

ACREAGE:

62.00 Acres, m/l
Story County, IA

DATE:

Bid Deadline:
April 12, 2023
12:00 Noon, CST

RETURN BIDS TO:

Hertz Real Estate
Services
Nevada, IA



Property Key Features

- Partially Located Within Maxwell City Limits
- 20 Minutes from the Des Moines Metro
- Development Layout Concept Completed

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FSA/Eff. Crop Acres: 60.50*
Corn Base Acres: 60.38*
Soil Productivity: 59.90 CSR2
**Acres are estimated.*

Property Information

62.00 Acres, m/l

Location

Go north out of Maxwell on Baldwin St., which turns into Hwy S27. The farm is on the east side of Hwy S27 on the north edge of town.

Legal Description

SE¼ NW¼, exc. acreage sites, & NE¼ SW¼, exc. cemetery, all in Section 22, Township 82 North, Range 22 West of the 5th P.M., Story Co., IA.

Real Estate Tax

Taxes Payable 2022 - 2023: \$1,611.00*
 Gross Acres: 62.00*
 Net Taxable Acres: 61.00*
 Tax per Net Taxable Acre: \$26.41*

Tax Parcel ID #s: 15-22-150-405 & 15-22-325-105

**Taxes estimated pending survey of property. Story County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Leased through the 2023 crop year. Buyer will receive a 2023 cash rent credit at closing.

FSA Data

Farm Number 707, Tract 913
 FSA/Eff. Crop Acres: 60.50*
 Corn Base Acres: 60.38*
 Corn PLC Yield: 144 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Zenor, Wadena and Nicollet. CSR2 on the estimated FSA/Eff. crop acres is 59.90. 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 rolling.

Drainage

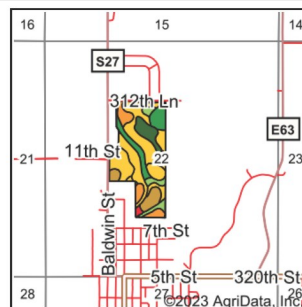
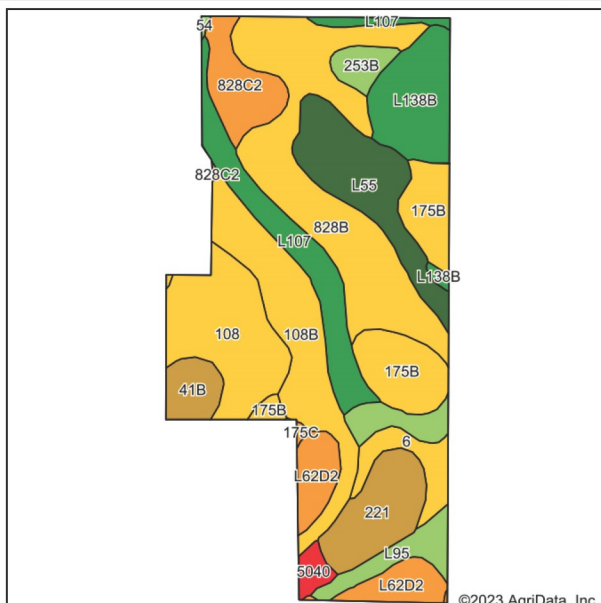
Natural with some tile. No maps available.

Buildings/Improvement

Abandoned barn in unusable condition.

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State: **Iowa**
County: **Story**
Location: **22-82N-22W**
Township: **Indian Creek**
Acres: **60.5**
Date: **1/30/2023**



Maps Provided By:

 **surety**
CUSTOMIZED ONLINE MAPPING

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Soils data provided by USDA and NRCS

Area Symbol: IA169. Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
828B	Zenor sandy loam, 2 to 5 percent slopes	11.70	19.3%		53
108B	Wadena loam, 2 to 6 percent slopes	6.63	11.0%		53
108	Wadena loam, 0 to 2 percent slopes	5.96	9.9%		56
L55	Nicollet loam, 1 to 3 percent slopes	5.09	8.4%		9
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	4.98	8.2%		5
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	4.92	8.1%		8
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	4.15	6.9%		8
221	Klossner muck, 0 to 1 percent slopes	3.56	5.9%		32
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	3.02	5.0%		4
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	2.94	4.9%		73
828C2	Zenor sandy loam, 5 to 9 percent slopes, moderately eroded	2.67	4.4%		42
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.66	2.7%		59
41B	Sparta loamy fine sand, 2 to 5 percent slopes	1.45	2.4%		38
253B	Farrar fine sandy loam, 2 to 5 percent slopes	0.98	1.6%		70
5040	Orthents, loamy	0.61	1.0%		5
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	0.12	0.2%		48
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.06	0.1%		70
Weighted Average					59.5

**IA has updated the CSR values for each county to CSR2.

Soils data provided by USDA and NRCS

Water & Well Information

There is one well located on the west side of the property.

Comments

A conceptual development site layout has been completed on the property. Contact agent for details.

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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West Looking East - September 2022



Southeast Looking Northwest - September 2022



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Northwest Looking Southeast - January 2023



North Looking South - January 2023



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Bid Deadline: Wed., April 12, 2023

Time: 12:00 Noon, CST

Mail To:

**Hertz Real Estate Services
Attn: Chad Reifschneider
PO Box 500
Nevada, IA 50201**

Seller

Mark & Pamela Travis
Wade & Harriet Travis

Agency

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

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, Chad Reifschneider at 515-450-9529.

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, Iowa, Hertz office, on or before Wednesday, April 12, 2023, by noon, CST. The Seller will accept or reject all bids by 5:00 p.m., CST, on Thursday, April 13, 2023, 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 June 7, 2023, 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, 2024. Taxes will be prorated to date of closing.

Survey

Property will be surveyed at Seller's expense. Final purchase price will be adjusted up or down based on final 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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