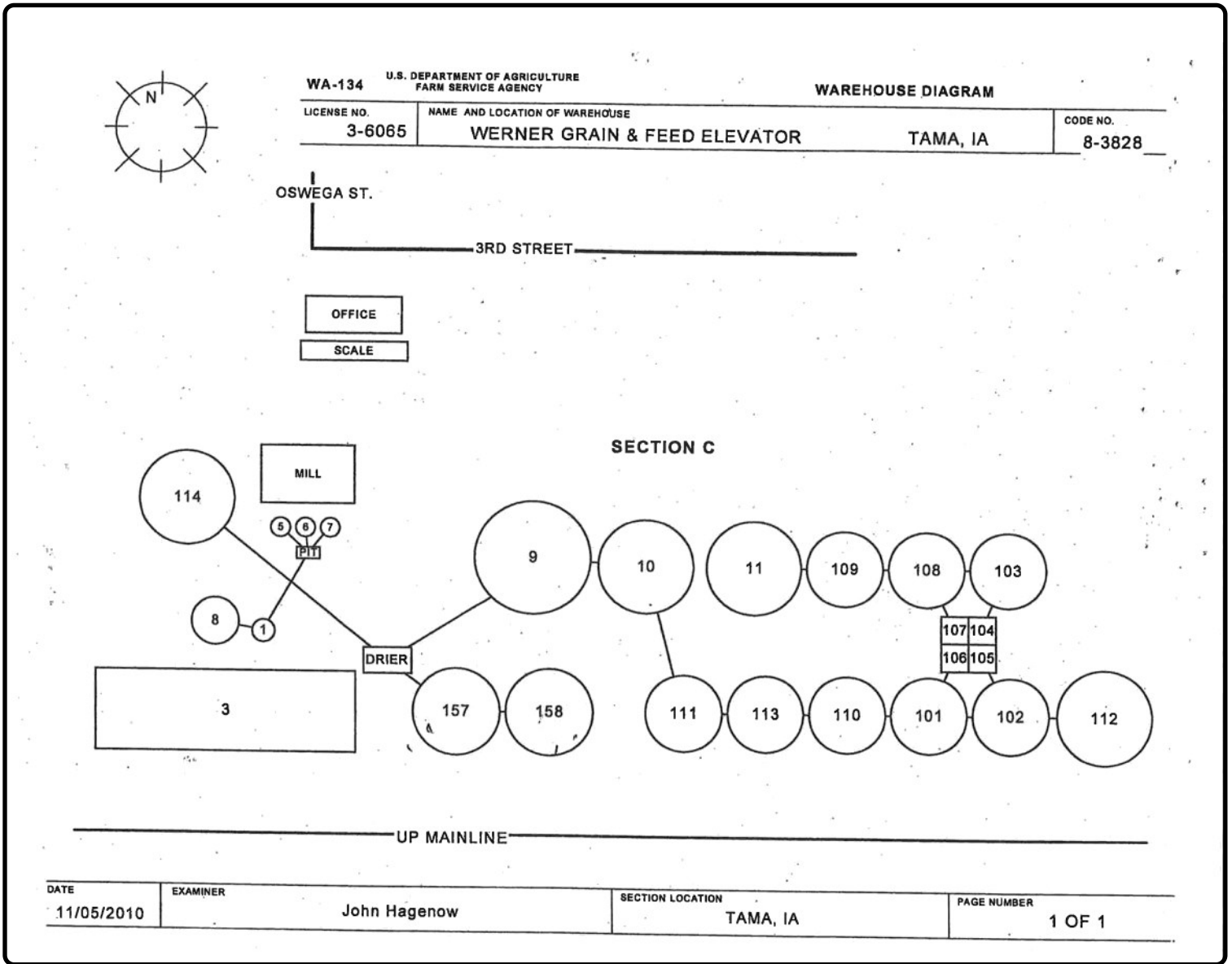


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# Warehouse Diagram







Imagery ©2018 Google, Map data ©2018 Google

Office, Grain Probe & Scale



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NE Looking SW



West Looking East



East Looking West



West Looking East



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Grain Dryer & Bins



Feed Mill Grain Bins



Feed Mill



Feed Mixer



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Feed Mill Bulk Bins



Warehouse



Seed Cleaning Equipment



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Office



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Bid Deadline: **Fri. August 9, 2019**

Time: **12:00 p.m., CST**

Mail To:

**Hertz Real Estate Services  
102 Palisades Rd. & Hwy.1  
Mt. Vernon, IA 52314**

### **Seller**

Werner's, Inc.

### **Agency**

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

### **Method of Sale**

- Facility will be offered in its entirety. Successful Bidder will have the option to purchase rolling stock separately.
- 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 the Sale Manager, Troy Louwagie, at 319-895-8858.

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 Mount Vernon, IA Hertz office, on or before August 9, 2019 by 12:00 p.m., CST. The Seller will accept or reject all bids by 5:00 p.m., CST on August 15, 2019, and all bidders will be notified shortly thereafter.

### **Terms of Possession**

A 10% down payment check is required with all Sealed Bids. If your offer is not accepted, the earnest money check will be voided and returned to you uncashed. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before September 20, 2019, 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 real estate taxes will be prorated to closing.

### **Contract and Title**

The Seller will pay the real estate transfer taxes due at the time of closing. Seller, at their expense, will continue the Abstract of Title and deliver to Buyer for examination. Buyer will pay for Title Examination. Buyer will pay for recording of the deed as well as costs associated with their mortgage, if any.

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## **Make the Most of Your Farmland Investment**

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