

ACREAGE:

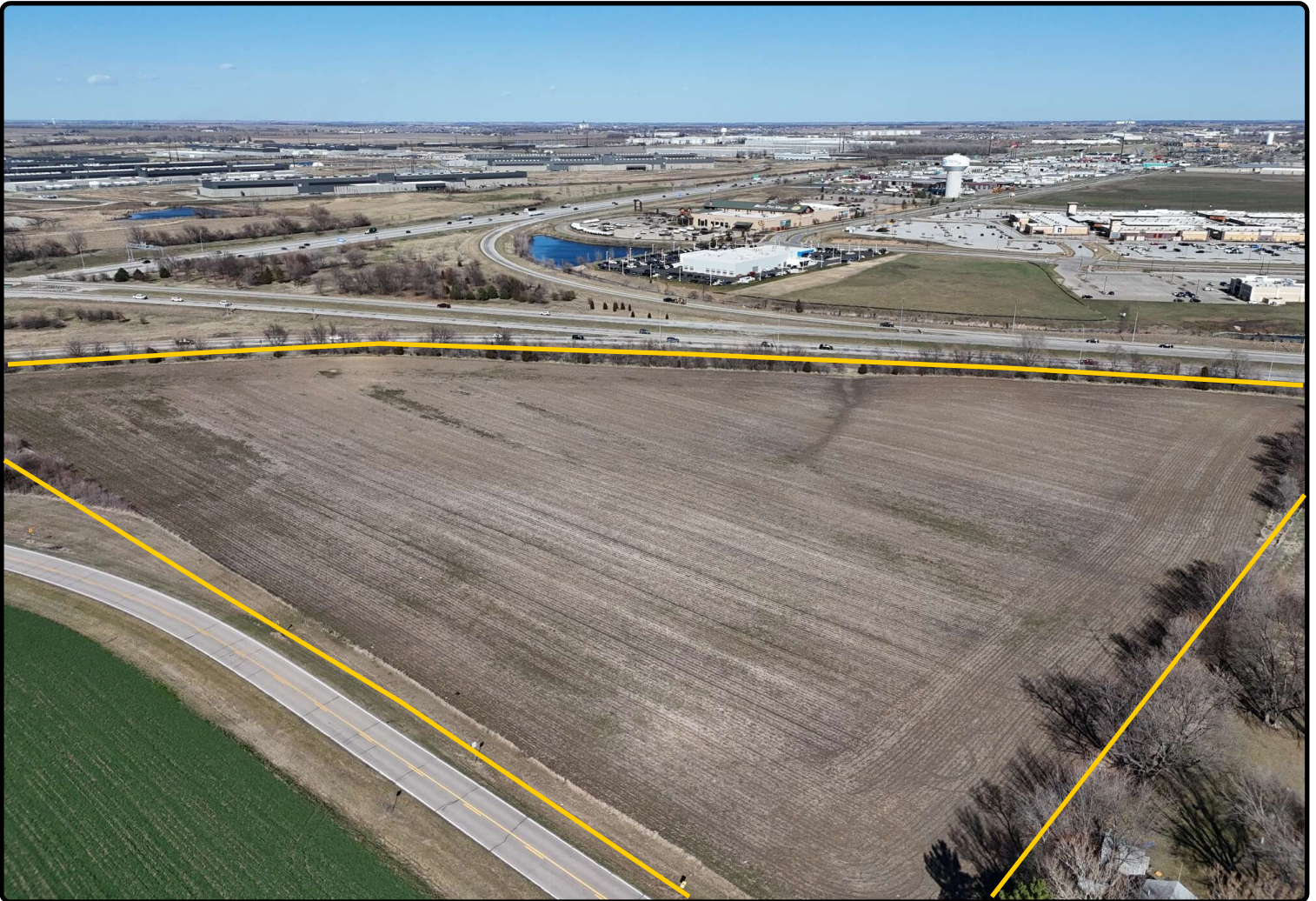
18.49 Acres, m/l
Polk County, IA

DATE:

Bid Deadline:
June 19, 2024
12:00 Noon, CST

RETURN BIDS TO:

**Hertz Real Estate
Services**
Nevada, IA

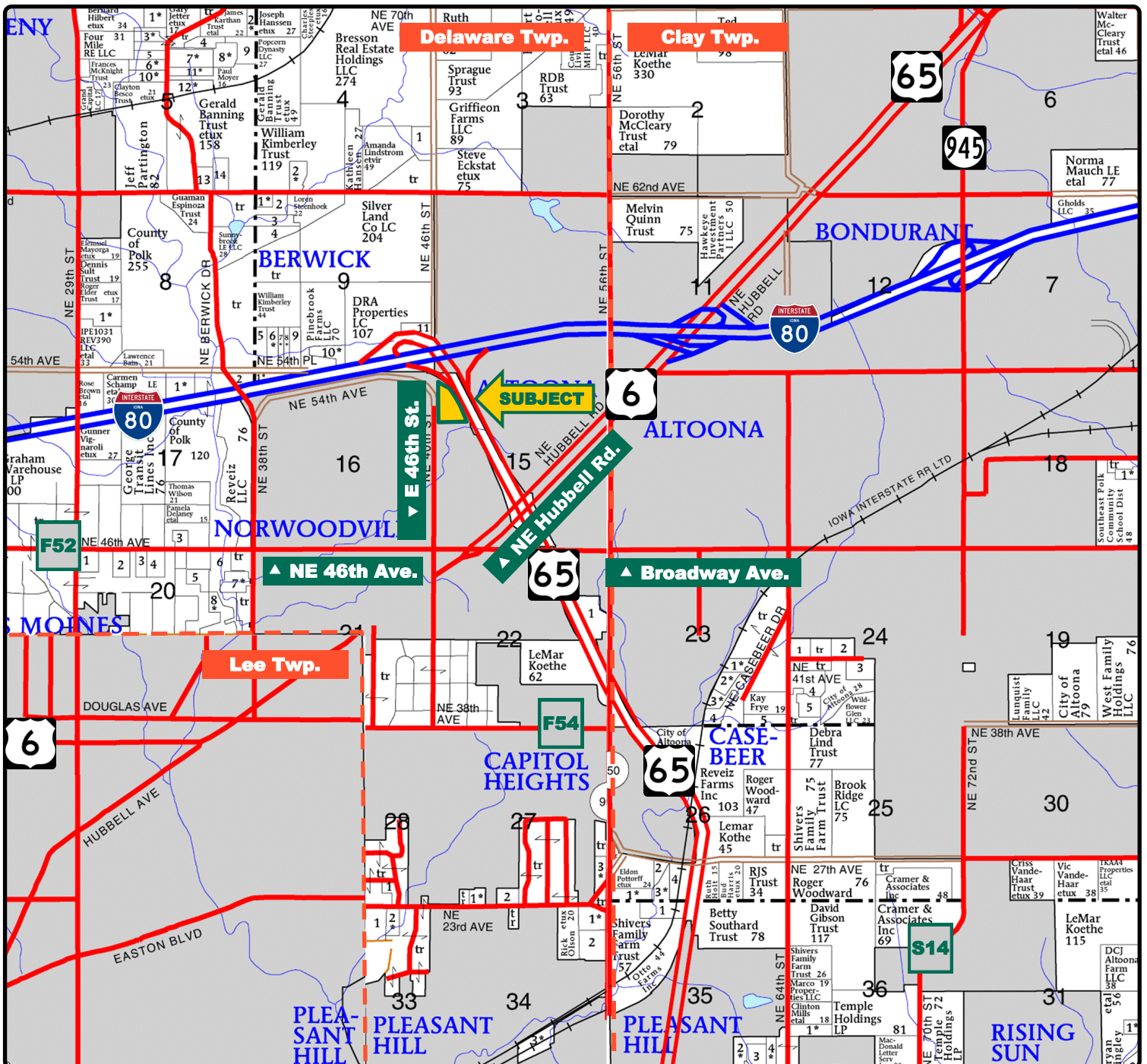


Property Key Features

- In the Northeast Corner of the Des Moines City Limits, Near Altoona
- Zoned “EX” in the Mixed-Use District
- Great Visibility From the I-80 / Highway 65 Interchange

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

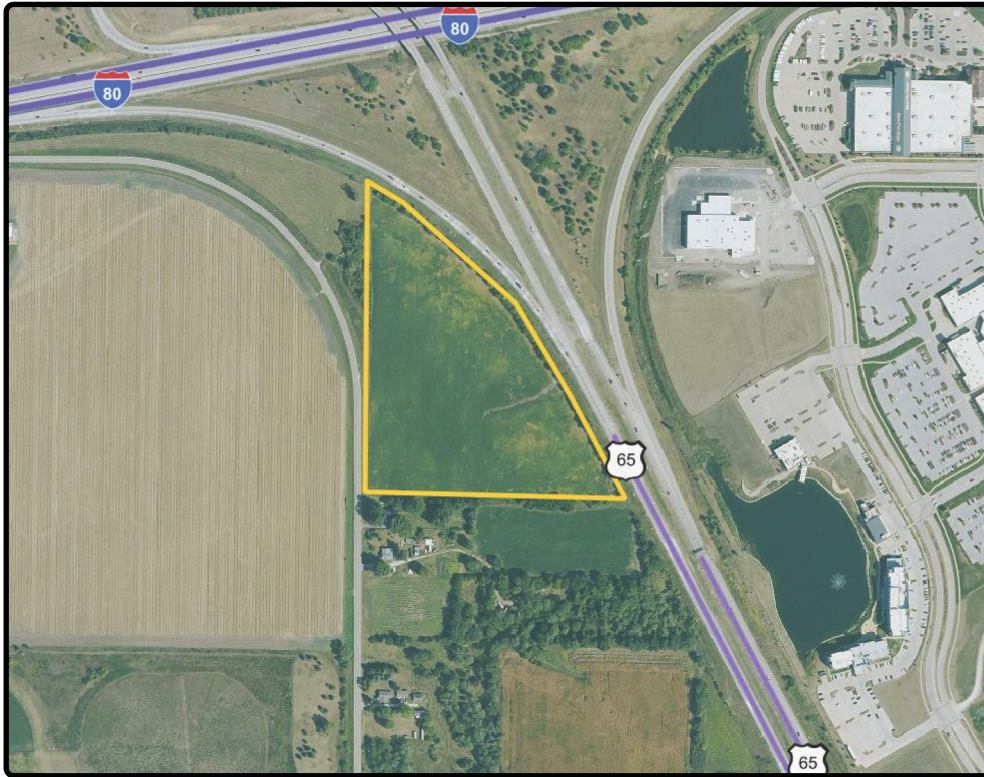
515-382-1500
415 S. 11th Street
Nevada, IA 50201
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FSA/Eff. Crop Acres:	17.02
Corn Base Acres:	16.98
Soil Productivity:	86.90 CSR2

Property Information

18.49 Acres, m/l

Location

From Altoona: Go west on Broadway Avenue / NE 46th Avenue, then north on E 46th Street. In 1 mile, property will be on the east side of the road.

Legal Description

NW¼ NW¼ laying southwest of US 65 in Section 15, Township 79 North, Range 23 West of the 5th P.M. (Delaware Township)

Real Estate Tax

Taxes Payable 2023 - 2024: \$570.00*
Surveyed Acres: 18.49
Net Taxable Acres: 17.21*
Tax per Net Taxable Acre: \$33.12*
Tax Parcel ID #: 060/08923-500-000

**Taxes estimated due to recent survey. Polk County Assessor will determine final tax figures.*

Lease Status

Leased for the 2024 crop year.

FSA Data

Farm Number 6846, Tract 9172
FSA/Eff. Crop Acres: 17.02
Corn Base Acres: 16.98
Corn PLC Yield: 123 Bu.

Land Description

Nearly level to moderately sloping.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Webster and Clarion loams. CSR2 on the FSA/Eff. crop acres is 86.90. See soil map for detail.

Zoning

Currently zoned EX - Mixed-Use District.

Utilities

There is a 12 inch water line and 15 inch sanitary sewer line south of the property along East 46th Street. Contact agent for details.

Drainage

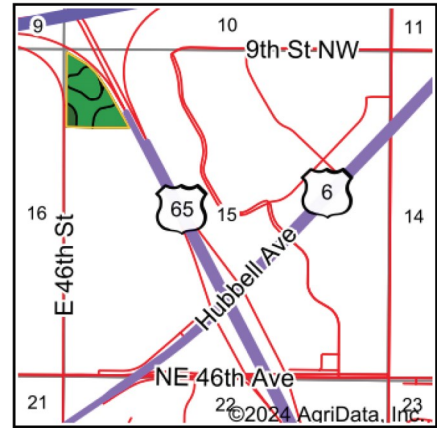
Natural.

Comments

Development land with great visibility from the I-80 / Highway 65 interchange.

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State: **Iowa**
 County: **Polk**
 Location: **15-79N-23W**
 Township: **Delaware**
 Acres: **17.02**
 Date: **4/24/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

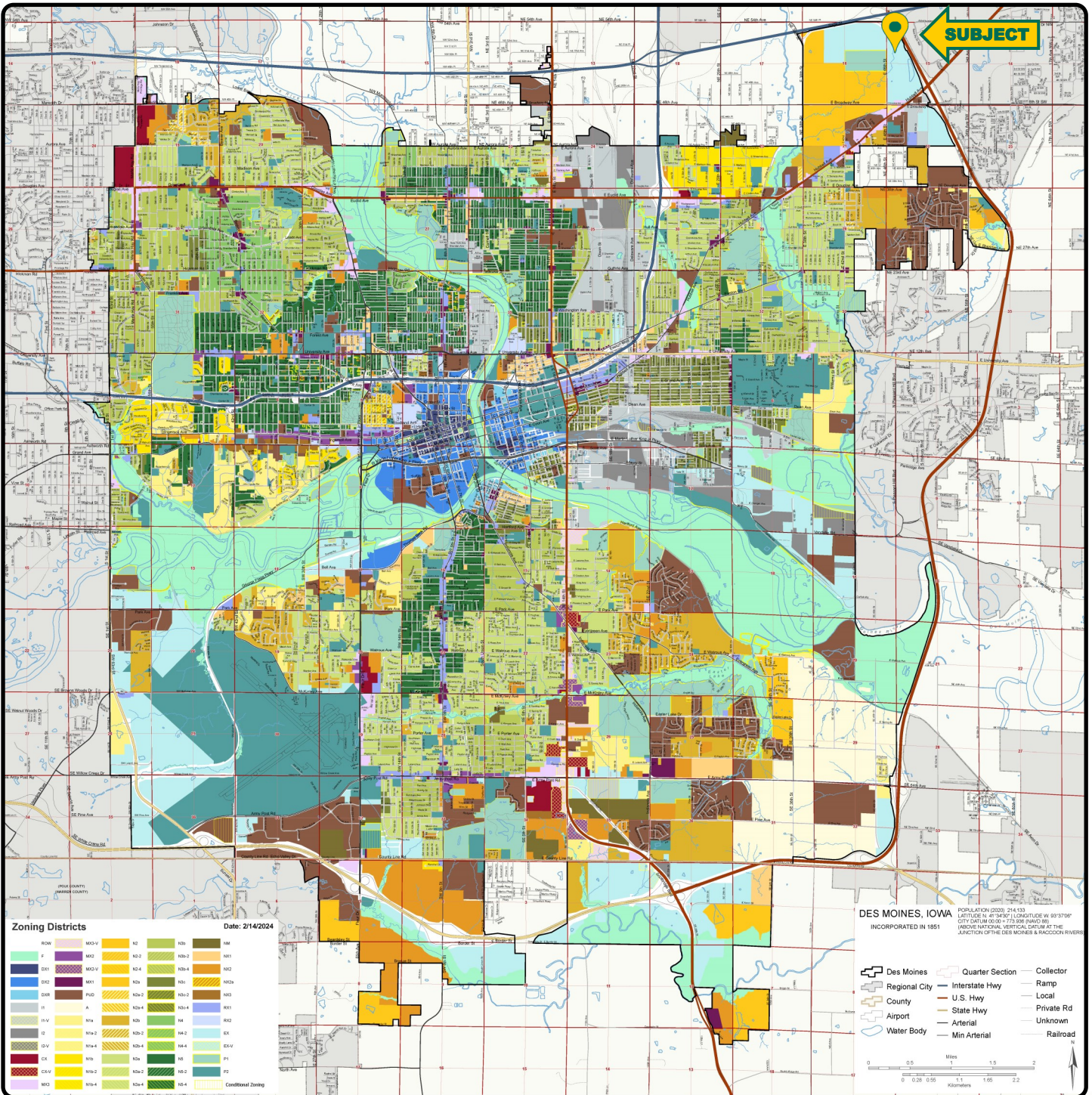
Area Symbol: IA153, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	6.01	35.4%		IIw	88
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	5.35	31.5%		Ile	88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	4.46	26.2%		IIIe	83
L55	Nicollet loam, 1 to 3 percent slopes	1.18	6.9%		Ie	91
Weighted Average					2.19	86.9

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



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Bid Deadline: **Wed., Jun. 19, 2024**

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 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 Wednesday, June 19, 2024 by 12:00 Noon, CST. The Seller will accept or reject all bids by 12:00 Noon, CST on Friday, June 21, 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 September 12, 2024, 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, 2025. Taxes will be prorated to September 12, 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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