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# LAND FOR SALE

L-2400484

**240.68± Acres, Hardin County, Iowa**

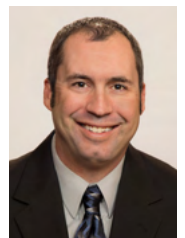
## Highlights:

- Quality farmland
- Offered in two tracts



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**For additional information, please contact:**



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# Property Information

## Directions to Property:

Travel west on Highway 175 from Eldora. Tracts 2 and 3 both lie on the south side of Highway 175.

Contact the agents for more details for access areas and limits.

## Property Description:

Quality farmland in Hardin County leased for the 2025 cropping season.

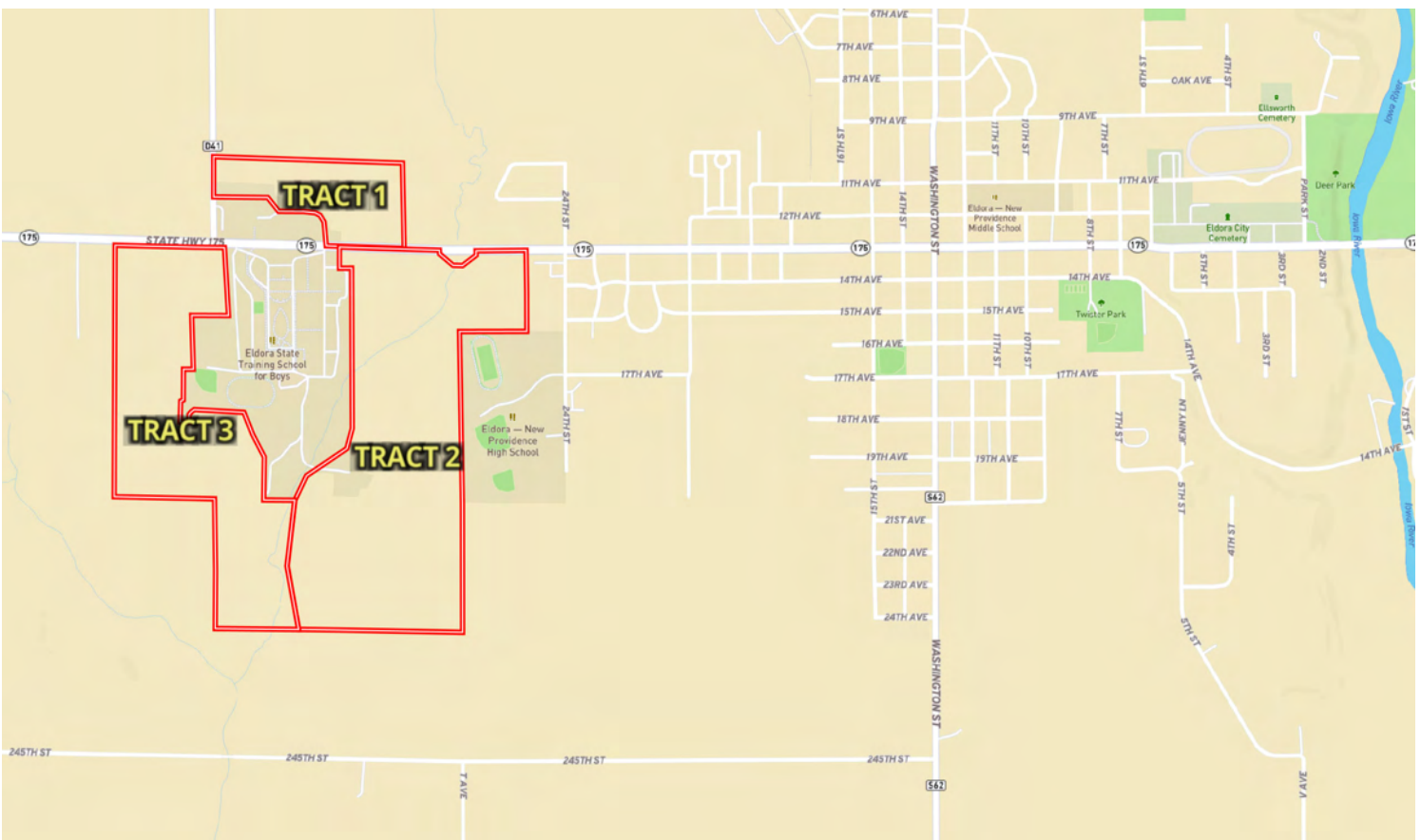
## Legal Description:

**Tract 2:** located in the Northwest Fractional Quarter of the Southwest Quarter (NWFr $\frac{1}{4}$  SW $\frac{1}{4}$ ) of Section 7, Township 87 North, Range 19 West of the 5th P.M. and in the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 12, Township 87 North, Range 20 West of the 5th P.M., City of Eldora, Hardin County, Iowa; and, in the North Half of the Northeast Quarter (N $\frac{1}{2}$  NE $\frac{1}{4}$ ) of Section 13, Township 87 North, Range 20 West of the 5th P.M., Hardin County, Iowa, as shown as Parcel B on Plat of Survey filed on January 27, 2025, in the office of the Hardin County Recorder at year 2025, Number 0181, Document No. 20250181.

**Tract 3:** located in the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 12 and the North Half of the Northeast Quarter (N $\frac{1}{2}$  NE $\frac{1}{4}$ ) of Section 13, Township 87 North, Range 20 West of the 5th P.M., Hardin County, Iowa; and, in Southeast Quarter (SE $\frac{1}{4}$ ) of Section 12, Township 87 North, Range 20 West of the 5th P.M., City of Eldora, Hardin County, Iowa, as shown as Parcel C on Plat of Survey filed on January 27, 2025, in the office of the Hardin County Recorder at year 2025, Number 0181, Document No. 20250181.

**The conveyance of Tracts 2 and 3 will be subject to the following reservation which will be reflected in the patent for each tract from the State: The Seller shall have and reserve any and all right, title and/or interest, whether in fee or easement, as it pertains to Highway 175 on the property as established by any and all record documents. Said reservation shall include but not be limited to the following record rights as shown on the plat of survey as filed in the office of the Hardin County Recorder: Easement filed in Book 325, Page 123; and Easement filed in Year 1993, No. 1701. In addition, the Seller shall have and reserve an easement over the property as it pertains to Highway 175 as shown on the Plat of Survey filed on January 27, 2025, in the office of the Hardin County Recorder at year 2025, Number 0181, Document No. 20250181.**

## Property Location Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
828B	Zenor sandy loam, 1 to 5 percent slopes	49.0	34.23	51.0	0	46	3e
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	24.5	17.12	59.0	0	87	2s
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	12.83	8.96	76.0	0	82	2w
828C2	Zenor sandy loam, 5 to 9 percent slopes, moderately eroded	11.65	8.14	43.0	0	41	3e
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	10.62	7.42	83.0	0	62	3e
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	9.57	6.69	89.0	0	84	2w
177	Saude loam, 0 to 2 percent slopes	7	4.89	60.0	0	79	2s
L55	Nicollet loam, 1 to 3 percent slopes	3.61	2.52	91.0	0	85	1
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	3.49	2.44	54.0	0	82	2w
177B	Saude loam, 2 to 5 percent slopes	3.11	2.17	55.0	0	78	2s
201B	Coland-Terril complex, 2 to 5 percent slopes	2.54	1.77	80.0	0	93	2w
178B	Waukee loam, 2 to 5 percent slopes	2.46	1.72	64.0	0	83	2s
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	2.12	1.48	88.0	0	80	2e
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	0.49	0.34	55.0	0	71	3e
5040	Anthropotic Udorthents, 2 to 9 percent slopes	0.07	0.05	5.0	0	79	6s
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	0.04	0.03	41.0	0	63	4e
27B	Terril loam, 2 to 6 percent slopes	0.02	0.01	87.0	0	91	2e
TOTALS		143.12(*)	100%	61.76	-	65.82	2.48



# Tract 3 (Parcel C) | 95.63+ Surveyed Acres

## Property Description:

Quality farmland with a CSR2 rating of 50, with great recreational opportunities on the southern portion of this tract. Access for this tract is from Highway 175 via the current field access point.

## FSA Information:

	Base	PLC Yield
Corn	54.38 acres	116 bushels
Beans	6.22 acres	34 bushels

## Farm Data:

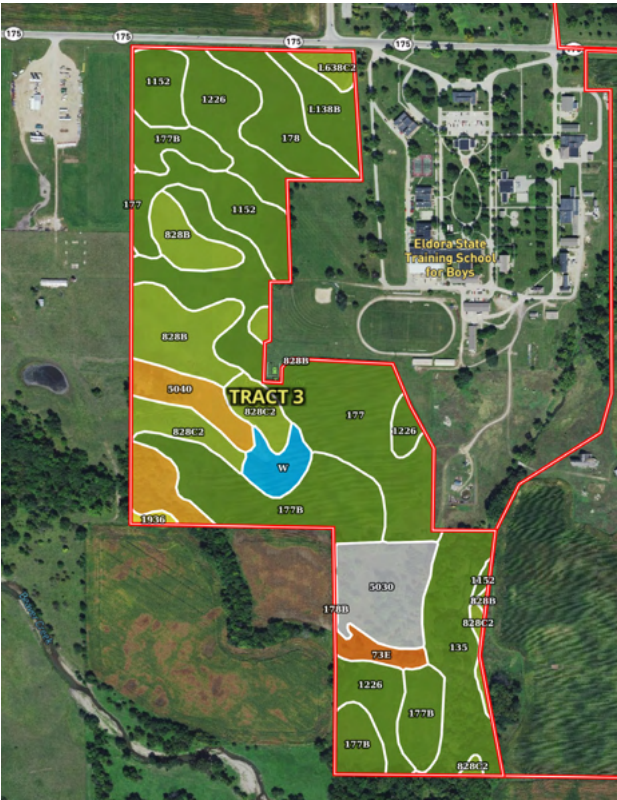
Cropland	72.68 acres (FSA Cropland)
ROW	1.20 acres
Other	<u>21.75 acres</u>
Total	95.63 acres

## Taxes:

Subject to survey and reassessment.



## Tract 3 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
177	Saude loam, 0 to 2 percent slopes	16.31	17.45	60.0	0	79	2s
177B	Saude loam, 2 to 5 percent slopes	15.4	16.48	55.0	0	78	2s
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	9.11	9.75	59.0	0	87	2s
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	8.12	8.69	54.0	0	82	2w
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	7.97	8.53	76.0	0	82	2w
828B	Zenor sandy loam, 1 to 5 percent slopes	7.9	8.45	51.0	0	46	3e
5030	Pits, limestone quarry	5.89	6.3	-	0	-	-
5040	Anthropotic Udorthents, 2 to 9 percent slopes	5.24	5.61	5.0	0	79	6s
178	Waukee loam, 0 to 2 percent slopes	4.91	5.25	69.0	0	83	2s
828C2	Zenor sandy loam, 5 to 9 percent slopes, moderately eroded	4.78	5.11	43.0	0	41	3e
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	2.97	3.18	88.0	0	80	2e
W	Water	2.03	2.17	-	0	-	-
73E	Hawick gravelly sandy loam, 12 to 20 percent slopes	1.38	1.48	5.0	0	32	7s
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.04	1.11	75.0	0	64	3e
1936	Coland-Spillville-Hanlon complex, channeled, 0 to 2 percent slopes	0.34	0.36	24.0	0	31	5w
178B	Waukee loam, 2 to 5 percent slopes	0.08	0.09	64.0	0	83	2s
TOTALS		93.47(*)	100%	50.71	-	67.91	2.5

# Terms and Conditions

**General:** The State of Iowa is offering farm real estate for sale via the “Iowans Buy Iowa Program.” The program is a cooperative effort between the Iowa Department of Agriculture and Land Stewardship, the Iowa Economic Development Authority, and the Iowa Department of Administrative Services. Please consult the additional information pertaining to this program included in the bid form accompanying this flyer.

**Taxes:** The Seller shall pay real estate taxes for fiscal year 2023-2024 and prior years. Estimated taxes for the period beginning July 1, 2024 will be prorated to thirty (30) days after acceptance of the Offer to Buy (defined below). The Buyer shall pay all subsequent real estate taxes. Contact the Listing Agent for property tax amounts and dates payable.

**Farm Leases:** Portions of both Tract 2 and Tract 3 are leased for the 2025 cropping season, under a separate Cash Farm Lease for each tract, between Iowa Prison Industries (IPI) Farms and Kyle and Pressly Cook dated May 1, 2025, and each lease having a term through the last day of February 2026.

IPI Farms will assign the relevant Cash Farm Lease(s) to the Buyer prior to recordation of the Patent, and the corresponding lease payment will be prorated - this will be calculated from the date of issuance of the Patent, and the Seller will issue payment for the prorated amount to the buyer after recordation of the relevant Patent(s).

**Conditions:** Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an “AS IS-WHERE IS” basis with no warranties or guarantees, either expressed or implied, by the Seller or by Farmers National Company. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Bidders will receive an “Offer to Buy” (“OTB”) document from the State of Iowa for the property being purchased, outlining the terms and conditions associated with purchase.

**Fences:** Existing fences, if any, are in “AS-IS” condition and will not be updated or replaced by the Seller. Not all tract and boundary lines are fenced, and if needed, will be the responsibility of the Buyer at closing. The cost to maintain, repair, or erect partition fence(s), including but not limited to partition fences under Iowa Code Chapter 359A, between the property purchased by Buyer and the property retained by the State of Iowa will be solely the responsibility of the Buyer, and Buyer’s successors, heirs, administrators, executors and assigns. The Patent to a buyer will reflect this language, and that all provisions shall run with the land and be binding upon parties and their heirs, representatives,

executors, administrators, successors, and assigns. Existing fence lines may not fall directly on the legal boundary.

**Easements:** The Seller shall have and reserve on behalf of itself and on behalf of any existing utility company easements over the property as it pertains to any existing utility facilities and drainage facilities servicing the adjacent property of the State, including but not limited to existing facilities for purposes of drainage, communications, water, electric, gas, tile, sewer, and any related sewer laterals. (See survey of the property which shows some but not all of said reserved easements.) Said easements shall provide to Seller and/or the utility company a reasonable right of access over the property to the existing facilities; and that any Patent will reflect said easements. The width of any such easement shall be such width as is reasonably necessary to the enjoyment of the easement, including such width as is reasonably necessary for maintenance of any facilities in such easement. All provisions contained in such easement shall run with the land and be binding upon parties and their heirs, representatives, executors, administrators, successors, and assigns. The State, for as long as the property is utilized as undeveloped land, shall reserve a non-exclusive public safety easement that will allow public safety officials to enter Tracts 2 and 3 only in the event that a student elopes from the State Training School, for the express purpose of searching for, locating, and/or apprehending said missing student(s), and the easement will contemplate that State will reimburse the owner for any crop damage as a result of the State’s access to or use of the property. This easement is detailed in the relevant OTBs. **Contact agents for more details.**

**Restrictive Covenants:** Tract 3 is immediately adjacent to a historical facility cemetery located at the State Training School (STS). The Patent will contain the following use restrictions as it pertains to that portion of the property within 100 feet of the cemetery (“Cemetery Buffer Zone”): The Cemetery Buffer Zone shall only be used for agricultural purposes. Further, there shall not be erected or placed in the Cemetery Buffer Zone any structure or building nor shall there be erected or placed in the Cemetery Buffer Zone any drainage facilities including drainage tile. Notwithstanding the foregoing, and subject to the provisions regarding fences above, fences may be constructed in the Cemetery Buffer Zone. These provisions shall run with the property and be binding on the buyer’s heirs, representatives, executors, administrators, successors, and assigns. Contact agents for more details.

**Environmental Matters:** The Seller was recently notified of the potential of previous environmental contamination on the property. It is not readily ascertainable to the Seller whether the alleged conditions are present. As a result, Seller engaged Atlas Technical Consultants, LLC to conduct a Phase I Environmental Site Assessment of both Tracts 2 & 3 and received a Report pertaining to Project Number 204EM08581 dated April 14, 2025 ("Phase I ESA Report"). To request a copy of the Phase I ESA Report, please contact agents for more details.

The property will be sold subject to any environmental matters, including but not limited to coal ash & clinkers, abandoned wells, solid waste disposal sites, hazardous wastes or substances, and/or underground storage tanks located on the Property, and including but not limited to those matters disclosed on the Phase I ESA Report, a copy of which will be made available upon request. Please see additional language pertaining to these matters in the OTB.

**Possession:** Title and possession of the land will be granted when the State of Iowa records a Land Patent. Once all monies are received, the Buyer should allow up to 30 days for the recordation of the State Land Patent and transfer of the property to the Buyer. The Seller will make a current abstract available for examination, however, this abstract will remain the property of the State. In the event the Buyer desires any further abstracting, any cost will be the responsibility of the Buyer. However, the State will have no obligation to clear any title objections, and the sale of any tract will be without any warranties, express or implied, and is subject to all easements, covenants, restrictions of record, and leases. The conveyance will be exempt from real estate transfer tax, declaration of value, and ground water hazard statement pursuant to Iowa Code section 428A.2(6). Contact the listing agents for clarification on how property will be transferred to the Buyer.

**Earnest Payment:** A 10% earnest money payment is required from the successful bidder. The payment may be in the form of cashier's check, personal check, or company check. All funds will be deposited and held by Farmers National Company.

**Contract and Title:** The successful bidder will deposit with Farmers National Company the required earnest money payment. The Seller will make a current abstract available for inspection as outlined in the "Possession" section.

**Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing will occur on the date agreed to by the parties. The balance of the purchase price will be payable on or before the closing date via check at the discretion of Farmers National Company, and the Buyer will be required to submit the completed OTB. If the balance is not paid on or before closing, the Buyer risks forfeiting the 10% earnest money.

**Sale Method:** The real estate will be offered in two individual tracts.

**Bid Procedure:** Written bids will be received at the office of Farmers National Company, 13445 South 68 Avenue West, Mitchellville, Iowa 50169, or by email (JVanzee@FarmersNational.com). Bids should be for the total dollar amount and not per acre. **Bidders must be qualified under any or all of the "Iowans Buy Iowa Program" categories for their bid to be considered, and to ultimately purchase the tract(s). Any bids submitted should have any accompanying documentation showing qualification under the "Iowans Buy Iowa Program" qualifying criteria.** Please note that any Patent issued by the Seller to successful bidder must solely be to the individual or entity name used to qualify for the "Iowans Buy Iowa Program." Seller reserves the right to reject any and all bids and to modify bidding requirements at its discretion.

**Approval of Bids:** Any and all bids, and/or OTBs, are subject to the Seller's approval or rejection.

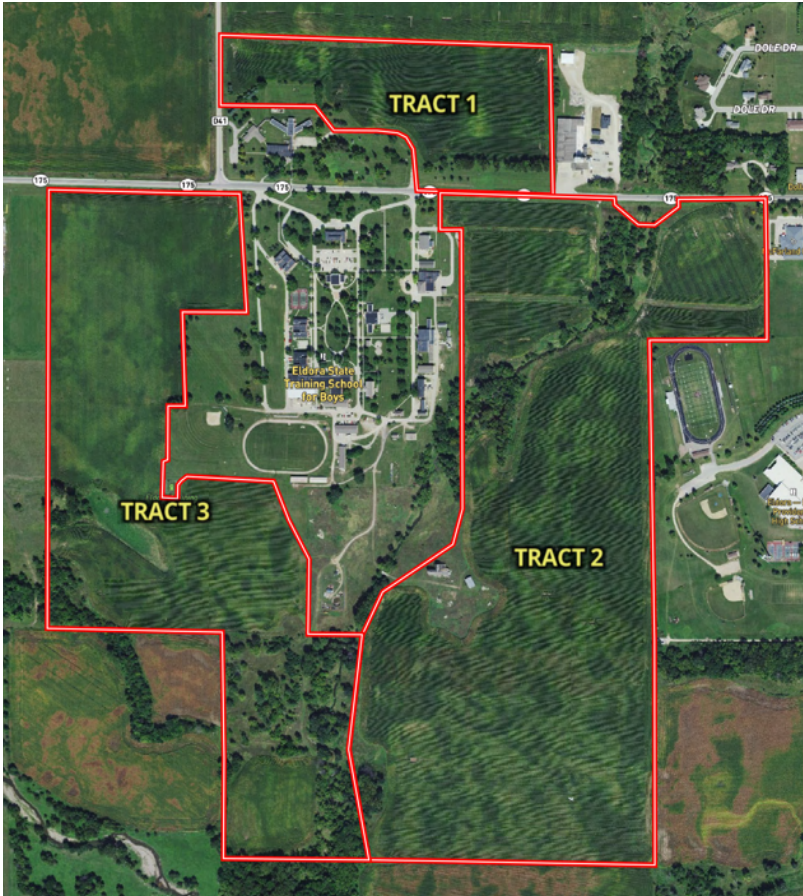
**Agency:** Farmers National Company and its representatives are acting as Agents of the Seller.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property and its condition and rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid. Announcements made at final bidding take precedence over all printed material. See agents for more details.

**Seller:** State of Iowa



Aerial Map





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