

**Hardin County**

# Land For Sale

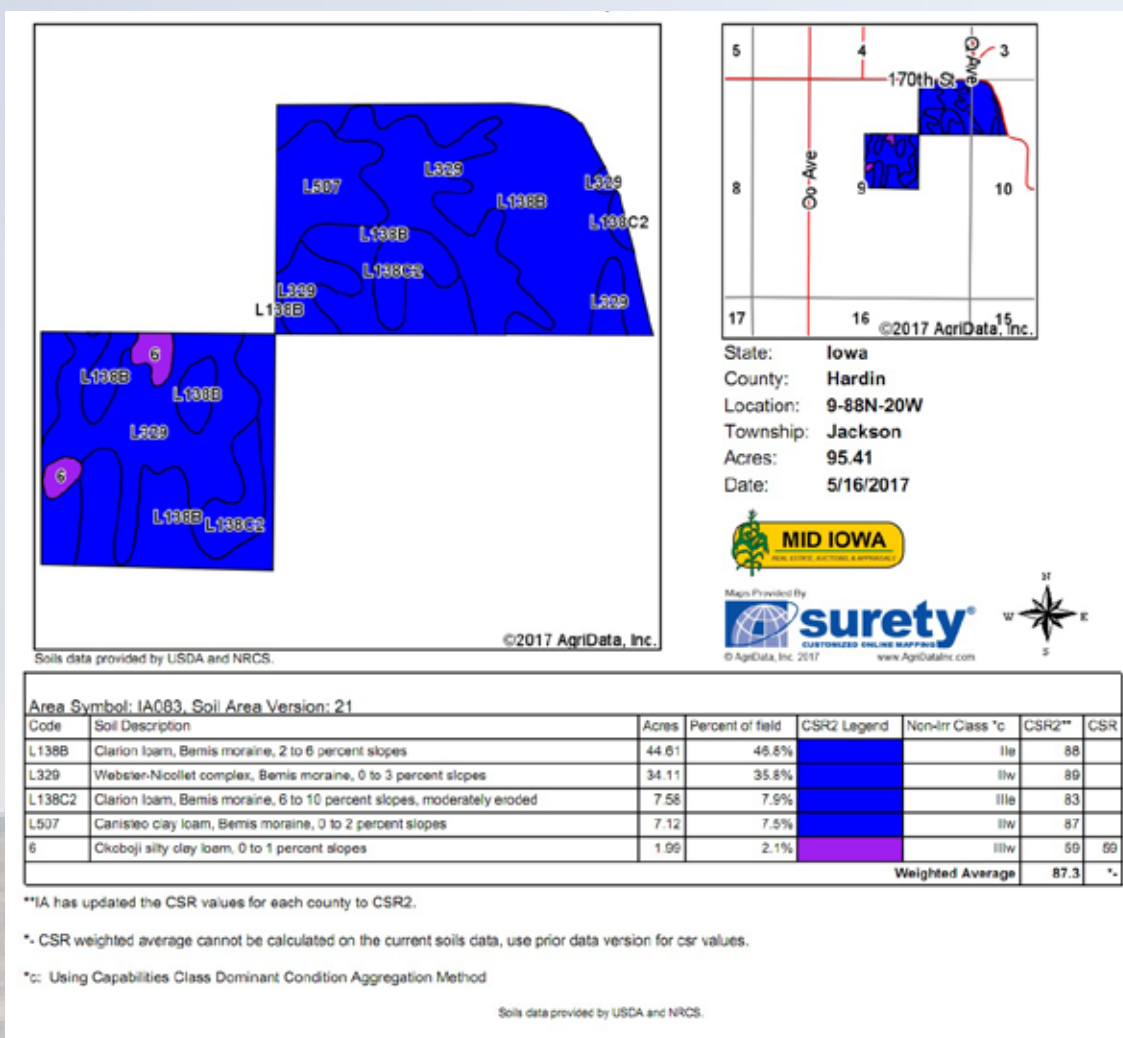
## 98 ACRES<sub>M/L</sub>

### LISTING #17114



**JEFFREY T. OBRECHT**  
C: 515-689-1648 O: 641-648-5065  
Jeff@TheDirtDealer.com  
Iowa Falls, Iowa

# TOTAL SOILS MAP 98A M\L ~ CSR2: 87.3



## LISTING #17114

**PRICE:** \$9,400/acre

**DESCRIPTION:** This property consists of 98 acres m/l in one tract, of which there are 96.69 taxable acres and 95.41 cropland acres. This property has an average CSR2 of 87.3, with the county average CSR2 being 79.7

**DIRECTIONS:** From Iowa Falls, Iowa, go south on State Highway #65 to 170th Street, then east on 170th Street 4 miles. Property is located on the south side of 170th Street. Please watch for real estate signs.

**LEGAL DESCRIPTION:** The Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) West of Highway all in Section Ten (10), Township Eighty-eight (88) North, Range Twenty (20), West of the 5th P.M., Hardin County, Iowa and the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4); Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4); and a tract in SE corner of the NW1/4NE1/4 (Easement) all in Section Nine (9), Township Eighty-eight (88) North, Range Twenty (20), West of the 5th P.M., Hardin County, Iowa. Please refer to abstract for exact legal description.

### FARM PROGRAM INFORMATION:

**Cropland:** 95.41 acres

**Corn Base:** 56.9 acres

**Bean Base:** 8.60 acres

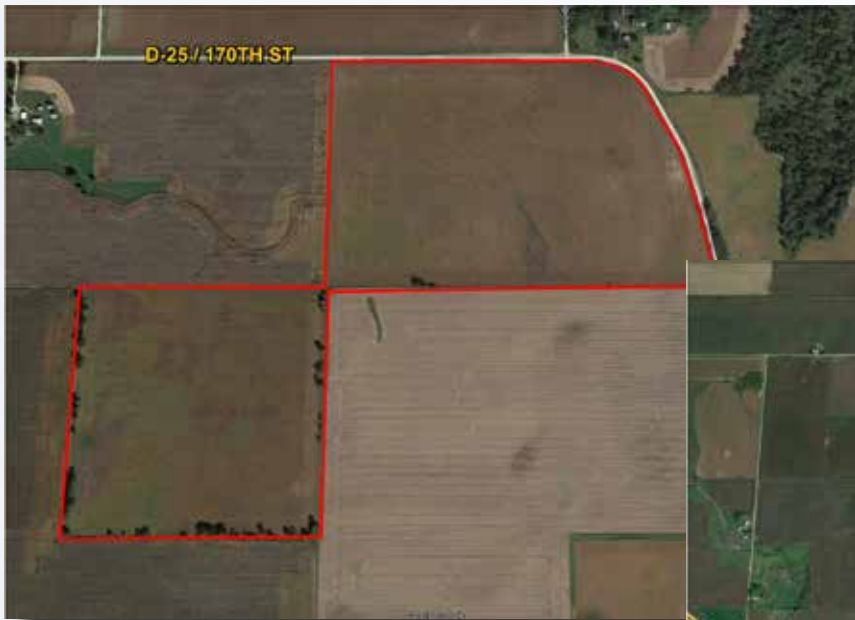
**PLC Yield:** 145 bushel

**PLC Yield:** 43 bushel

*This farm is classified as Non-Highly Erodible Land with no Wetlands Determination complete at this time.*

**FARM LEASE:** The subject property is rented for the 2017 crop year. Rent for 2017 may be prorated based on the closing date negotiated in the purchase agreement. Contact listing agent for rental terms for 2017. The farm lease for 2018 will be terminated.

*For more information please visit our website and look up listing #17114.  
www.TheDirtDealer.com*



## LISTING #17114 TERMS AND CONDITIONS

**SALE METHOD:** This property will be sold as one tract of 98 acres m/l.

**IMPROVEMENTS:** The subject property is presently unimproved except for field drainage tile and perimeter fence. No private tile maps are available at this time.

**TAXES:** \$2840/year or \$29.37/taxable acre

**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 any offer. 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 subject to the current cash rent lease and current tenant's rights for the 2017 crop year.

**CONTRACT AND TITLE:** On acceptance of the offer by all parties, the earnest money will be deposited as stated above. The Seller will provide a current abstract at their expense. Sale is not contingent upon buyer financing, unless offer is made subject to financing. Seller to pay all escrow closing costs.

**CLOSING:** Closing will occur on or about 30 days after acceptance of an offer by all parties, unless negotiated

otherwise. The balance of the purchase price will be payable at closing in cash, guaranteed check, or wire transfer.

**SURVEY:** At the Seller's option, if necessary, 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:** Mike Holt

**SELLERS:** Rick & Sue McDowell Family Trust

*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 map boundaries are approximate, and photographs used may or may not depict the actual property. Buyer is encouraged to perform their own investigation of the property prior to making an offer. 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.*



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615 Washington Ave.  
Iowa Falls, Iowa 50126



**MID IOWA**  
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