

**ACREAGE:**

**84.78 Acres, m/l**  
In 2 Parcels  
Dallas County, IA

**DATE:**

Bid Deadline:  
**May 24, 2023**  
**12:00 Noon, CST**

**RETURN BIDS TO:**

**Hertz Real Estate  
Services**  
Nevada, IA

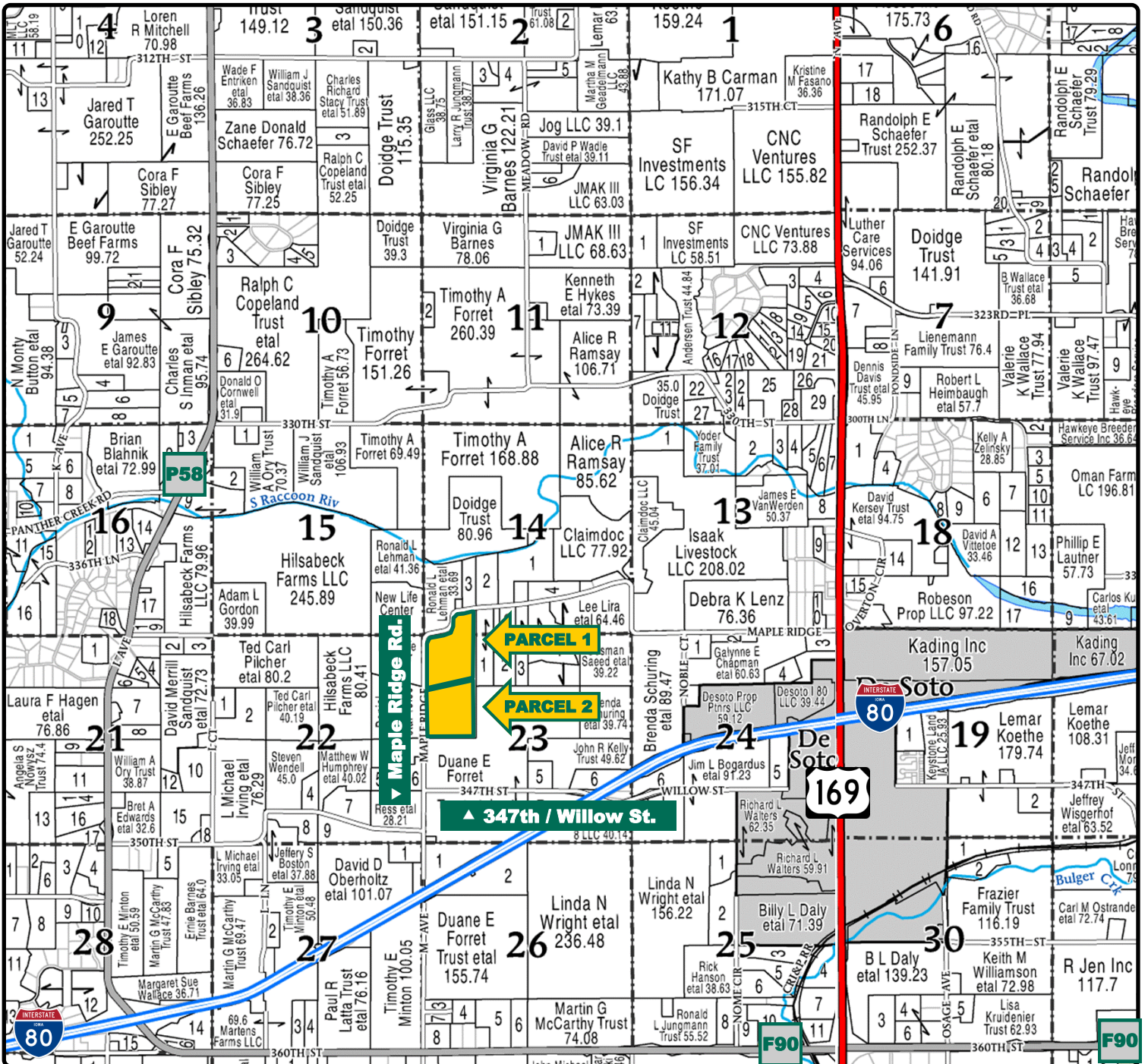


### Property Key Features

- 2 Miles West of De Soto with Easy Access to I-80
- Offered as Two Parcels: Parcel 1 - 41.58 Acres & Parcel 2 - 43.20 Acres
- Great Potential Home Sites with Quality Tillable Acres and a Pond

**Matt Vegter, ALC**  
Licensed Salesperson in IA  
**515-290-7286**  
**MattV@Hertz.ag**

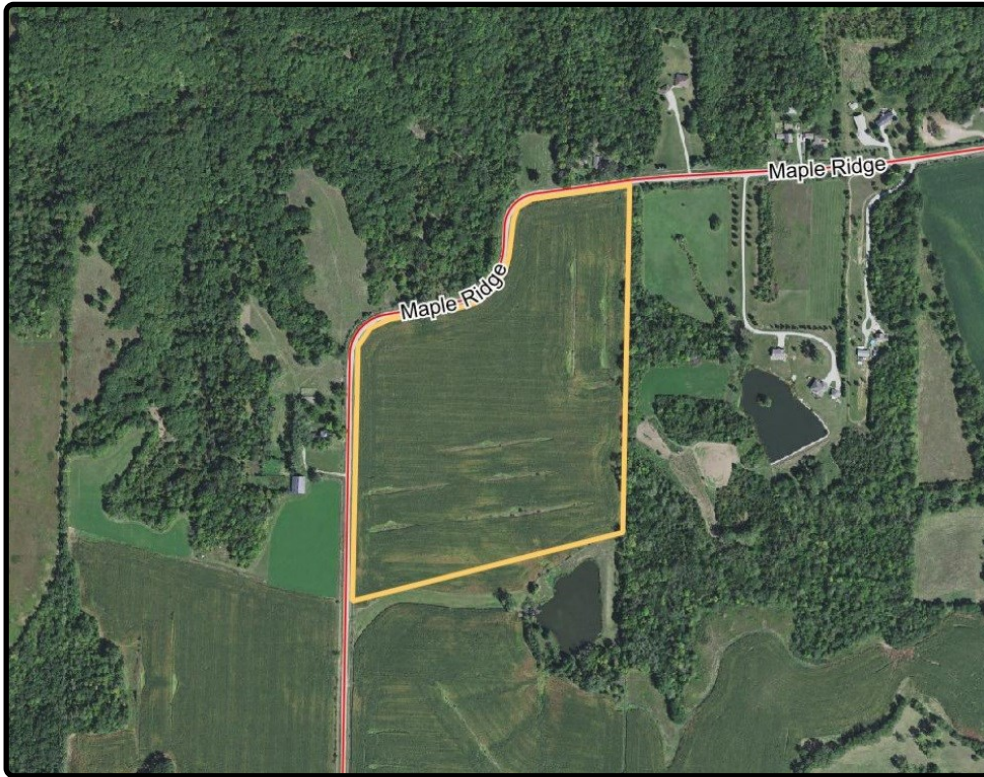
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## Parcel 1

**FSA/Eff. Crop Acres: 40.40\***  
**Corn Base Acres: 18.39\***  
**Bean Base Acres: 18.76\***  
**Soil Productivity: 74.00 CSR2**

*\*Acres are estimated*

### Parcel 1 Property Information 41.58 Acres, m/l

#### Location

From De Soto: Go west on 347th Street / Willow Street for 2 miles, then north on Maple Ridge for ½ mile. Property is on the east side of the road.

#### Legal Description

Part of Tax Parcel #1414300022 (lying south and east of Maple Ridge Road) in Section 14 and Tax Parcel #1423100010 in Section 23, Township 78 North, Range 28 West of the 5th P.M. (Adams Twp.)

#### Lease Status

Leased for the 2023 crop year.

#### Real Estate Tax

Taxes Payable 2022 - 2023: \$694.00\*  
 Net Taxable Acres: 41.58\*  
 Tax per Net Taxable Acre: \$16.69\*  
*\*Taxes estimated pending survey of property. Dallas County Assessor will determine final tax figures.*

#### FSA Data

Part of Farm Number 7859  
 Part of Tract 28304  
 FSA/Eff. Crop Acres: 40.40\*  
 Corn Base Acres: 18.39\*  
 Corn PLC Yield: 116 Bu.  
 Bean Base Acres: 18.76\*  
 Bean PLC Yield: 32 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 Clinton and Gara-Armstrong. CSR2 on the estimated FSA/ Eff. crop acres is 74.00. See soil map for detail.

#### Water & Well Information

Rural water available in the area.

#### Drainage

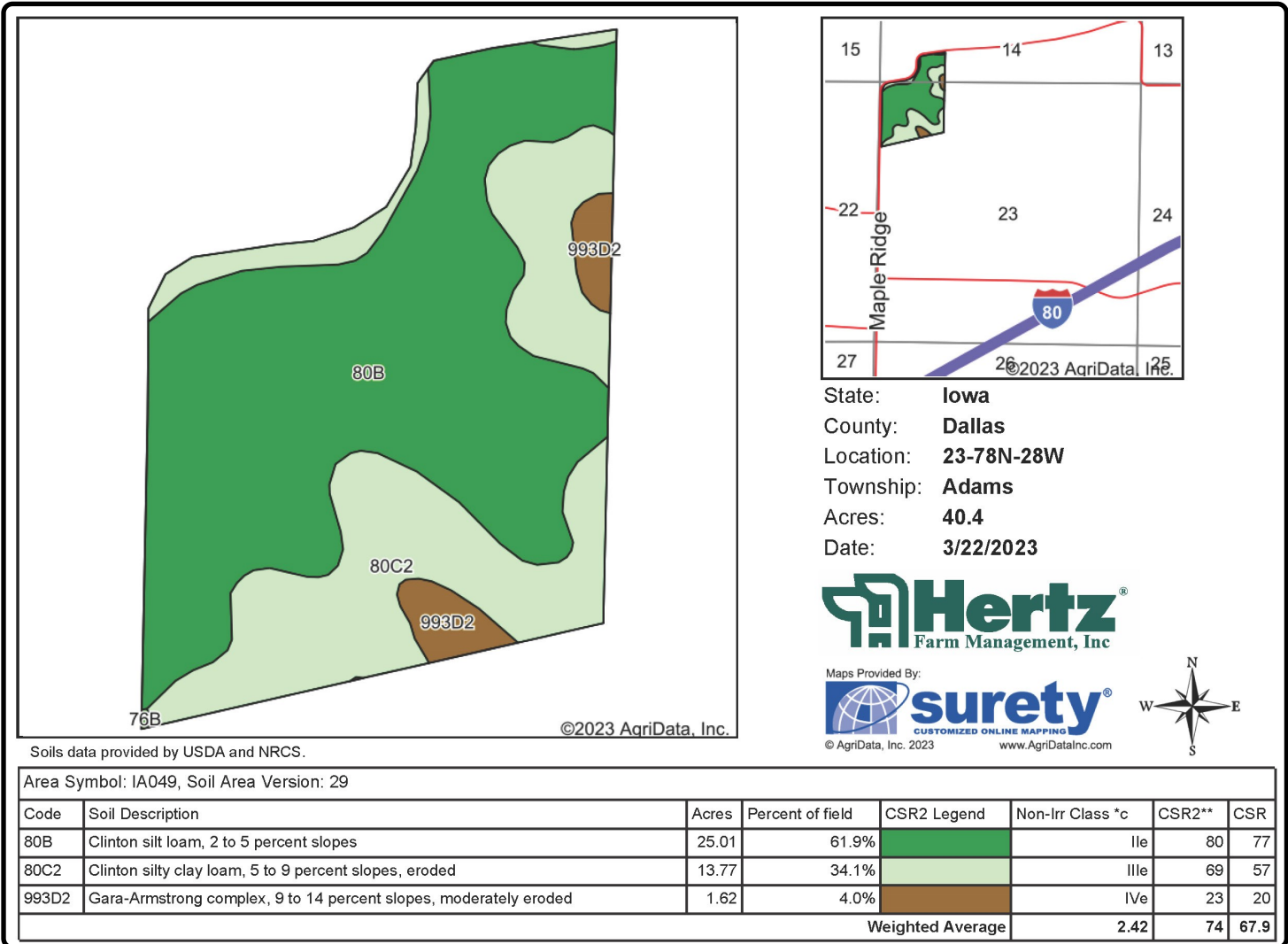
Some tile, plus terraces. No maps available.

#### Comments

Smaller tract of ag land that would make a great building lot. Property is 2 miles off the De Soto exit of I-80, 20 minutes from Des Moines.

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### Buildings/Improvements

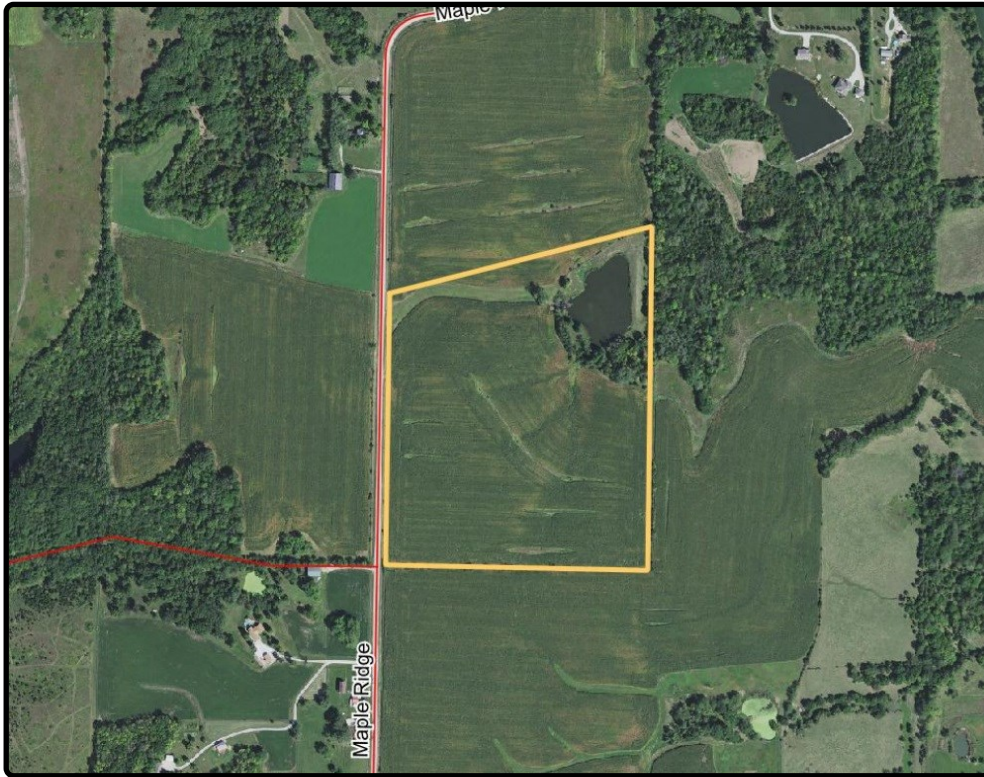
None.

### Land Description

Nearly level to moderately sloping.

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## Parcel 2

**FSA/Eff. Crop Acres:** 35.68\*  
**Corn Base Acres:** 16.31\*  
**Bean Base Acres:** 16.64\*  
**Soil Productivity:** 69.10 CSR2

*\*Acres are estimated*

### Parcel 2 Property Information 43.20 Acres, m/l

#### Location

From De Soto: Go west on 347th Street / Willow Street for 2 miles, then north on Maple Ridge for ½ mile. Property is on the east side of the road.

#### Legal Description

Tax Parcel #: 1423100011 and 1423100012 in Section 23, Township 78 North, Range 28 West of the 5th P.M. (Adams Twp.)

#### Lease Status

Leased for the 2023 crop year.

#### Real Estate Tax

Taxes Payable 2022 - 2023: \$614.00\*  
 Net Taxable Acres: 43.20\*  
 Tax per Net Taxable Acre: \$14.21\*  
*\*Taxes estimated pending survey of property. Dallas County Assessor will determine final tax figures.*

#### FSA Data

Part of Farm Number 7859  
 Part of Tract 28304  
 FSA/Eff. Crop Acres: 35.68\*  
 Corn Base Acres: 16.31\*  
 Corn PLC Yield: 116 Bu.  
 Bean Base Acres: 16.64\*  
 Bean PLC Yield: 32 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 Clinton, Ladoga and Gara-Armstrong. CSR2 on the estimated FSA/Eff. crop acres is 69.10. See soil map for detail.

#### Water & Well Information

Rural water available in the area.

#### Drainage

Some tile, plus terraces. No maps available.

#### Comments

Smaller tract of ag land with a pond that would make a great building lot. Property is 2 miles off the De Soto exit of I-80, 20 minutes from Des Moines.

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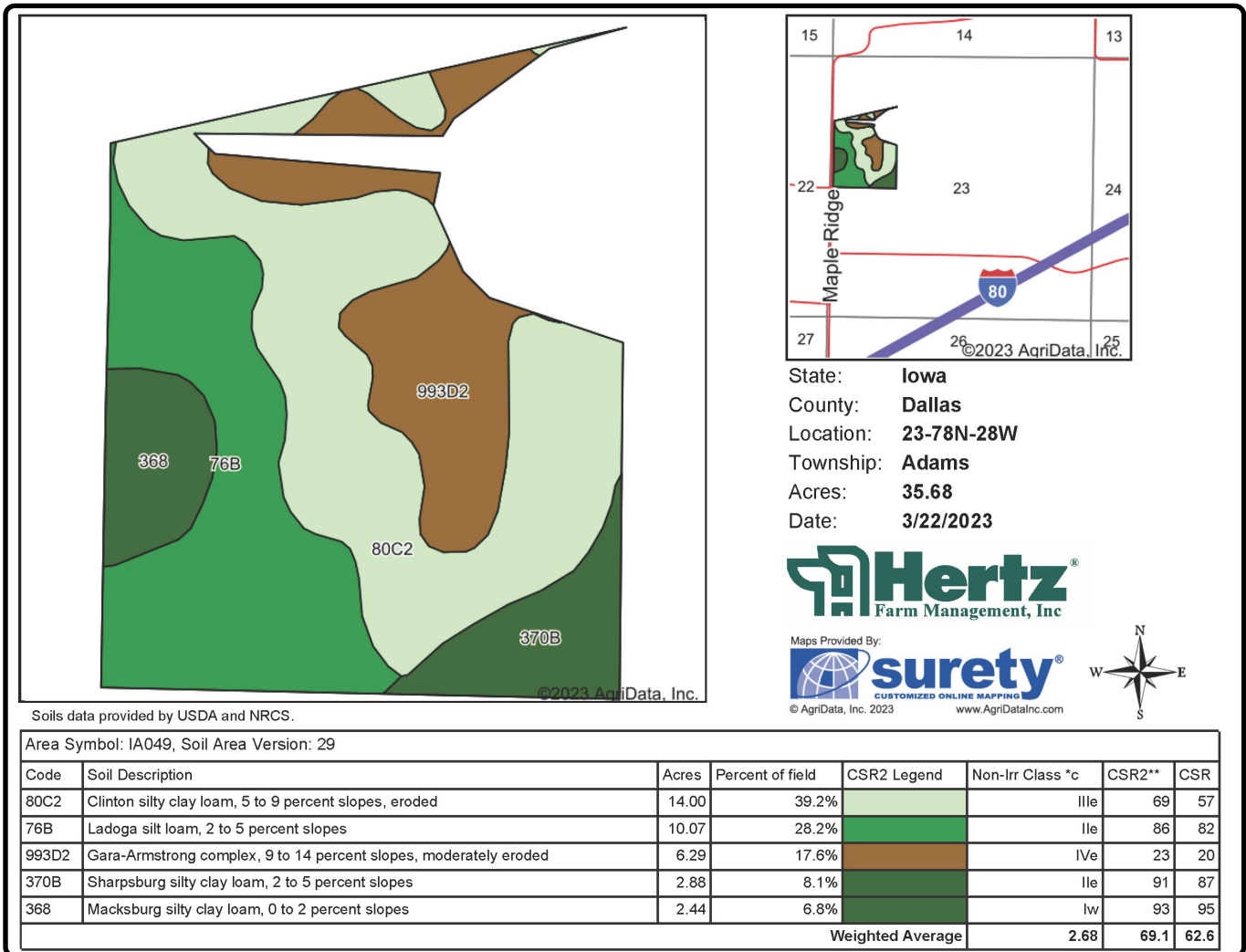
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### Buildings/Improvements

None.

### Land Description

Nearly level to moderately sloping.

*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



Southeast Looking Northwest



Northeast Looking Southwest



Pond on Parcel 2



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Bid Deadline: **Wed., May 24, 2023**

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

Mail To:

**Hertz Real Estate Services**  
**Attn: Matt Vegter**  
**415 S. 11th Street**  
**Nevada, IA 50201**

### **Seller**

Daniel and Teresa Cramer

### **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 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 May 24, 2023 by 12:00 noon, CST. The Seller will accept or reject all bids by 12:00 noon, CST on May 26, 2023, 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 July 13, 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 July 13, 2023. Buyer will receive the second half of the 2023 cash rent from tenant. Contact agent for details.

### **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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