



ONE-CHANCE SEALED BID SALE



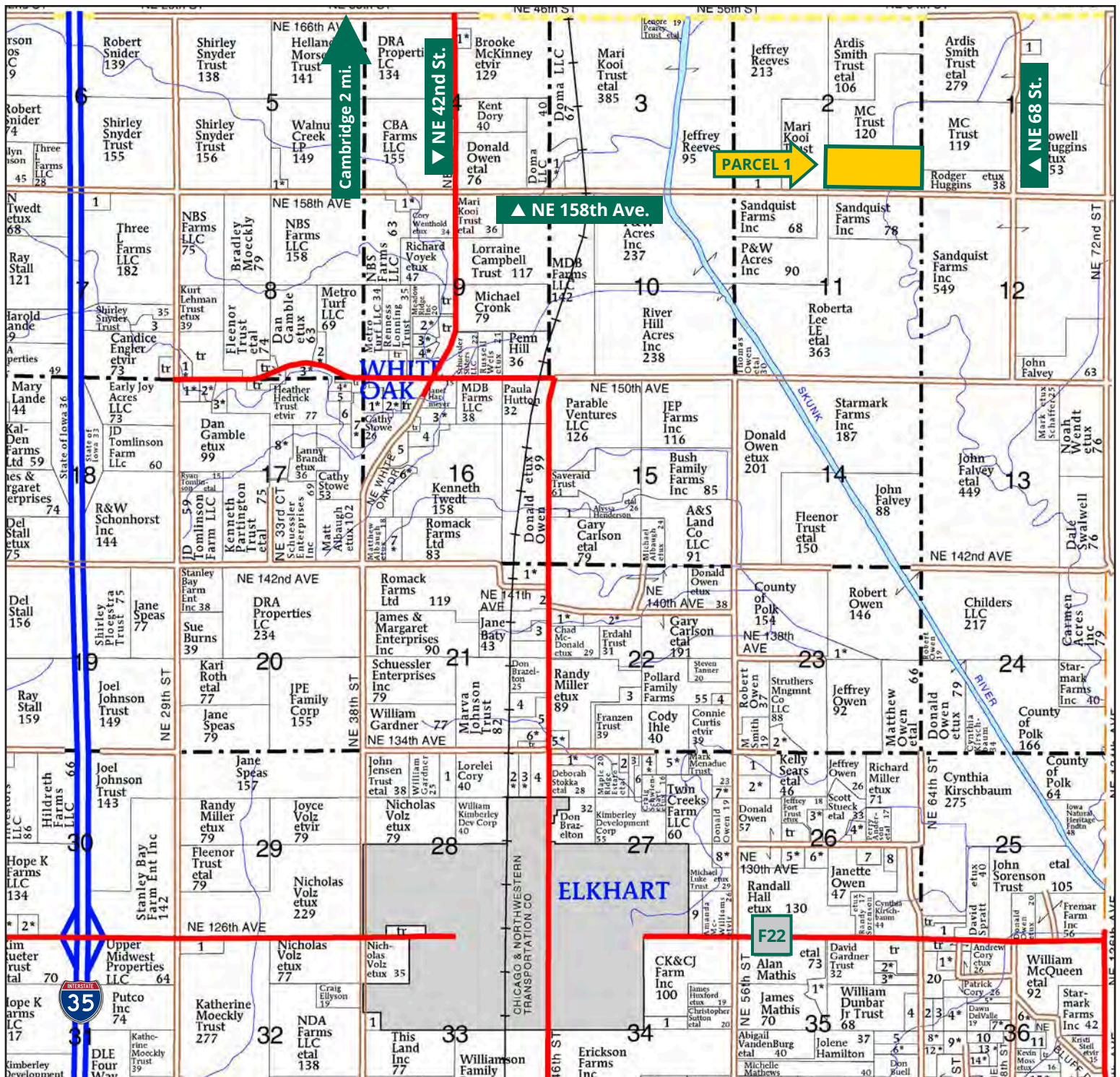
Menadue Development LC Offered in 6 Parcels



KYLE HANSEN, ALC
Licensed Broker
in IA, AZ, NE & MO
515.370.3446
KyleH@Hertz.ag

Bid Deadline:
Tuesday, June 3, 2025
12:00 Noon, CDT

503.46 Acres, m/l
6 Parcels
Polk & Story Counties, IA



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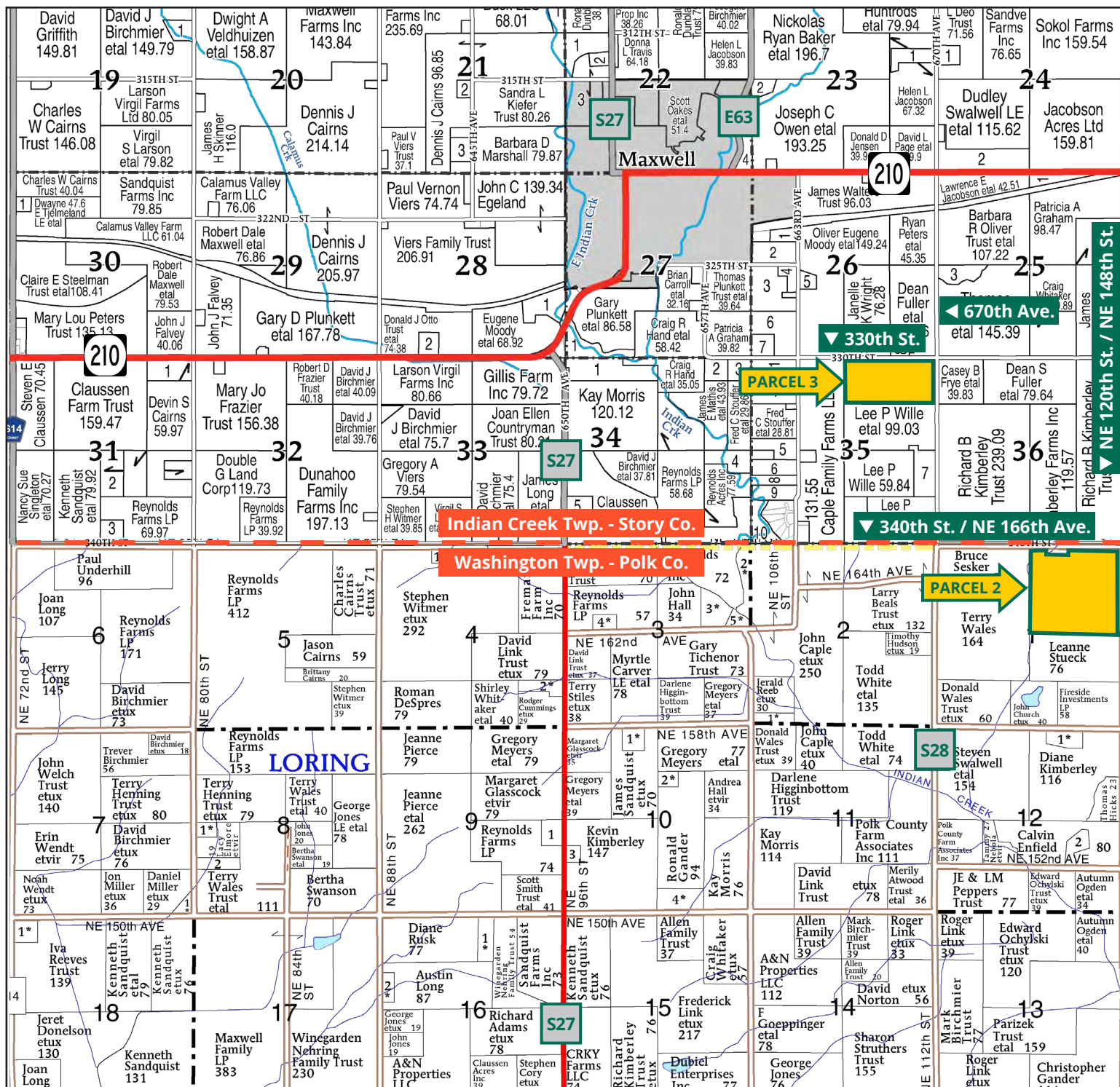
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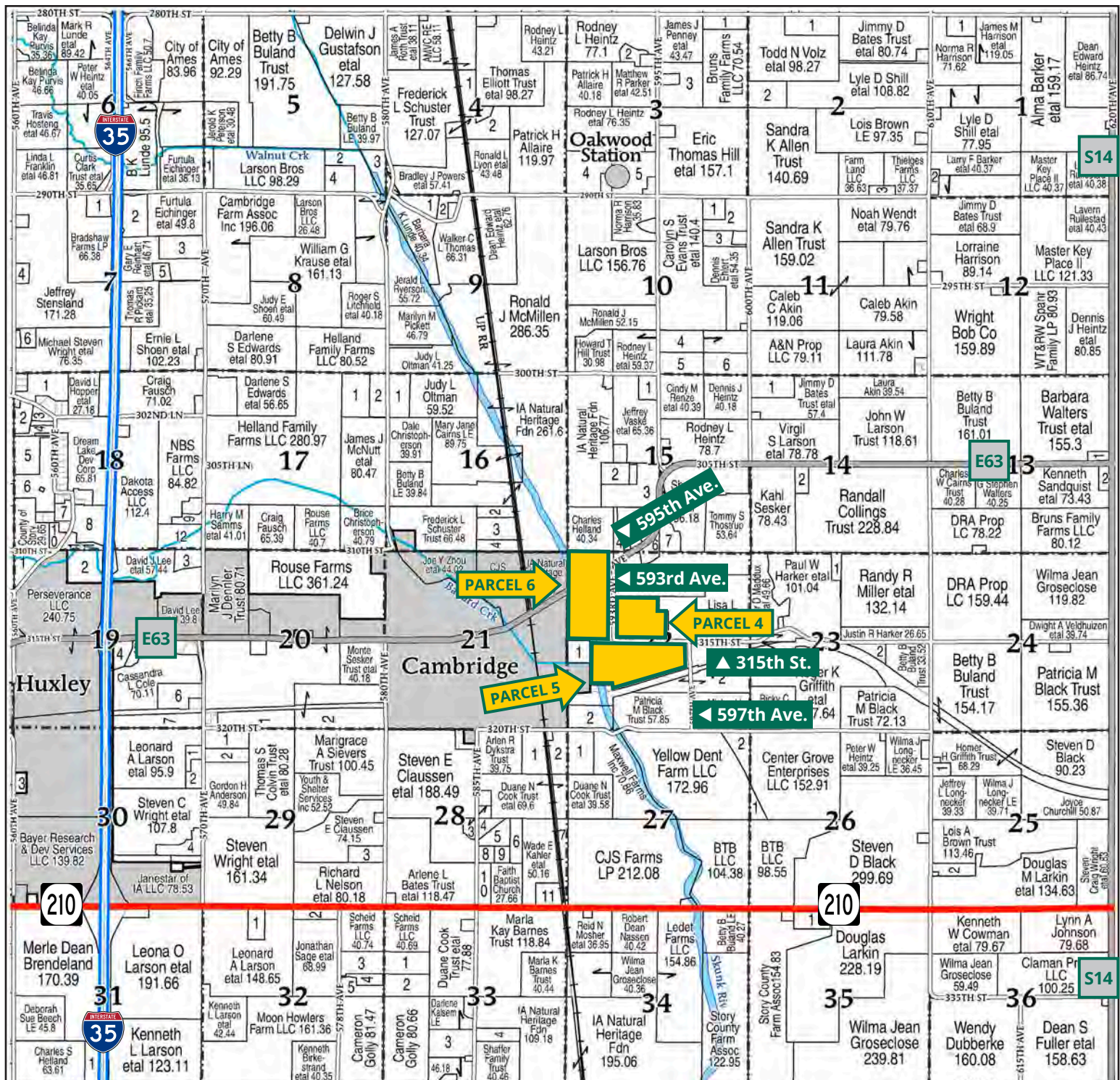
Washington Township, Polk County, IA
Indian Creek Township, Story County, IA



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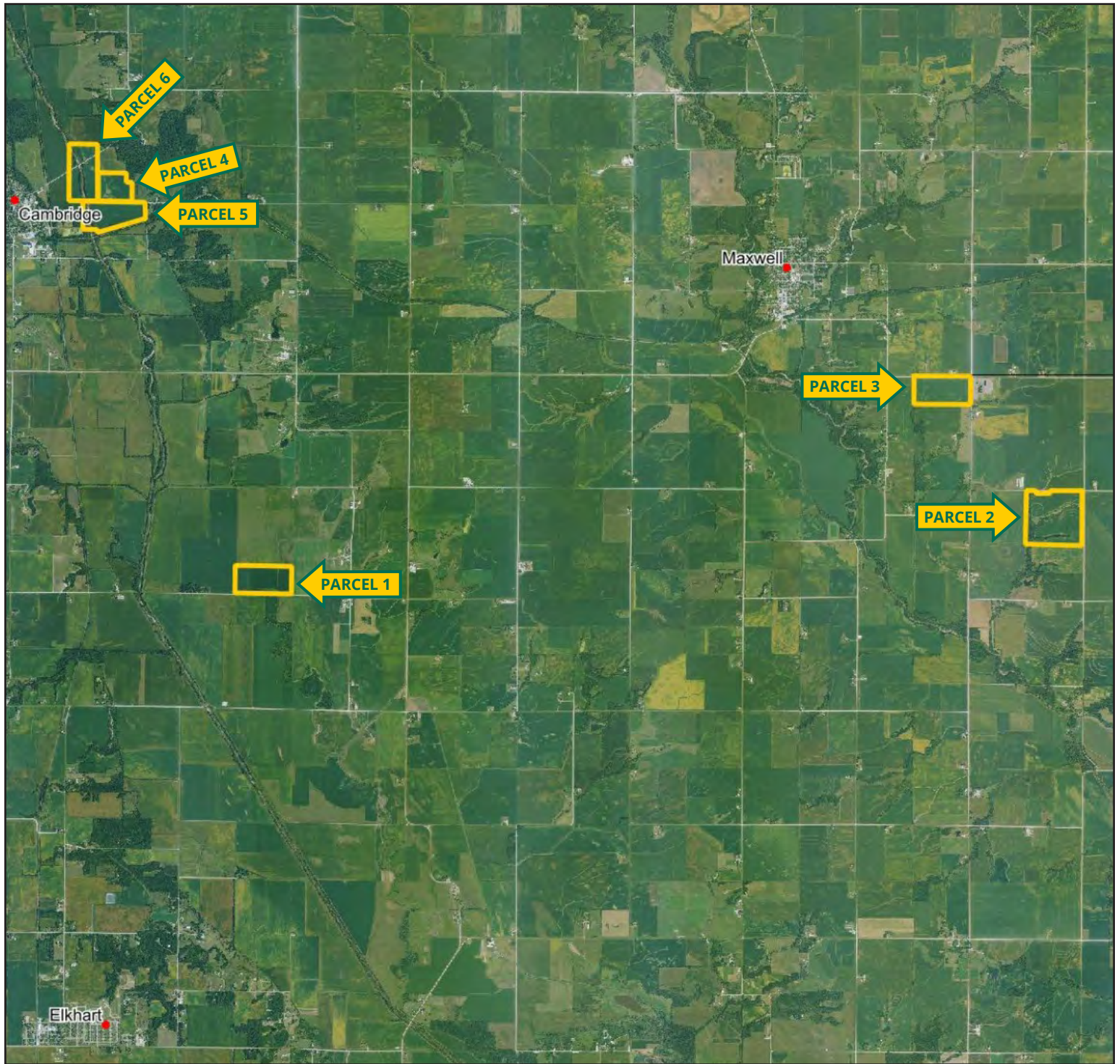
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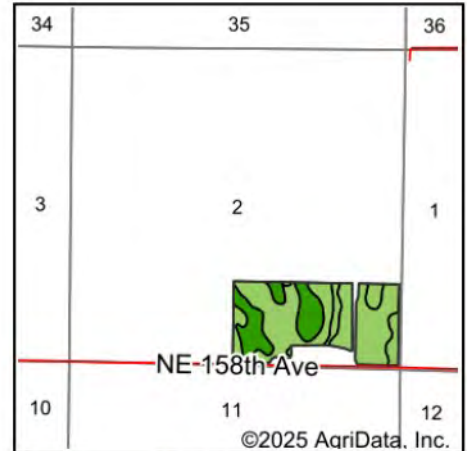
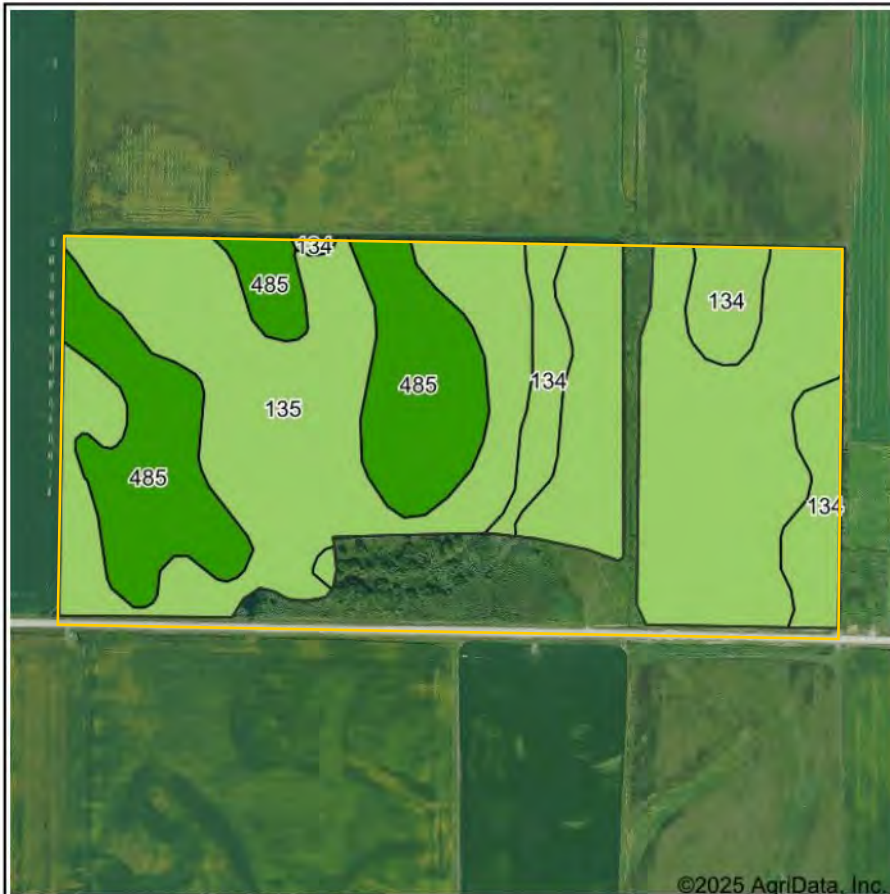
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FSA/Eff. Crop Acres: 76.04 | Current Estimated Acres in Production 68.93 | Soil Productivity: 78.10 CSR2





State: Iowa
County: Polk
Location: 2-81N-23W
Township: Elkhart
Acres: 68.93
Date: 4/16/2025




Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA153, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	44.72	64.9%		Ilw	76
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	16.29	23.6%		Ilw	88
134	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.92	11.5%		Ilw	70
Weighted Average					2.00	78.1

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Cambridge: Go south on 585th Ave. for 1.9 miles, continue south on NE 42nd St. for 1 mile, and then go east on NE 158th Ave. for 2.2 miles. Property is located on the north side of the road.

Simple Legal

S½ SE¼, less 2 acres, all in Section 2, Township 81 North, Range 23 West of the 5th P.M., Polk Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$2,768.00
Net Taxable Acres: 78.00
Tax per Net Taxable Acre: \$35.49

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 7593, Tract 1302
FSA/Eff. Crop Acres: 76.04
Current Acres in Production: 68.93*
Corn Base Acres: 53.01
Corn PLC Yield: 112 Bu.
Bean Base Acres: 9.21
Bean PLC Yield: 39 Bu.
**Polk County FSA office reports 76.04 FSA/Eff. crop acres, however, there are an estimated 68.93 acres currently in production. Contact agent for details.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soil is Coland. CSR2 on the current estimated acres in production is 78.10. See soil map for detail.

Mineral Rights

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

Land Description

Level or nearly level.

Drainage

Natural with some tile. No tile maps available. Parcel is part of the Skunk River Bottom Drainage District #25. There is a drainage ditch that runs north to south and divides the farm into two fields.

Buildings/Improvements

None.

Water & Well Information

None.

Pipeline

A pipeline runs along the east property boundary. Contact agent for details.

Flood Plain

100% of the parcel lies in a flood plain. Contact agent for details.

Comments

Nice-laying farm in north central Polk County.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services 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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Northwest looking Southeast



Northeast looking Southwest



FSA/Eff. Crop Acres: 128.80 | Soil Productivity: 76.30 CSR2

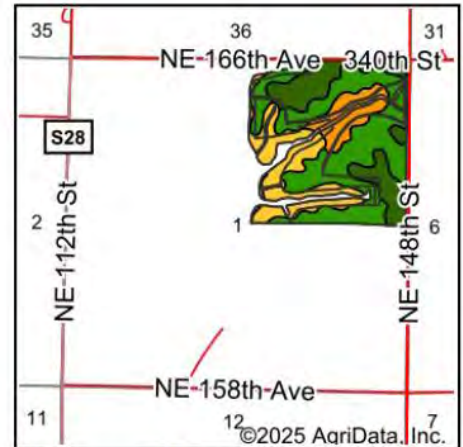


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Soils data provided by USDA and NRCS.



State: Iowa
County: Polk
Location: 1-81N-22W
Township: Washington
Acres: 128.8
Date: 4/16/2025



Maps Provided By:

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Area Symbol: IA153, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	53.82	41.8%		Ile	88
L55	Nicollet loam, 1 to 3 percent slopes	26.82	20.8%		Ie	91
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	26.64	20.7%		IIle	56
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	14.20	11.0%		IVe	41
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	6.61	5.1%		IIle	83
1585	Spillville-Coland complex, channeled, 0 to 2 percent slopes	0.62	0.5%		Vw	34
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	0.09	0.1%		IIw	88
Weighted Average					2.28	76.3

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Maxwell: Go east on IA-210 for 1.7 miles, then south on 670th Ave. for 2 miles, and then east on NE 166th / 340th St. for 0.8 miles. Property is located on the south side of the road.

Simple Legal

NE $\frac{1}{4}$, excluding the acreage site and road, and the north 3.5 acres, m/l, in the SE $\frac{1}{4}$, all in Section 1, Township 81 North, Range 22 West of the 5th P.M., Polk Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$4,722.00
Net Taxable Acres: 150.42
Tax per Net Taxable Acre: \$31.39

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 1882, Tract 2379
FSA/Eff. Crop Acres: 128.80
Corn Base Acres: 125.10
Corn PLC Yield: 149 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion, Nicollet, and Storden. CSR2 on the FSA/Eff. crop acres is 76.30. See soil map for detail.

Mineral Rights

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

Land Description

Gently to strongly sloping.

Drainage

Natural with tile and terraces. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

There is a well located south of the house.

Comments

Nice farm in northeast Polk County.



Southwest looking Northeast



Northwest looking Southeast



FSA/Eff. Crop Acres: 76.54 | Soil Productivity: 82.20 CSR2

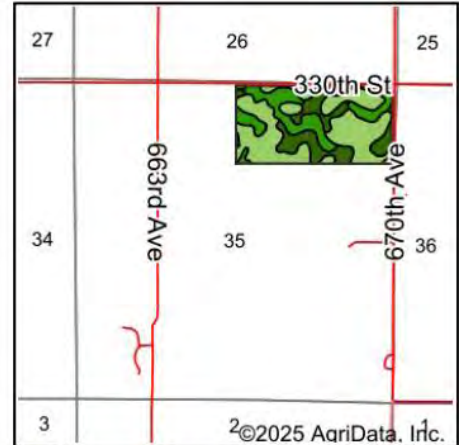


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Soils data provided by USDA and NRCS.



State: Iowa
County: Story
Location: 35-82N-22W
Township: Indian Creek
Acres: 76.54
Date: 4/16/2025



Maps Provided By:

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Area Symbol: IA169, Soil Area Version: 36

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
253B	Farrar fine sandy loam, 2 to 5 percent slopes	40.58	53.0%		Ile	76
L55	Nicollet loam, 1 to 3 percent slopes	17.82	23.3%		Ie	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	16.85	22.0%		IIw	88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.63	0.8%		IIIe	83
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	0.39	0.5%		Ile	88
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	0.27	0.4%		IIIe	57
Weighted Average					1.78	82.2

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Maxwell: Go east on IA-210 for 1.7 miles and then south on 670th Ave. for 1.1 miles. Property is located on the west side of the road at 330th St.

Simple Legal

N½ NE¼ of Section 35, Township 82 North, Range 22 West of the 5th P.M., Story Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$2,726.00
Gross Acres: 80.00
Net Taxable Acres: 75.78
Tax per Net Taxable Acre: \$35.97

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 7593, Tract 10931
FSA/Eff. Crop Acres: 76.54
Corn Base Acres: 37.90
Corn PLC Yield: 154 Bu.
Bean Base Acres: 37.80
Bean PLC Yield: 45 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Farrar, Nicollet, and Webster. CSR2 on the FSA/Eff. crop acres is 82.20. See soil map for detail.

Mineral Rights

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

Land Description

Gently to moderately sloping.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Good farm in southern Story County.



Northwest looking Southeast



Northeast looking Southwest



FSA/Eff. Crop Acres: 43.48 | Soil Productivity: 71.50 CSR2

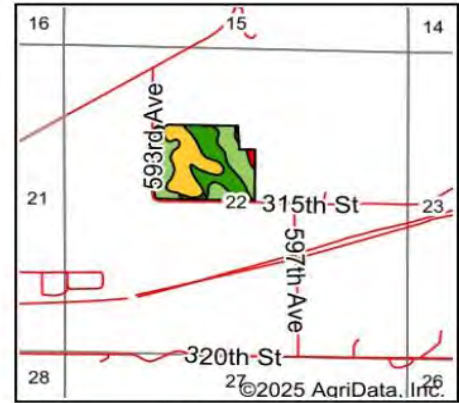


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Soils data provided by USDA and NRCS.



State: Iowa
County: Story
Location: 22-82N-23W
Township: Union
Acres: 43.48
Date: 4/16/2025



Maps Provided By:

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Area Symbol: IA169, Soil Area Version: 36

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
175	Dickinson fine sandy loam, 0 to 2 percent slopes	12.94	29.8%		IIIIs		56
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	11.40	26.2%		IIw		88
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	9.79	22.5%		IIw		76
136B	Ankeny fine sandy loam, 2 to 5 percent slopes	7.80	17.9%		IIIe		72
L62F	Belview loam, Bemis moraine, 16 to 30 percent slopes	0.85	2.0%		VIe		16
1178	Waukee variant loam, 0 to 2 percent slopes	0.62	1.4%		I		96
236F	Lester loam, Bemis moraine, 10 to 22 percent slopes	0.08	0.2%		VIe		36
Weighted Average					2.55	*-	71.5

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Location

From Cambridge: Go northeast on 595th Ave. for ½ mile and then south on 593rd Ave. for ¼ mile. Property is located on the east side of the road.

Simple Legal

SE¼ NW¼ and Parcel "B" in SW¼ NE¼, all in Section 22, Township 82 North, Range 23 West of the 5th P.M., Story Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$1,396.00
Gross Acres: 45.50
Net Taxable Acres: 42.81
Tax per Net Taxable Acre: \$32.61

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 7593, Part of Tract 11110
FSA/Eff. Crop Acres: 43.48
Corn Base Acres: 22.74*
Corn PLC Yield: 117 Bu.
Bean Base Acres: 20.74*
Bean PLC Yield: 32 Bu.
**Acres are estimated pending reconstitution of farm by the Story County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Dickinson, Spillville, and Coland. CSR2 on the FSA/Eff. crop acres is 71.50. See soil map for detail.

Mineral Rights

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

Land Description

Level to moderately sloping.

Drainage

Natural with some tile. No tile maps available. Parcel is part of the Skunk River #4 Drainage District.

Buildings/Improvements

None.

Water & Well Information

None.

Flood Plain

Part of the farm is located in a flood plain. Contact agent for details.

Comments

Great opportunity to own a small farm or rural acreage in the Ballard School District.



East looking West



Northwest looking Southeast



FSA/Eff. Crop Acres: 56.76 | Soil Productivity: 83.70 CSR2



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Soils data provided by USDA and NRCS.



State: Iowa
County: Story
Location: 22-82N-23W
Township: Union
Acres: 56.76
Date: 4/16/2025



Maps Provided By:

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Area Symbol: IA169, Soil Area Version: 36

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	25.30	44.5%		IIw	88
1178	Waukee variant loam, 0 to 2 percent slopes	13.03	23.0%		I	96
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	10.82	19.1%		IIw	76
175	Dickinson fine sandy loam, 0 to 2 percent slopes	4.94	8.7%		IIIs	56
136B	Ankeny fine sandy loam, 2 to 5 percent slopes	2.37	4.2%		IIIe	72
L62F	Belview loam, Bemis moraine, 16 to 30 percent slopes	0.30	0.5%		VIe	16
Weighted Average					1.92	83.7

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Cambridge: Go northeast on 595th Ave. for ½ mile, then south on 593rd Ave. for ¼ mile, and then east on 315th St. for 0.1 miles. Property is located on the south side of the road.

Simple Legal

E½ NW¼ SW¼ and Lots 1 & 2 north of the RY and west of road S½, all in Section 22, Township 82 North, Range 23 West of the 5th P.M., Story Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$2,238.00
Gross Acres: 69.54
Net Taxable Acres: 68.75
Tax per Net Taxable Acre: \$32.55

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 7593, Part of Tract 11110
FSA/Eff. Crop Acres: 56.76
Corn Base Acres: 29.68*
Corn PLC Yield: 117 Bu.
Bean Base Acres: 15.16*
Bean PLC Yield: 32 Bu.
**Acres are estimated pending reconstitution of farm by the Story County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Spillville, Waukee, and Coland. CSR2 on the FSA/Eff. crop acres is 83.70. See soil map for detail.

Mineral Rights

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

Land Description

Level to gently sloping.

Drainage

Natural with some tile. No tile maps available. Parcel is part of the Skunk River #103 Drainage District.

Buildings/Improvements

None.

Water & Well Information

None.

Flood Plain

Part of the parcel is located in a flood plain. Contact agent for details.

Comments

Great soils on this southern Story County farm.



Southwest looking Northeast



Southeast looking Northwest

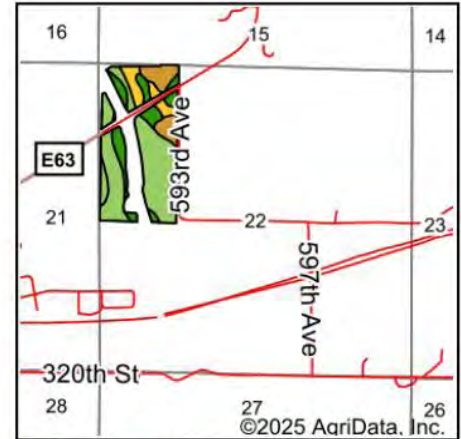


FSA/Eff. Crop Acres: 61.48 | Soil Productivity: 71.40 CSR2



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State: Iowa
County: Story
Location: 22-82N-23W
Township: Union
Acres: 61.48
Date: 4/16/2025


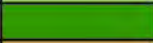


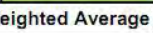


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Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 36

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	35.36	57.5%		Ilw		76
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	10.98	17.9%		Ilw		88
41B	Sparta loamy fine sand, 2 to 5 percent slopes	7.63	12.4%		IVs	Ile	38
175	Dickinson fine sandy loam, 0 to 2 percent slopes	5.73	9.3%		IIIIs		56
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.78	2.9%		Ilw		70
Weighted Average					2.34	*-	71.4

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Location

From Cambridge: Go northeast on 595th Ave. for ½ mile and then south on 593rd Ave. for ¼ mile. Property is located on the west side of the road.

Simple Legal

W½ NW¼ of Section 22, Township 82 North, Range 23 West of the 5th P.M., Story Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$2,064.00
Gross Acres: 80.00
Net Taxable Acres: 72.35
Tax per Net Taxable Acre: \$28.53

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 7593

Part of Tract 11110

FSA/Eff. Crop Acres: 43.34

Corn Base Acres: 22.67*

Corn PLC Yield: 117 Bu.

Bean Base Acres: 20.67*

Bean PLC Yield: 32 Bu.

**Acres are estimated pending reconstitution of farm by the Story County FSA office.*

Farm Number 7593, Tract 11111

FSA/Eff. Crop Acres: 18.14

Corn Base Acres: 10.40

Corn PLC Yield: 117 Bu.

Bean Base Acres: 7.70

Bean PLC Yield: 32 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Coland and Spillville.
CSR2 on the FSA/Eff. crop acres is 71.40.
See soil map for detail.

Mineral Rights

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

Land Description

Level to gently sloping.

Drainage

Natural. Parcel is part of the Skunk River #103 and #104 Drainage Districts.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Nice southern Story County river bottom farm that is divided by the Skunk River.



Southeast looking Northwest



Northwest looking Southeast



Bid Deadline: Tues., June 3, 2025

Time: 12:00 Noon, CDT

Mail To:

Hertz Real Estate Services
Attn: Kyle Hansen, ALC
P.O. Box 500
Nevada, IA 50201

Seller

Menadue Development LC

Agency

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

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

- These parcels will be offered individually and will not be combined in any way.
- 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, Kyle Hansen, ALC at 515-382-1500.

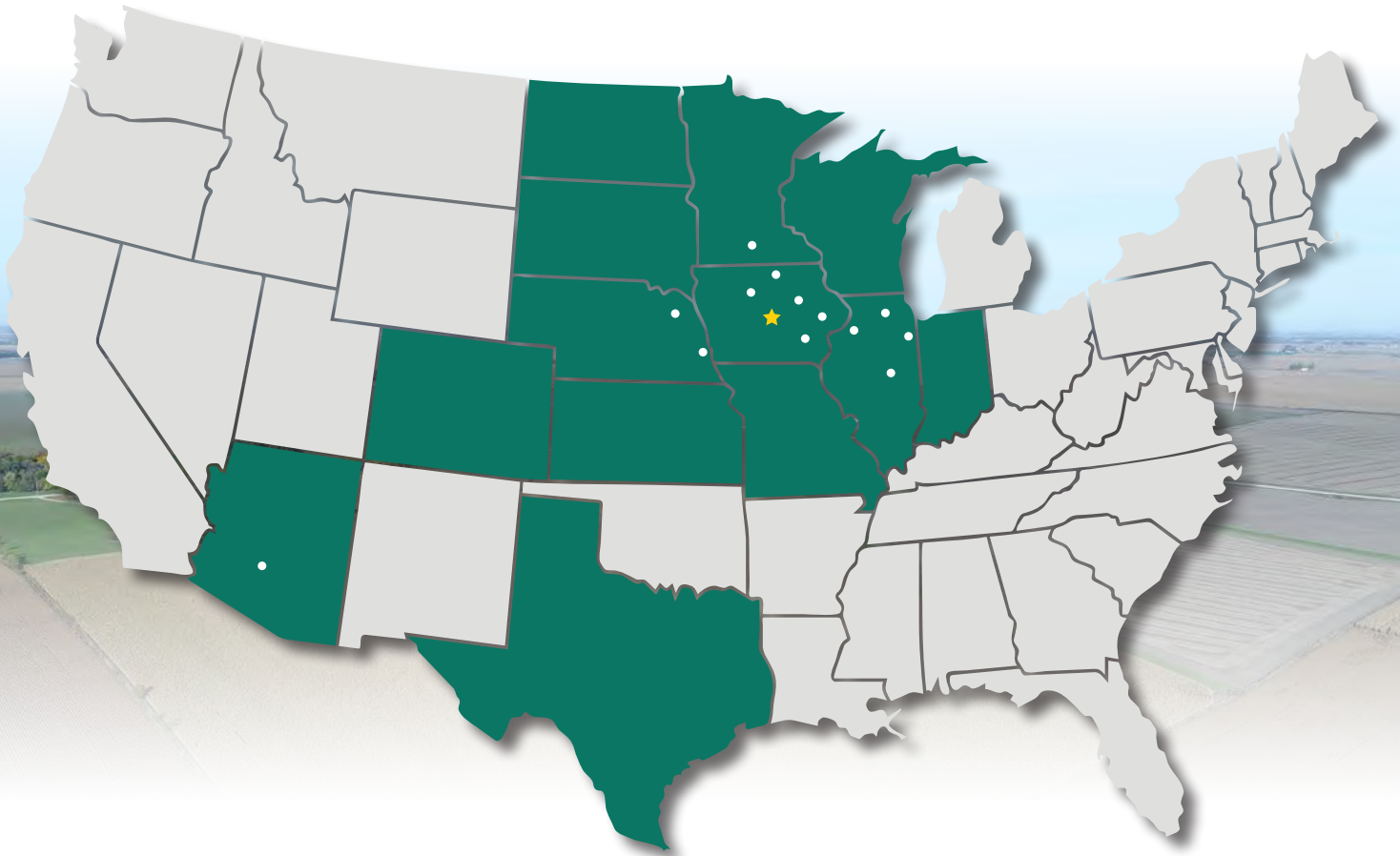
All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Nevada, IA Hertz office, on or before Tuesday, June 3, 2025 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 2:00 p.m., CDT on Wednesday, June 4, 2025, 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. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before September 3, 2025, 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 February 28, 2026. Taxes will be prorated to closing.

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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