

Hardin County
LAND FOR SALE
115 ACRES^{M/L}
 OFFERED IN MULTIPLE TRACTS

For more information
 please visit our website
 and look up Listing #20115.

www.TheDirtDealer.com

the DIRT Dealer
 JEFFREY T. OBRECHT
 615 Washington Avenue
 Iowa Falls, IA 50126

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Mid Iowa Real Estate, Auctions, & Appraisals and its representatives have an agency agreement with the seller or may have a consensual dual agency agreement with both buyer and seller.



JEFFREY T. OBRECHT
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 Iowa Falls, IA

LISTING #20115

PRICE: Tract #1: \$8,500/acre
Tract #2: \$4,900/acre

DIRECTIONS: From Owasa, Iowa, go east on County Blacktop D-35 and follow it east 3 miles to 185th Street, a county rock road. Then go east on 185th Street 1/4 mile. Tract #1 is located on the south side of 185th Street, and Tract #2 is located on the north side of 185th Street. Please watch for real estate signs.

TRACT#1-DESCRIPTION: 74 acres m/l of east central Hardin County land is currently offered for sale. This property consists of 74 acres m/l and has approximately 66.93 crop acres, with the balance in timber and roads. This property has a CSR2 of 86.7, with the county average CSR2 being 79.7.

TRACT #1-LEGAL DESCRIPTION: The Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4); Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4), Except Highway, all in Section Thirteen (13), Township Eighty-eight (88) North, Range Twenty (20), West of the 5th P.M., Hardin County, Iowa. Please refer to abstract for the exact legal description.

FARM PROGRAM INFORMATION:
Cropland: 66.9 acres *
Corn Base: 48.7 acres PLC Yield: 153 bu.
Bean Base: 24.29 acres PLC Yield: 36 bu.

This farm is classified as Non-Highly Erodible Land. This farm does not have a Wetlands Determination complete at this time.

*The FSA information is for both Tract #1 & #2 combined.

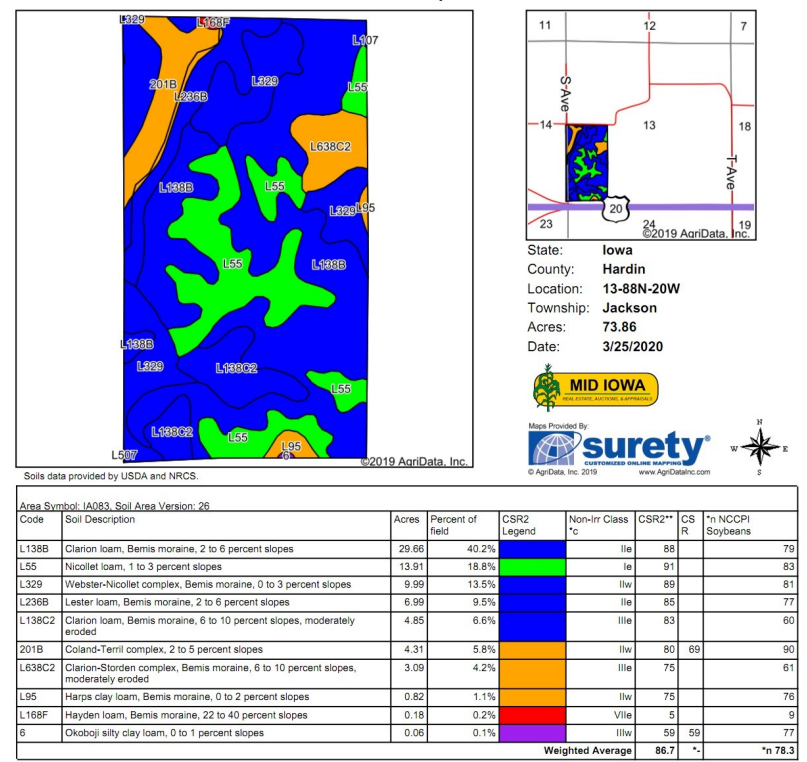
TRACT#2-DESCRIPTION: 41 acres m/l of east central Hardin County land is currently offered for sale. This property consists of 41 acres m/l and has approximately 5.53 crop acres, with the balance in pasture and roads. This property has a CSR2 of 63, with the county average CSR2 being 79.7.

TRACT #2-LEGAL DESCRIPTION: The Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4); West 2.5A of the South 12A of the Southeast Quarter of the Northwest Quarter (W.2.5A S.12A SE1/4 NW1/4), all in Section Thirteen (13), Township Eighty-eight (88) North, Range Twenty (20), West of the 5th P.M., Hardin County, Iowa. Please refer to abstract for the exact legal description.

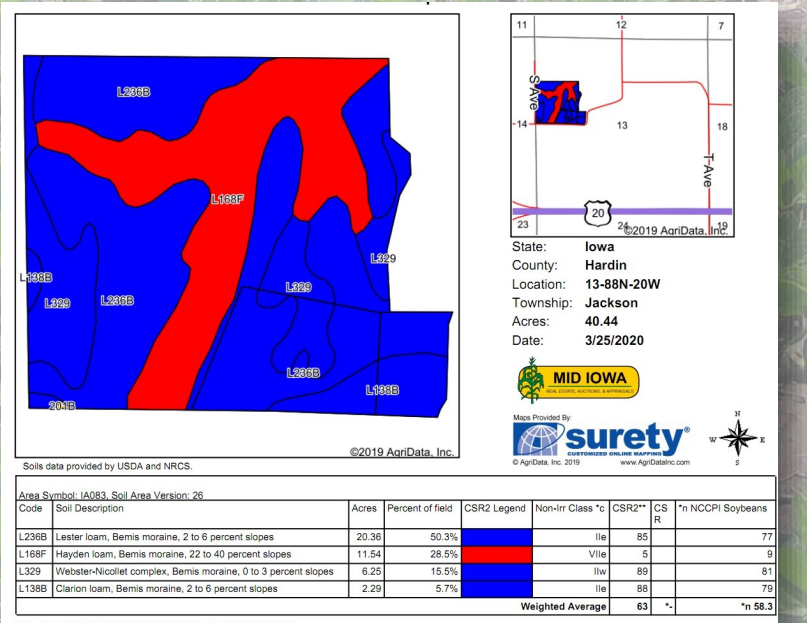
TRACT #2-FARM PROGRAM INFORMATION:
Cropland: 5.53 acres

This farm is classified as Non-Highly Erodible Land. This farm does not have a Wetlands Determination complete at this time.

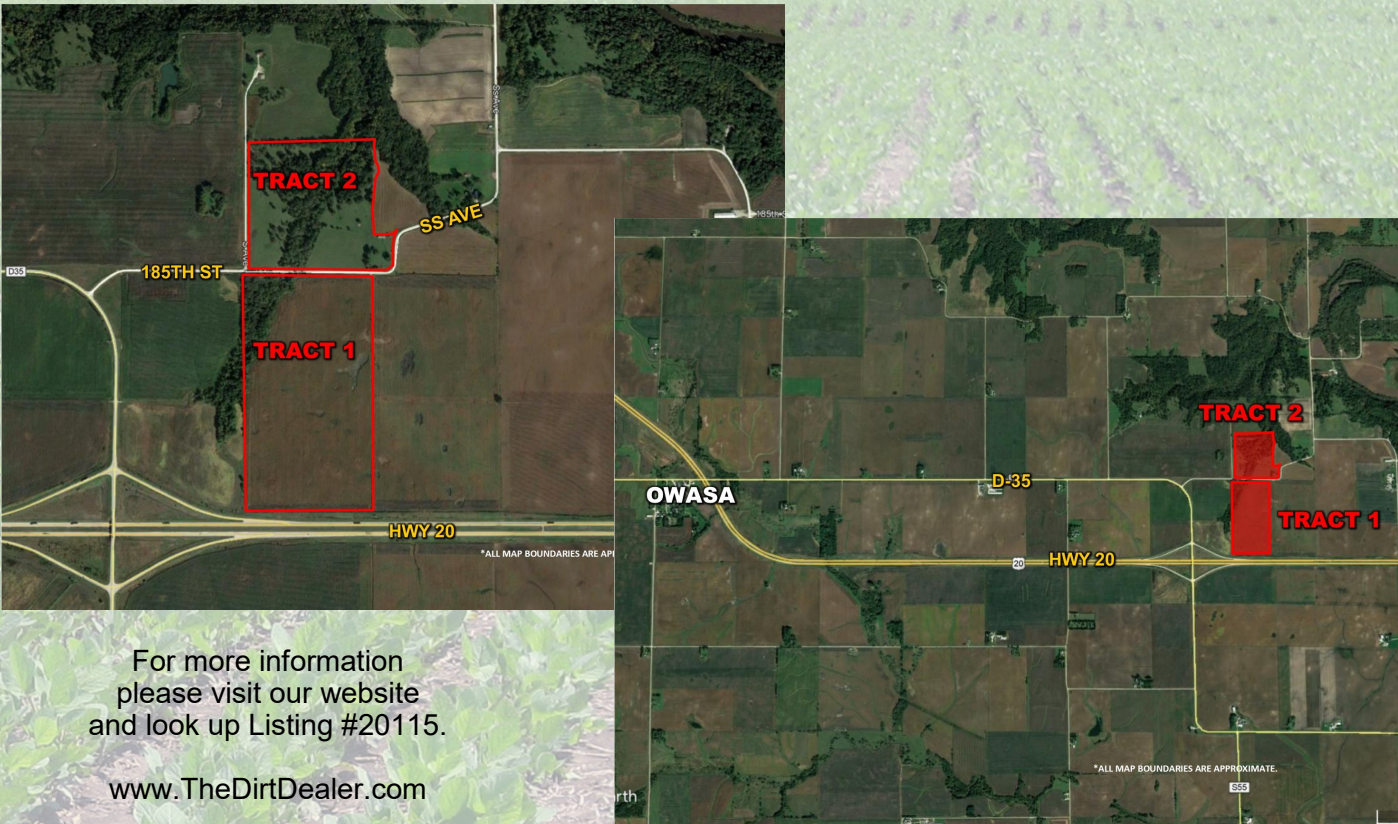
TRACT 1 TOTAL SOILS MAP
74A M/L - CSR2: 86.7



TRACT 2 TOTAL SOILS MAP
41A M/L - CSR2: 63



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LISTING #20115 TERMS AND CONDITIONS

FARM LEASE: The subject properties are open for 2020.

SALE METHOD: Tract #1 will be sold as 74 acres m/l, and Tract #2 will be sold as 41 acres m/l.

IMPROVEMENTS: Tract #1: The subject property is unimproved except for field drainage tile and perimeter fence. Tract #2: The subject property has a small pole building and a new well.

TAXES: Tract #1: \$1,936/year. Tract #2: \$782/year. Property taxes will be prorated to date of closing.

MINERALS: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer.

EARNEST PAYMENT: A 10% earnest money payment is required with all offers. The earnest payment may be paid in the form of cash or check. All funds will be held in the named attorney's trust account.

POSSESSION: Possession will be granted at closing, which will occur 30 days after acceptance of an offer by all parties.

CONTRACT AND TITLE: Immediately upon acceptance of an offer by all parties, buyer will deposit with Mid Iowa Real Estate, Auctions, & Appraisals the required earnest payment. The Seller will provide a current abstract at their expense. Seller to pay all escrow closing costs.

CLOSING: Closing will occur after on whatever date is negotiated by buyer and seller. The balance of the purchase price will be payable at closing in cash, guaranteed check, or wire transfer.

SURVEY: At the Seller's option, the Seller shall provide a new survey where there is not an existing legal or where new boundaries are created. The Seller will be responsible for any survey costs.

ATTORNEY: Richard Parker

SELLER: Betty Perisho Estate

This sale is subject to all easements, covenants, leases and restrictions of record. All property is sold on an "As is—Where is" basis with no warranties or guarantees, expressed or implied, made by the Realtor or Seller. All potential buyers are urged perform their due diligence on the subject property prior to submitting an offer. All map boundaries are approximate, and photographs used may or may not depict the actual property. Total tract acres, tillable acres, FSA acres, etc. are approximate and may be subject to change.