

ACREAGE:

80.71 Acres, m/l
Polk County, IA

DATE:

Bid Deadline:
February 2, 2022
12:00 Noon, CST

RETURN BIDS TO:

**Hertz Real Estate
Services**
Nevada, IA



Property Key Features

- Transitional Ag Land Near Altoona with Utilities Close to Property
- Seven Building Lots Currently Platted
- Zoned Agricultural Transition District

Matt Vegter, ALC
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FSA/Eff. Crop Acres:	59.59
CRP Acres:	5.90
Corn Base Acres:	52.26
Bean Base Acres:	6.54
Soil Productivity:	70.40 CSR2

Property Information

80.71 Acres, m/l

Location

From Altoona: Go south on Highway S14, head east on NE 27th Avenue for 2 miles. Property will be on the south side of the road.

Legal Description

Schmm Heights Plat in Sections 28 and 33 of Township 79 North, Range 22 West of the 5th P.M. (Beaver Township)

Real Estate Tax

Taxes Payable 2021 - 2022: \$2,121.72
Gross Acres: 80.71
Net Taxable Acres: 76.57
Tax per Net Taxable Acre: \$27.71

FSA Data

Farm Number 85, Tract 2290
FSA/Eff. Crop Acres: 59.59
CRP Acres: 5.90
Corn Base Acres: 52.26
Corn PLC Yield: 146 Bu.
Bean Base Acres: 6.54
Bean PLC Yield: 45 Bu.

NRCS Classification

HEL: Highly Erodible Land.

CRP Contracts

There are 5.90 acres enrolled in a CP-21 contract that pays \$1,239.00 annually and expires 9/30/29.

Soil Types/Productivity

Primary soils are Clarion, Coland and Terrill. CSR2 on the FSA/Eff. crop acres is 70.40. See soil map for detail.

Land Description

Level to very sloping.

Drainage

Natural.

Pipeline

There is a pipeline crossing the property from west to east. Contact agent for details.

Utilities

There are water and sewer utilities along the north end of the property. Contact agent for details.

Comments

Excellent opportunity to collect rental and CRP income on a development property in Polk County.

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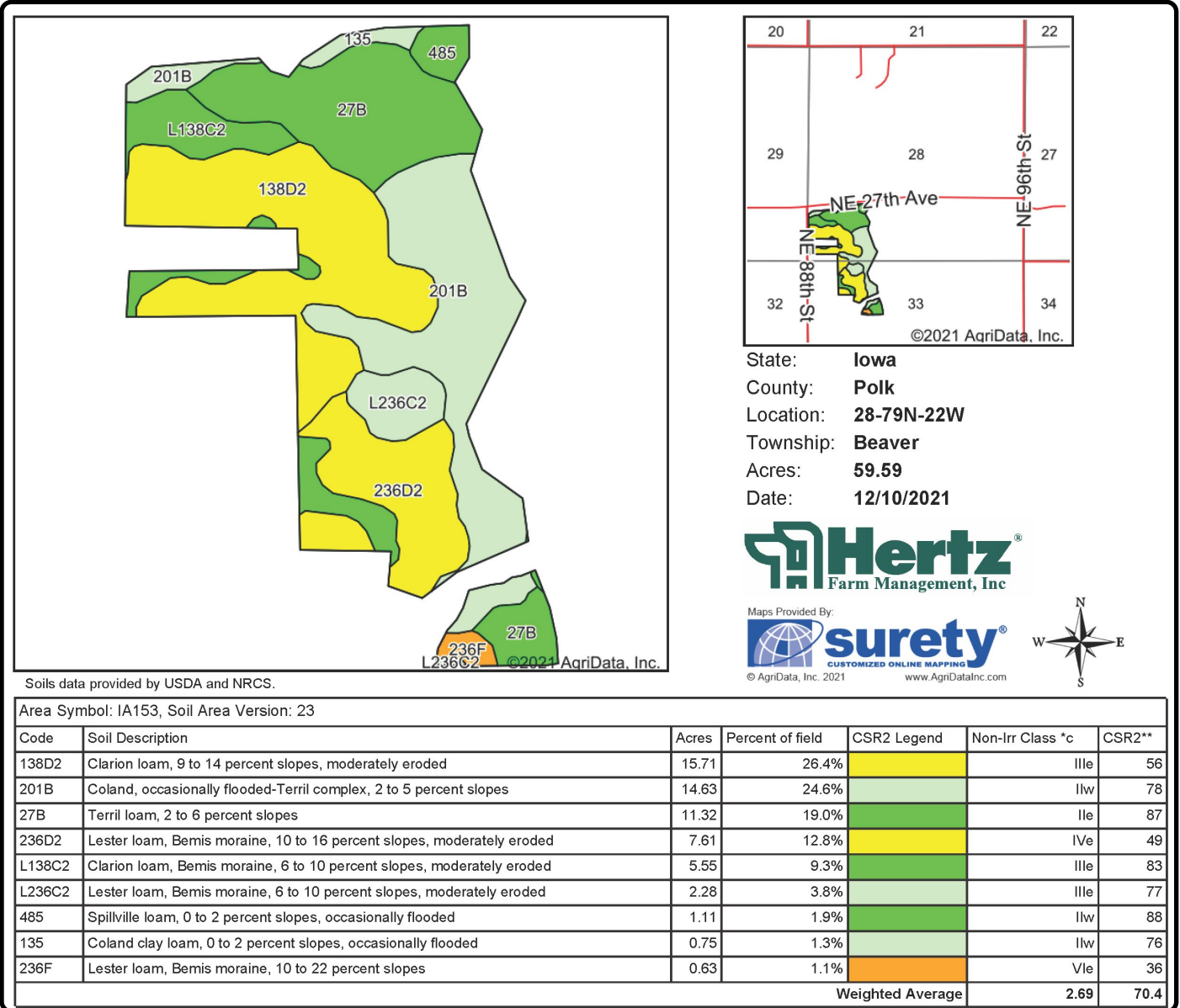
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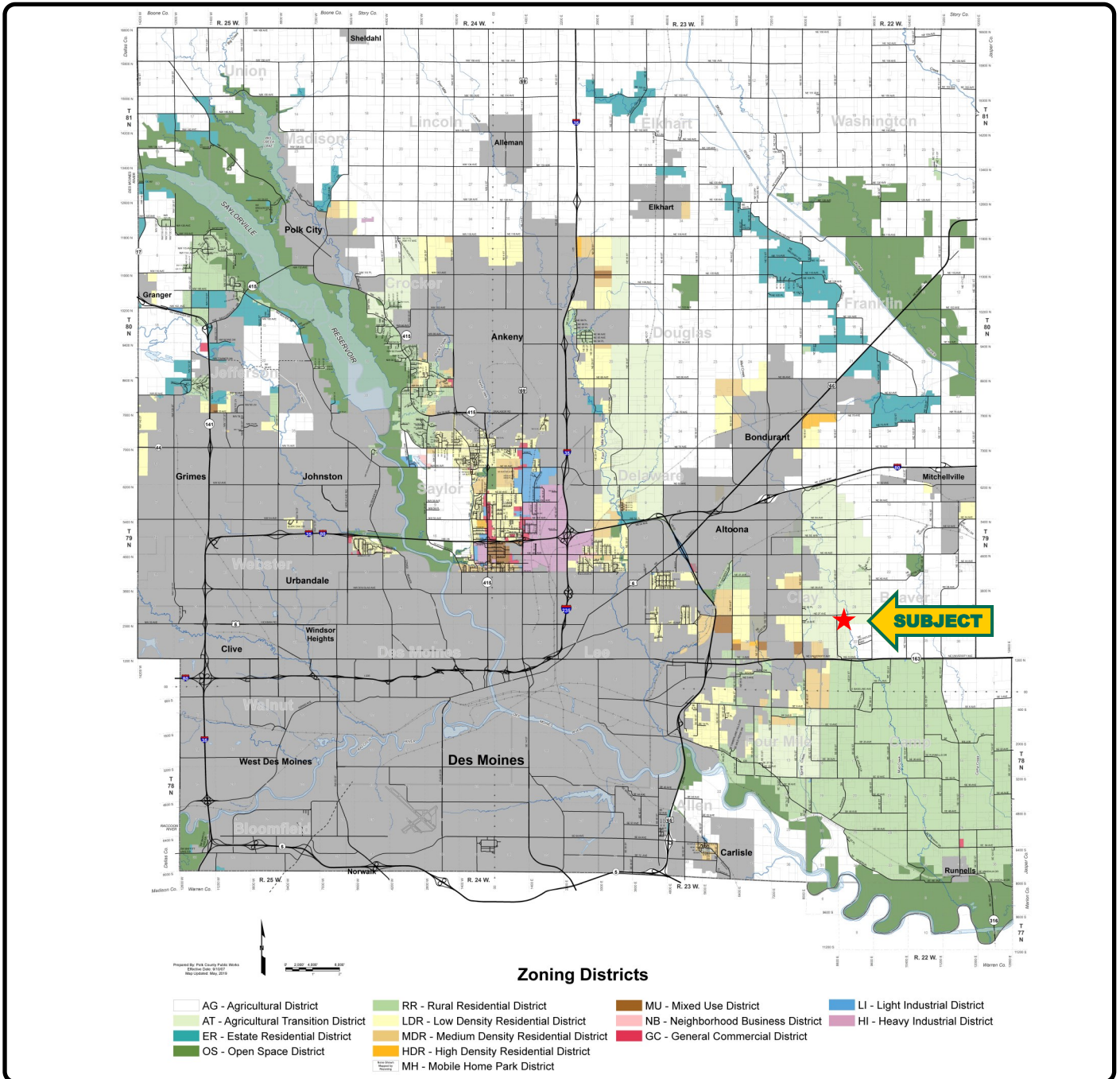


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

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Map obtained from Polk County Planning and Zoning.

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Southeast Looking Northwest



Northwest Looking Southeast



South Looking North



Northwest Corner—7 Building Lots Platted



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

Mail To:

**Hertz Real Estate Service
c/o Matt Vegter
P.O. Box 500
Nevada, IA 50201**

Seller

The Schmm Corp Inc.

Agency

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

Attorney

Alexandria Greim
Mark Gray Law

Method of Sale

- This land will be offered as a single parcel.
- 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, Matt Vegter at 515-290-7286.

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, February 2, 2022 by 12:00 Noon, CST. The Seller will accept or reject all bids by 12:00 Noon, CST on Friday, February 4, 2022 and all bidders will be notified shortly thereafter.

Terms of Possession

The 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 March 16, 2022, 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 March 16, 2022.

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.

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