

ACREAGE:

4.75 Acres, m/l
Linn County, IA

DATE:

Bid Deadline:
July 1, 2020
12:00 p.m., CST

RETURN BIDS TO:

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



Property Key Features

- Nice 4.75-Acre Lot in Industrial Area - All Bins and Buildings Will Be Removed
- Located Just off Hwy 30 and Edgewood Rd. Interchange
- Lot is Spade-Ready With Utilities to the Site and Close to Rail Access

Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



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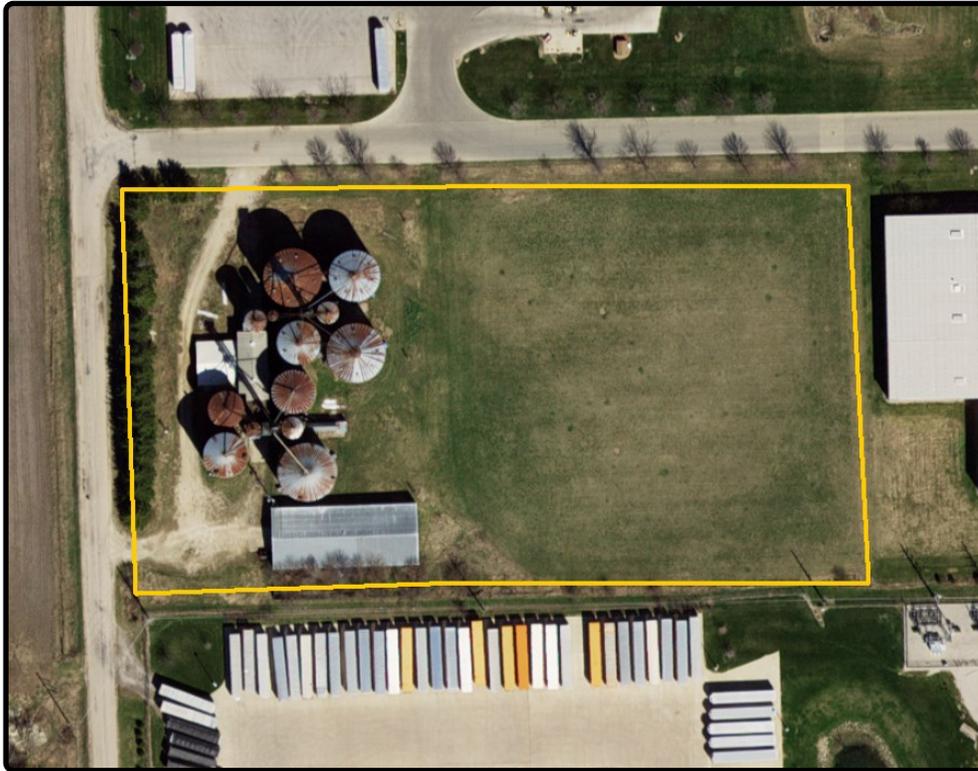
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ADDRESS:

**4501 Pro Farmer Rd. SW
Cedar Rapids, IA 52404**

Property Information 4.75 Acres, m/l

Location

From Highway 30 and Edgewood Rd. Interchange: ¼ mile south on Edgewood Rd., west on Beverly Rd. SW, then west on 44th Ave. SW. Property is located on the south side of the road.

Address

4501 Pro Farmer Rd. SW
Cedar Rapids, IA 52404

Legal Description

The South 340 feet of the West 641 feet of the SW¼ of the SE¼ of Section 1, Township 82 North, Range 8 West of the 5th P.M., Linn County, Iowa.

Real Estate Tax

Taxes Payable 2019 - 2020: \$10,932.00*
Net Taxable Acres: 4.75

**Taxes include the grain bins and machine shed which will be removed prior to closing.*

Land Description

Level.

Buildings/Improvements

There are existing grain bins, machine shed and an office on this site. The Owner will remove all of the structures prior to closing. All concrete pads will also be removed prior to closing.

City Services

City water, sewer and natural gas are all available to this site.

Zoning

This property is currently zoned Ag, but is adjoining by I-1 and I-2 zoning.

Comments

This is a rare opportunity to buy a smaller industrial/warehouse site and is spade-ready with utilities to site. It is ideally located just off the Highway 30 interchange, close to General Mills and Reinhart Foods.

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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Bid Deadline: **Wed., July 1, 2020**

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

Mail To:

**Hertz Real Estate Services
P.O. Box 50
Mount Vernon, IA 52314**

Seller

James B. and Sheryl K. Garnant.

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, 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 Wednesday, July 1, 2020 by 12:00 p.m., CST. The Seller will accept or reject all bids by 5:00 p.m., CST on Monday, July 6, 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 August 3, 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. Taxes will be prorated to date of closing.

Contract & Title

Upon acceptance of bid by Seller, the high 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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