

ACREAGE:

80.00 Acres, m/l
Dallas County, IA

DATE:

Bid Deadline:
December 10, 2020
12:00 noon, CST

RETURN BIDS TO:

Hertz Real Estate
Services
Nevada, IA



Property Key Features

- Located on the West Edge of Urbandale City Limits
- City of Urbandale Intended Future Land Use - Single Family Homes
- Highly Desirable Property with Excellent Development Potential

Matt Vegter, ALC
Licensed in IA
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415 S. 11th St./PO Box 500
Nevada, IA 50201-0500
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Elliott Siefert
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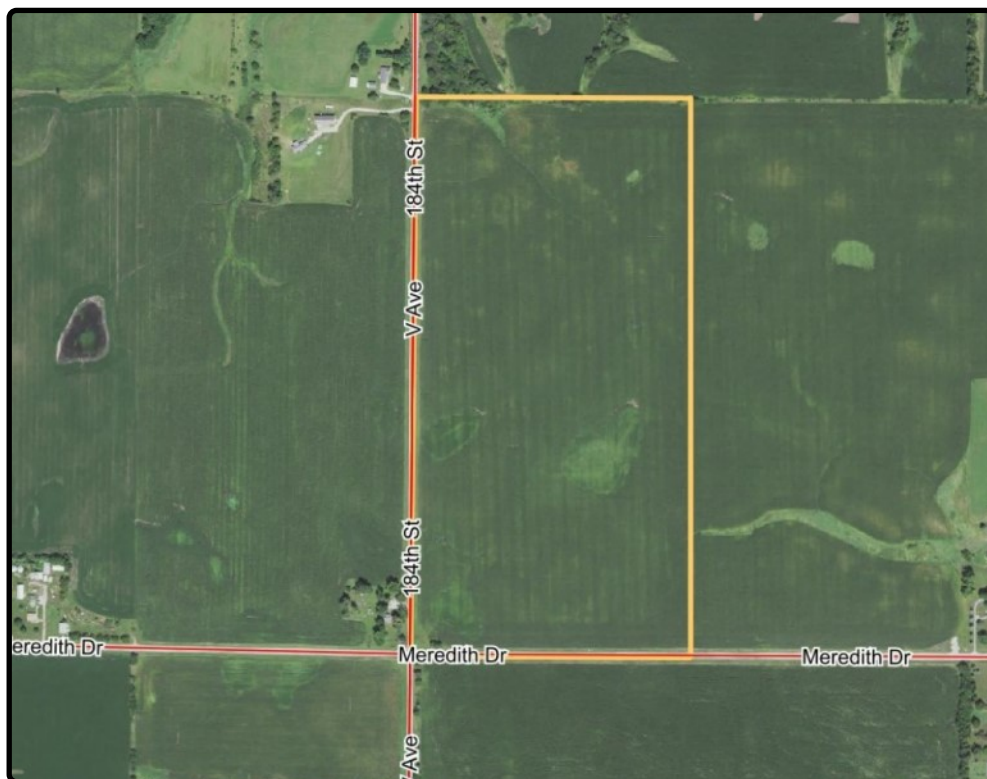


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FSA/Eff. Crop Acres:	74.73
Corn Base Acres:	56.11
Bean Base Acres:	18.62
Soil Productivity:	87.80 CSR2

Property Information

80.00 Acres, m/l

Location

Located on the west edge of Urbandale City limits at the intersection of 184th Street and Meredith Drive.

Legal Description

W½ SW¼ in Section 15, Township 79 North, Range 26 West of the 5th P.M. (Walnut Township)

Real Estate Tax

Taxes Payable 2020 - 2021: \$2,344
Gross Acres: 80.00
Net Taxable Acres: 77.00
Tax per Net Taxable Acre: \$30.44

FSA Data

Farm Number 7610, Tract 1093
FSA/Eff. Crop Acres: 74.73
Corn Base Acres: 56.11
Corn PLC Yield: 154 Bu.
Bean Base Acres: 18.62
Bean PLC Yield: 52 Bu.

Soil Types/Productivity

Primary soils are Clarion, Canisteo and Nicollet. CSR2 on the FSA/Eff. crop acres is 87.80. See soil map for detail.

Land Description

Nearly level to gently sloping.

Drainage

Natural

Buildings/Improvements

None

Water & Well Information

No known wells.

Development Potential

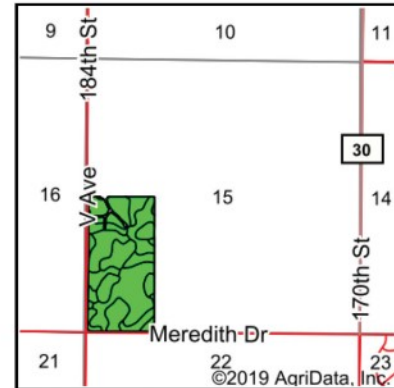
- Mallard Prairie West residential development adjoining the subject property to the east.
- Utilities available near the property, contact Agent for information.
- Current Zoning: A1 - Agricultural
- Future Land Use: Single Family Homes

Comments

Quality farmland with excellent development potential.



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Dallas**
Location: **15-79N-26W**
Township: **Walnut**
Acres: **74.73**
Date: **10/20/2020**



Maps Provided By:

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Area Symbol: IA049, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	22.36	29.9%		Ile	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	17.41	23.3%		Ilw	87
L55	Nicollet loam, 1 to 3 percent slopes	16.21	21.7%		Ie	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	10.29	13.8%		Ilw	88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	8.33	11.1%		Ille	83
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	0.13	0.2%		IVe	41
Weighted Average						87.8

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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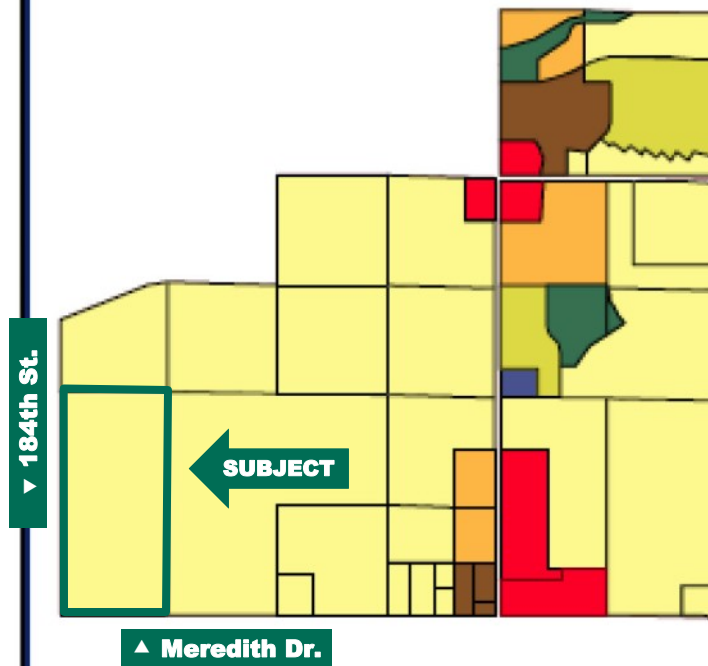
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Comprehensive Plan

Comprehensive_Plan by Comp_Plan

-  Business Park
-  General Retail
-  Highway Retail
-  Industrial
-  Institutional
-  MF
-  Ngghd Retail
-  Office
-  Planned Industrial
-  Private OS
-  Public
-  Retail
-  SDF
-  Semi-Public
-  SFA
-  SFD (Subject)
-  SFD Sm
-  Transitional OR
-  Utility
-  Other



Map obtained from City of Urbandale's website.

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Southeast Looking Northwest



Northwest Looking Southeast



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Bid Deadline: Thur., Dec. 10, 2020

Time: 12:00 noon, CST

Mail To:

**Hertz Farm Management
Attn: Matt Vegter
P.O. Box 500
415 S. 11th Street
Nevada, IA 50201**

Sellers

Carol S. Hilton Trust
M & J Farms, LLC
J & M Farms, LLC
Dennis & Marilyn Dowell Trust

Agency

Hertz Real Estate Services and their representatives are Agents of the Sellers.

Attorneys

Peter J. Rolwes
Shindler, Anderson, Goplerud & Weese, P.C.

Mark Hanson
Hanson Law, P.C.

Method of Sale

- Parcel will be offered as a single tract of land.
- Sellers reserve the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Sellers are selling property on an "As-Is, Where-Is, with All Faults" condition.

Bid Submission Process

To request a Bid Packet, please call Sale Manager, Matt Vegter at 515-382-1500.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Nevada, IA Hertz office, on or before Thursday, December 10, 2020 by 12:00 noon, C.S.T. The Seller will accept or reject all bids by 12:00 noon, C.S.T on Tuesday, December 15, 2020 and all bidders will be notified shortly thereafter.

Terms of Possession

Winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before January 19, 2021 or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement, subject to the existing lease. Taxes will be prorated to January 19, 2021.

Contract & Title

Upon acceptance of bid by Sellers, the successful bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Sellers will provide an Abstract of Title for review by Buyer's attorney.

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Make the Most of Your Farmland Investment

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