

ACREAGE:

280.50 Acres, m/l
In 3 Parcels
Polk County, IA

DATE:

Bid Deadline:
September 12, 2024
12:00 Noon, CST

RETURN BIDS TO:

**Hertz Real Estate
Services**
Nevada, IA



Property Key Features

- Offered as Three Parcels Individually and/or in Combination
- Prime Development Land within the Grimes City Limits
- Long-Time Ownership by EBH, Inc.

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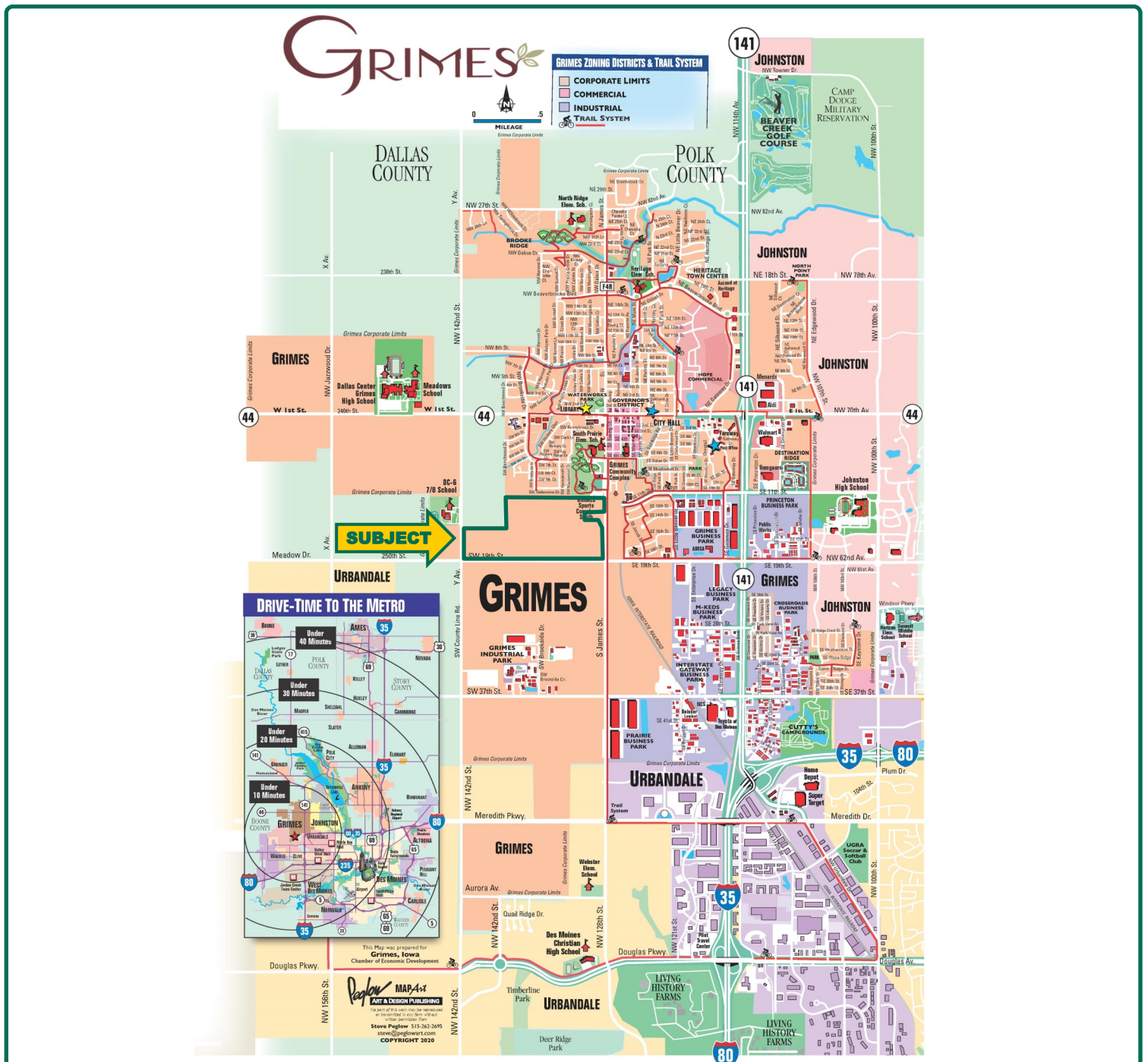


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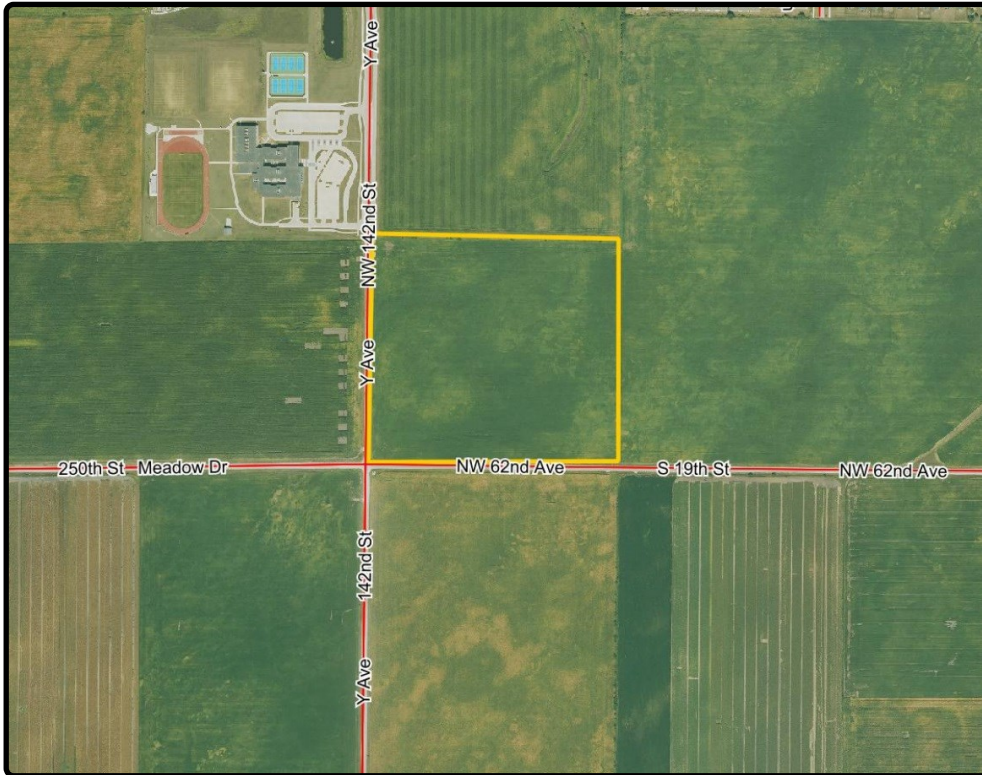


Map Obtained from the City of Grimes Website

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Parcel 1

FSA/Eff. Crop Acres: 42.28*
Corn Base Acres: 25.73*
Bean Base Acres: 15.84*
Soil Productivity: 89.00 CSR2

*Acres are estimated.

Parcel 1 Property Information 44.68 Acres, m/l

Location

From Grimes: Go west on SE 19th Street off of Highway 141 for 2 miles. Property is on the north side of the road.

Legal Description

SW¼ SW¼ of Section 6, Township 79 North, Range 25 West of the 5th P.M. (Webster Township)

Lease Status

Open lease for the 2025 crop year.

Real Estate Tax

Taxes Payable 2023 - 2024: \$1,552.00*
 Gross Acres: 44.68*
 Net Taxable Acres: 42.59*
 Tax per Net Taxable Acre: \$36.44*
 Tax Parcel ID #: Part of 792506300003
 *Taxes estimated due to tax parcel split and pending survey of property. Polk County Treasurer will determine final tax figures.

Zoning

Currently zoned A-1 within the city of Grimes.

Utilities

Water and sewer connections are available at or near parcel. See Utility Map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Nearly level to gently sloping.

Drainage

Natural.

Water & Well Information

No known wells.

Comments

Prime development land within the city of Grimes and near Oakview Middle School.

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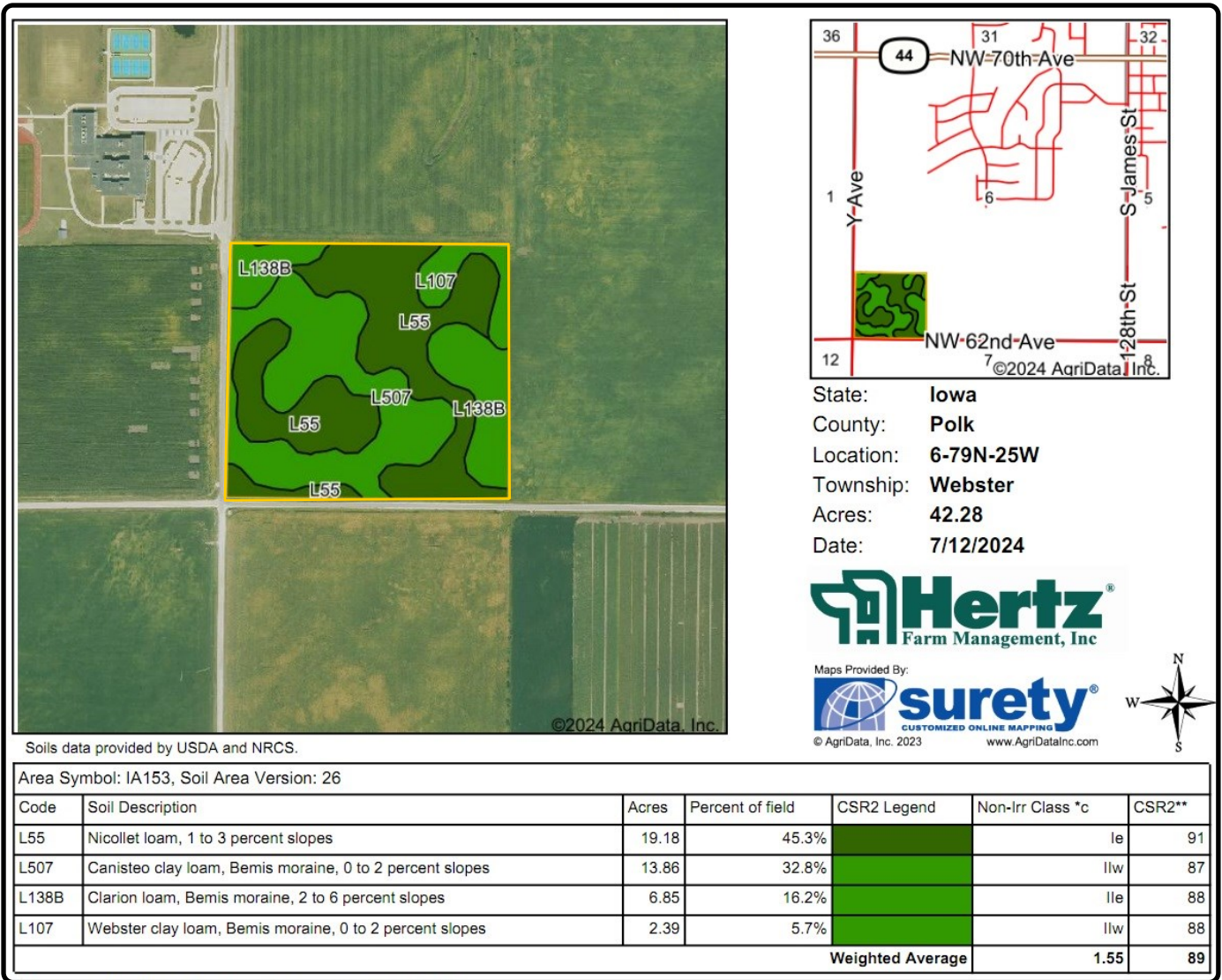
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FSA Data

Part of Farm Number 6615, Tract 150
FSA/Eff. Crop Acres: 42.28*
Corn Base Acres: 25.73*
Corn PLC Yield: 151 Bu.
Bean Base Acres: 15.84*
Bean PLC Yield: 45 Bu.
*Acres are estimated pending reconstitution of farm by the Polk County FSA office.

NRCS Classification

NHEL: Non-Highly Erodible Land.

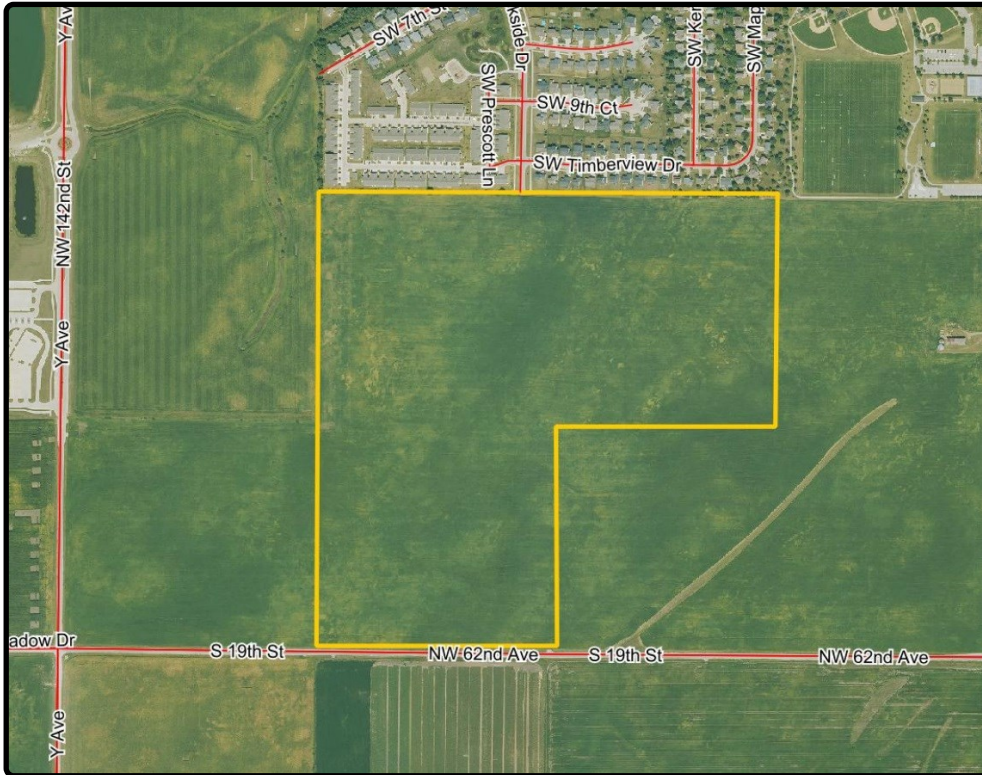
Soil Types/Productivity

Primary soils are Nicollet, Canisteo and Clarion. CSR2 on the est. FSA/Eff. crop acres is 89.00. See soil map for detail.

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Parcel 2

FSA/Eff. Crop Acres: 120.68*

Corn Base Acres: 73.46*

Bean Base Acres: 45.35*

Soil Productivity: 88.00 CSR2

**Acres are estimated.*

Parcel 2 Property Information 120.79 Acres, m/l

Location

From Grimes: Go west on SE 19th Street off of Highway 141 for 1½ miles. Property is on the north side of the road.

Legal Description

E½ SW¼ and NW¼ SE¼ of Section 6, Township 79 North, Range 25 West of the 5th P.M. (Webster Township)

Lease Status

Open lease for the 2025 crop year.

Real Estate Tax

Taxes Payable 2023 - 2024: \$4,366.00*

Gross Acres: 120.79*

Net Taxable Acres: 119.78*

Tax per Net Taxable Acre: \$36.45*

Tax Parcel ID #: Part of 792506300003 & 792506400001 & all of 792506300002

**Taxes estimated due to tax parcel split and pending survey of property. Polk County Treasurer will determine final tax figures.*

Zoning

Currently zoned A-1 within the city of Grimes.

Utilities

Water and sewer connections available at or near parcel. See Utility Map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Nearly level to gently sloping.

Drainage

Natural.

Water & Well Information

No known wells.

Comments

Prime development land within the city of Grimes.

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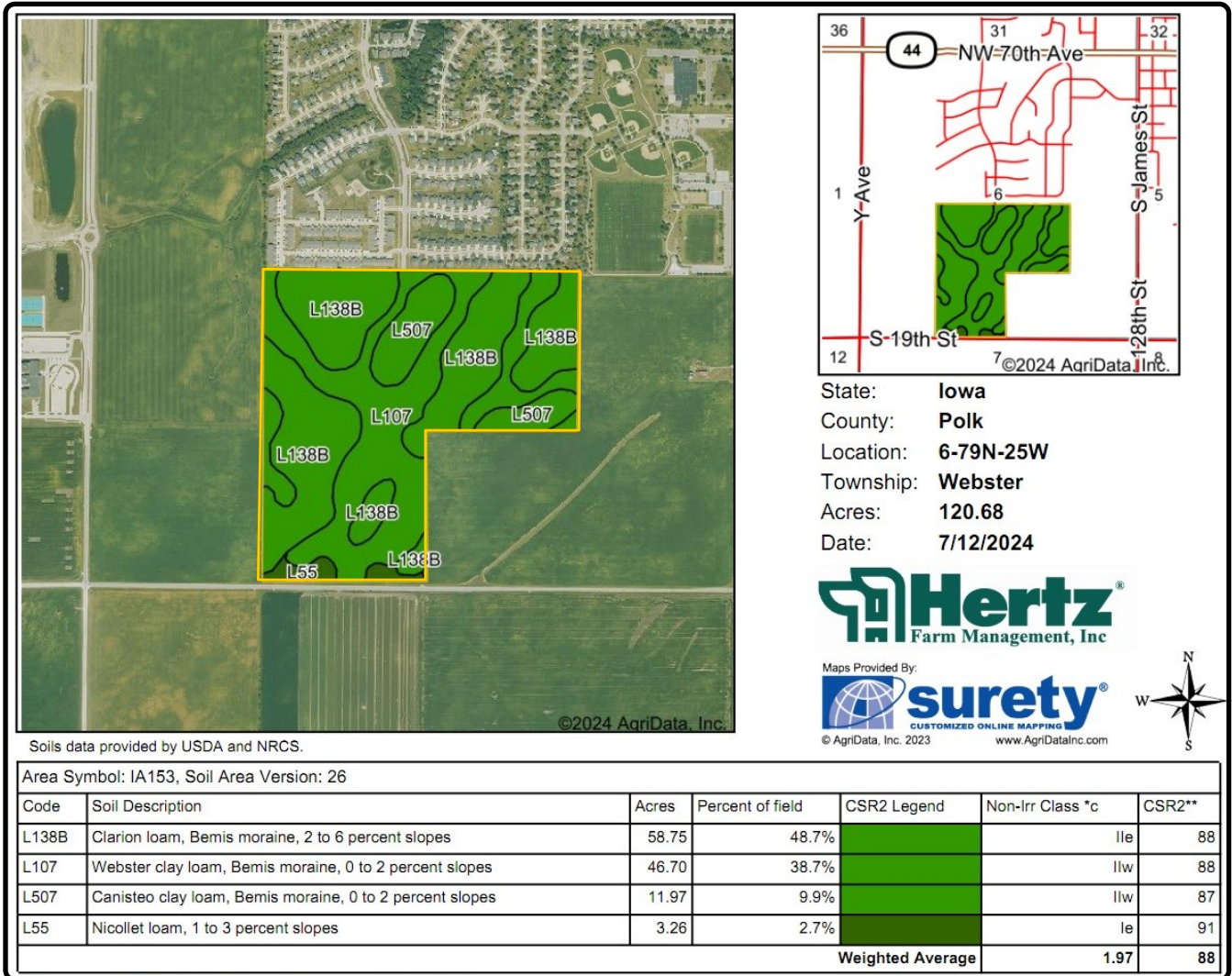
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FSA Data

Part of Farm Number 6615, Tract 150

FSA/Eff. Crop Acres: 120.68*

Corn Base Acres: 73.46*

Corn PLC Yield: 151 Bu.

Bean Base Acres: 45.35*

Bean PLC Yield: 45 Bu.

*Acres are estimated pending

reconstitution of farm by the Polk County
FSA office.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion, Webster and
Canisteo. CSR2 on the est. FSA/Eff. crop
acres is 88.00. See soil map for detail.

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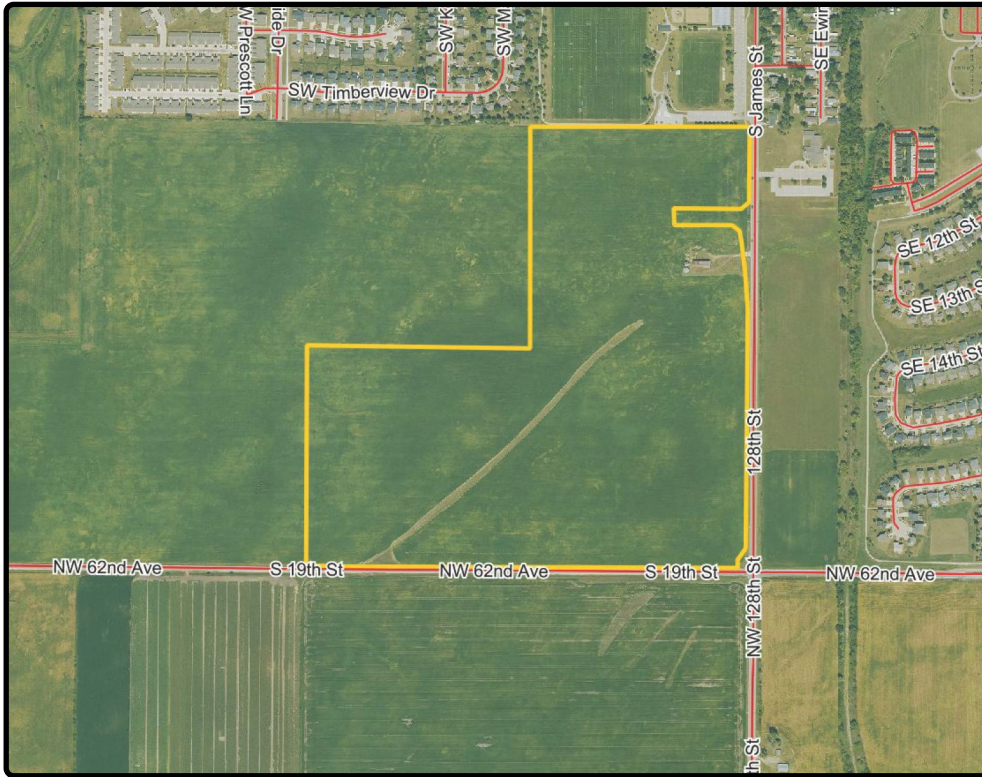
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Parcel 3

FSA/Eff. Crop Acres: 111.57*
Corn Base Acres: 67.90*
Bean Base Acres: 41.92*
Soil Productivity: 88.50 CSR2

*Acres are estimated.

Parcel 3 Property Information 115.03 Acres, m/l

Location

From Grimes: Go west on SE 19th Street off of Highway 141 for 1 mile. Property is on the north side of the road.

Legal Description

SW $\frac{1}{4}$ SE $\frac{1}{4}$ and E $\frac{1}{2}$ SE $\frac{1}{4}$ (except 5.58 acre tract), Section 6, Township 79 North, 25 West of the 5th P.M. (Webster Township)

Real Estate Tax

Taxes Payable 2023 - 2024: \$4,123.00*
 Gross Acres: 115.03*
 Net Taxable Acres: 113.10*
 Tax per Net Taxable Acre: \$36.45*
 Tax Parcel ID #: Part of 792506400001

& 7925064003

*Taxes estimated due to tax parcel split and pending survey of property. Polk County Treasurer will determine final tax figures.

Lease Status

Open lease for the 2025 crop year.

Zoning

Currently zoned A-1 within the city of Grimes.

Utilities

Water and sewer connections available at or near parcel. See Utility Map for details.

Land Description

Nearly level to gently sloping.

Drainage

Natural.

Buildings/Improvements

- 40' x 100' machine shed
- (2) functionally obsolete grain bins

Water & Well Information

There is one well located on the east side of property near the shed.

Temporary Easement

There is a temporary easement in the northeast corner of parcel to the benefit of the city of Grimes.

Comments

Prime development land within the city of Grimes with ample road frontage.

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State: Iowa
 County: Polk
 Location: 6-79N-25W
 Township: Webster
 Acres: 111.57
 Date: 7/12/2024



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	64.28	57.7%		llw	88
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	26.24	23.5%		lle	88
L55	Nicollet loam, 1 to 3 percent slopes	18.33	16.4%		le	91
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	2.72	2.4%		llw	87
Weighted Average					1.84	88.5

FSA Data

Part of Farm Number 6615, Tract 150
 FSA/Eff. Crop Acres: 111.57*
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 Corn PLC Yield: 151 Bu.
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Soil Types/Productivity

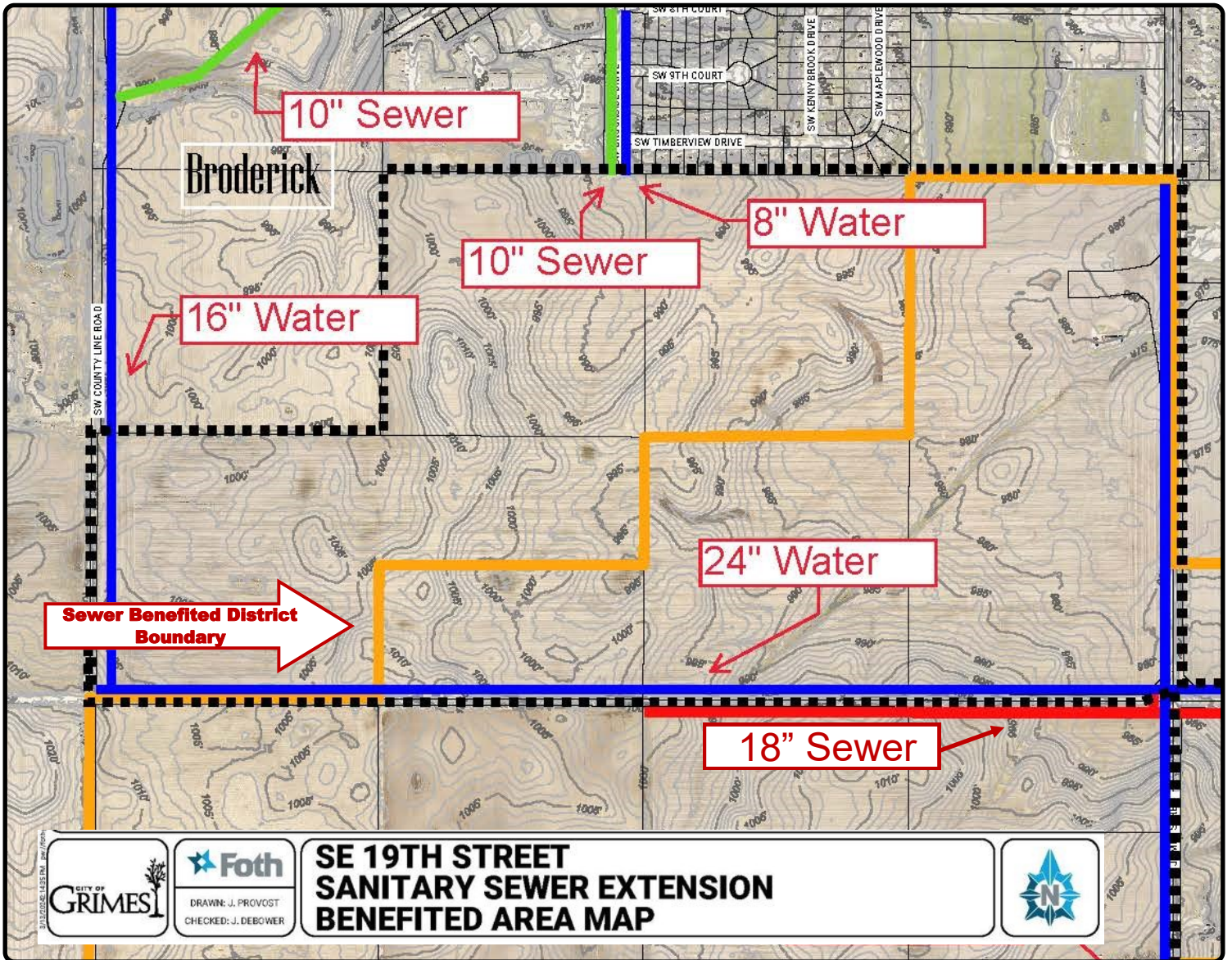
Primary soils are Webster, Clarion and Nicollet. CSR2 on the est. FSA/Eff. crop acres is 88.50. See soil map for detail.

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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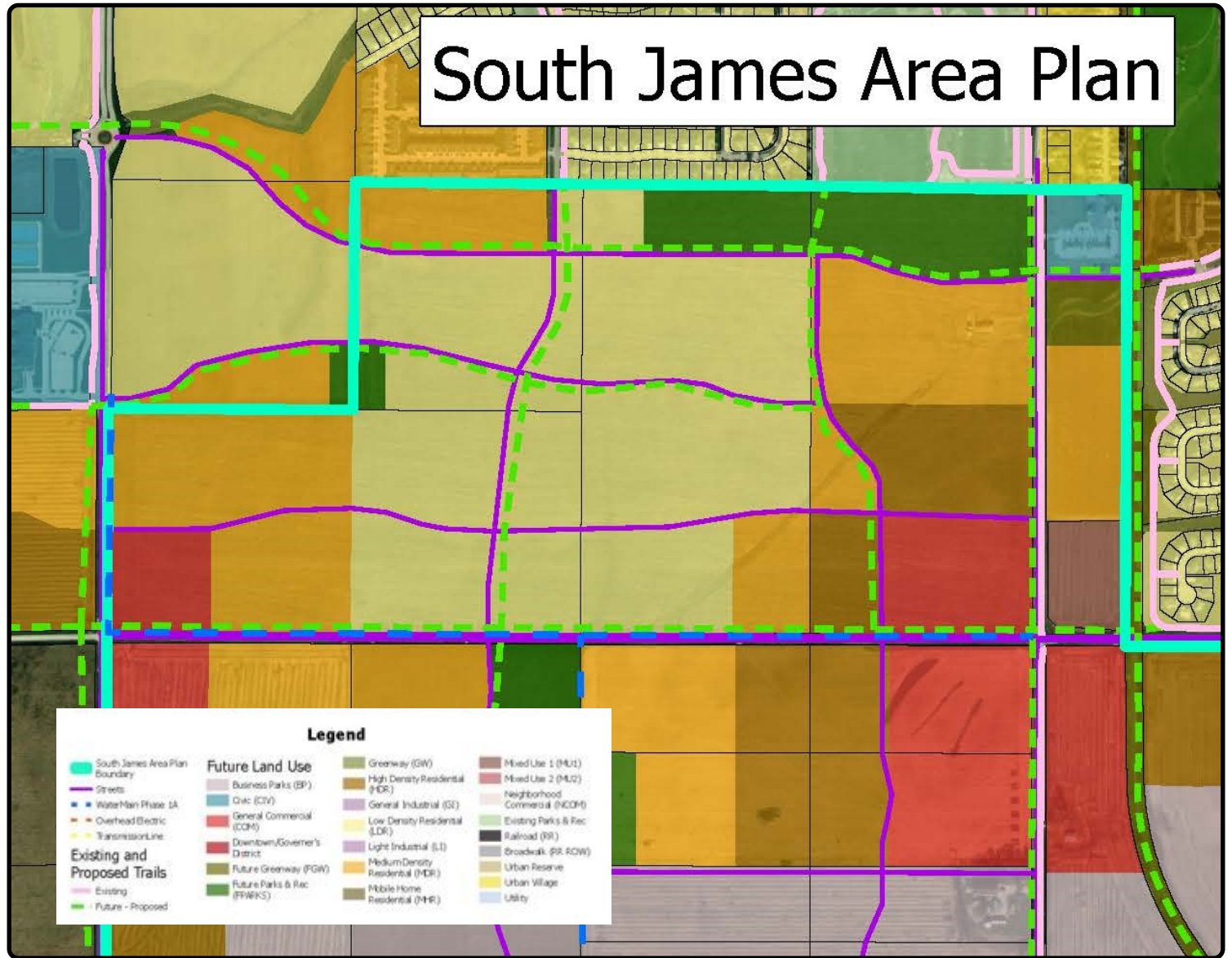
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Map Obtained from City of Grimes Planning & Zoning

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Parcel 1 - Southeast Looking Northwest



Parcel 1 - Southwest Looking Northeast



Parcel 2 - South Looking North



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Parcel 2 - Northwest Looking Southeast



Parcel 3 - Northeast Looking Southwest



Parcel 3 - Southwest Looking Northeast



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Bid Deadline: Thur., Sept. 12, 2024

Time: 12:00 Noon, CST

Mail To:

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

Seller

EBH, Inc.

Agency

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

Attorney

David L. Ginger
Belin McCormick

Cooperating Broker

Hertz is offering a cooperating broker commission to the broker who represents the successful buyer. Please contact Sale Manager for details.

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 September 12, 2024 by 12:00 Noon, CST. The Seller will accept or reject all bids by 5:00 P.M., CST on September 16, 2024 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 December 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 December 31, 2024. Taxes will be prorated to December 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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