

**ACREAGE:**

**145.13 Acres, m/l**  
Dallas County, IA

**DATE:**

Bid Deadline:  
**March 10, 2021**  
**12:00 Noon, CST**

**RETURN BIDS TO:**

**Hertz Real Estate**  
**Services**  
Nevada, IA



### Property Key Features

- Located on the Southwest Side of Adel, North Part of Farm is in City Limits
- City of Adel Intended Future Land Use - Residential
- High-Quality Property with Excellent Development Potential

**Kyle Hansen, ALC**  
Licensed in IA & MO  
**KyleH@Hertz.ag**

**515-382-1500**  
415 S. 11th St/PO Box 500  
Nevada, IA 50201-0500  
**www.Hertz.ag**

**Matt Vegter, ALC**  
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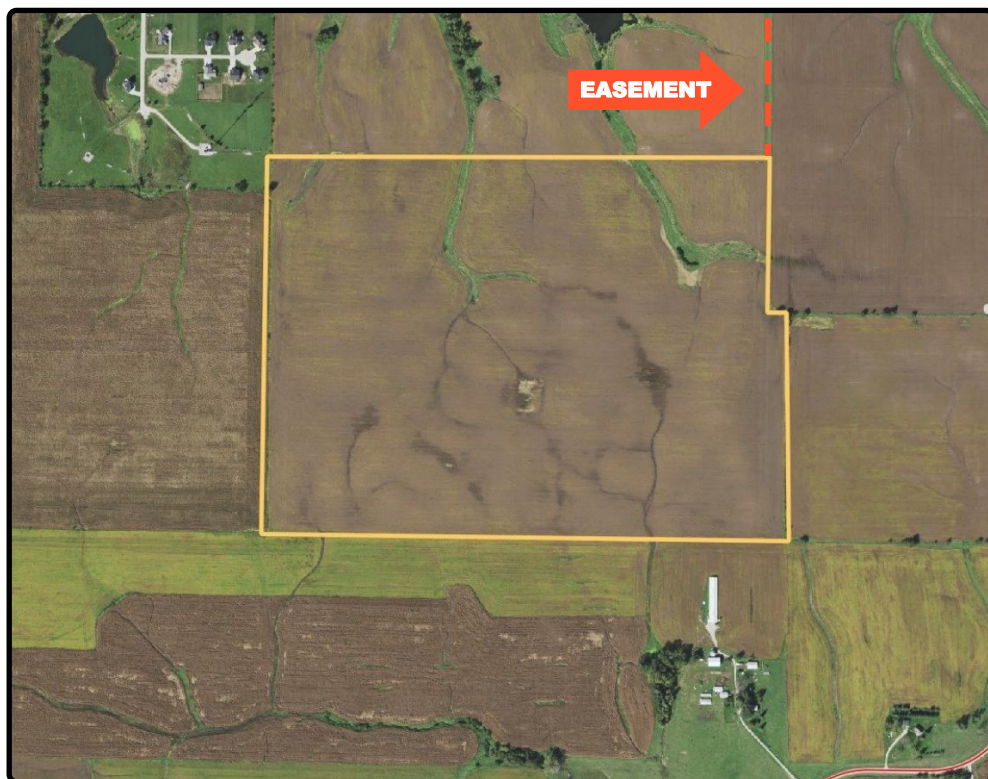


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<b>FSA/Eff. Crop Acres:</b>	<b>142.99</b>
<b>Corn Base Acres:</b>	<b>83.94</b>
<b>Bean Base Acres:</b>	<b>35.56</b>
<b>Soil Productivity:</b>	<b>90.10 CSR2</b>

## Property Information

### 145.13 Acres, m/l

### Location

From Adel: Take Highway 6/Greene St. west to Van Fossen Lane, then south to property.

### Legal Description

Parcel 'E' in the S½ of the SW¼ of Section 31, Township 79 North, Range 27 West of the 5th P.M. AND Government Lots 2, 3 and 4 of Section 2, Township 78 North, Range 28 West of the 5th P.M. (Adams Township)

### Real Estate Tax

Taxes Payable 2020 - 2021 \$4,434  
Net Taxable Acres: 145.13  
Tax per Net Taxable Acre: \$30.55

### Lease Status

Open lease for 2021 crop year.

### FSA Data

Farm Number 7104, Tract 27606  
FSA/Eff. Crop Acres: 142.99  
Corn Base Acres: 83.94  
Corn PLC Yield: 142 Bu.  
Bean Base Acres: 35.56  
Bean PLC Yield: 44 Bu.

### Soil Types/Productivity

Primary soils are Clarion, Nicollet and Webster. CSR2 on the FSA/Eff. crop acres is 90.10. See soil map for detail.

### Land Description

Level to moderately sloping.

### Access Easement

Property is accessed by a 40' wide ingress/egress easement. Easement location is an extension of Van Fossen Ln.

### Zoning

Currently zoned "Agriculture" with Future Land Use zoned "Low Density Residential".

### Community Development

The ADM Community School District currently has an elementary school under construction within ¼ mile of this property.

### Drainage

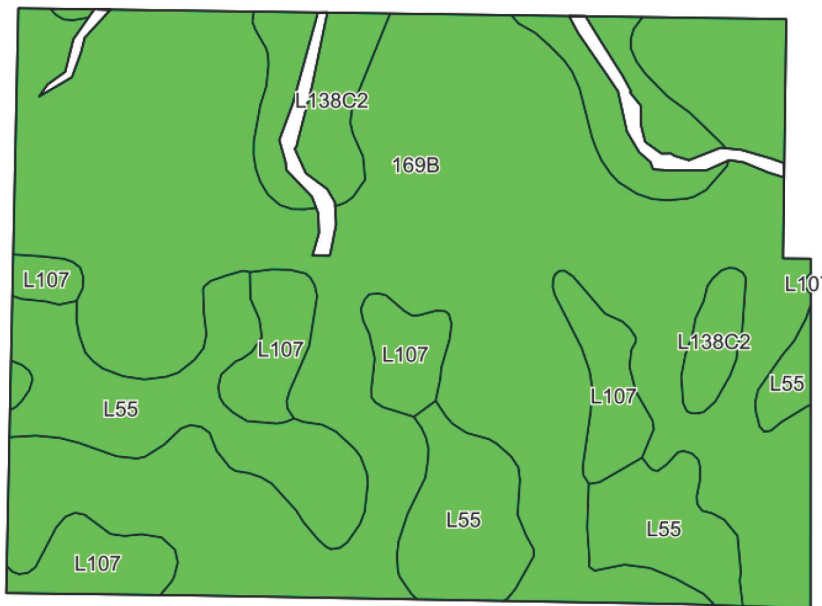
Natural, with some tile. No maps.

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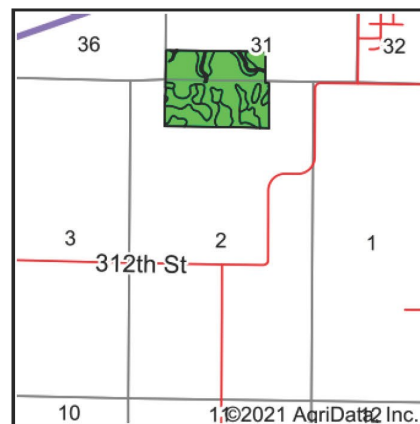
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Dallas**  
Location: **2-78N-28W**  
Township: **Adams**  
Acres: **142.99**  
Date: **1/15/2021**



Maps Provided By:



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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
169B	Clarion loam, 2 to 5 percent long slopes	95.75	67.0%		Ile	91
L55	Nicollet loam, 1 to 3 percent slopes	22.90	16.0%		Ie	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	12.40	8.7%		IIw	88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	11.94	8.4%		IIle	83
Weighted Average						90.1

## Water & Well Information

None known.

## Comments

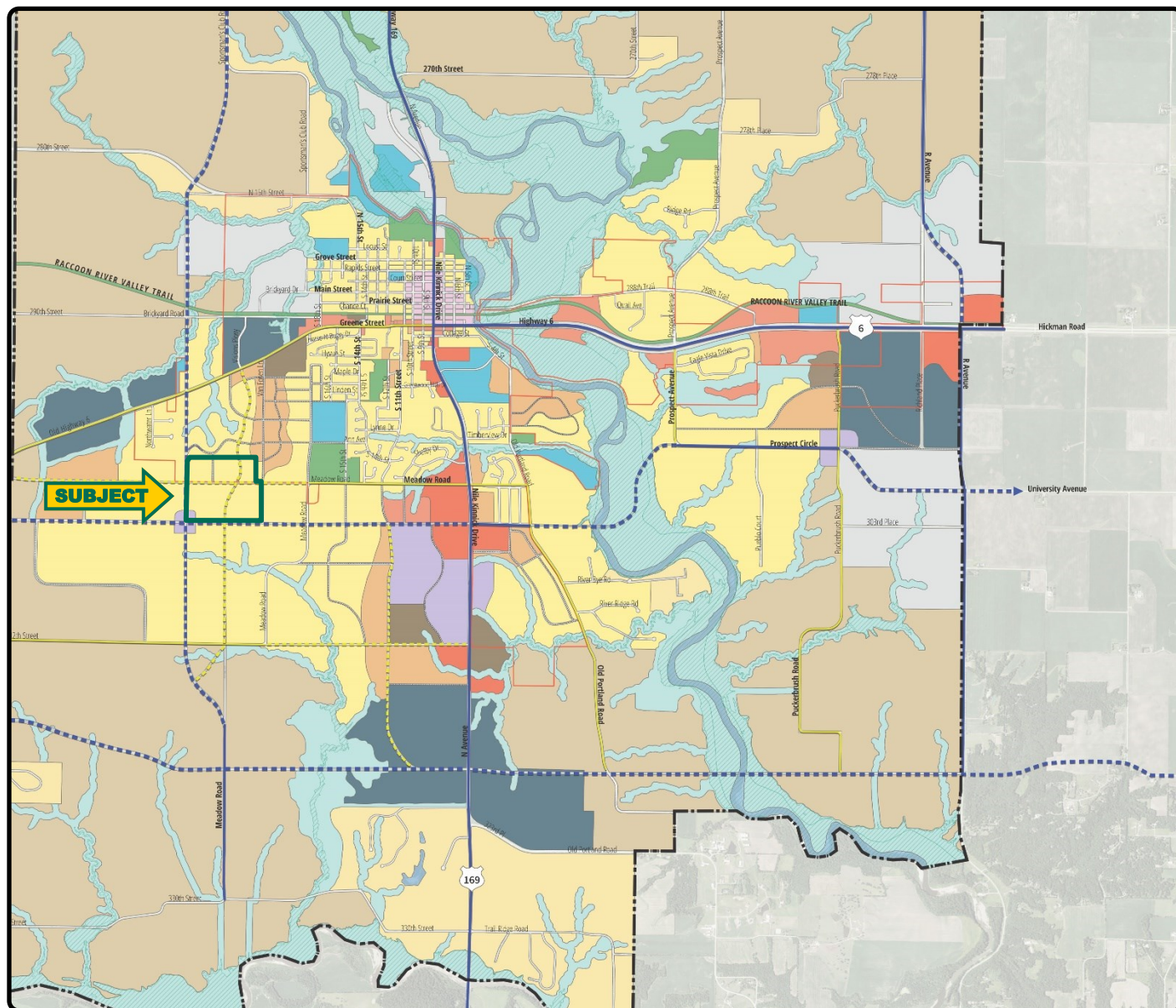
High-quality soils with excellent development potential.

*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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SOURCE: Envision Adel 2040 Comprehensive Plan - City of Adel

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Northeast Looking Southwest



Southeast Looking Northwest



Center of Property Looking Northeast



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**Bid Deadline: Wed., Mar.10, 2021**

**Time: 12:00 Noon, CST**

**Mail To:**

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

#### **Seller**

The Van Fossen Corporation

#### **Agency**

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

#### **Attorney**

William Talbot  
Newbrough Law Firm

#### **Method of Sale**

- Parcel will be offered as a single tract of land.
- Seller reserves 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. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

#### **Bid Submission Process**

To request a Bid Packet, please call Sale Manager, Kyle Hansen 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 Wednesday, March 10, 2021 by 12:00 noon, C.S.T. The Seller will accept or reject all bids by 5:00 P.M., C.S.T. on Thursday, March 11, 2021, 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 April 2, 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. Taxes will be prorated to April 2, 2021.

#### **Contract & Title**

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