

**ACREAGE:**

**56.60 Acres, m/l**  
Story County, SIA

**DATE:**

Bid Deadline:  
**October 19, 2022**  
**12:00 Noon, CST**

**RETURN BIDS TO:**

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



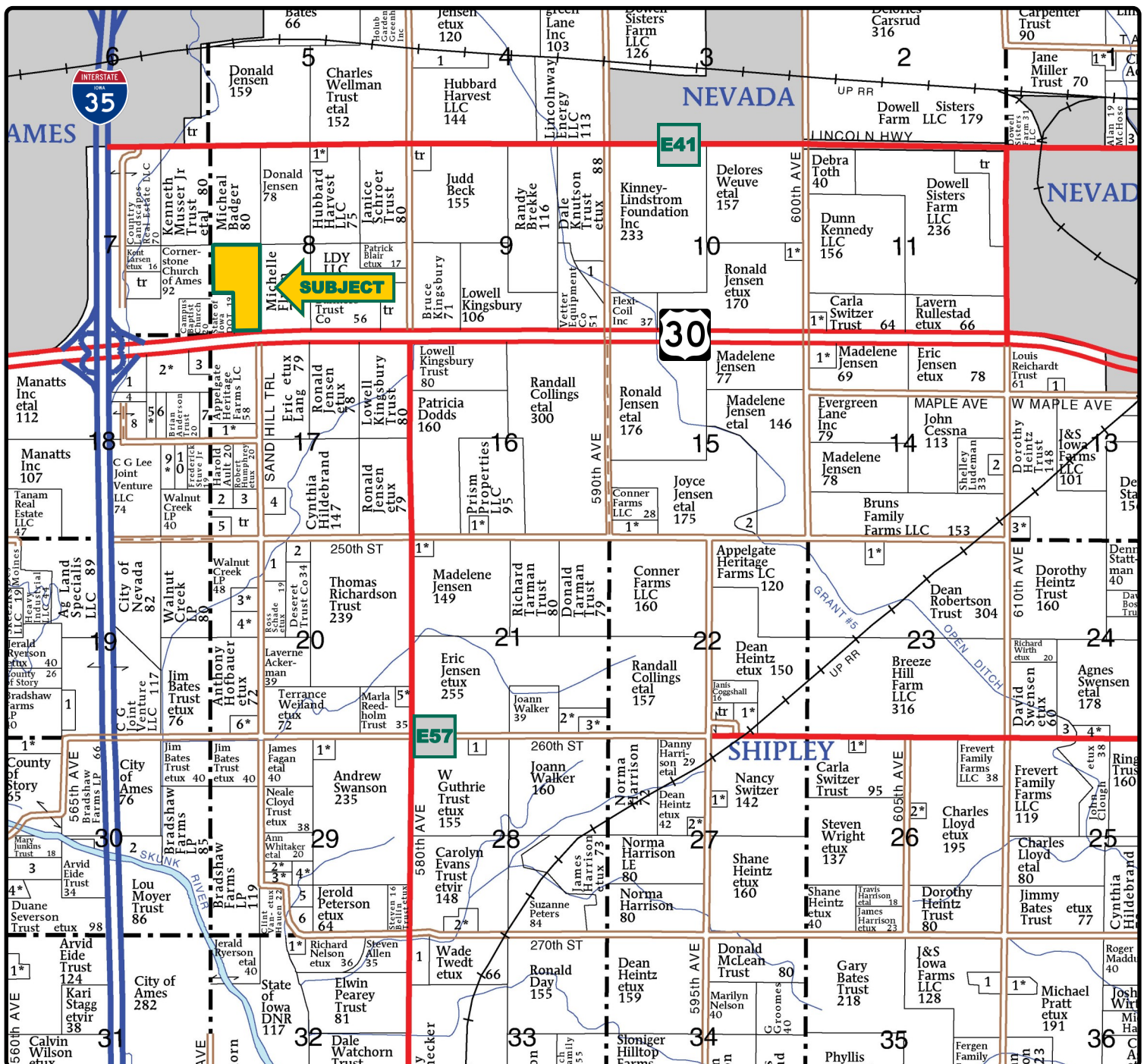
### Property Key Features

- Located on the East Side of Ames, Adjoining the City Limits
- 57.18 FSA/Eff. Crop Acres Carrying an 88.40 CSR2
- Visible from Highway 30 with Access from a Frontage Road

**Matt Vegter, ALC**  
Licensed Salesperson in IA  
**515-290-7286**  
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<b>FSA/Eff. Crop Acres:</b>	<b>57.18</b>
<b>Corn Base Acres:</b>	<b>33.60</b>
<b>Bean Base Acres:</b>	<b>23.58</b>
<b>Soil Productivity:</b>	<b>88.40 CSR2</b>

## Property Information

**56.60 Acres, m/l**

### Location

From Ames: Go east on Highway 30 for 1¼ mile. Property is on the north side of the road.

### Legal Description

NW¼ SW¼ and E½ SW¼ (except highway), all in Section 8, Township 83 North, Range 23 West of the 5th P.M. (Grant Township)

### Real Estate Tax

Taxes Payable 2022 - 2023: \$1,990.00  
Gross Acres: 56.60  
Net Taxable Acres: 56.44  
Tax per Net Taxable Acre: \$35.26  
Tax Parcel ID #s: 1008300330 & 1008300100

### Lease Status

Open lease for the 2023 crop year.

### FSA Data

Farm Number 4928, Tract 10098  
FSA/Eff. Crop Acres: 57.18  
Corn Base Acres: 33.60  
Corn PLC Yield: 165 Bu.  
Bean Base Acres: 23.58  
Bean PLC Yield: 37 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Clarion, Webster and Nicollet. CSR2 on the FSA/Eff. crop acres is 88.40. See soil map for detail.

### Land Description

Nearly level to gently sloping.

### Drainage

Some tile. Contact agent for details.

### Buildings/Improvements

None.

### Water & Well Information

Property has access to rural water.

### Comments

Potential future development property adjoining the city limits of Ames. There is a new frontage road being constructed that will service this property in the future. Contact agent for details.

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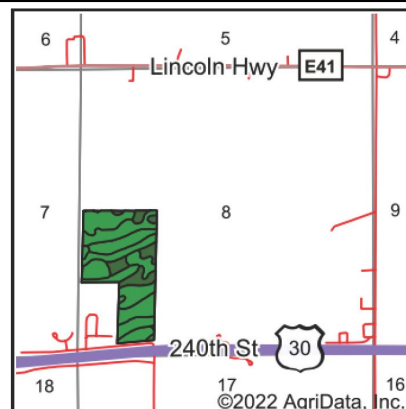
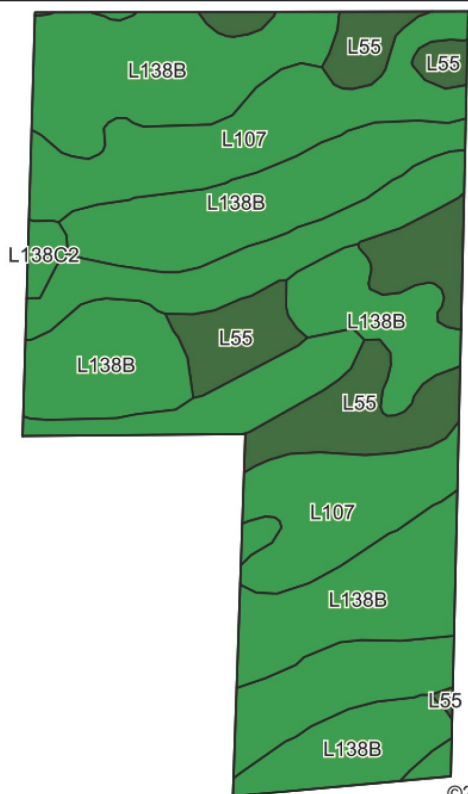
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State: **Iowa**  
County: **Story**  
Location: **8-83N-23W**  
Township: **Grant**  
Acres: **57.18**  
Date: **9/1/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	26.55	46.4%		Ile	88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	21.77	38.1%		IIw	88
L55	Nicollet loam, 1 to 3 percent slopes	8.36	14.6%		Ie	91
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.50	0.9%		IIIe	83
Weighted Average					1.86	88.4

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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South Looking North



North Looking South



Northwest Looking Southeast



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Bid Deadline: **Wed., Oct. 19, 2022**

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

Mail To:

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

### **Seller**

Jayson Kingsbury  
Freda Kingsbury  
Amy Bottorf

### **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, 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 October 19, 2022 by 12:00 Noon, CST. The Seller will accept or reject all bids by Noon, CST on October 21, 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 December 14, 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 14, 2022.

### **Survey**

This property will be surveyed. Final purchase price will be adjusted up or down based on final gross surveyed acres.

### **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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