

ACREAGE:

37.78 Acres, m/l
Polk County, IA

DATE:

Bid Deadline:
April 17, 2024
12:00 Noon, CST

RETURN BIDS TO:

Hertz Real Estate
Services
Nevada, IA



Property Key Features

- Prime Polk County Development Land
- Adjacent to Jester Park Offering Multiple Outdoor Recreation Areas
- Three Miles Northeast of Granger in the Woodward/Granger School District

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

515-382-1500
415 S. 11th Street
Nevada, IA 50201
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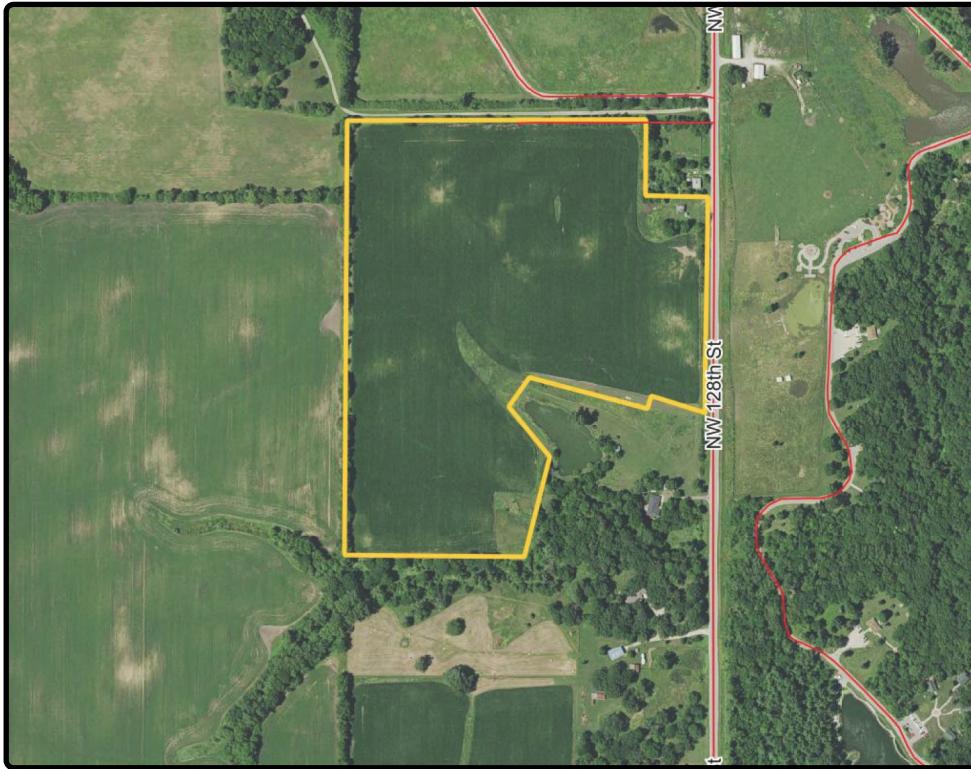
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FSA/Eff. Crop Acres:	36.47
Corn Base Acres:	14.55
Bean Base Acres:	14.55
Soil Productivity:	81.90 CSR2

Property Information

37.78 Acres, m/l

Location

From Granger: Go north on Highway 17 for 1½ miles, then east on NW 122nd Avenue for ¾ mile. Head north on NW 128th Street for ¾ mile. Property is on the west side to the road.

Legal Description

Parcel A and Parcel B of Section 30 and NE¼ NE¼, except Parcel K and Parcel 2024-16 of Section 31, Township 81 North, Range 25 West of the 5th P.M. (Jefferson Township)

Lease Status

Open lease for the 2024 crop year.

Real Estate Tax

Taxes Payable 2023 - 2024: \$1,366.00
 Surveyed Acres: 37.78
 Net Taxable Acres: 36.95
 Tax per Net Taxable Acre: \$36.97
 Tax Parcel ID #: 00642-002-003

FSA Data

Farm Number 6027, Tracts 9268, 9269
 FSA/Eff. Crop Acres: 36.47
 Corn Base Acres: 14.55
 Corn PLC Yield: 149 Bu.
 Bean Base Acres: 14.55
 Bean PLC Yield: 42 Bu.

Zoning

Currently zoned AG (Agricultural District) in unincorporated Polk County.

Water & Well Information

Xenia 4" water main on east side of road with an 8" water main less than 1 mile to the south.

Property Features

Location, Location, Location! This tract of Polk County land offers a range of exclusive opportunities. Situated on a paved, dead-end road across from Jester Park, the property affords privacy, and is close to many recreational sites. Big Creek and Saylorville Lake, Jester Park, the future Brenton Slough, golf courses, bike paths and hiking trails are all in the immediate area. The property has access to natural gas, fiber optic internet, rural water, and electricity. Nearby highways 17 and 141 provide easy connections to the fast-growing communities of Granger, Polk City, Grimes, Johnston, and Des Moines. Whether you envision a new development, rolling prairie preserve, orchard, private estate with a vineyard, or other special plans, this property is waiting for your best bid on April 17th, 2024.

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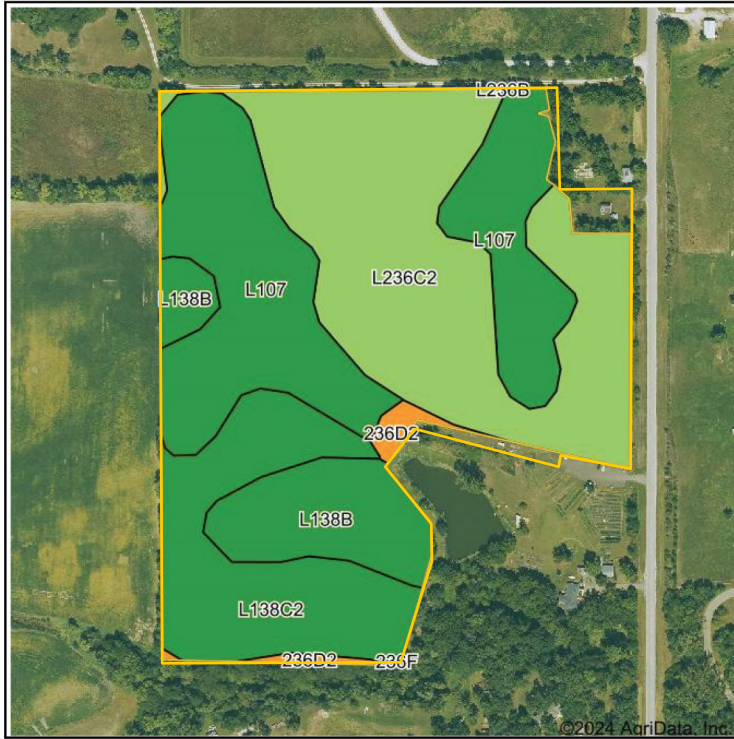
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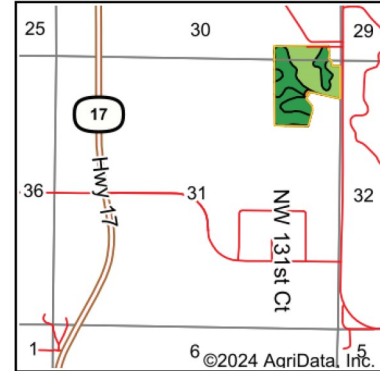
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Soils data provided by USDA and NRCS.

Area Symbol: IA153, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L236C2	Lester loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	13.86	38.0%		Ille	77
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	11.20	30.7%		Ilw	88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	6.77	18.6%		Ille	83
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	4.10	11.2%		Ile	88
236D2	Lester loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	0.54	1.5%		IVe	49
Weighted Average					2.60	81.9



State: **Iowa**
County: **Polk**
Location: **31-81N-25W**
Township: **Jefferson**
Acres: **36.47**
Date: **2/7/2024**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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NRCS Classification

HEL: Highly Erodible Land.

Land Description

Gently to moderately sloping.

Soil Types/Productivity

Primary soils are Lester, Webster and Clarion. CSR2 on the FSA/Eff. crop acres is 81.90. See soil map above for details.

Drainage

Natural.

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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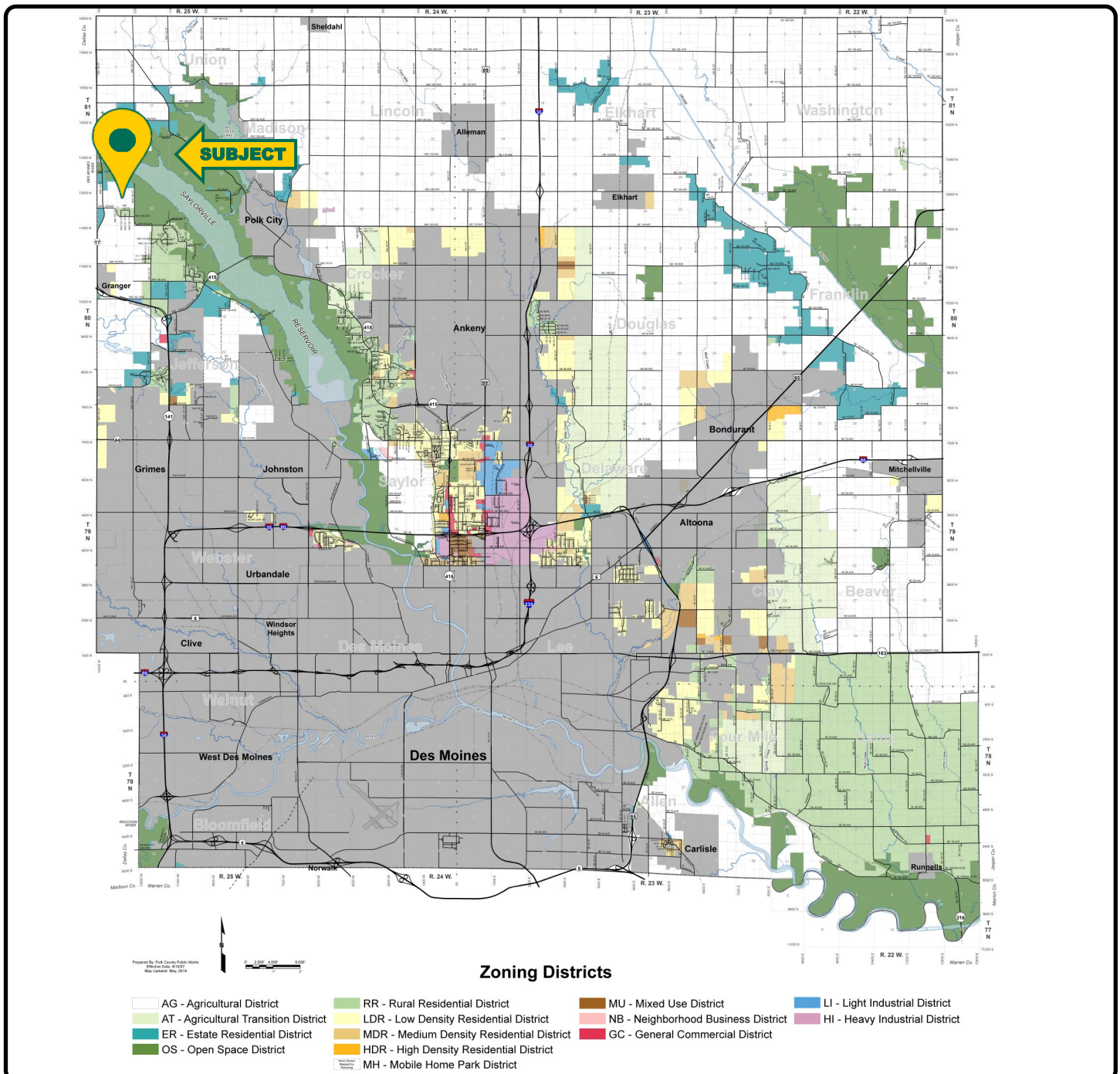
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Map obtained from the Polk County Planning and Zoning Department.

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Southwest Looking Northeast



East Looking West



Northeast Looking Southwest



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Bid Deadline: Wed., April 17, 2024

Time: 12:00 Noon, CST

Mail To:

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

Seller

Loretta Nizzi Benz & Marisa Nizzi Jones

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 April 17, 2024 by 12:00 Noon, C.S.T. The Seller will accept or reject all bids by 12:00 Noon, C.S.T. on April 19, 2024 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 5, 2024 or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Full possession of the property will be given at closing. Possession of the property for farming purposes will be given upon executing a purchase agreement and 10% down payment of earnest funds. Taxes will be prorated to June 5, 2024.

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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