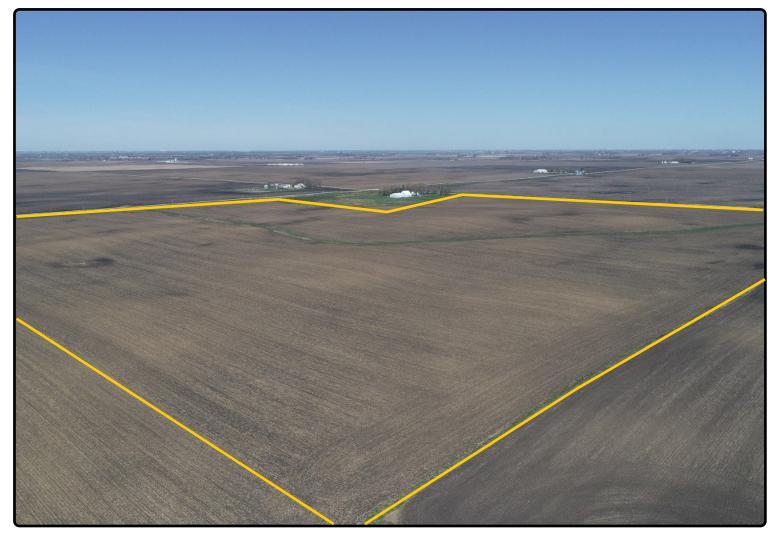


One-Chance Sealed Bid Sale

ACREAGE:	DATE:	RETURN BIDS TO:			
141.36 Acres, m/l Hamilton County, IA	Bid Deadline: June 11, 2020 12:00 p.m., CST	Hertz Real Estate Services Nevada, IA			



Property Key Features

- Three Miles West of Blairsburg on 210th St.
- 134.50 FSA/Eff. Crop Acres with an 83.50 CSR2
- Productive Soils on this Northern Hamilton County Farm

Matt Vegter Licensed in IA MattV@Hertz.ag **515-382-1500** 415 S.11th St./ PO Box 500 Nevada, IA 50201-0500 **www.Hertz.ag**

REID: 000-3541-01



Plat Map

Blairsburg Township, Hamilton County, IA

Trust etux 110 165th ST	1* LE etal 2* 154	Puins 155 Hanus Charles Irving Trust et al etux 39 39	154	Ŭ ⊔ Edward ⊔ Ochylski O Trust	Thelke Trust 40	Laurie Suther- land 40	Heiden LE etal 152	-
Bryan Gilbert etal 169 Ginstale 169 Ginstale Composition Ginstale Composition	Colleen Aldridge 120 Caro- lynn Miller 10 Steen Butter Steen Steen Butter 29 Steen Butter 29 Steen Butter 29 Steen Butter 29 Steen Butter 29 Steen Butter 29 Steen Butter 29 Steen Butter 29 Steen Ste	Adam Adam Adam Adam Adam Adam Adam Adam	Jerry Storer Trust etux 394 Jeffrey Nelson etux 80	etux 4	Carleton Chapman Trust etal 200	Carleton Chapman Trust 120	Gene Thelke Trust etux 151	h ST
Amy t* Kleckner etal 158 Diane Sampson Tust 58		Robert Greenhill Trust 160	C 139 Peffrey Nelson C 139 C Tancy Sanc Sanc Sanc Sanc Sanco	Carleton Chapman Trust 80 Nancy Greenwood Trust 80	William Cramer Trust 160	170th ST Larry Meyer 160	na No Thomas Hicks 86 Trust 124 john Ricke 105	170th
Rosalyn Butter 83 Ccatury Thelke Trust 83	N STONEG Daujed Bray Mady Mady Mady Mady Mady Mady Mady Ma	Nelson Family Farms Corp	Robert Klein Sutherland Farm etux Properties 160 LLC 160	y 80 wr trion	Ccharles Scharles Trust Turst etux 80	Galt Real Estate LLC 137 ^{[owa} Quality Parms LC 23	Ramona Timm Trust 86 John Ricke	ST
Mau- rine Martin 44 Phillip Duane Martin Vavroch Trust 116 44	Delores Hoversten 160 7 Kent Kiburz 154	Lugene Jason Byron Gimer 40 burn Trust 0 etal 40 etal 120 Trust 120	Byron Blackburn etal 111 Beth Fank- houser etal 40	Galt Ec 26 Estate LC 134		ST	enkamp	180th
Maribeth Martin LE Leo etal Lambi 180 ctux 100	Iohn Thompson 120 Lee Trust Bahrenfuss 40 80	Margaret Daniels etal 160	Margaret Cory Trust 160		Phyllis Boughton LE etal 197	Larry cec etal 12.34.567	Mary Reeves etal 173	ST 1S TWP.
Gertrude Latson Trust 130 Noel Singer Hot tu 40 Hot Hot Hot Hot Hot Hot Hot Hot Hot Hot	Lee Helen Thomas Bahrenfuss Son Dinsdale Trust IE etal 40	Milestone Investments LLC 260 Webster Gty 40		190th ST Westlake	Verna Kohl Trust 103 Beth Garth Trust 40	Ronald Denekas Trust etal 76 Debra Kohl Y etal 113	Mary Reeves etal 80 Verna Trust Kohl 40	190th S WILLIAMS
Boonnie Boonnie James James Beckmith Melvin Trust an Trust an		40 Patrick Patterson etux 120 Eric etux Patterson 40 80 Bennis Doolittle Farms Ltd Patterson 40 80	Wurch Farms Inc 235	LLC 23	Schroder Children Farm LLC	\downarrow James \downarrow James \downarrow Beatty \downarrow etal \downarrow 240 \downarrow	VanDiest LLC 71	0,
Margaret V Margaret Daniels u etal 171 V Patterson Fattureson Fatt		UNA Dennis Doolittle C Lisa C Fichera	VanDiest Family LLC 160 VanDiest Kohl etal LE 80 Jeffrey Nelson etux	Ole	Randy Greufe 40	200th ST Ann Gay Trus Deborah Poisot 172	e A ler A st 169 V OD D5 V	200th
Pattickson Pattic	t38 Lloyd Arnold stal ▼ 210th St.	520 LO	2 160	Wyn D Farms LLC 229	Ole Wibholm etux 156 210th ST	Carolyn Snell etal 142	Eric Patterson etux 71 Patrick Patterson etux 71	ST
William Trent Walker Stone etux 42 James etux Noel Valker 40 James	Rustrarch Burst Brite Composition Burst Bu	Van Diest Family LLC V47 CHICAGO CENTRAL & PACIFIC R.R. CO.	VanDiest Helen	v etux		Carolyn Snell etal 59 Constante Suther- land 71	Aden Heritage D23 Fan LLC 154	210th
Walker 40 William Walker 80 etux United and a state of the state of th	Family	Ramona Timm Trust 156 220th ST	Midwest Seiser 120 20 20 20 20 20 20 20 20 20 20 20 20 2	Herman Carstens etux 120	SURG	John Luppes etux 73 Laurie Sutherland *80	6 Jerry Ose	220th ST

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Aerial Photo

141.36 Ac.



FSA/Eff. Crop Acro	es: 134.50
Corn Base Acres:	96.75
Bean Base Acres:	32.25
Soil Productivity:	83.50 CSR2

Property Information 141.36 Acres, m/l

Location

From Blairsburg: Go west on 210th Street for 3 miles. Property is on the south side of the road.

Legal Description

NW¹/₄, except acreage site, Section 32, Township 89 North, Range 24 West of the 5th P.M. (Blairsburg Township)

Real Estate Tax

Taxes Payable 2019 - 2020: \$4,274 Taxable Acres: 138.24 Tax per Taxable Acre: \$30.92

FSA Data

Farm Number 133, Tract 2131 FSA/Eff. Crop Acres: 134.50 Corn Base Acres: 96.75 Corn PLC Yield: 150 Bu. Bean Base Acres: 32.25 Bean PLC Yield: 49 Bu.

Soil Types/Productivity

Main soil types are Bode, Kossuth and Ottosen Clay Loams. CSR2 on the FSA/ Eff. Crop Acres is 83.50. See soil map for details.

Land Description

Level to strongly sloping.

Buildings/Improvements

None

Drainage

- Part of Drainage District 206.
- 28" County main through center of farm, along with some additional tile.

Water & Well Information

None known

Comments

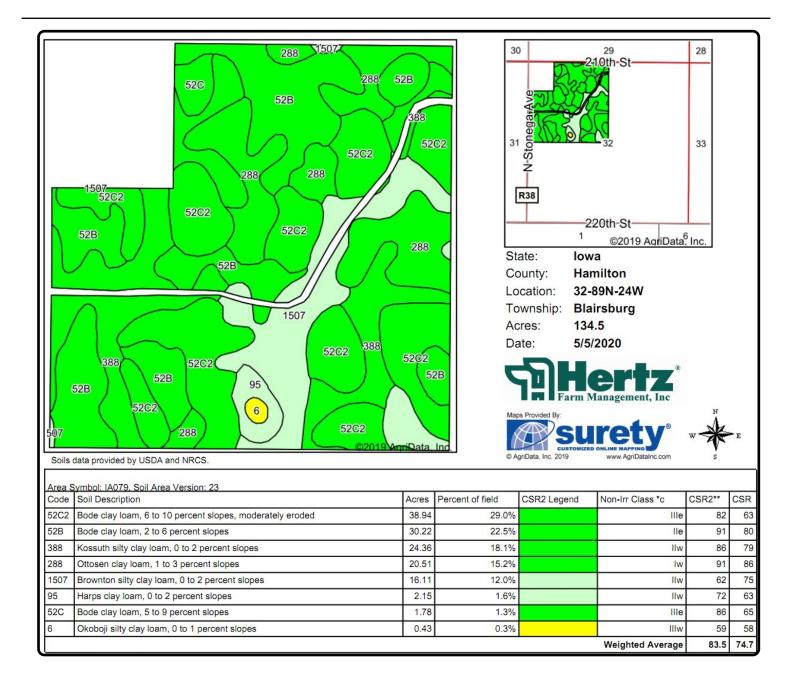
Nice-laying Hamilton County farm on a hard-surfaced road.

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Soil Map

134.50 FSA/Eff. Crop Acres



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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Property Photos

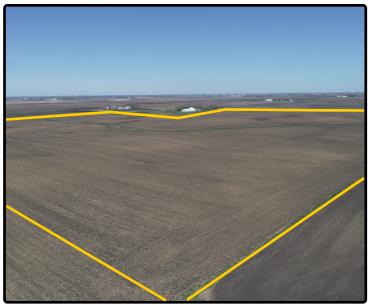
Northeast Looking Southwest

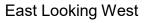


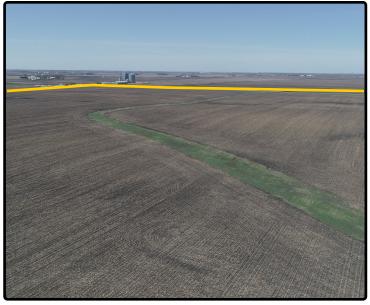
Southwest Looking Northeast



Southeast Looking Northwest







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Sealed Bid Information

Bid Deadline: Thur., June 11, 2020

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

Mail To:

Hertz Real Estate Services PO Box 500 Nevada, IA 50201-0500

Seller

Nissen Family

Agency

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

Method of Sale

- This property 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, Matt Vegter at 515-382-1500.

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 Nevada, IA Hertz office, on or before June 11, 2020 by 12:00 P.M., CST. The Seller will accept or reject all bids by 5:00 P.M., CST on June 12, 2020 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 July 23, 2020 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, 2021. The buyer will receive a cash rent credit at closing. Taxes will be prorated to July 23, 2020.

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