

ACREAGE:

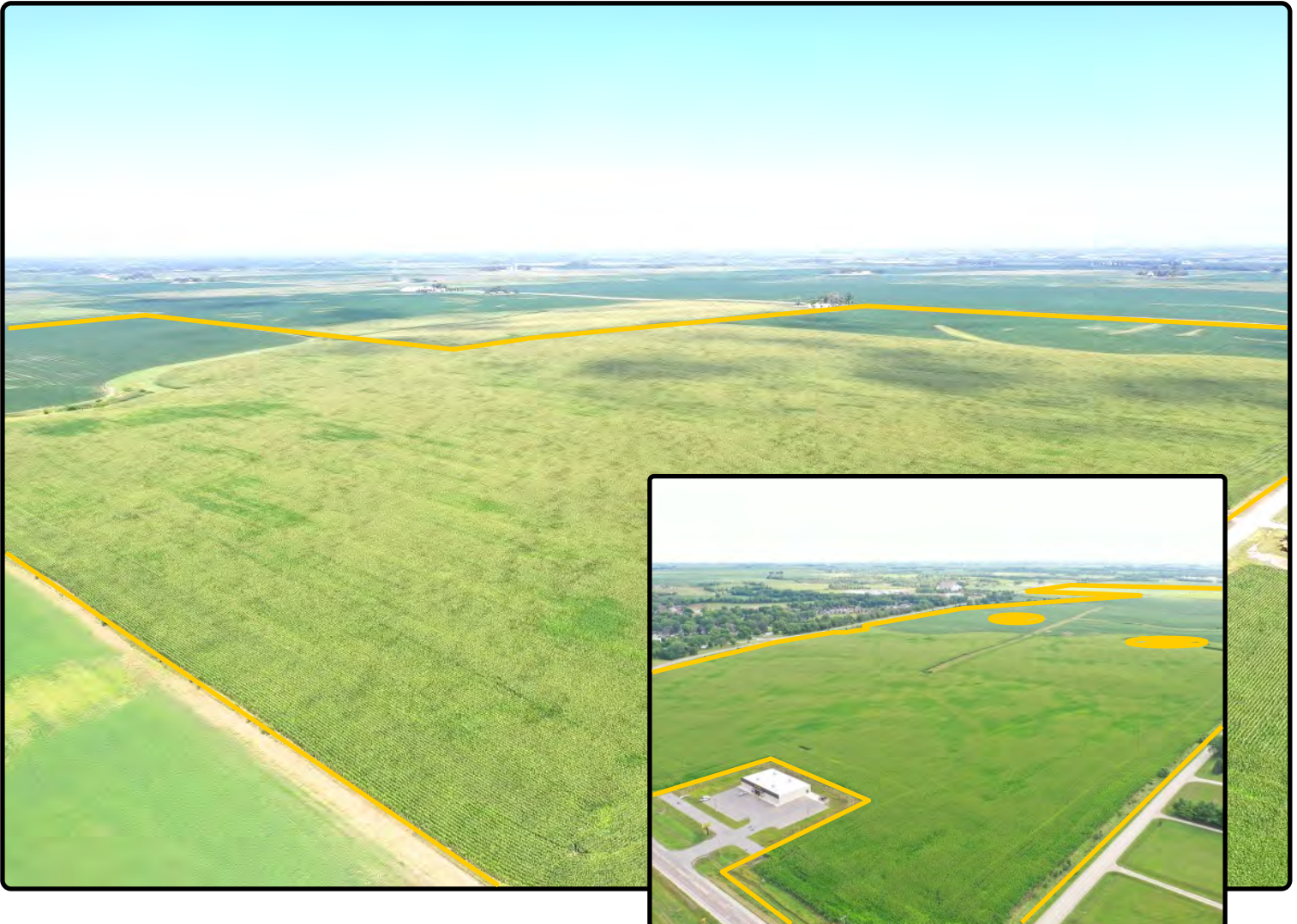
993.17 Acres, m/l
In 7 Parcels
Dallas County, IA

DATE:

Bid Deadline:
Sept. 14, 2022
12:00 Noon, CST

RETURN BIDS TO:

**Hertz Real Estate
Services**
Nevada, IA



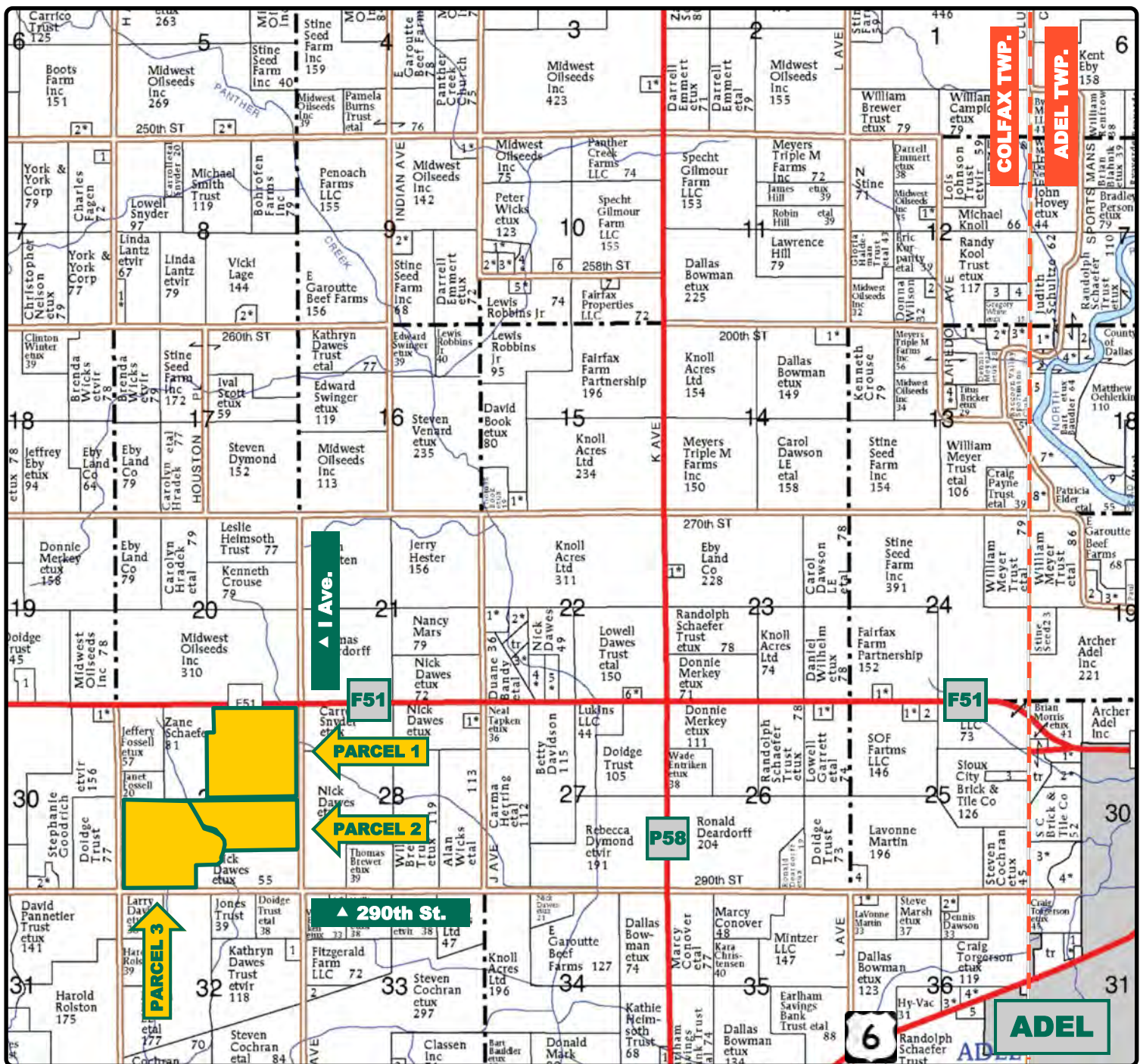
Property Key Features

- 895.40 Est. FSA/Eff. Crop Acres with an Average 87.91 CSR2
- Rare Opportunity to Purchase High-Quality Farm Ground in Continuous Tracts
- Long-Time Ownership by Agri-Equities, Inc.

Matt Vegter, ALC
Licensed Salesperson in IA
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MattV@Hertz.ag

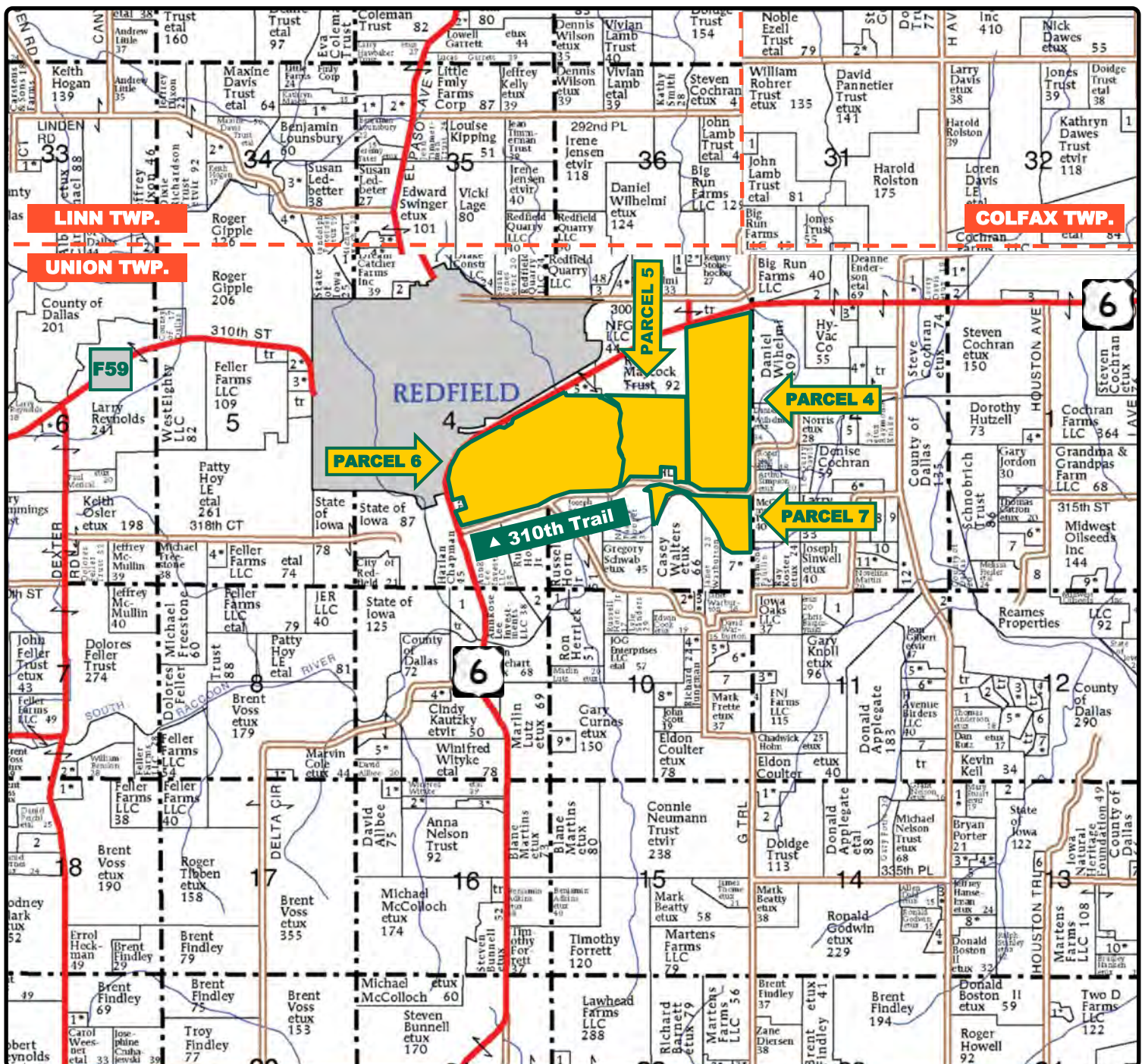
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Kyle Hansen, ALC
Licensed Broker in IA, MO & NE
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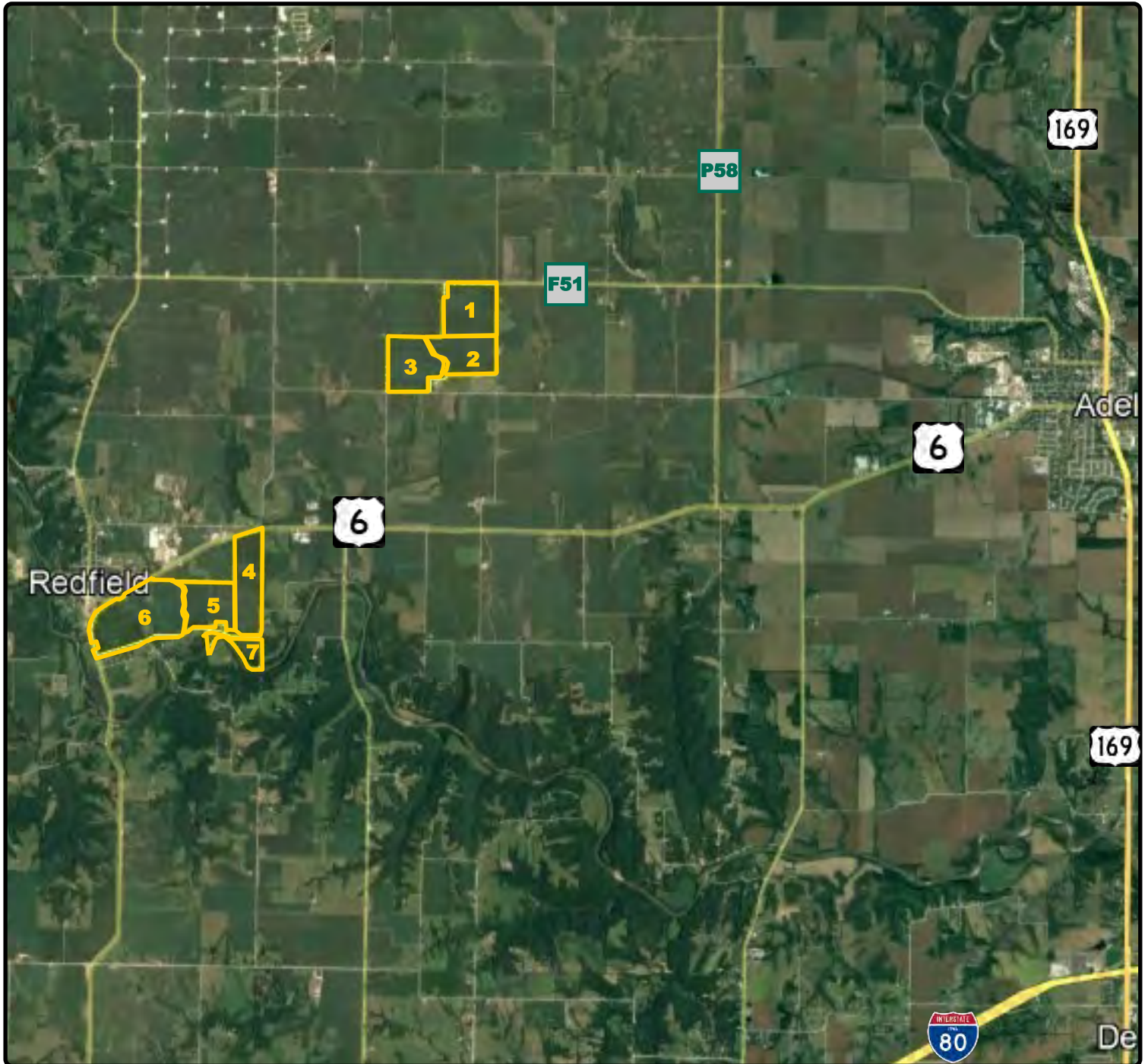


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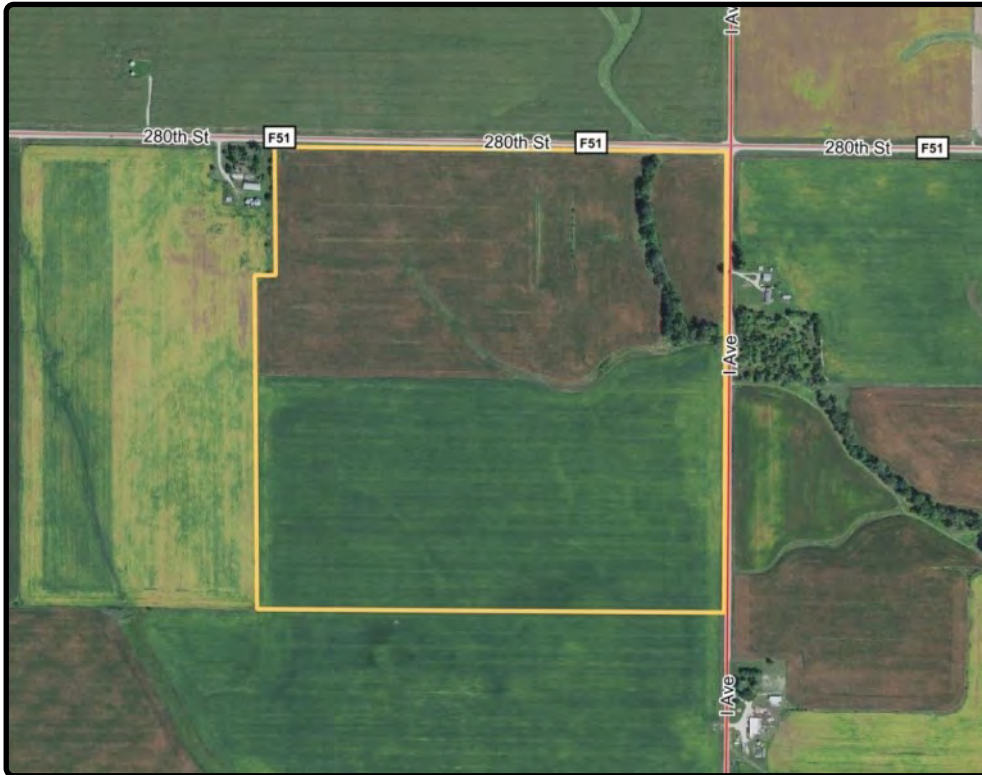


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Parcel 1

FSA/Eff. Crop Acres: 149.73*
Corn Base Acres: 76.80*
Bean Base Acres: 72.80*
Soil Productivity: 88.60 CSR2

**Acres are estimated*

Parcel 1 Property Information 158.70 Acres, m/l

Location

From Adel: Go west on Co. Rd. F51 for 6 miles. Property is on the south side of the road.

Legal Description

NE¼ (except part of acreage site) of Section 29, Township 79 North, Range 28 West of the 5th P.M. (Colfax Township)

Lease Status

Open lease for the 2023 crop year.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,958.00*
 Gross Acres: 158.70*
 Net Taxable Acres: 153.17*
 Tax per Net Taxable Acre: \$25.84*
**Taxes estimated pending survey of property. Dallas County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 6307,
 Tracts 24692 & 26866
 FSA/Eff. Crop Acres: 149.73*
 Corn Base Acres: 76.80*
 Corn PLC Yield: 161 Bu.
 Bean Base Acres: 72.80*
 Bean PLC Yield: 50 Bu.
**Acres are estimated pending reconstitution of the farm by the Dallas County FSA office.*

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion and Webster. CSR2 on the est. FSA/Eff. crop acres is 88.60. See soil map for detail.

Survey

See survey paragraph on the Sealed Bid Information page for details.

Land Description

Nearly level to moderately sloping.

Drainage

Some tile. Contact agent for details.

Buildings/Improvements

None.

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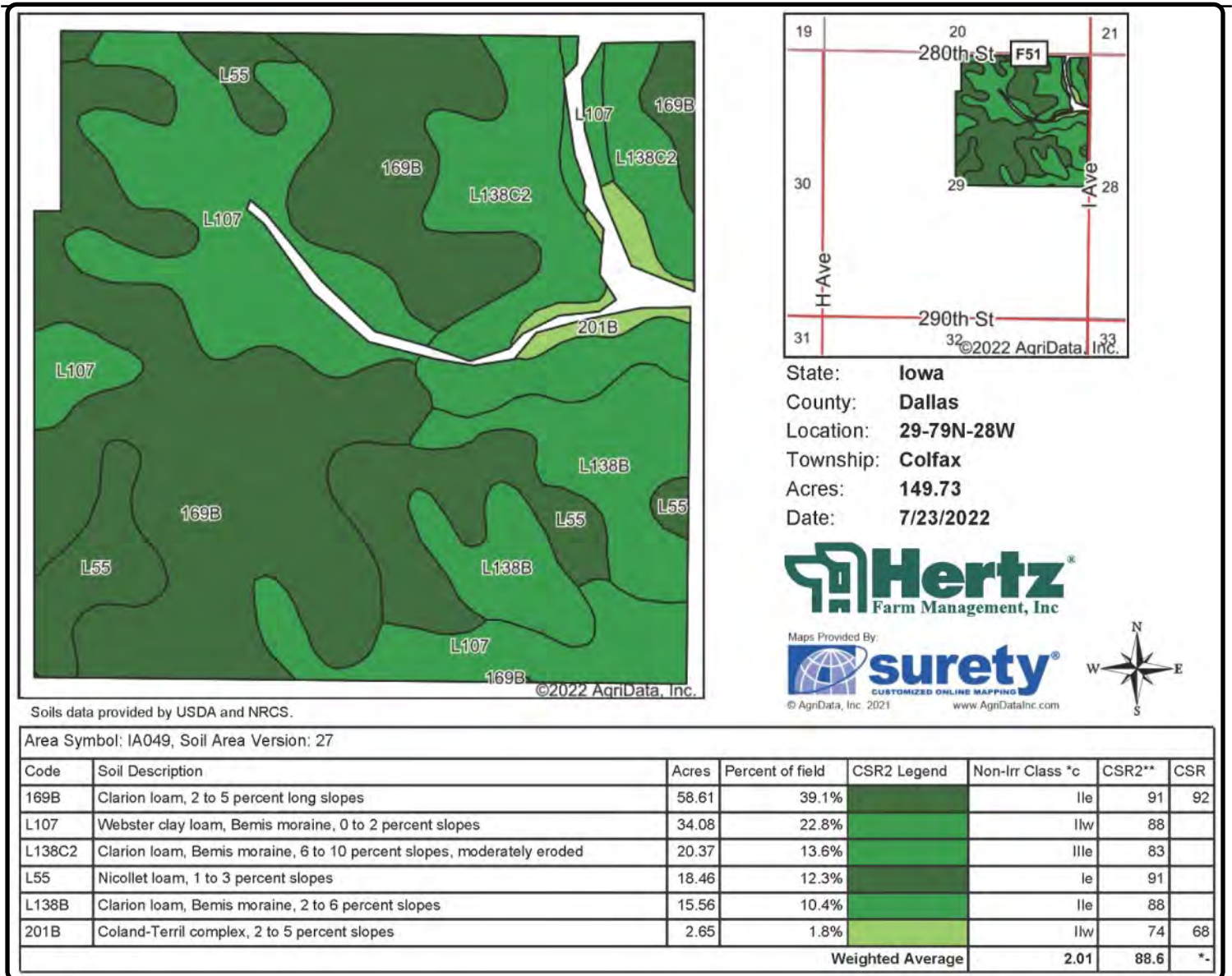
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Parcel 1 - 149.73 Est. FSA/Eff. Crop Acres



Water & Well Information

No known wells.

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Parcel 2

FSA/Eff. Crop Acres: 107.48*
CRP Acres: 2.43
Corn Base Acres: 46.50*
Bean Base Acres: 60.80*
Soil Productivity: 89.20 CSR2

**Acres are estimated*

Parcel 2 Property Information 113.70 Acres, m/l

Location

From Adel: Go west on Co. Rd. F51 for 6 miles. Head south on I Avenue for ½ mile, property will be on the west side of the road.

Legal Description

N½ SE¼ (lying east of waterway), NE¼ SW¼ (lying east of waterway), and N½ S½ SE¼ (lying east of waterway and except Parcel A), all in Section 29, Township 79 North, Range 28 West of the 5th P.M. (Colfax Township)

Lease Status

Open lease for the 2023 crop year.

Real Estate Tax

Taxes Payable 2021 - 2022: \$2,976.00*
 Gross Acres: 113.70*
 Net Taxable Acres: 113.07*
 Tax per Net Taxable Acre: \$26.32*
**Taxes estimated pending survey of property. Dallas County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 6307, Tract 26866
 FSA/Eff. Crop Acres: 107.48*
 CRP Acres: 2.43
 Corn Base Acres: 46.50*
 Corn PLC Yield: 161 Bu.
 Bean Base Acres: 60.80*
 Bean PLC Yield: 50 Bu.
**Acres are estimated pending reconstitution of farm by the Dallas County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 2.43 acres enrolled in a CP-33 contract that pays \$683.00 annually and expires 9/30/2025.

Soil Types/Productivity

Primary soils are Clarion, Webster and Nicollet. CSR2 on the est. FSA/Eff. crop acres is 89.20. See soil map for detail.

Survey

See survey paragraph on the Sealed Bid Information page for details.

Land Description

Nearly level to moderately sloping.

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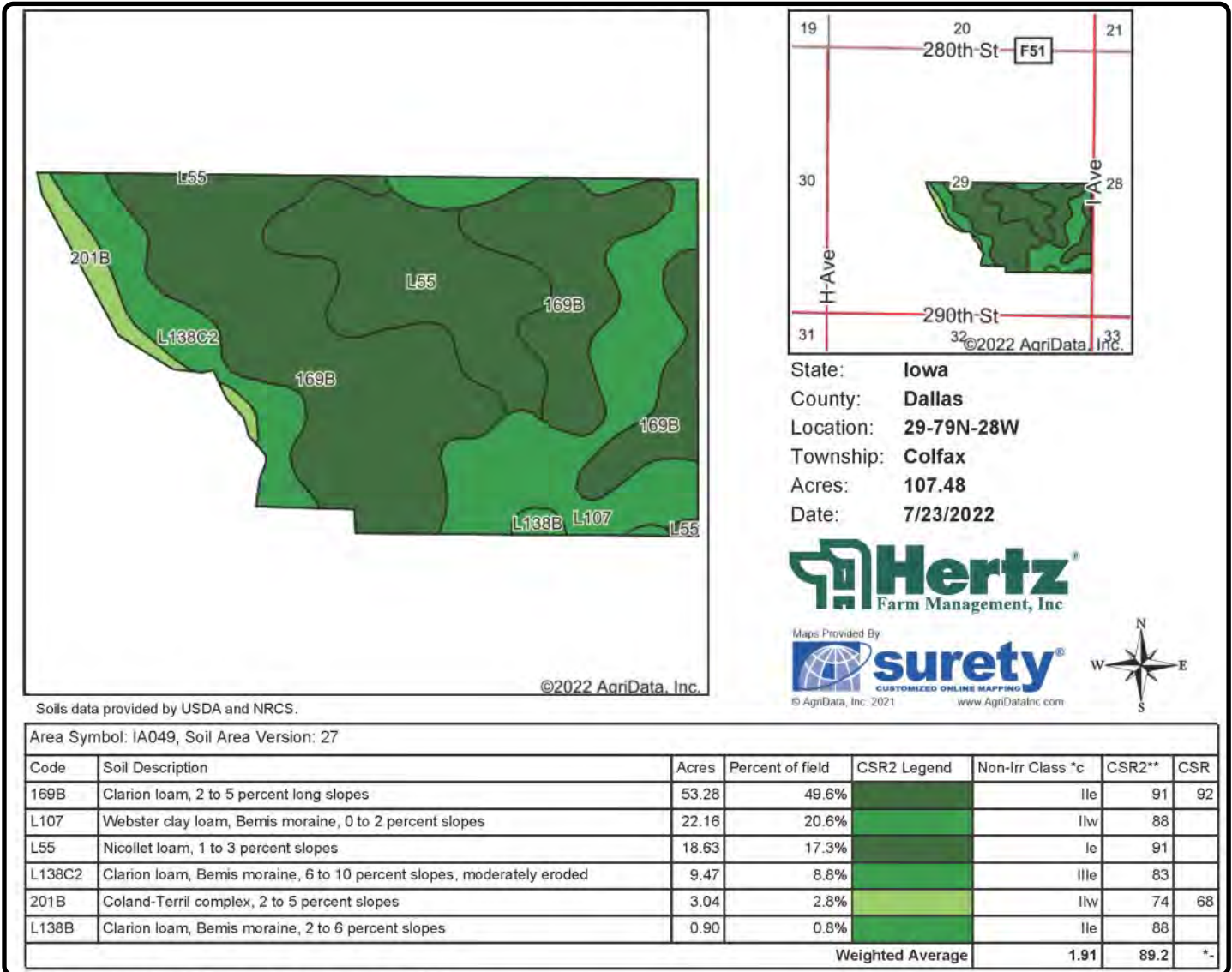
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Drainage

Some tile. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

No known wells.

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Parcel 3

FSA/Eff. Crop Acres: 139.67*

Corn Base Acres: 60.50*

Bean Base Acres: 79.00*

Soil Productivity: 89.10 CSR2

**Acres are estimated*

Parcel 3 Property Information 147.10 Acres, m/l

Location

From Adel: Go west on Co. Rd. for 6 miles. Head south on I Avenue and go 1 mile, then west on 290th Street for ¾ mile. Property will be on the north side of the road.

Legal Description

SW¼ (lying west of waterway and except Parcel A) of Section 29, Township 79 North, Range 28 West of the 5th P.M. (Colfax Township)

Lease Status

Open lease for the 2023 crop year.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,794.00*

Gross Acres: 147.10*

Net Taxable Acres: 144.13*

Tax per Net Taxable Acre: \$26.32*

**Taxes estimated pending survey of property. Dallas County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 6307, Tract 26866

FSA/Eff. Crop Acres: 139.67*

Corn Base Acres: 60.50*

Corn PLC Yield: 161 Bu.

Bean Base Acres: 79.00*

Bean PLC Yield: 50 Bu.

**Acres are estimated pending reconstitution of farm by the Dallas County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion, Webster and Nicollet. CSR2 on the est. FSA/Eff. crop acres is 89.10. See soil map for detail.

Survey

See survey paragraph on the Sealed Bid Information page for details.

Land Description

Nearly level to moderately sloping.

Drainage

Some tile. Contact agent for details.

Buildings/Improvements

None.

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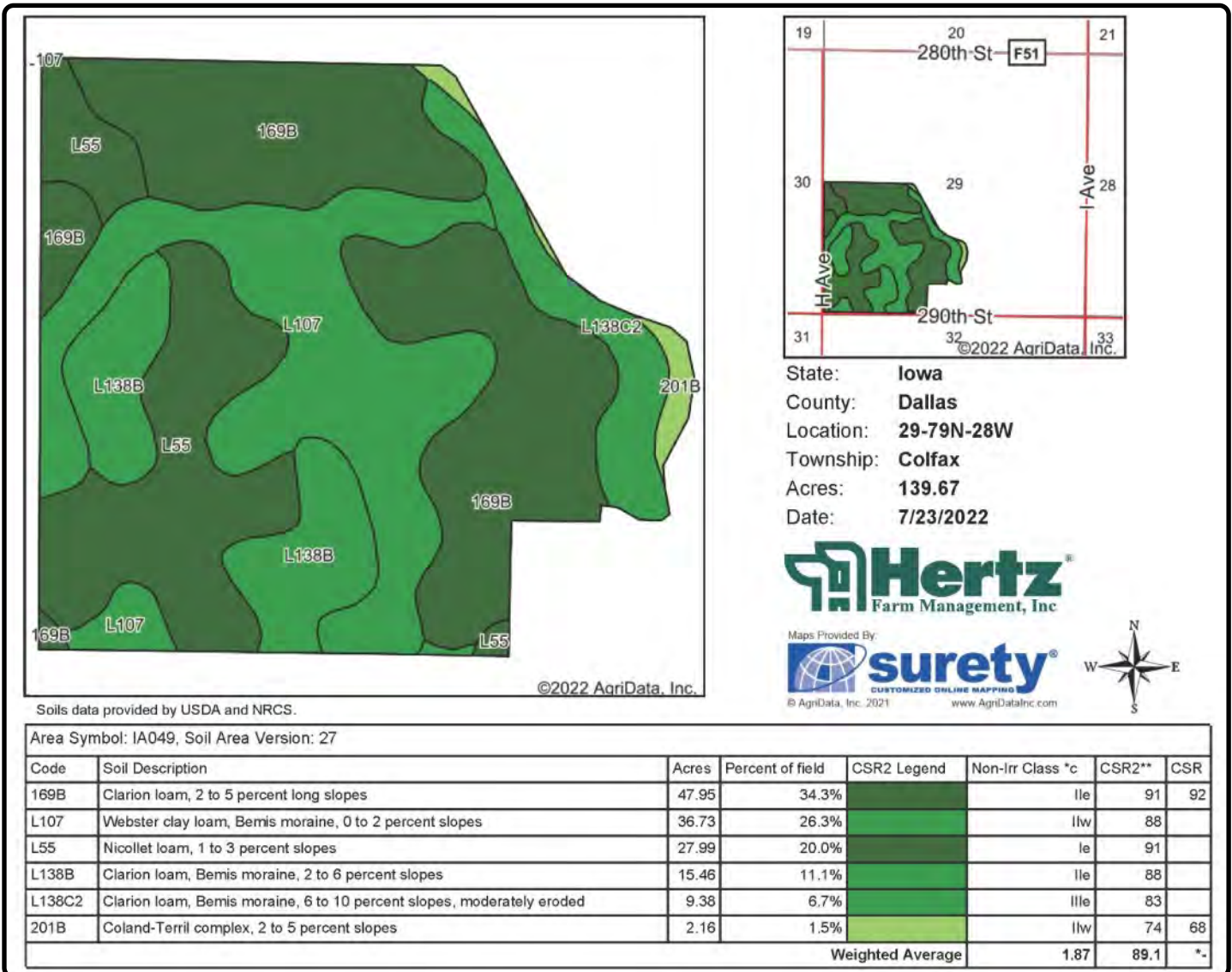
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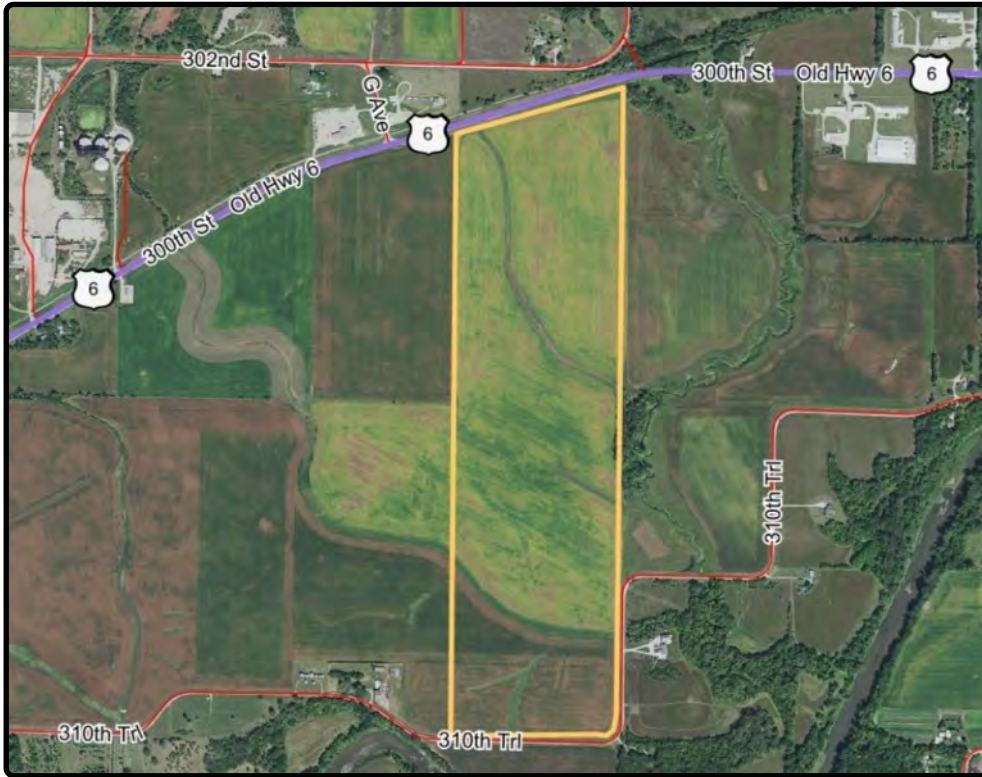
Water & Well Information

No known wells.

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Parcel 4

FSA/Eff. Crop Acres: 137.91*
Corn Base Acres: 86.60*
Bean Base Acres: 42.40*
Soil Productivity: 88.50 CSR2

**Acres are estimated*

Parcel 4 Property Information 150.00 Acres, m/l

Location

From Redfield: Go east on Old Highway 6 for 1½ miles. Property is on the south side of the road.

Legal Description

GOVT Lots 8 (south of highway), 9, 16, and 17, all in Section 3, Township 78 North, Range 29 West of the 5th P.M. (Union Township)

Lease Status

Open lease for the 2023 crop year.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,904.00*
 Gross Acres: 150.00*
 Net Taxable Acres: 149.25*
 Tax per Net Taxable Acre: \$26.16*
**Taxes estimated pending survey of property. Dallas County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 6307, Tract 27040
 FSA/Eff. Crop Acres: 137.91*
 Corn Base Acres: 86.60*
 Corn PLC Yield: 161 Bu.
 Bean Base Acres: 42.40*
 Bean PLC Yield: 50 Bu.
**Acres are estimated pending reconstitution of farm by the Dallas County FSA office.*

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion and Webster. CSR2 on the est. FSA/Eff. crop acres is 88.50. See soil map for detail.

Survey

See survey paragraph on the Sealed Bid Information page for details.

Land Description

Nearly level to moderately sloping.

Drainage

Some tile. Contact agent for details.

Buildings/Improvements

None.

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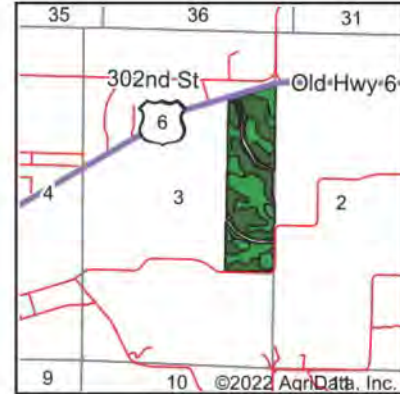
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State: **Iowa**
 County: **Dallas**
 Location: **3-78N-29W**
 Township: **Union**
 Acres: **137.91**
 Date: **7/25/2022**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IA049, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
169B	Clarion loam, 2 to 5 percent long slopes	62.70	45.5%		Ile	91	92	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	43.36	31.4%		IIw	88		
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	21.53	15.6%		IIle	83		
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	5.35	3.9%		Ile	88		
L55	Nicollet loam, 1 to 3 percent slopes	2.76	2.0%		Ie	91		
27B	Terril loam, 2 to 6 percent slopes	1.47	1.1%		Ile	87	82	
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	0.38	0.3%		IIw	88	91	
829D2	Zenor-Storden complex, 9 to 14 percent slopes, moderately eroded	0.36	0.3%		IVe	29	28	
Weighted Average						2.14	88.5	*.

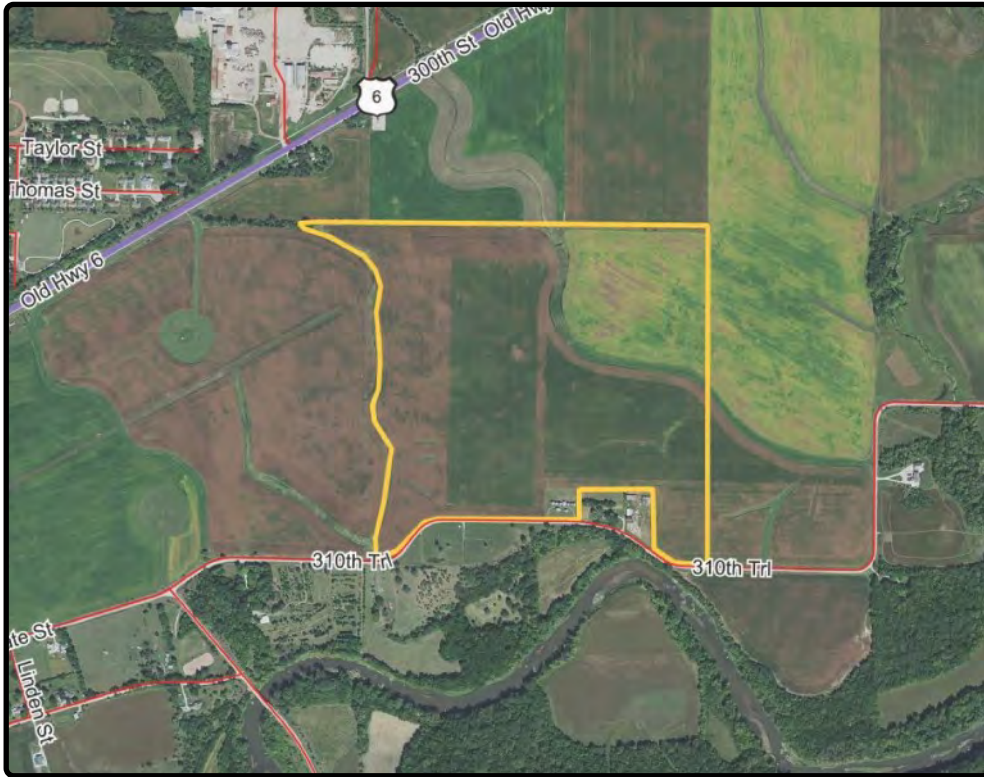
Water & Well Information

No known wells.

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Parcel 5

FSA/Eff. Crop Acres: 128.00*

Corn Base Acres: 80.40*

Bean Base Acres: 39.40*

Soil Productivity: 87.20 CSR2

**Acres are estimated*

Parcel 5 Property Information 138.20 Acres, m/l

Location

From Redfield: Go south on Old Highway 6 for ½ mile, then head east on 310th Trail for 1½ miles. Property will be on the north side of the road.

Legal Description

GOVT Lots 15, 18 (except Parcel A) and the parts of GOVT Lots 14, 19, & 13 lying north of 310th Trail, all in Section 3, Township 78 North, Range 29 West of the 5th P.M. (Union Township)

Lease Status

Open lease for the 2023 crop year.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,520.00*

Gross Acres: 138.20*

Net Taxable Acres: 135.33*

Tax per Net Taxable Acre: \$26.01*

**Taxes estimated pending survey of property. Dallas County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 6307, Tract 27040

FSA/Eff. Crop Acres: 128.00*

Corn Base Acres: 80.40*

Corn PLC Yield: 161 Bu.

Bean Base Acres: 39.40*

Bean PLC Yield: 50 Bu.

**Acres are estimated pending reconstitution of farm by the Dallas County FSA office.*

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion and Webster. CSR2 on the est. FSA/Eff. crop acres is 87.20. See soil map for detail.

Survey

See survey paragraph on the Sealed Bid Information page for details.

Land Description

Nearly level to moderately sloping.

Drainage

Some tile. Contact agent for details.

Buildings/Improvements

7 grain bins of various sizes. The grain bins have not been used in recent years.

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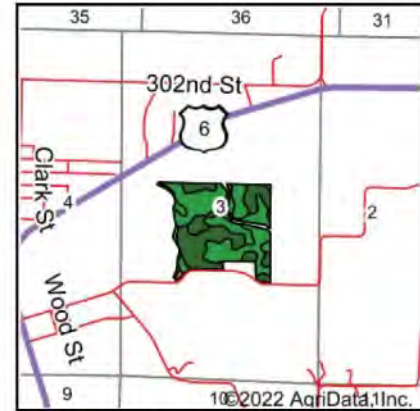
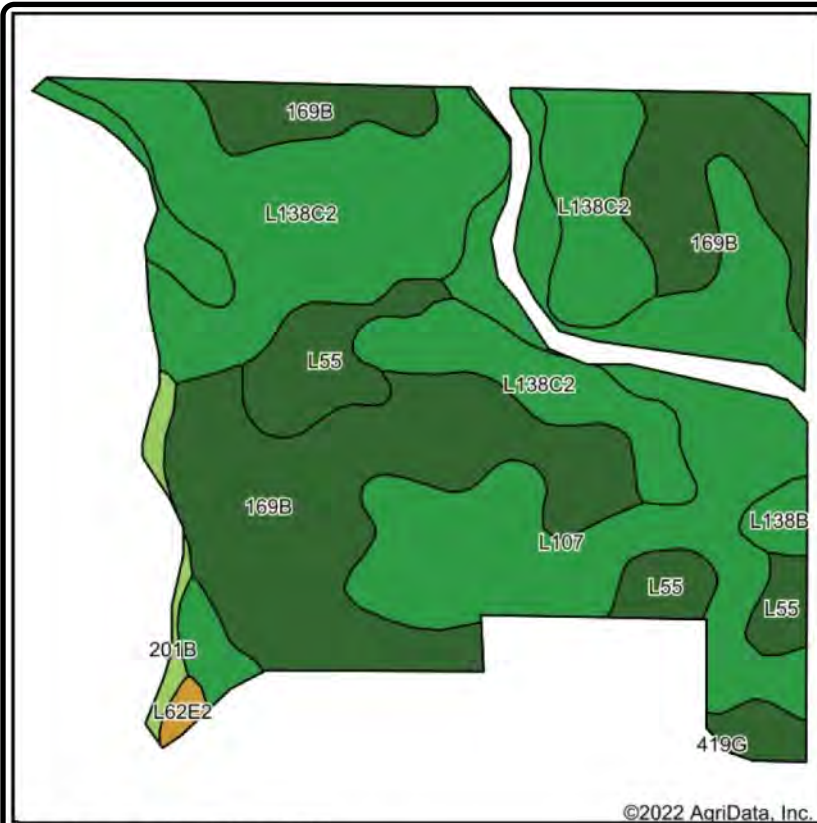
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State: **Iowa**
 County: **Dallas**
 Location: **3-78N-29W**
 Township: **Union**
 Acres: **128**
 Date: **7/25/2022**



Maps Provided By:

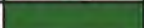
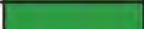


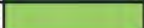
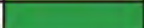
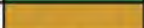
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Soils data provided by USDA and NRCS.

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Area Symbol: IA049, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
169B	Clarion loam, 2 to 5 percent long slopes	41.01	32.0%		Ile	91	92	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	38.57	30.1%		IIIle	83		
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	36.00	28.1%		IIlw	88		
L55	Nicollet loam, 1 to 3 percent slopes	8.92	7.0%		Ile	91		
201B	Coland-Terril complex, 2 to 5 percent slopes	1.52	1.2%		IIlw	74	68	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	1.34	1.0%		Ile	88		
L62E2	Storden loam, Bemis moraine, 10 to 22 percent slopes, moderately eroded	0.64	0.5%		IVe	32		
Weighted Average						2.24	87.2	*-

Water & Well Information

No known wells.

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Parcel 6

FSA/Eff. Crop Acres: 213.44*

Corn Base Acres: 134.10*

Bean Base Acres: 65.70*

Soil Productivity: 88.00 CSR2

**Acres are estimated*

Parcel 6 Property Information 237.40 Acres, m/l

Location

From Redfield: Go south on Old Highway 6 for ½ mile, then head east on State Street / 310th Trail for 1½ miles. Property will be on the north side of the road.

Legal Description

GOVT Lots 13 & 19 (lying west of waterway), GOVT Lots 15, 16, 17, 18 & 20 (except well sites), and Tax Parcels 1304401006, 1304192005 & 1304401004, all in Sections 3 & 4 of Township 78 North, Range 29 West of the 5th P.M. (Union Township)

Lease Status

Open lease for the 2023 crop year.

Real Estate Tax

Taxes Payable 2021 - 2022: \$5,920.00*

Gross Acres: 237.40*

Net Taxable Acres: 227.56*

Tax per Net Taxable Acre: \$26.02*

**Taxes estimated pending survey of property. Dallas County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 6307, Tract 27040

FSA/Eff. Crop Acres: 213.44*

Corn Base Acres: 134.10*

Corn PLC Yield: 161 Bu.

Bean Base Acres: 65.70*

Bean PLC Yield: 50 Bu.

**Acres are estimated pending reconstitution of farm by the Dallas County FSA office.*

Soil Types/Productivity

Primary soils are Clarion and Webster. CSR2 on the est. FSA/Eff. crop acres is 88.00. See soil map for detail.

Survey

See survey paragraph on the Sealed Bid Information page for details.

Land Description

Nearly level to moderately sloping.

Drainage

Some tile. Contact agent for details.

Irrigation

- 8 tower irrigation pivot (1984)
- 6 tower irrigation pivot (2005)
- Diesel generator and fuel tank

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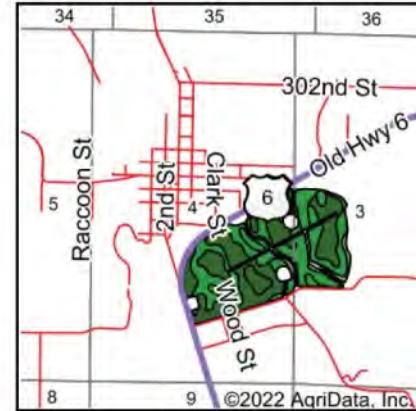
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State: **Iowa**
 County: **Dallas**
 Location: **4-78N-29W**
 Township: **Union**
 Acres: **213.44**
 Date: **7/25/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IA049, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
169B	Clarion loam, 2 to 5 percent long slopes	97.40	45.6%		Ile	91	92	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	51.99	24.4%		Ilw	88		
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	40.55	19.0%		IIIe	83		
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	8.83	4.1%		Ile	88		
201B	Coland-Terril complex, 2 to 5 percent slopes	8.03	3.8%		Ilw	74	68	
L55	Nicollet loam, 1 to 3 percent slopes	6.64	3.1%		le	91		
Weighted Average						2.16	88	*-

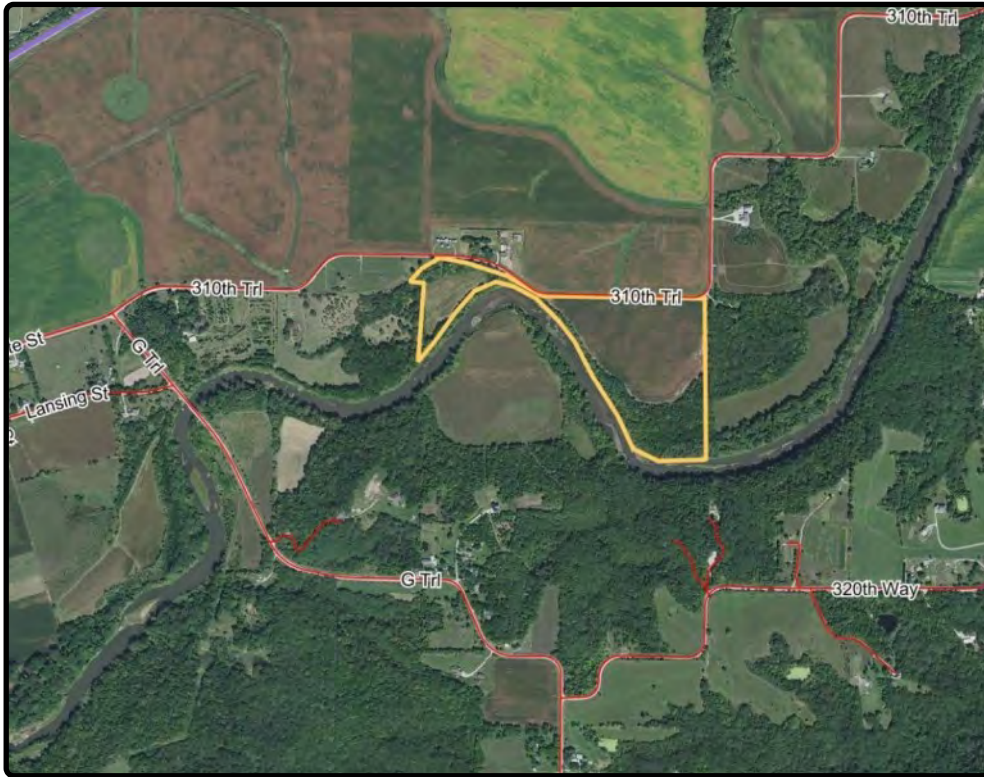
Water & Well Information

- One well servicing both pivots.
- Two excluded well sites owned by City of Adel have ingress/egress easements. Wells are active. Contact agent for details.

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Parcel 7

FSA/Eff. Crop Acres:	19.17*
CRP Acres:	5.42
Corn Base Acres:	12.00*
Bean Base Acres:	5.90*
Soil Productivity:	84.80 CSR2

**Acres are estimated*

Parcel 7 Property Information 48.07 Acres, m/l

Location

From Redfield: Go south on Old Highway 6 for ½ mile, then head east on State Street / 310th Trail for 1½ miles. Property will be on the north side of the road.

Legal Description

Tax Parcels 1303400003 and 1303200009 of Section 3, Township 78 North, Range 29 West of the 5th P.M. (Union Township)

Lease Status

Open lease for the 2023 crop year.

Real Estate Tax

Taxes Payable 2021 - 2022: \$806.00*
Net Taxable Acres: 48.07*
Tax per Net Taxable Acre: \$16.77*
**Taxes estimated pending survey of property. Dallas County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 6307, Tract 27040
FSA/Eff. Crop Acres: 19.17*
CRP Acres: 5.42
Corn Base Acres: 12.00*
Corn PLC Yield: 161 Bu.
Bean Base Acres: 5.90*
Bean PLC Yield: 50 Bu.
**Acres are estimated pending reconstitution of farm by the Dallas County FSA office.*

CRP Contracts

There are 1.90 acres enrolled in a CP-21 contract that pays \$650.00 annually and expires 9/30/2026.

There are 3.52 acres enrolled in a CP-42 contract that pays \$980.00 annually and expires 9/30/2026.

Soil Types/Productivity

Primary soils are Webster, Lester and Clarion. CSR2 on the est. FSA/Eff. crop acres is 84.80. See soil map for detail.

Survey

See survey paragraph on the Sealed Bid Information page for details.

Land Description

Nearly level to very sloping.

Matt Vegter, ALC

Licensed Salesperson in IA

515-290-7286

MattV@Hertz.ag

515-382-1500

415 S. 11th Street

Nevada, IA 50201

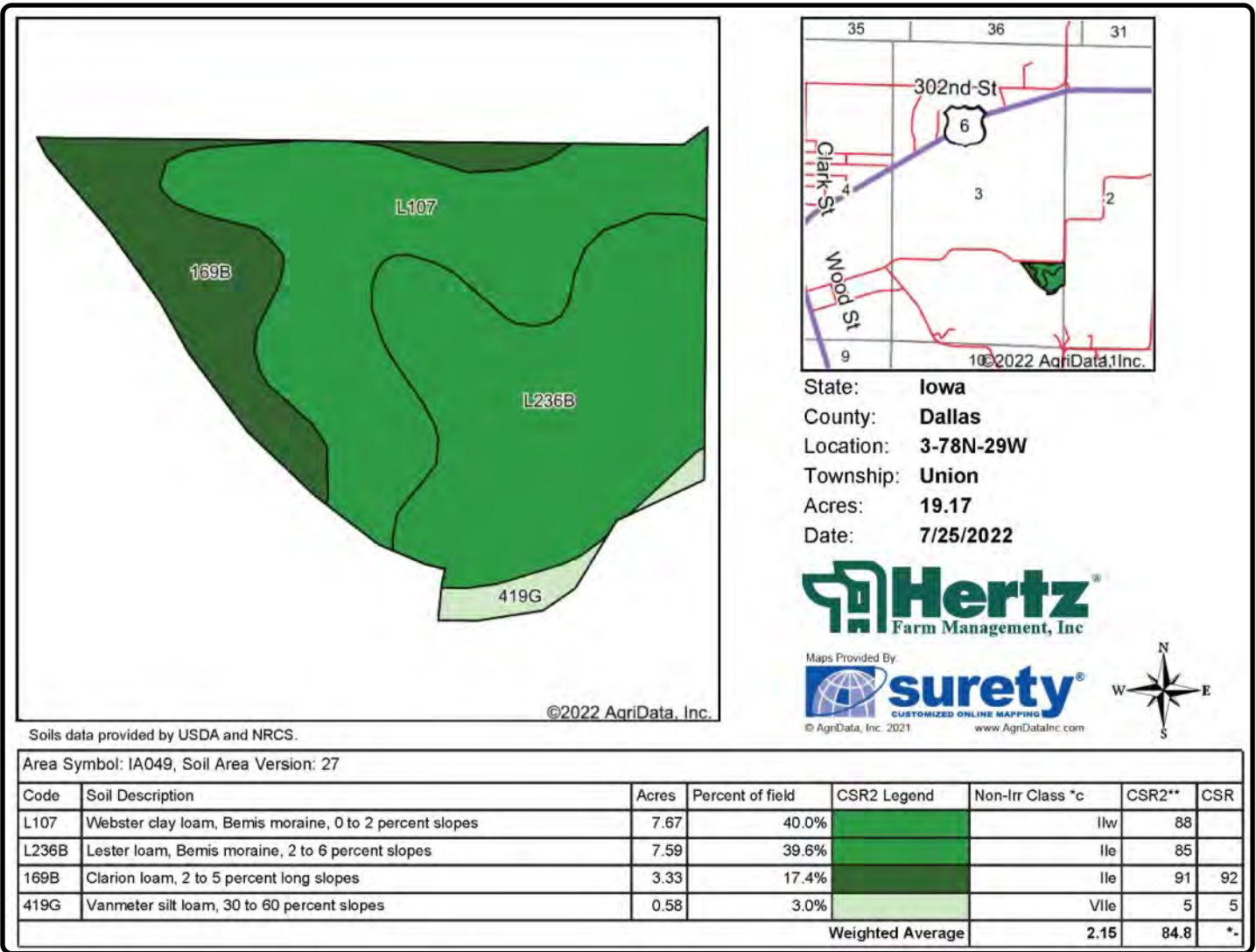
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Drainage

Some tile. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

- Beautiful property that is a combination of crop, CRP and timber acres.
- The Raccoon River borders south side of property with an abundance of wild-life present.
- Rare opportunity to own a recreational property near the Des Moines Metro.

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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Parcel 1 - Southwest Looking Northeast



Parcel 2 - Northwest Looking Southeast



Parcel 3 - Southeast Looking Northwest



Parcel 4 - North Looking South



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Parcel 5 - West Looking East



Parcel 6 - East Looking West



Parcel 7 - West Looking East



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Bid Deadline: **Wed., Sept.14, 2022**

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

Mail To:

**Hertz Real Estate Services
Attn: Matt Vegter
PO Box 500
Nevada, IA 50201**

Seller

Agri-Equities, Inc.

Agency

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

Method of Sale

- Parcels will be offered individually and/or in combination.
- 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 Managers, Matt Vegter or 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 Wed., September 14, 2022 by 12:00 Noon, CST. The Seller will accept or reject all bids by 5:00 PM on September 16, 2022, and all bidders will be notified shortly thereafter.

Terms of Possession

Winning bidder(s) will be required to submit a 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 December 7, 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 December 7, 2022.

Survey

- Parcels 1-6 will be surveyed after the sale. Final sale price will be adjusted up or down by taking the Final Gross Surveyed Acres times the price per acre.
- Should Parcels 2 & 3 sell to separate Buyers, the western border of Parcel 2 and eastern border of Parcel 3 will be the middle of the waterway as determined by a survey.
- Should Parcels 5 & 6 sell to separate Buyers, the western boundary of Parcel 5 and eastern boundary of Parcel 6 will be the middle of the waterway as determined by a survey.

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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Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
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