

ACREAGE:

63.77 Acres, m/l
Polk County, IA

DATE:

Bid Deadline:
June 2, 2023
12:00 Noon, CST

RETURN BIDS TO:

**Hertz Real Estate
Services**
Nevada, IA

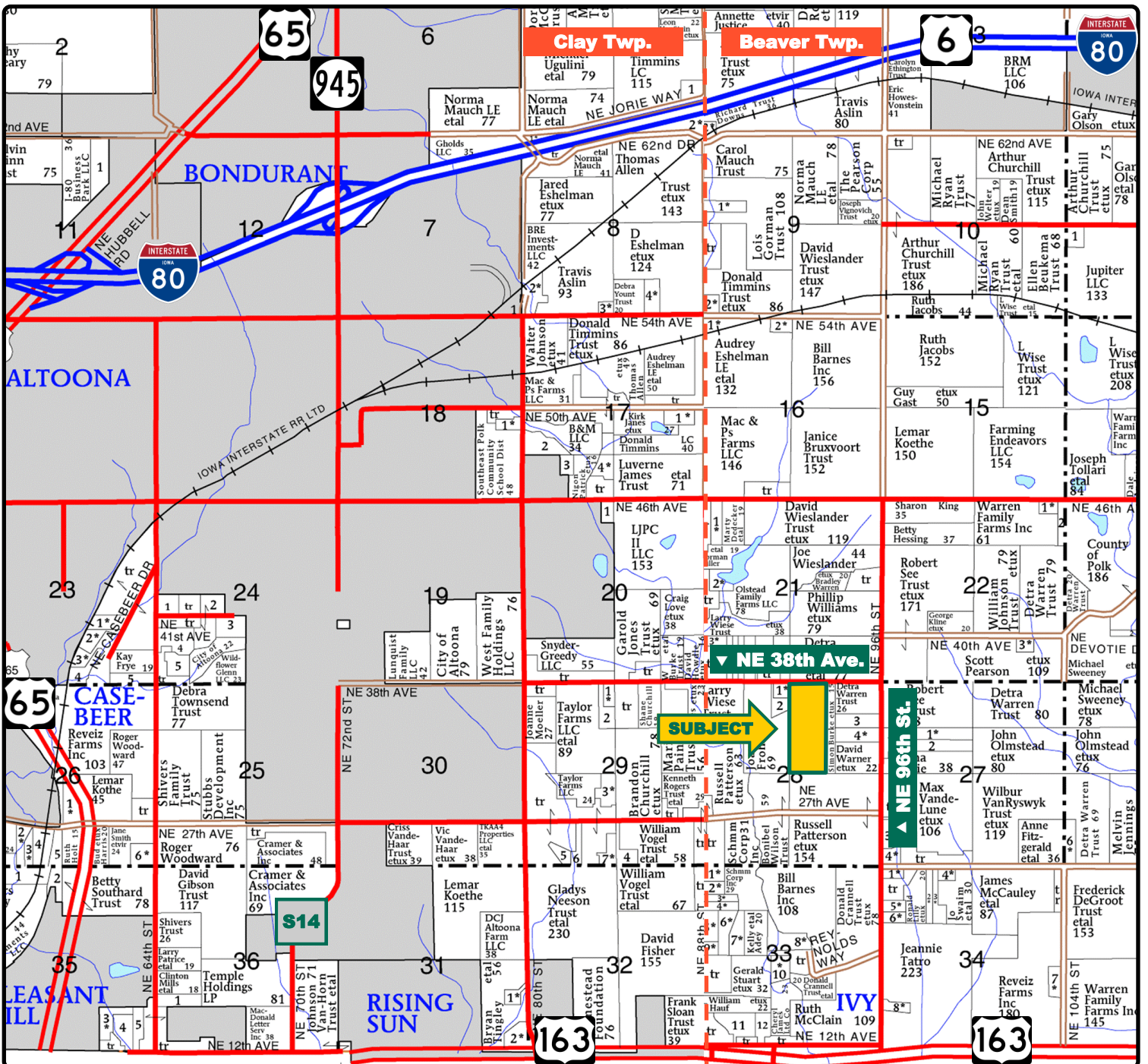


Property Key Features

- 2½ Miles East of Altoona, Zoned Agricultural Transition District
- Mixed-Use Property with Tillable Acres, Timber Draws and a Pond
- Build Your Dream Home or Hold for Future Development

Matt Vegter, ALC
Licensed Salesperson in IA
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FSA/Eff. Crop Acres:	39.01
Current Acres in Prod.:	33.00
Corn Base Acres:	19.50
Bean Base Acres:	17.76
Soil Productivity:	75.00 CSR2

Property Information

63.77 Acres, m/l

Location

From Altoona: Go east on NE 38th Avenue for approximately 2½ miles. Property is on the south side of the road.

Legal Description

W½ NE¼, except Parcel E, Section 28, Township 79 North, Range 22 West of the 5th P.M., Polk Co., IA. (Beaver Twp.)

Real Estate Tax

Taxes Payable 2022 - 2023: \$1,655.15
Net Taxable Acres: 63.77
Tax per Net Taxable Acre: \$25.95
Tax Parcel ID #'s: 140/00273-003-000

NRCS Classification

HEL: Highly Erodible Land.

FSA Data

Farm Number 8002, Tract 11722
FSA/Eff. Crop Acres: 39.01
Current Acres in Prod: 33.00
Corn Base Acres: 19.50
Corn PLC Yield: 146 Bu.
Bean Base Acres: 17.76
Bean PLC Yield: 50 Bu.

Soil Types/Productivity

Primary soil is Clarion. CSR2 on the current acres in production is 75.00. See soil map for detail.

Land Description

Nearly level to very sloping.

Drainage

Some tile. No maps available.

Water & Well Information

- Old well located near windmill on north end of property.
- Rural water available at road.

Utilities

A sewer main runs along Mud Creek, west of this property.

Property Disclosure

There are old tires located in the timber draws. Contact agent for details.

Comments

Excellent property to hold for future development, or build your dream home and have a hobby farm.

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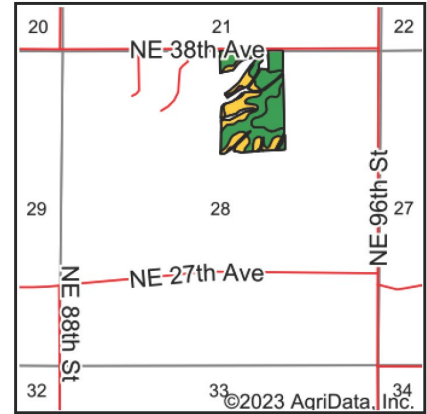
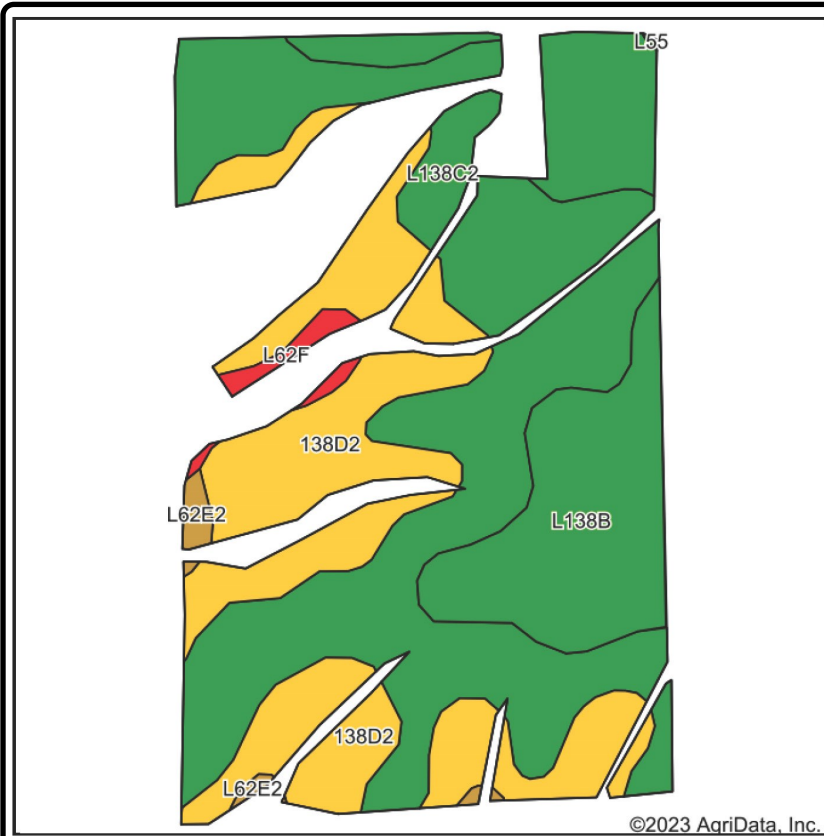
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State: **Iowa**
 County: **Polk**
 Location: **28-79N-22W**
 Township: **Beaver**
 Acres: **33**
 Date: **4/4/2023**



Soils data provided by USDA and NRCS.

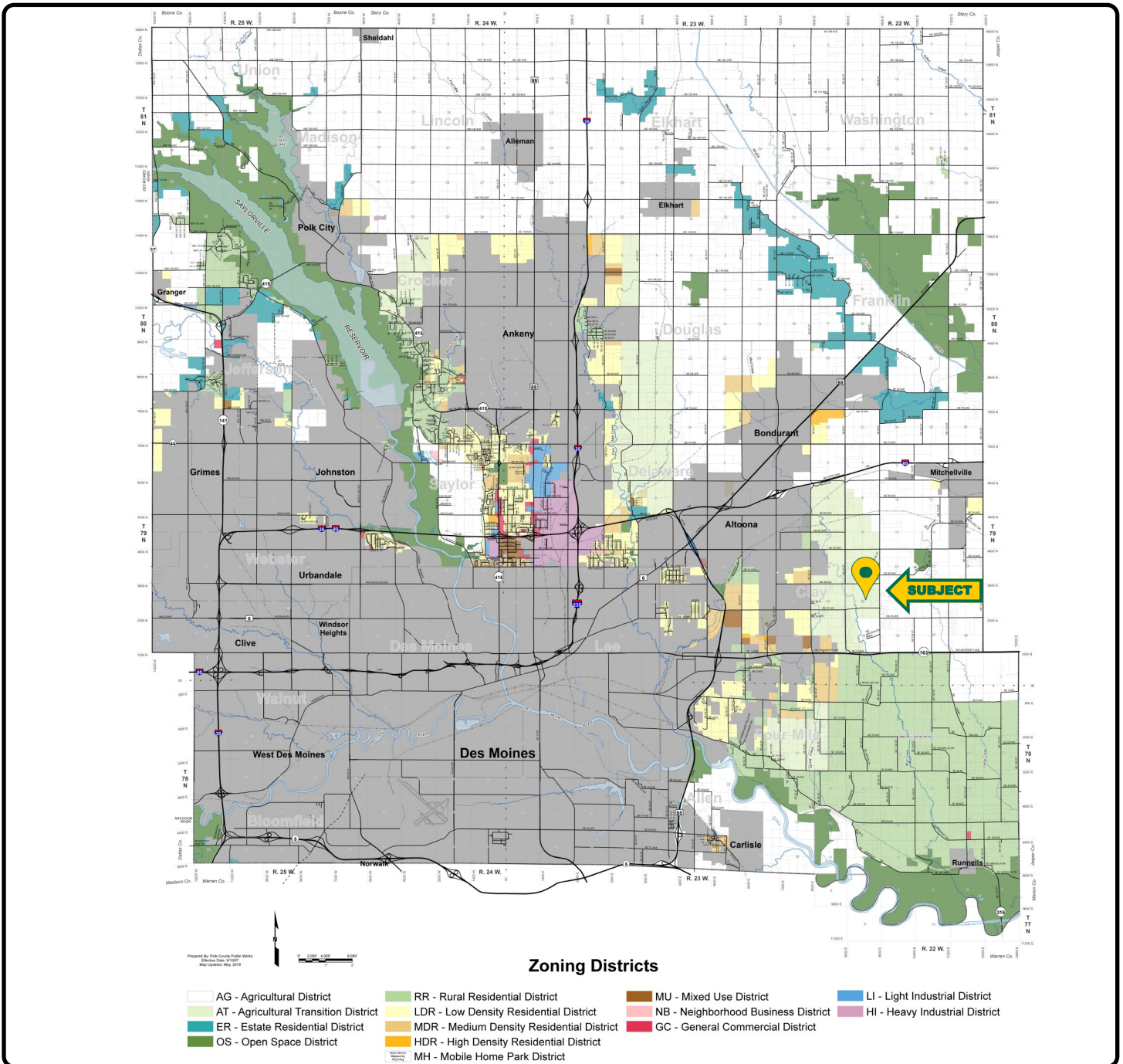
Area Symbol: IA153, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	15.22	46.1%		IIIe	83		
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	9.64	29.2%		IIIe	56	58	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	7.44	22.5%		Ile	88		
L62F	Belview loam, Bemis moraine, 16 to 30 percent slopes	0.39	1.2%		Vle	16		
L62E2	Storden loam, Bemis moraine, 10 to 22 percent slopes, moderately eroded	0.31	0.9%		IVe	32		
Weighted Average						2.82	75	*-

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 Polk County Planning and Zoning.

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North Looking South



Pond in Northwest Corner



South Looking North



Southwest Looking Northeast



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

Mail To:

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

Seller

Anderson Land LC

Agency

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

Method of Sale

- This land will be offered as a single tract.
- 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 June 2, 2023 by 12:00 Noon, C.S.T. The Seller will accept or reject all bids by 5:00 P.M. C.S.T. on June 5, 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 September 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 September 13, 2023.

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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