

Prime Development Land in Grimes, Iowa



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107.15 Acres, m/l
Polk County, IA



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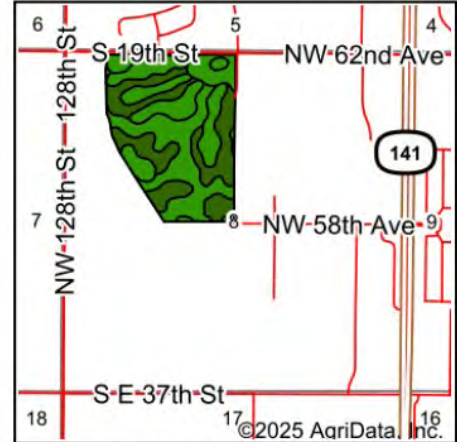
FSA/Eff. Crop Acres: 102.98 | Soil Productivity: 88.90 CSR2



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State: Iowa
 County: Polk
 Location: 8-79N-25W
 Township: Webster
 Acres: 102.98
 Date: 1/27/2025



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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**
L55	Nicollet loam, 1 to 3 percent slopes	35.06	34.1%		Ie	91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	29.03	28.2%		Ile	88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	28.57	27.7%		IIw	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	10.32	10.0%		IIw	87
Weighted Average					1.66	88.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Grimes: Go west on SE 19th St. for ¾ mile. Property is located on the south side of the road.

Simple Legal

Part of the NW¼, lying east of the RR, all in Section 8, Township 79 North, Range 25 West of the 5th P.M., Polk Co., IA. Final abstract/title documents to govern legal description.

Price & Terms

- \$8,036,250
- \$75,000/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

Taxes Payable 2024 - 2025: \$4,116.00*
 Surveyed Acres: 107.15
 Net Taxable Acres: 105.62*
 Tax per Net Taxable Acre: \$38.97*
 *Acres estimated due to recent survey of property. Polk County Treasurer/Assessor will determine final tax figures.

Special Assessment

There is an assessment on this property in the amount of \$245,000 that will be assigned to the buyer at closing. Contact agent for details.

Zoning

Currently zoned A-1 within the city limits of Grimes.

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 6615, Part of Tract 150
 FSA/Eff. Crop Acres: 102.98
 Corn Base Acres: 62.67*
 Corn PLC Yield: 151 Bu.
 Bean Base Acres: 38.70*

Bean PLC Yield: 45 Bu.

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

Soil Types/Productivity

Primary soils are Nicollet, Clarion, and Webster. CSR2 on the FSA/Eff. crop acres is 88.90. See soil map for detail.

Land Description

Level to gently sloping.

Drainage

Natural with some tile. No tile maps available.

Utilities

Water and sewer connections are available at or near the property. See utility map for details.

Railroad

Norfolk Southern Rail Line runs along the western property border.

Comments

Prime development land within the city limits of Grimes.



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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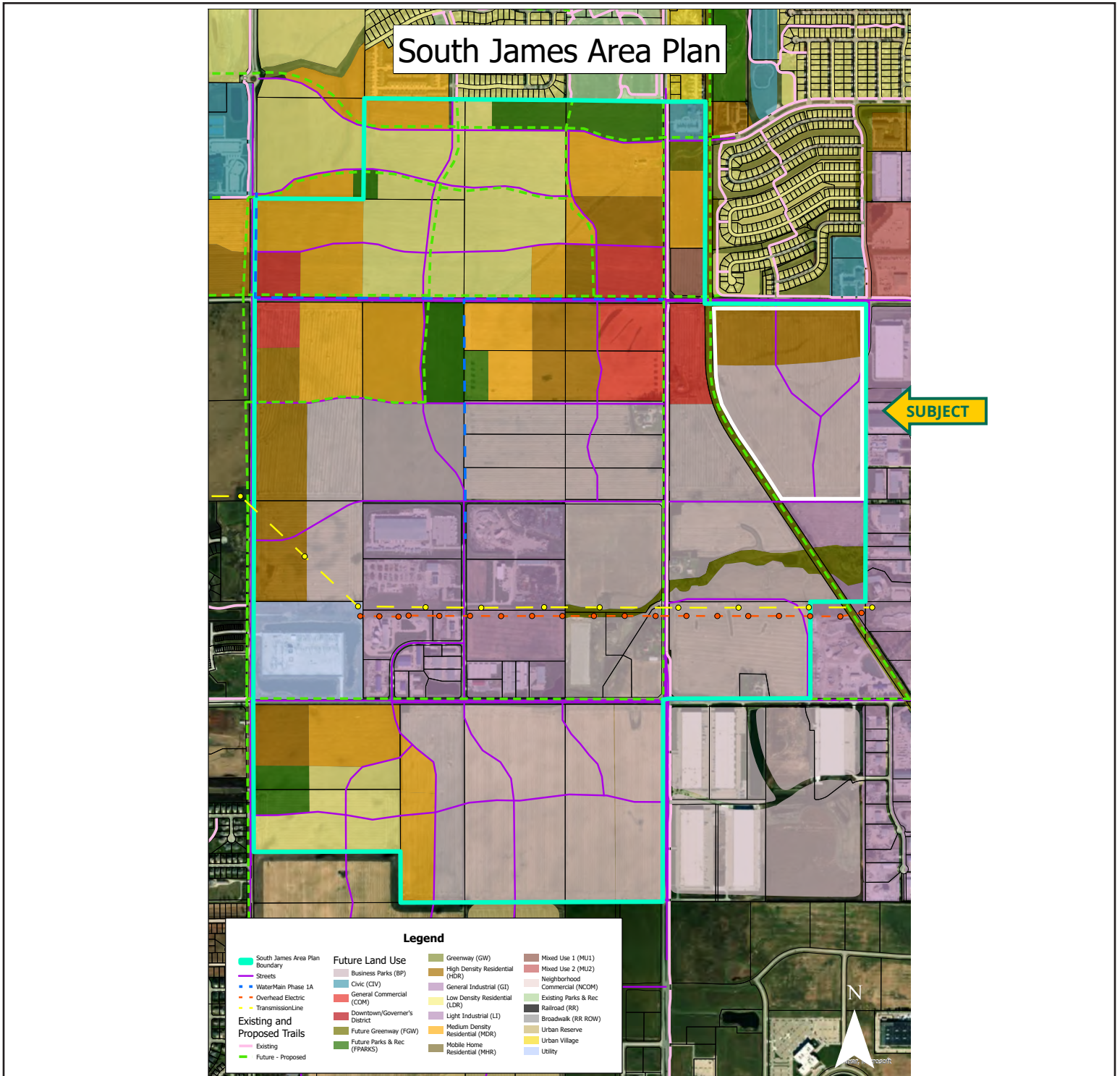
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Southeast looking Northwest

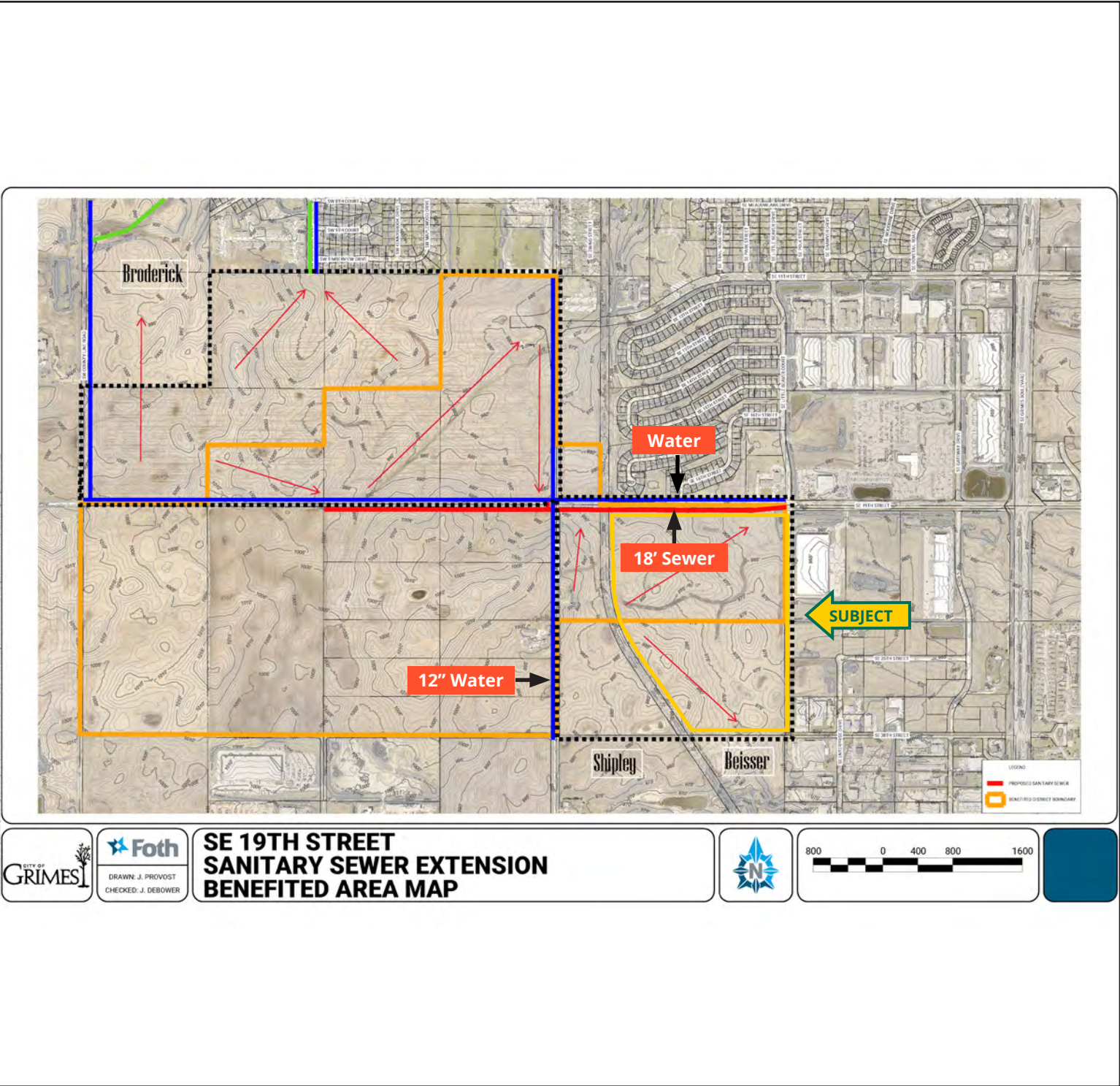


Northwest looking Southeast

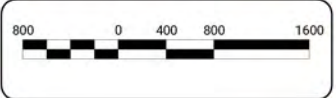




Map obtained from the City of Grimes Planning & Zoning.

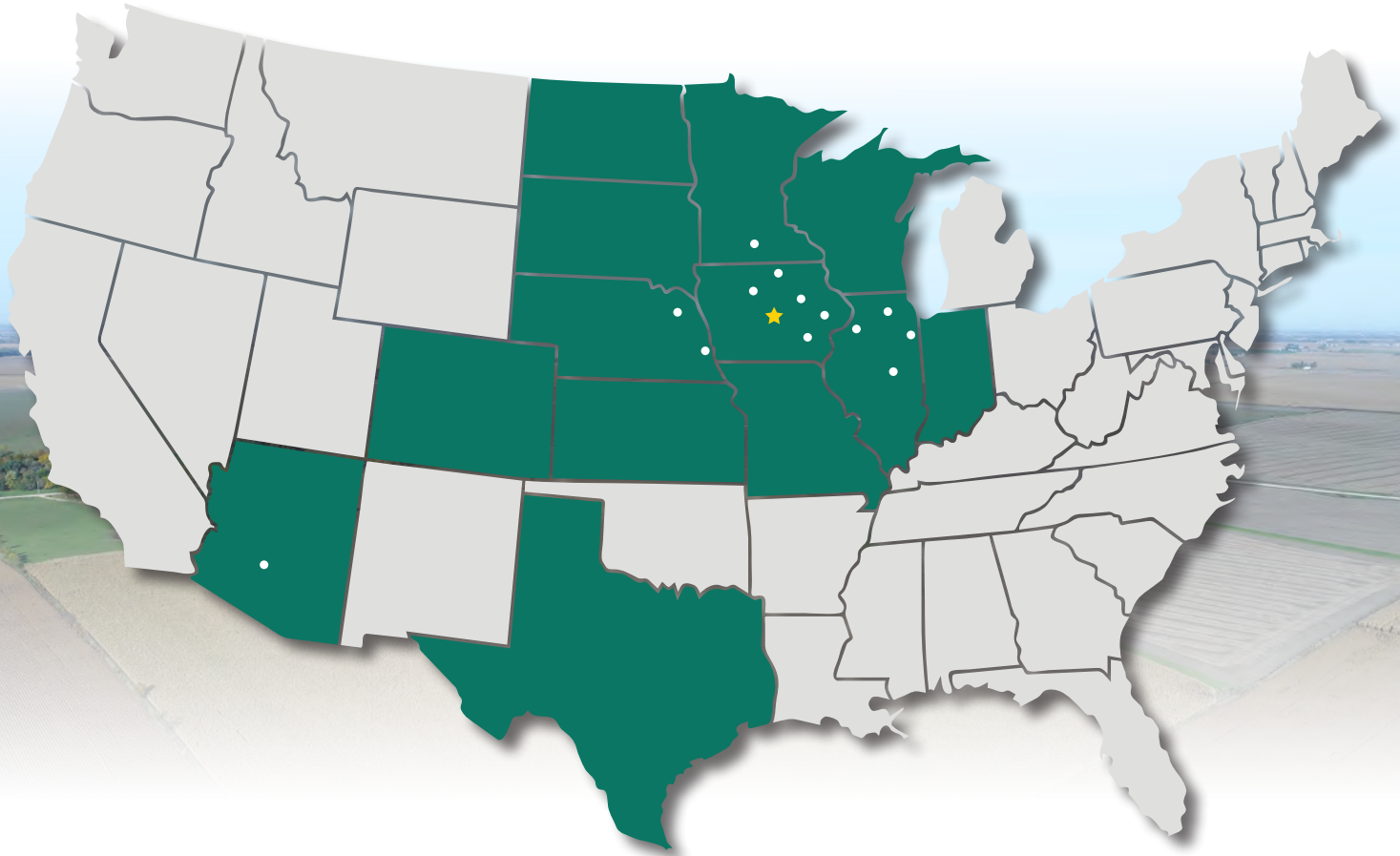


**SE 19TH STREET
SANITARY SEWER EXTENSION
BENEFITED AREA MAP**



Map obtained from the City of Grimes Planning & Zoning.

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