

COMMERCIAL REAL ESTATE

FOR SALE

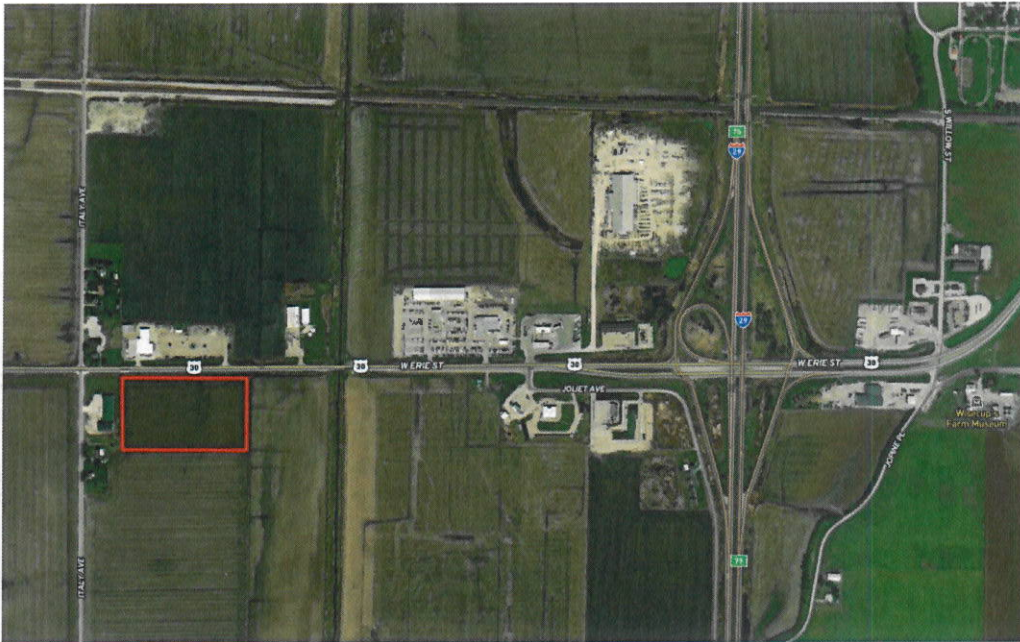
- ▶ 12.93 acres m/l with an excellent location!
- ▶ Easy I-29 access just 1/2 mile West of Missouri, and only 8 miles to Blair Nebraska!
- ▶ Ideal building location for a truck stop/travel center, restaurant and more!
- ▶ Taxes: \$358.00

EDSPENCER
REAL ESTATE

12.93
ACRE M/L

HIGHWAY 30
LOCATION


\$550,000



Ed Spencer, Broker 402-510-3276

www.edspencer.com

Spencer Groups, INC | 322 E 7th St, Logan, IA 51546

12.93 AC HIGHWAY 30, Missouri Valley, IA 51555		23-2172 Land Active \$550,000	
Provided as a courtesy of Erica Smith-Hankins Ed Spencer Real Estate 322 E 7th St Logan, IA 561546 Mobile - (720) 345-8392 edspencerlogan@gmail.com			
Start Showing Date:	Auction:	Bank Owned?:	No
Size of Land:	More than 10 Acres	# of Acres:	12.93
Street Frontage:	Highway 30	Average Depth:	550' feet
Price/Acre:			42,536
Lot Size:			12.93 acres
Area:	Mo Valley/Logan	Elementary School:	Missouri Valley
High School:	Missouri Valley	School District:	Missouri Valley
Parcel No.:	400001952903000	Zoning:	Commercial
Ttl REIDS Assmt Due:		Current REIDS Yr Pd:	N/A
Jr. High:			Missouri Valley
Subdivision:			N
Agent Equity:			
Buyer Agency Compensation:	2	Buyer Agency Compensation Type:	%
Net Taxes:	358	Tax Year:	2022
Public Remarks: Excellent Location! 12.93 AC. m/l located on Highway 30 between Blair, NE and Missouri Valley, Iowa, and just under 1 mile to the I-29 interchange. Currently zoned commercial. Directions: Legal: PARCEL C PART NWNW ST JOHN SEC. 20 MISSOURI VALLEY HARRISON CO IOWA			
Will Transfer By: Sale Docs on File: Aerial Photos Lot Improvements: None Lot Location: Agricultural; Commercial Topography: Cleared/Open; Level Road Frontage: US Highway Road Surface: Concrete		Restrict/Easements: None Type of Soil: Black Dirt Sewer: None Surface Water: None Water: None Utilities: None	
Flood Ins: Required Possession: Closing Best Use: Business; Commercial; Farm; Other - See Remarks Terms: Cash; Conventional Mortgage Info: Gross Taxes: 370.13; Net Taxes: 358; Tax Year: 2022 Photo Certification: I own the photos or have the right to use.: Yes			
Listing Date:	12/12/2023	Days On Market:	16
Status Change Date:	12/13/2023	List Price:	550,000
LA: Ed Spencer; (402)510-3276; edspencerrealestate@gmail.com		LO: Ed Spencer Real Estate; ed@edspencer.com	



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8:59 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



Southwest Iowa Association of REALTORS®



SELLER'S DISCLOSURE OF PROPERTY CONDITION
(To be delivered prior to buyer making offer to buy real estate)

Property Address: 12.93 acres m/l Highway 30, Missouri Valley, IA
Property Owner (print name per title): MMIS Real Estate LLC

Purpose of Disclosure: Completion of Section I of this form is required under Iowa law Chapter 558A of the Iowa Code which mandates Seller discloses condition and information about the property, unless exempt.

ONLY SIGN IF EXEMPT PROPERTIES

Exempt Properties: Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of a decedent's estate, guardianship, conservatorship, or trust; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings. Seller certifies that the property is exempt from the requirement(s) of 558A because one of the above exemptions apply. If so sign below and you may stop here.

DocuSigned by: Jeff Allen for MMIS Real Estate LLC
Seller Signature Date Buyer Signature Date
Seller Signature Date Buyer Signature Date

Instructions to the Seller: (1) Complete this form yourself and fill in all blanks. (2) Report known conditions materially affecting the property and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, check "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, check UNKNOWN (Unk.) (7) Keep a copy of this statement.

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not by any Agent acting on behalf of the Seller. The Agent has no independent knowledge of the condition of the property except that which is written on this form. Seller advises Buyer to obtain independent inspections.

Seller JAFMREL and Buyer (initials) acknowledge they have read this page.

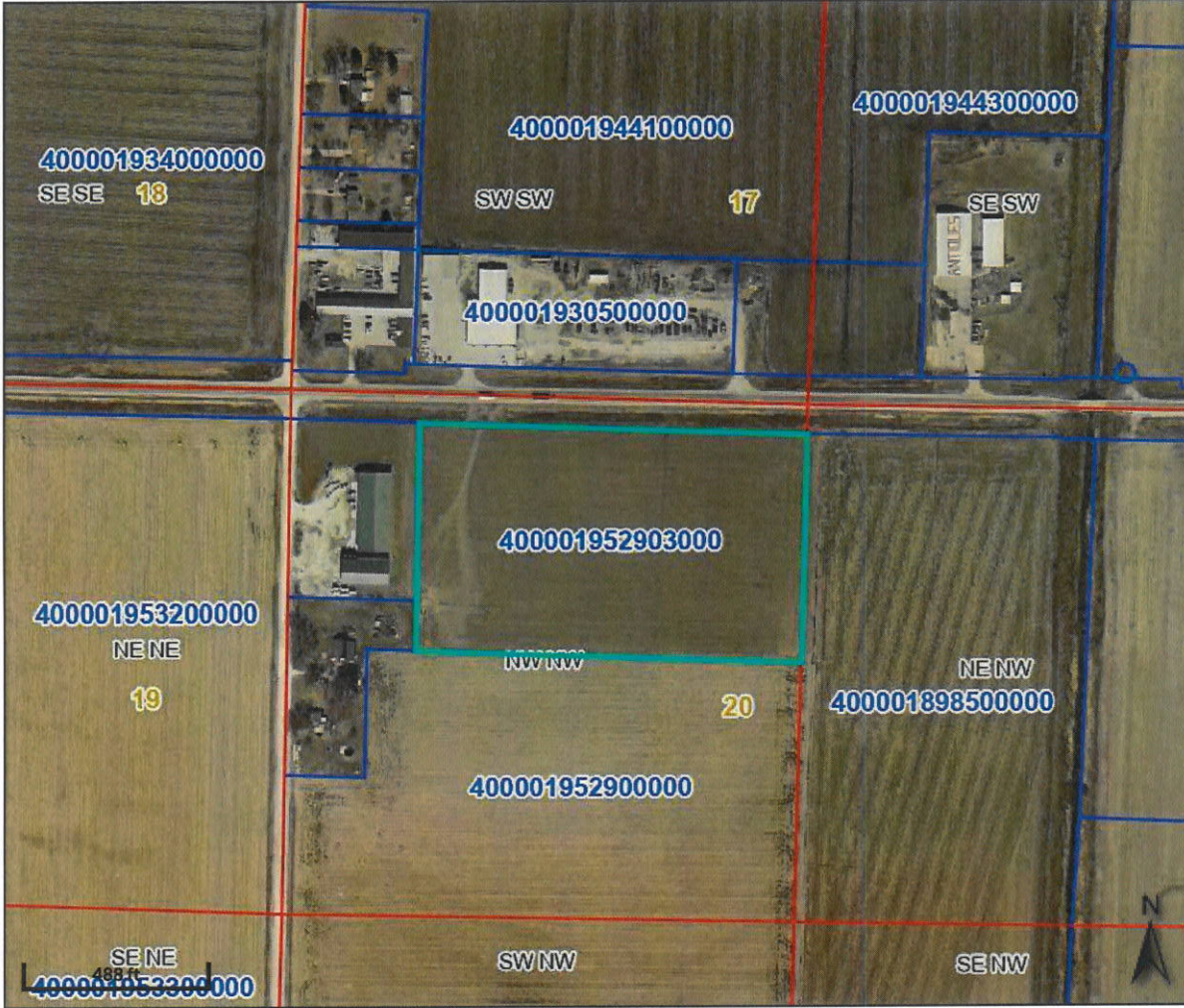
Revised: 6/1/16

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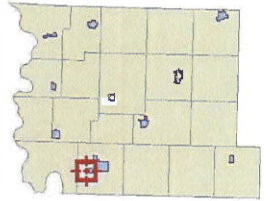
Serial#: 029114-200170-1970471

Prepared by: Ralph Spencer | Ed Spencer Real Estate | Ed@EdSpencer.com |





Overview



Legend

- Parcels
- Parcel Numbers
- PLSS Townships
- Sections
- Quarter Quarters

Parcel ID	400001952903000	Alternate ID	n/a	Owner Address	MMIS Real Estate, LLC
Sec/Twp/Rng	20-78-44	Class	A		P.O. Box 164
Property Address		Acreage	12.93		Logan, IA 51546
District	ST JOHN MISSOURI VALLEY COMM				
Brief Tax Description	PARCEL C PT NW NW ST JOHN-MV				
	<i>(Note: Not to be used on legal documents)</i>				

Disclaimer: The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation. Harrison County assumes no responsibility for use or interpretation of the data. Any person that relies on any information obtained from this site does so at his or her own risk. All critical information should be independently verified.

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Developed by **Schneider**
GEOSPATIAL

Harrison County, IA

Summary

Parcel ID 400001952903000
Alternate ID
Property Address
Sec/Twp/Rng 20-78-44
Brief Legal Description PARCEL C PT NW NW ST JOHN-MV
 (Note: Not to be used on legal documents)
Document(s) WD: 2020-1729 (2020-07-22)
 WD: 2020-1400 (2020-06-19)
 SUR: 2020-1126 (2020-05-18)
 AFF: 2014-0667 (2014-03-27)
 AFF: 2014-0666 (2014-03-27)
 WD: 2011-1829 (2011-07-25)
 CWD: 2008-0458 (2008-02-26)
 COD: 553-2213 (2001-02-12)
Gross Acres 12.93
Exempt Acres N/A
Net Acres 12.93
CSR 722.85
Class A - Agriculture
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District ST JOHN MISSOURI VALLEY COMM
School District MO VALLEY SCHL

Owner

Primary Owner (Deed Holder)	Secondary Owner	Mailing Address
Mmis Real Estate, LLC P.O. Box 164 Logan, IA 51546		

Land

Lot Area 12.93 Acres;563,231 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
7/21/2020	MIDWEST MECHANICAL INDUSTRIAL SERVICES, LLC	MMIS REAL ESTATE, LLC	2020-1729	Transfers to correct or modify conveyance	Warranty Deed		\$0.00
6/15/2020	HOYT, ADAM S	MIDWEST MECHANICAL INDUSTRIAL SERVICES, LLC	2020-1400	Split of division	Warranty Deed		\$323,250.00
7/25/2011	GENTRUP TRUST, KEITH & MARY	HOYT, ADAM S & JENNIFER J	2011-1829	Child of Multi-Parcel	Deed	Y	\$402,285.00
2/26/2008	GUNDERSON, MARY	GENTRUP TRUST, KEITH & MARY	2008-458	Transfers to Correct or Modify Conveyance	Deed		\$0.00

⊕ There are other parcels involved in one or more of the above sales:

[Recording: 2011-1829 - Parcel: 400001952900000](#)
[Recording: 2011-1829 - Parcel: 400001953000000](#)
[Recording: 2008-458 - Parcel: 400001952900000](#)
[Recording: 2008-458 - Parcel: 400001953000000](#)
[Recording: 2008-458 - Parcel: 400001977300000](#)
[Recording: 2008-458 - Parcel: 400001977400000](#)
[Recording: 2008-458 - Parcel: 400001977500000](#)
[Recording: 2008-458 - Parcel: 400001977600000](#)

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Land	\$21,200	\$15,595	\$15,595	\$15,595	\$15,595
= Total Assessed Value	\$21,200	\$15,595	\$15,595	\$15,595	\$15,595

Taxation

	2022 Pay 2023-2024	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
Classification	Agriculture	Agriculture	Agriculture	Agriculture
+ Taxable Land Value	\$14,292	\$13,886	\$13,105	\$12,707
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$14,292	\$13,886	\$13,105	\$12,707
- Military Exemption	\$0	\$0	\$0	\$0
- Homestead 65+ Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$14,292	\$13,886	\$13,105	\$12,707

	2022 Pay 2023-2024	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
x Levy Rate (per \$1000 of value)	25.89781	25.70430	25.51168	25.05575
= Gross Taxes Due	\$370.13	\$356.93	\$334.33	\$318.38
- Ag Land Credit	(\$11.88)	(\$11.92)	(\$10.86)	(\$13.30)
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$358.00	\$346.00	\$324.00	\$306.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2022	September 2023	\$57.43	Yes	2023-09-28	5041
2022	March 2024	\$179	No		17572
	September 2023	\$179	Yes	2023-09-28	
2021	September 2022	\$57.43	Yes	2022-09-23	3285
2021	March 2023	\$173	Yes	2023-03-23	17485
	September 2022	\$173	Yes	2022-09-23	
2020	September 2021	\$5.00	Yes	2021-09-29	6241
2020	September 2021	\$76.57	Yes	2021-09-29	2660
2020	March 2022	\$162	Yes	2022-03-31	17416
	September 2021	\$162	Yes	2021-09-29	
2019	September 2020	\$10.22	Yes	2020-09-28	6627
2019	September 2020	\$76.57	Yes	2020-09-28	2895
	March 2021	\$153	Yes	2021-03-31	17331
2019	September 2020	\$153	Yes	2020-09-28	

Homestead Tax Credit and Exemption

[Apply Online for the Homestead Tax Credit and Exemption](#)

Military Service Tax Exemption Application

Military Service Discharge Records must be filed with the Harrison County Recorder prior to completing this application. The recorded Book Volume and Page Number is required.

[Apply online for the Iowa Military Tax Credit](#)

Data Correction

[Link to Data Correction Notice and Feedback Form](#)

Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

[Sales Questionnaire Form](#)

No data available for the following modules: Assessment Appeals Process, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Special Assessments, Tax Sale Certificates, Photos, Sketches.

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