

**ACREAGE:**

**67.81 Acres, m/l**  
Polk County, IA

**DATE:**

Bid Deadline:  
**August 4, 2022**  
**12:00 Noon, CST**

**RETURN BIDS TO:**

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



## Property Key Features

- Located on the West Edge of Grimes
- In Close Proximity to Dallas Center Grimes High School and Middle School
- 67.81 Acres of Prime Development Land w/ Highway 44 Road Frontage

**Chad Reifschneider**  
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**ChadR@Hertz.ag**

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© Google Earth—Imagery Date: 6/23/2022

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<b>FSA/Eff. Crop Acres:</b>	<b>64.29</b>
<b>Corn Base Acres:</b>	<b>34.51</b>
<b>Bean Base Acres:</b>	<b>29.68</b>
<b>Soil Productivity:</b>	<b>83.90 CSR2</b>

## Property Information

**67.81 Acres, m/l**

### Location

Located on the west edge of Grimes at the intersection of Highway 44 and Y Avenue.

### Legal Description

Ex W 33 F Rd EAS-&-Ex S 80.3 F on W & S 87.2 F on E Ln & Ex N 15.50 to CL of creek & Ex N 360 F S 440.3F E 17F W 50F—W½ SW Fr¼ of Section 31, Township 80 North, Range 25 West of the 5th P.M. (Polk Co., IA, Jefferson Township)

### Real Estate Tax

Taxes Payable 2021 - 2022: \$2,240.00  
Net Taxable Acres: 67.81  
Tax per Net Taxable Acre: \$33.03

### FSA Data

Farm Number 7888, Tract 28328  
FSA/Eff. Crop Acres: 64.29  
Corn Base Acres: 34.51  
Corn PLC Yield: 154 Bu.  
Bean Base Acres: 29.68  
Bean PLC Yield: 43 Bu.

### Soil Types/Productivity

Primary soils are Nicollet, Clarion and Webster. CSR2 on the FSA/Eff. crop acres is 83.90. See soil map for detail.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Level to moderately sloping.

### Drainage

Natural, plus some tile. No tile maps available.

### Buildings/Improvements

None.

### Water & Well Information

See utilities map.

### Comments

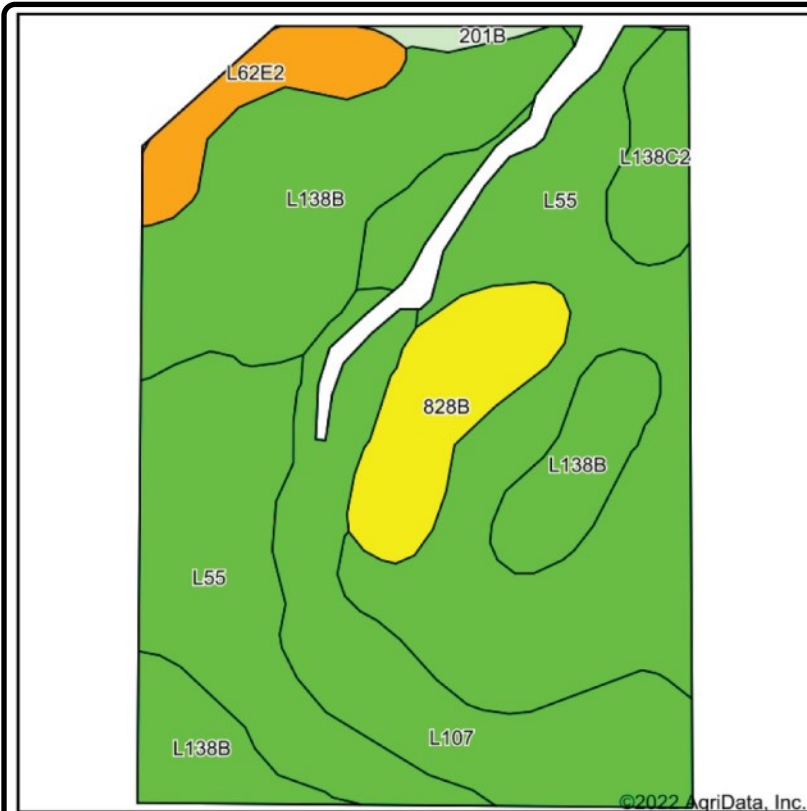
Prime development land at the intersection of Highway 44 and NW 142nd Street. Approx. 3,300 linear feet of road frontage. Water and sewer connections surround the property. Future Land Use has been discussed to include a mix of SF residential, MD Residential and Commercial.

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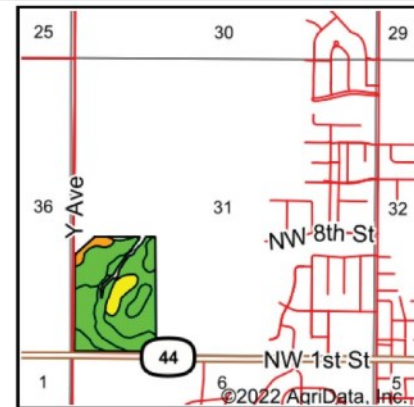
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Polk**  
Location: **31-80N-25W**  
Township: **Jefferson**  
Acres: **64.29**  
Date: **6/6/2022**



Maps Provided By:



Area Symbol: IA153, Soil Area Version: 23

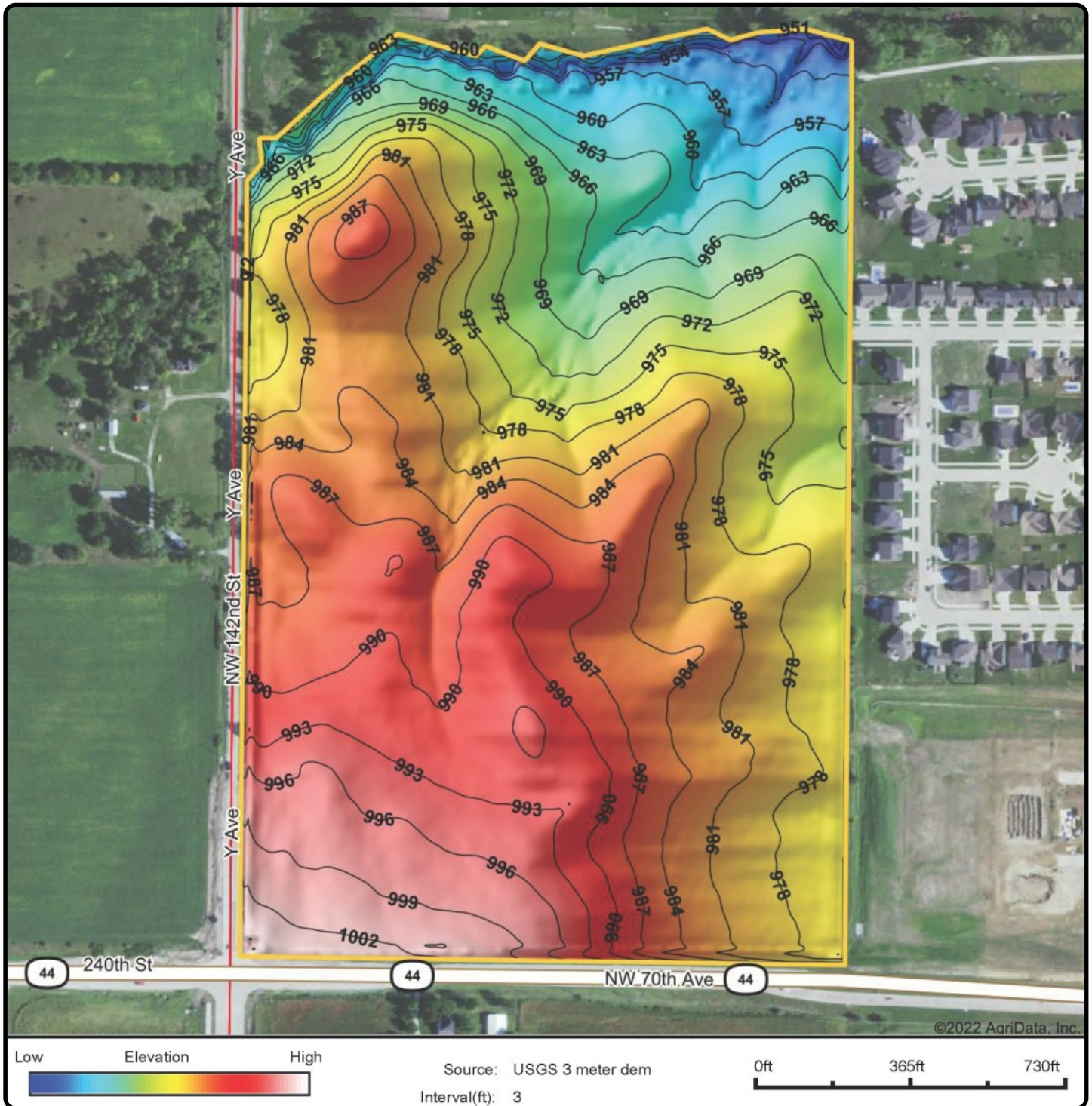
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L55	Nicollet loam, 1 to 3 percent slopes	27.84	43.2%		Ie	91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	16.15	25.1%		Ile	88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	10.19	15.8%		Ilw	88
828B	Zenor sandy loam, 2 to 5 percent slopes	4.72	7.3%		Ille	51
L62E2	Storden loam, Bemis moraine, 10 to 22 percent slopes, moderately eroded	2.76	4.3%		Ive	32
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.33	3.6%		Ille	83
201B	Coland, occasionally flooded-Terril complex, 2 to 5 percent slopes	0.46	0.7%		Ilw	78
Weighted Average					1.76	83.9

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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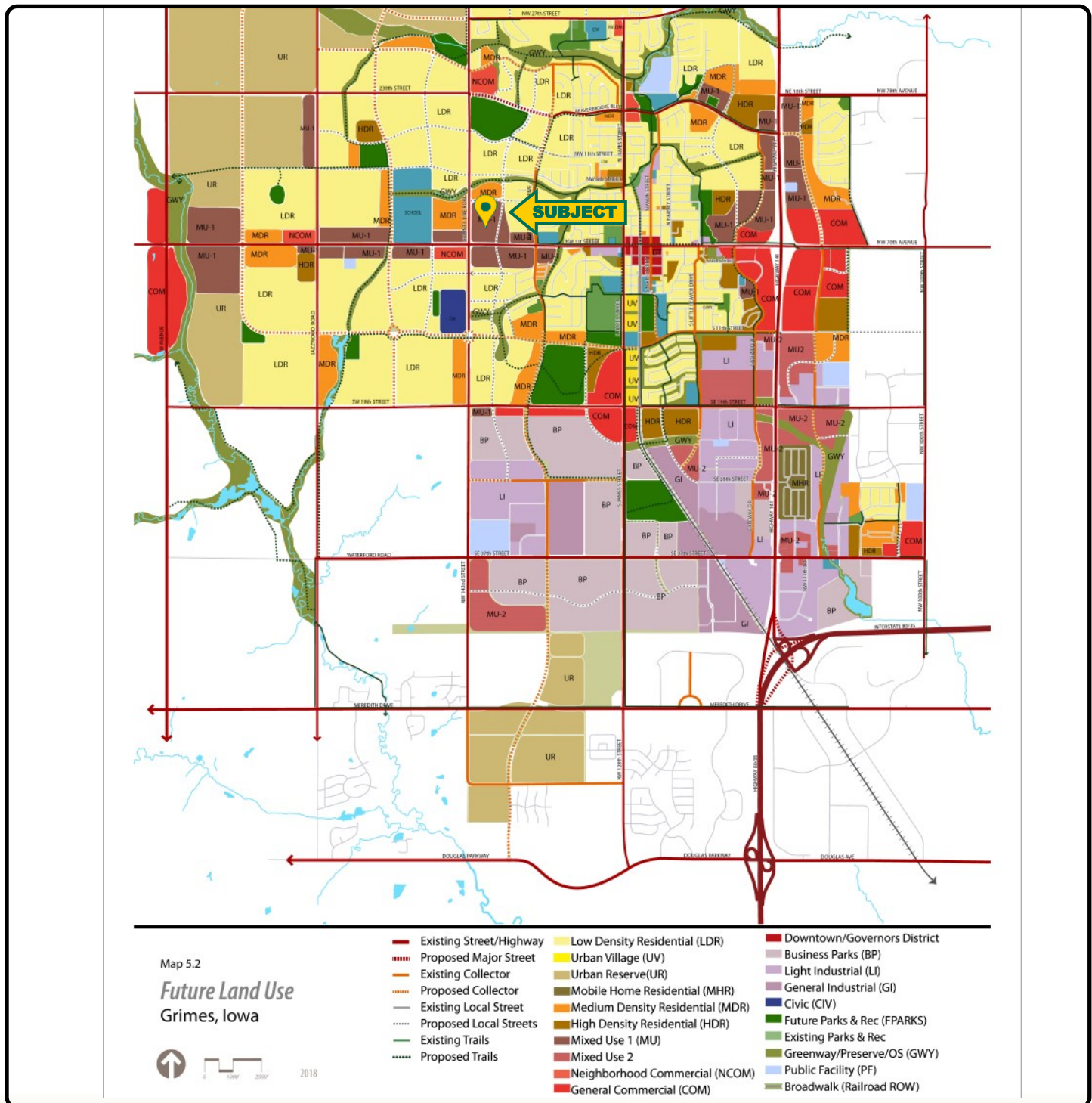


Map obtained from the City of Grimes website.

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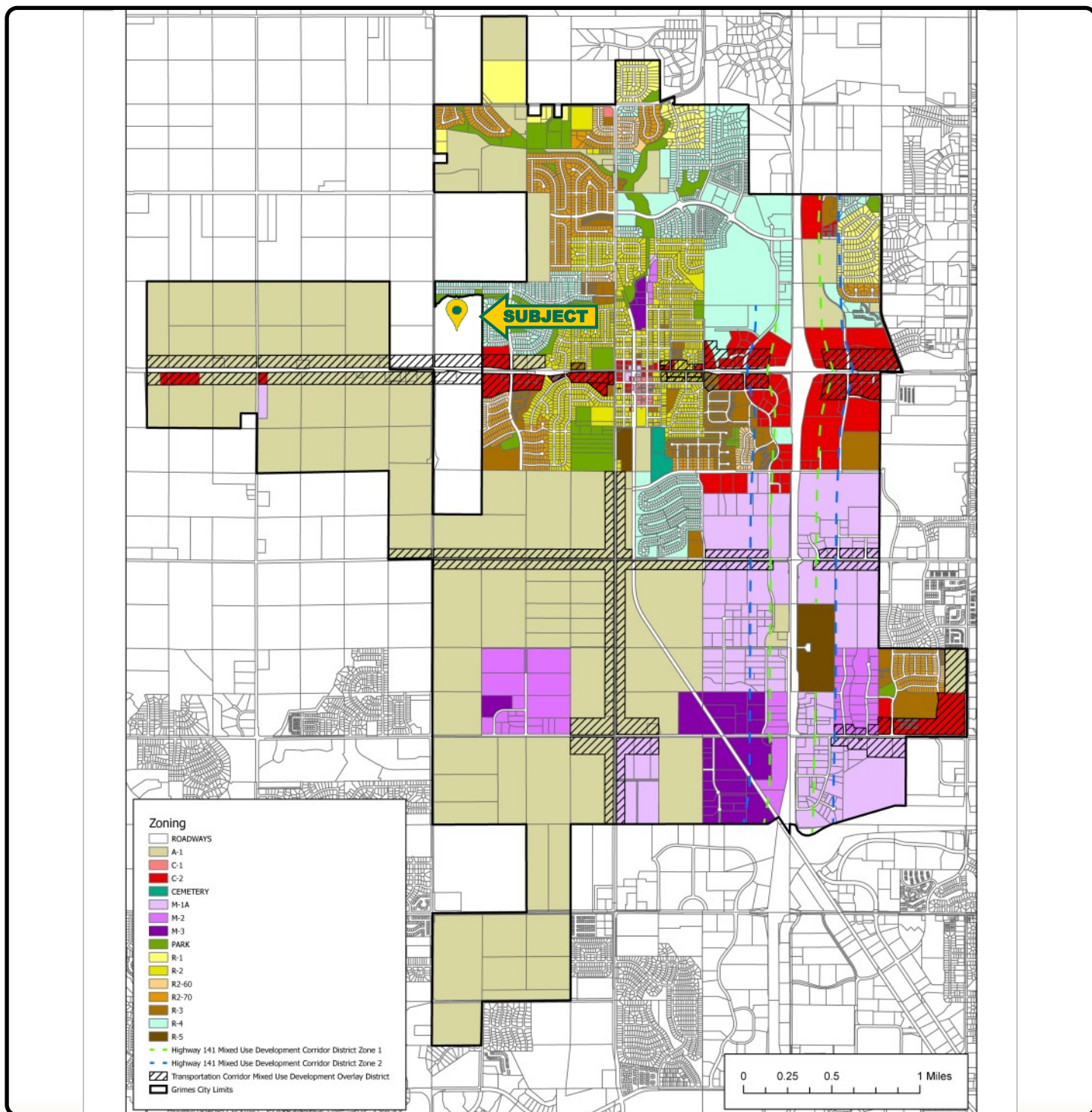
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Northwest Looking Southeast



Northeast Looking Southwest



West Looking East



Southeast Looking Northwest



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**Bid Deadline: Thur., Aug. 4, 2022**

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

**Mail To:**

**Hertz Real Estate Services  
Attn: Chad Reifschneider  
P.O. Box 500  
Nevada, IA 50201**

### **Seller**

Lorraine Ellis

### **Agency**

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

### **Method of Sale**

- This property 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, Chad Reifschneider at 515-450-9529 or Matt Vegter at 515-290-7289.

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 Thur., Aug. 4, 2022 by 12:00 Noon C.S.T. The Seller will accept or reject all bids by 5:00 P.M. C.S.T. on Fri., Aug. 5, 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 September 21, 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, subject to the existing lease which expires March 1, 2023. Taxes will be prorated to September 21, 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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