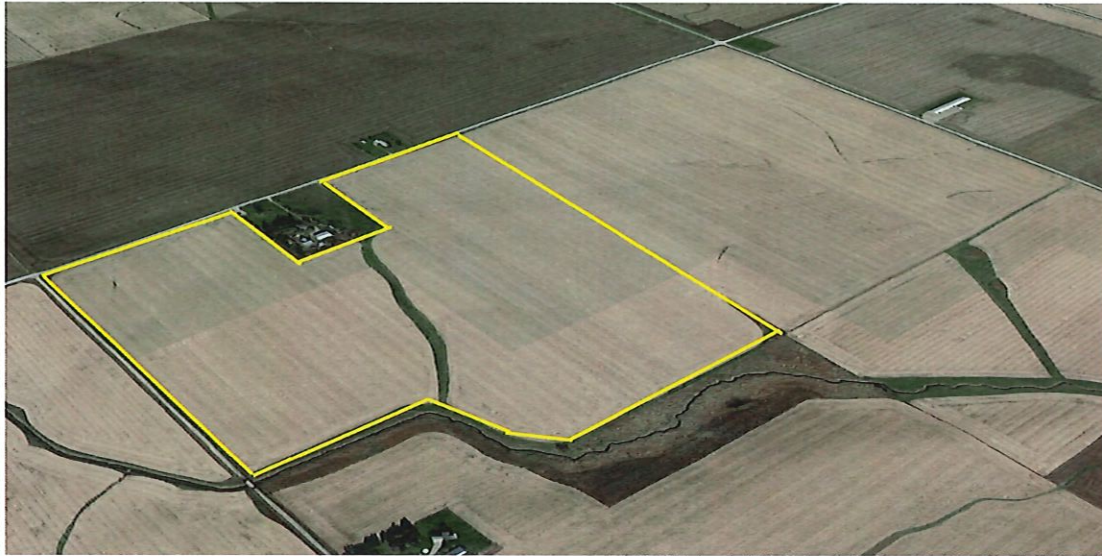




Land for Sale

LOCATION: GRUNDY COUNTY
147.54 ACRES, M/L



PARCEL LINES ARE APPROXIMATE

Field 3 Key Features

- Located Southwest of Grundy Center
- Corner of L Ave and 270th Street
- 127.71 cropland acres
 - CSR2 rating of 91.68
- 2.16 acres non-cropland
- Southwest corner to be surveyed off (divided by little wolf creek)
 - 20 acres, m/l

Samantha Mears | 319.480.4826
samantha@structurecedarvalley.com



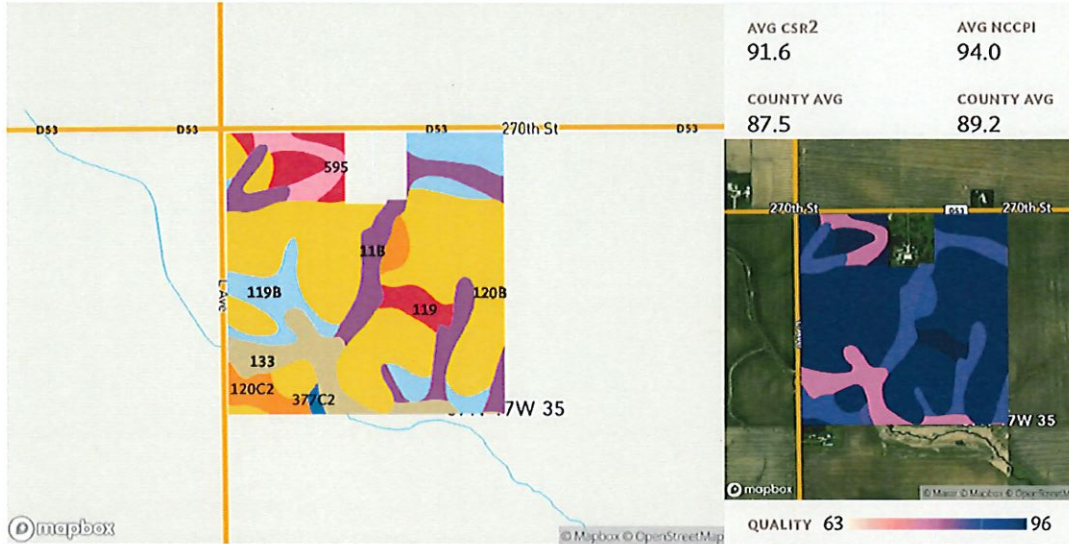
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Soil Map - Field 3

4 fields, 469 acres in Grundy County, IA

TOWNSHIP/SECTION 87N 17W - 22, 23, 26, 27, 35



Field 3

146 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	CSR2
120B	Tama silty clay loam, 2 to 5 percent slopes	70.69	48.5%	2	95.0
11B	Colo-Ely complex, 0 to 5 percent slopes	22.02	15.1%	2	86.0
119B	Muscatine silty clay loam, 2 to 5 percent slopes	19.70	13.5%	2	95.0
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	12.02	8.2%	2	78.0
119	Muscatine silty clay loam, 0 to 2 percent slopes	9.35	6.4%	1	100.0
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	6.45	4.4%	3	87.0
595	Harpster silty clay loam, 0 to 2 percent slopes	4.93	3.4%	2	79.0
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	0.66	0.5%	3	85.0
		145.82			91.6



Land Information

127.71 CROP ACRES, M/L



Location

From Grundy Center:
Head West out of Grundy Center
on G Ave. Take S Holland for
approx. 4 miles. South side of 270
Street.

Legal Description

35-87-17 NW 1/4, EX 8.89 ACRE
TRACT

Price & Terms

- \$2,490,345
- \$19,500/acre
- Seller reserves the right to
reject all offers
- Mail to:

Structure Real Estate
Attn: Samantha Mears
201 Washington Street
Cedar Falls, Iowa 50613

- Email to:

samantha@structurecedarvalley.com

Possession

The sale closing will be on
December 6, 2024 or such other
date agreed to by all parties.

Land Description

Nearly level to gentle rolling

Drainage

Well tiled - no maps available

Real Estate Tax

Taxes Payable 2023: \$6,276*
Net Taxable Acres 2023: 147.54*
Tax Per Net Taxable Acre: \$42.54*
Tax Parcel ID #: 871735100002
*Grundy County Treasurer/Assessor
will determine final tax figures.

Lease

Land lease has been terminated.

Soil Types/Productivity

Primary soil is Tama silty clay
loam. CSR2 on the FSA/Eff. crop
acres is an average of 91.48. See
soil map for detail.

Additional Information

A survey will be completed prior to
closing to parcel off 20 acres, m/l
in field 3. These acres are labeled
with a black "X".

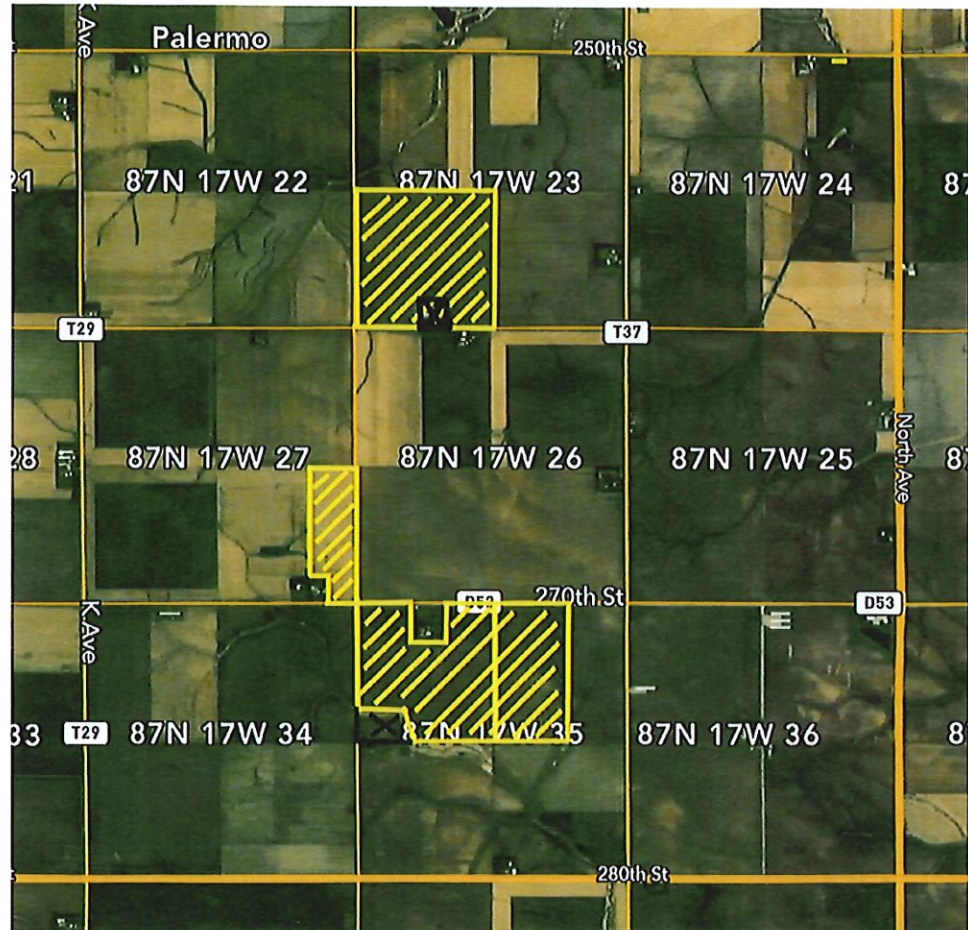


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Aerial Map

LOCATION: GRUNDY COUNTY
TOWNSHIP: PALERMO





Sale Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes will be prorated at closing.

Conditions: The sale is subject to all easements, covenants, and restrictions of record. Each buyer 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.

Earnest Payment: A 10% earnest money payment is required on the day of offer. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Structure Real Estate Trust.

Contract and Title: Immediately upon conclusion of the reviewing an offer, the buyer of the accepted offer will enter into a real estate contract and deposit with the closing agent the required earnest payment. The Seller will provide a current abstract of title at their expense. The cost of any escrow services will be paid by the Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on December 6, 2024 or such other date agreed to by all parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of the closing agent.

Survey: As the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created.

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.

Sale Method: Written offers will be received at the office of Samantha Mears (Structure Real Estate, 201 Washington Street, Cedar Falls, Iowa 50613) or emailed to Samantha Mears at samantha@structurecedarvalley.com.

Offers will be presented and responded to as they are received. Offers should be for the total dollar amount and not per acre. Seller reserves the right to reject all offers.

Approval of Offers: Final sale is subject to the Seller's approval or rejection. Seller reserves the right to reject all offers.

Agency: Structure Real Estate and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Structure Real Estate nor the Seller makes any guarantees or warranties as to its accuracy. All potential buyers are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Structure Real Estate reserve the right to preclude any person from offering if there is any question as to the person's credentials or fitness to bid.



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