

Situs Cultivation, LLC
Chris Newhouse

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Omaha, Nebraska 68130

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May 20, 2022

Board of Supervisors
c/o Machel
1215 Edington Ave
Eldora, IA 50627

RE: See Attached Exhibit "A"

Dear Board:

We are requesting of the Board of Supervisors the acquisition of the attached list of County Held tax liens on property in Hardin County (see Exhibit "A").

We would like to acquire a couple for a reduced amount. We would be willing to pay all the principal monies owed, plus current taxes if the Board will waive the interest that has been accruing since it became delinquent. The remaining at full redemption.

Our goal in requesting this is to acquire the property and to liquidate the property to someone who will improve and/or maintain the asset, which will increase the value of the property and the properties in the area. In addition, the taxes on these improved properties will keep revenue generating for your county/city.

We appreciate your consideration of this request and look forward to discussing further with you. If you have any questions, please feel free to contact me at 1-402-214-3866.

Respectfully,

Chris Newhouse
Director of Operations
Situs Cultivation, LLC

Exhibit "A"

Certificate # CH19003 – Parcel #891902406009 – Full Redemption

Certificate # CH19005 – Parcel #882223408008 –Principal Monies owed/
Reduction of interest

Certificate # CH19006 – Parcel #871908302006 –Principal Monies owed/
Reduction of interest

Certificate # CH19009 – Parcel #861913282003 –Principal Monies owed/
Reduction of interest



Hardin County

Tax Sale Certificate Detail

Interest Date 06/30/2022

Certificate Number	Certificate Date	Parcel Number	Current Owner	Situs Address
CH19003	6/17/2019	<u>891902406009</u>	Kowalkowski, Wojciech M & Angelia M	702 STATE
Legal	LOT 10, BLOCK 50, ACKLEY ORIGINAL TOWN, ACKLEY BLOCK 50 LOT 10			

Payments

Date	Bill Number	Tax Type	Year	Tax Amount	Interest	Misc Amount	Total
Tax Sale							
6/17/2019	012942.0	Tax	2016	\$210.00	\$57.00	\$4.00	\$271.00
6/17/2019	164430	Tax	2017	\$113.00	\$5.00	\$4.00	\$122.00
Total Payments for Certificate CH19003				\$323.00	\$62.00	\$8.00	\$393.00

Status	Date	Tax Sale Certificate	Lien Amount	Investor Interest	Service Fee	Total To Redeem Certificate
Open	6/17/2019	CH19003	\$413.00	\$306.00	0.00	\$719.00



Hardin County - Treasurer
 P.O. Box 391
 1215 Edgington Avenue
 Eldora, IA 50627-0391
 (641) 939-8230

Tax Charge Information Sheet

Amount Due if Paid By: 06/30/2022

Kowalkowski, Wojciech M & Angelia M
 714 4th Ave
 Ackley, IA 50601

Parcel Number: 891902406009 Situs: 702 STATE
 Owner: Kowalkowski, Wojciech M & Angelia M Legal: LOT 10, BLOCK 50, ACKLEY ORIGINAL TOWN, ACKLEY BLOCK 50 LOT 10

<u>Taxes Due</u>		Bill Number	1st Half Tax	1st Half Interest	2nd Half Tax	2nd Half Interest	Additional Costs	Total Due
2020	Tax	247965	\$119.00	\$16.00	\$119.00	\$5.00	\$4.00	\$263.00
Total Taxes Due for Parcel Number 891902406009:			\$119.00	\$16.00	\$119.00	\$5.00	\$4.00	\$263.00

<u>Tax Sale</u>		Date	Certificate#	Tax	# of Months	Interest	Service Fee	Total Due
County Held		06/17/2019	CH19003	\$413.00	37	\$306.00	\$0.00	\$719.00
Total To Redeem for Certificate Number CH19003:				\$413.00		\$306.00	\$0.00	\$719.00

Total Due for Parcel Number 891902406009: \$982.00

Tax Charge Summary for 1 Parcel

Total Unpaid Charges:	
First Half Due:	\$139.00
Second Half Due:	\$124.00
Total Due:	\$263.00
Total Unpaid Tax Sale Certificates:	\$719.00
Grand Total Unpaid:	\$982.00



Hardin County

Tax Sale Certificate Detail

Interest Date 06/30/2022

Certificate Number	Certificate Date	Parcel Number	Current Owner	Situs Address
CH19005	6/17/2019	<u>882223408008</u>	Belden, Don E Belden, Davina L	212 EAST ST
Legal	BLOCK 1, BUCKEYE ORIGINAL TOWN, BUCKEYE LOTS 14-15			

Payments

Date	Bill Number	Tax Type	Year	Tax Amount	Interest	Misc Amount	Total
Tax Sale							
6/17/2019	005853	Drainage	2018	\$36.00	\$7.80	\$0.00	\$43.80
6/17/2019	008107	Special	2018	\$1,700.83	\$230.00	\$0.00	\$1,930.83
6/17/2019	017032.0	Tax	2016	\$55.00	\$12.00	\$4.00	\$71.00
6/17/2019	163359	Tax	2017	\$132.00	\$12.00	\$4.00	\$148.00
Total Payments for Certificate CH19005				\$1,923.83	\$261.80	\$8.00	\$2,193.63

Status	Date	Tax Sale Certificate	Lien Amount	Investor Interest	Service Fee	Total To Redeem Certificate
Open	6/17/2019	CH19005	\$2,213.63	\$1638.00	0.00	\$3851.63



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Tax Charge Information Sheet

Amount Due if Paid By: 06/30/2022

Belden, Don E Belden, Davina L
 212 East St
 Alden, IA 50006

Parcel Number: 882223408008 **Situs:** 212 EAST ST
Owner: Belden, Don E Belden, Davina L **Legal:** BLOCK 1, BUCKEYE ORIGINAL TOWN, BUCKEYE LOTS 14-15

Taxes Due								
Year	Type	Bill Number	1st Half Tax	1st Half Interest	2nd Half Tax	2nd Half Interest	Additional Costs	Total Due
2018	Tax	184217	\$65.00	\$28.00	\$65.00	\$22.00	\$0.00	\$180.00
2019	Special Delinq Garbage	008573	\$765.42	\$333.00	\$0.00	\$0.00	\$0.00	\$1,098.42
2019	Tax	207539	\$160.00	\$50.00	\$160.00	\$36.00	\$4.00	\$410.00
2020	Tax	246907	\$106.00	\$14.00	\$106.00	\$5.00	\$4.00	\$235.00
Total Taxes Due for Parcel Number 882223408008:			\$1,096.42	\$425.00	\$331.00	\$63.00	\$8.00	\$1,923.42

Tax Sale								
	Date	Certificate#	Tax	# of Months	Interest	Service Fee	Total Due	
County Held	06/17/2019	CH19005	\$2,213.63	37	\$1,638.00	\$0.00	\$3,851.63	
Total To Redeem for Certificate Number CH19005:			\$2,213.63		\$1,638.00	\$0.00	\$3,851.63	

Total Due for Parcel Number 882223408008: \$5,775.05

Tax Charge Summary for 1 Parcel

Total Unpaid Charges:	
First Half Due:	\$1,529.42
Second Half Due:	\$394.00
Total Due:	\$1,923.42
Total Unpaid Tax Sale Certificates:	\$3,851.63
Grand Total Unpaid:	\$5,775.05



Hardin County

Tax Sale Certificate Detail

Interest Date 06/30/2022

Certificate Number	Certificate Date	Parcel Number	Current Owner	Situs Address
CH19006	6/17/2019	<u>871908302006</u>	Rockey, Mark	1309 12TH ST
Legal	LOT 4 BLOCK 12 EXC N3' OF W78' (OLD JAIL)			

Payments							
Date	Bill Number	Tax Type	Year	Tax Amount	Interest	Misc Amount	Total
Tax Sale							
6/17/2019	008375	Special	2018	\$780.00	\$228.00	\$5.00	\$1,013.00
6/17/2019	018878.0	Tax	2016	\$878.00	\$13.00	\$0.00	\$891.00
6/17/2019	090011.1	Special	2017	\$780.00	\$226.00	\$0.00	\$1,006.00
6/17/2019	155713	Tax	2017	\$824.00	\$75.00	\$4.00	\$903.00
Total Payments for Certificate CH19006				\$3,262.00	\$542.00	\$9.00	\$3,813.00

Status	Date	Tax Sale Certificate	Lien Amount	Investor Interest	Service Fee	Total To Redeem Certificate
Open	6/17/2019	CH19006	\$3,833.00	\$2836.00	0.00	\$6669.00



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Rockey, Mark
PO Box 274
Los Lunas, NM 87031

Parcel Number: 871908302006 **Situs:** 1309 12TH ST
Owner: Rockey, Mark **Legal:** LOT 4 BLOCK 12 EXC N3' OF W78' (OLD JAIL)

Taxes Due								
Year	Type	Bill Number	1st Half Tax	1st Half Interest	2nd Half Tax	2nd Half Interest	Additional Costs	Total Due
2018	Tax	176615	\$416.00	\$181.00	\$416.00	\$144.00	\$0.00	\$1,157.00
2019	Special 9241 ELD TOWN	009100	\$780.00	\$464.00	\$0.00	\$0.00	\$5.00	\$1,249.00
2019	Tax	198145	\$427.00	\$135.00	\$427.00	\$96.00	\$4.00	\$1,089.00
2020	Special 9241 ELD TOWN	009791	\$800.00	\$311.00	\$0.00	\$0.00	\$5.00	\$1,116.00
2020	Tax	239367	\$440.00	\$59.00	\$440.00	\$20.00	\$4.00	\$963.00
2021	Special 9241 ELD TOWN	011743	\$786.00	\$148.00	\$0.00	\$0.00	\$5.00	\$939.00
Total Taxes Due for Parcel Number 871908302006:			\$3,649.00	\$1,298.00	\$1,283.00	\$260.00	\$23.00	\$6,513.00

Tax Sale								
	Date	Certificate#	Tax	# of Months	Interest	Service Fee	Total Due	
County Held	06/17/2019	CH19006	\$3,833.00	37	\$2,836.00	\$0.00	\$6,669.00	
Total To Redeem for Certificate Number CH19006:			\$3,833.00		\$2,836.00	\$0.00	\$6,669.00	

Total Due for Parcel Number 871908302006: \$13,182.00

Tax Charge Summary for 1 Parcel

Total Unpaid Charges:	
First Half Due:	\$4,970.00
Second Half Due:	\$1,543.00
Total Due:	\$6,513.00
Total Unpaid Tax Sale Certificates:	\$6,669.00
Grand Total Unpaid:	\$13,182.00



Hardin County

Tax Sale Certificate Detail

Interest Date 06/30/2022

Certificate Number	Certificate Date	Parcel Number	Current Owner	Situs Address
CH19009	6/17/2019	<u>861913282003</u>	Cole, Elvin H Jr	401 CENTER ST
Legal	N58.33FT LOTS 1-2 BLOCK 11			

Payments

Date	Bill Number	Tax Type	Year	Tax Amount	Interest	Misc Amount	Total
Tax Sale							
6/17/2019	020538.0	Tax	2016	\$528.00	\$142.00	\$4.00	\$674.00
6/17/2019	151088	Tax	2017	\$510.00	\$45.00	\$4.00	\$559.00
Total Payments for Certificate CH19009				\$1,038.00	\$187.00	\$8.00	\$1,233.00

Status	Date	Tax Sale Certificate	Lien Amount	Investor Interest	Service Fee	Total To Redeem Certificate
Open	6/17/2019	CH19009	\$1,253.00	\$927.00	0.00	\$2180.00



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Tax Charge Information Sheet

Amount Due if Paid By: 06/30/2022

Cole, Elvin H Jr
 401 Center St
 PO Box 232
 Whitten, IA 50269

Parcel Number: 861913282003 **Situs:** 401 CENTER ST
Owner: Cole, Elvin H Jr **Legal:** N58.33FT LOTS 1-2 BLOCK 11

<u>Taxes Due</u>				1st Half		2nd Half	Additional	
Year	Type	Bill Number	1st Half Tax	Interest	2nd Half Tax	Interest	Costs	Total Due
2018	Tax	172035	\$250.00	\$109.00	\$250.00	\$86.00	\$0.00	\$695.00
2019	Tax	196119	\$257.00	\$81.00	\$257.00	\$58.00	\$4.00	\$657.00
2020	Tax	234844	\$257.00	\$35.00	\$257.00	\$12.00	\$4.00	\$565.00
Total Taxes Due for Parcel Number 861913282003:			\$764.00	\$225.00	\$764.00	\$156.00	\$8.00	\$1,917.00

<u>Tax Sale</u>		Date	Certificate#	Tax	# of Months	Interest	Service Fee	Total Due
County Held		06/17/2019	CH19009	\$1,253.00	37	\$927.00	\$0.00	\$2,180.00
Total To Redeem for Certificate Number CH19009:				\$1,253.00		\$927.00	\$0.00	\$2,180.00

Total Due for Parcel Number 861913282003: \$4,097.00

Tax Charge Summary for 1 Parcel

Total Unpaid Charges:	
First Half Due:	\$997.00
Second Half Due:	\$920.00
Total Due:	\$1,917.00
Total Unpaid Tax Sale Certificates:	\$2,180.00
Grand Total Unpaid:	\$4,097.00