



ONE-CHANCE SEALED BID SALE



**Prime Development Land in
Ames, Iowa**



MATT VEGTER, ALC
Licensed Salesperson in IA
515.290.7286
MattV@Hertz.ag

Bid Deadline:
Thursday, October 2, 2025
12:00 Noon, CDT

173.72 Acres, m/l
Single Parcel
Story County, IA

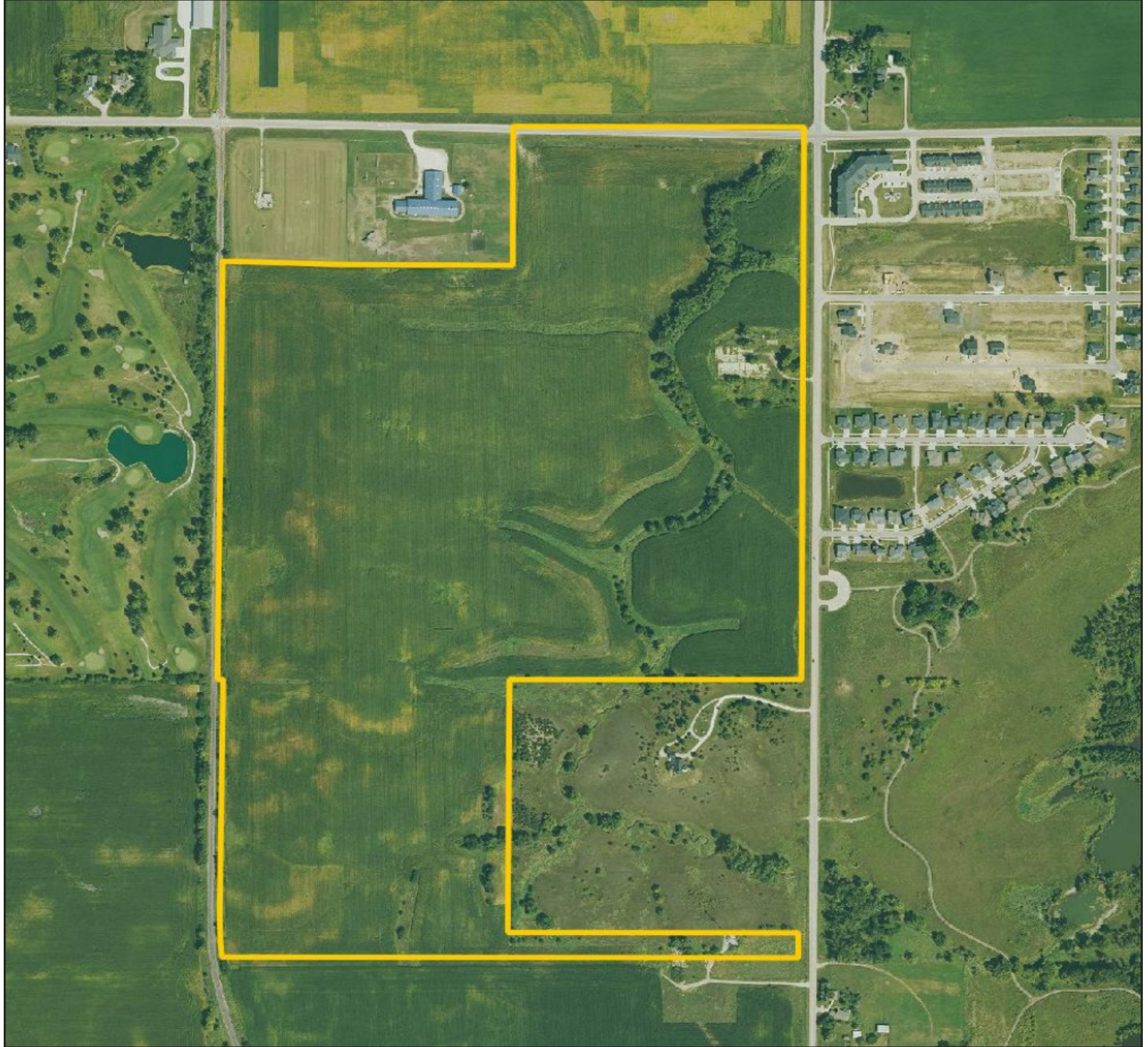


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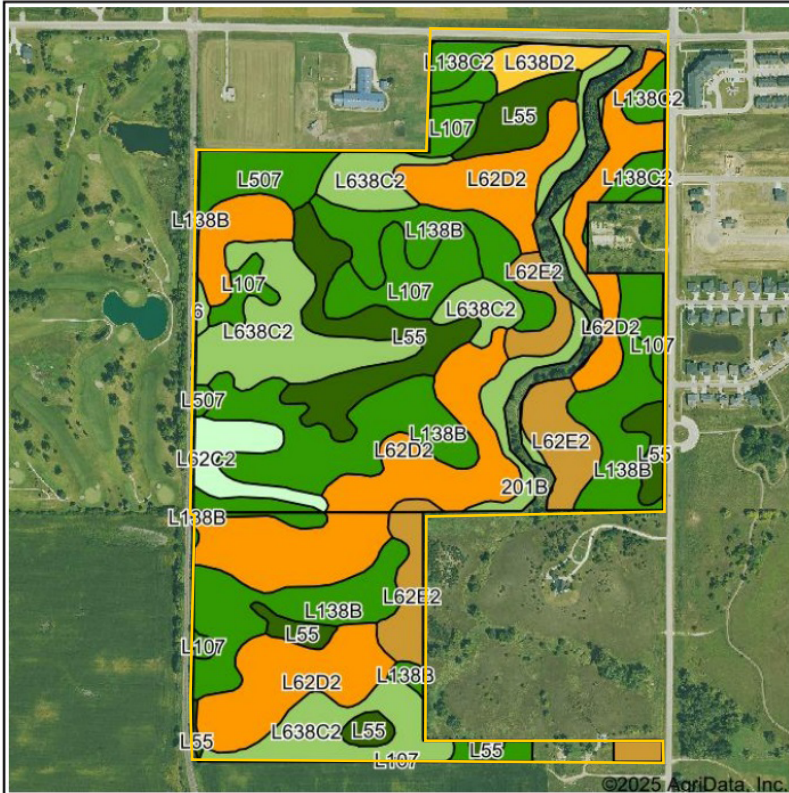
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Est. FSA/Eff. Crop Acres: 161.00 | Soil Productivity: 68.50 CSR2

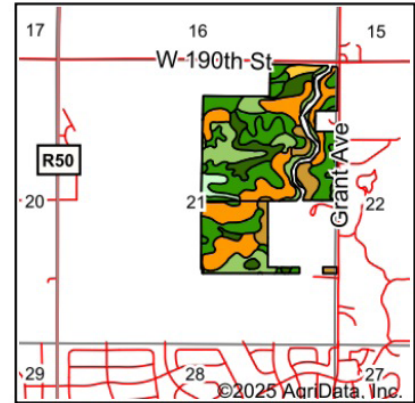


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Soils data provided by USDA and NRCS.



State: Iowa
County: Story
Location: 21-84N-24W
Township: Franklin
Acres: 161
Date: 8/13/2025



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**
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	42.99	26.7%		IVe	41
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	35.49	22.0%		IIe	88
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	21.98	13.7%		IIIe	75
L55	Nicollet loam, 1 to 3 percent slopes	16.54	10.3%		Ie	91
L62E2	Storden loam, Bemis moraine, 10 to 22 percent slopes, moderately eroded	10.73	6.7%		IVe	32
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	9.59	6.0%		IIw	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	7.26	4.5%		IIw	87
201B	Coland-Terril complex, 1 to 5 percent slopes	5.74	3.6%		IIw	76
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	4.24	2.6%		IIIe	83
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	3.62	2.2%		IIIe	64
L638D2	Omsrud-Storden complex, Bemis moraine, 10 to 16 percent slopes, moderately eroded	2.47	1.5%		IVe	53
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	0.35	0.2%		IIw	75
Weighted Average					2.78	68.5

Location

From Hyde Ave. at Bloomington Rd. in Ames: Go north on Hyde Ave. for 1.1 miles. The property is located on the west side of the road.

Simple Legal

Part of the NW¼ NE¼; E½ NE¼; SW¼ NE¼; and part of the NW¼ SE¼, all in Section 21, Township 84 North, Range 24 West of the 5th P.M., Story Co., IA. *Final abstract/title documents to govern legal description.*

Address

5571 Hyde Ave.
Ames, IA 50201

Real Estate Tax

Taxes Payable 2025 - 2026: \$5,262.00
Net Taxable Acres: 173.72
Tax per Net Taxable Acre: \$30.29

Special Assessments

The property has special assessments levied on it that will be paid in full by the Seller prior to closing. Contact agent for details.

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 6137, Part of Tract 255
FSA/Eff. Crop Acres: 161.00*
Corn Base Acres: 134.95*
Corn PLC Yield: 143 Bu.
Bean Base Acres: 27.52*
Bean PLC Yield: 45 Bu.

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

Soil Types/Productivity

Primary soils are Storden, Clarion, Clarion-Storden and Nicollet. CSR2 on the estimated FSA/Eff. crop acres is 68.50. See soil map for detail.

Land Description

Nearly level to strongly sloping.

Drainage

Natural.

Buildings/Improvements

There is an old acreage site foundation located along the eastern property border.

Utilities

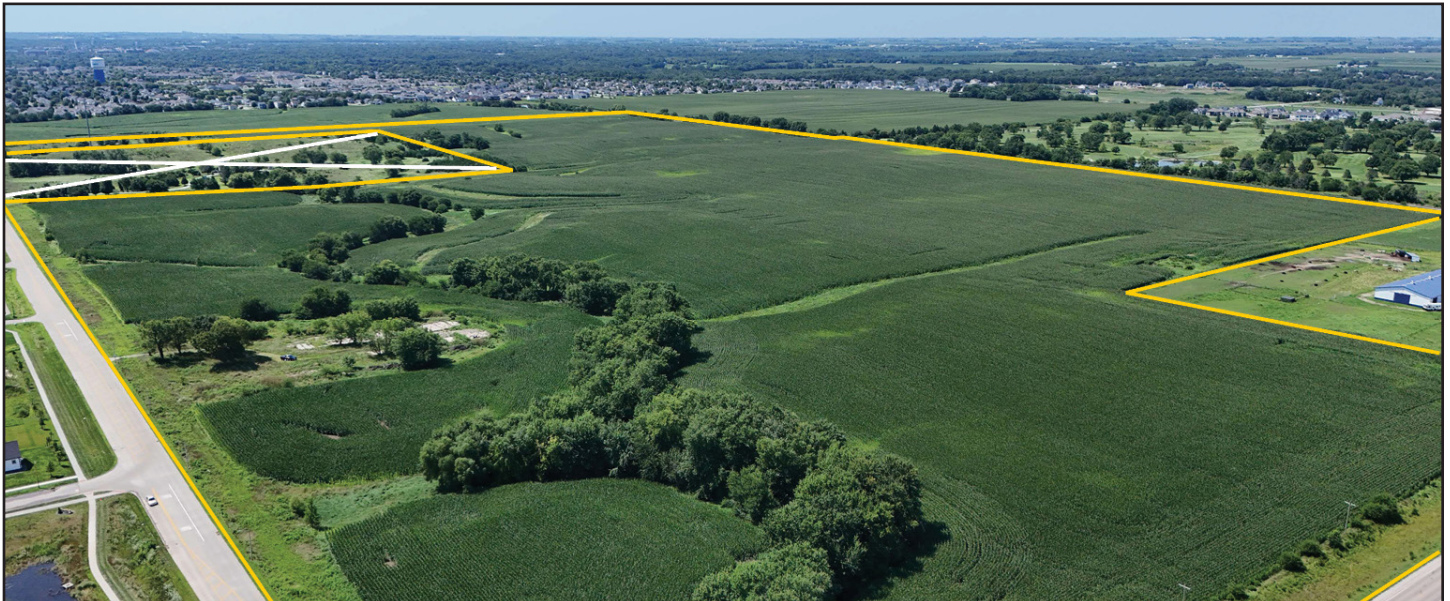
Water and sewer connections are available at or near the property. Contact agent for details. There is a capped well near the old acreage foundation.

Cell Tower Easement

An easement is located in the southeast corner of the property for a cell tower. Contact agent for details.

Comments

Prime development land located along Hyde Ave. in Ames, Iowa.



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.

Southwest looking Northeast



South looking North

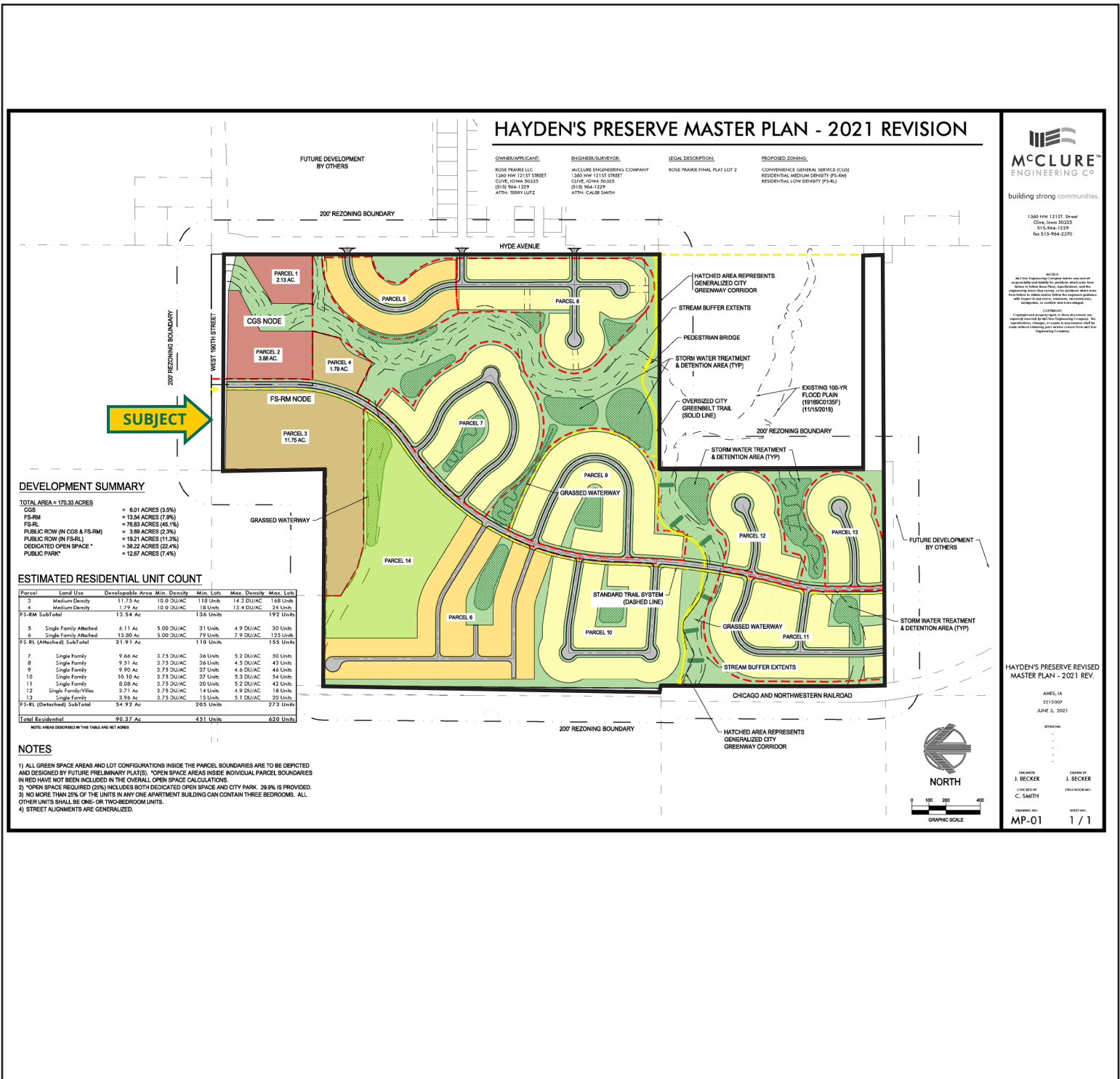


Northeast looking Southwest



Northwest looking Southeast

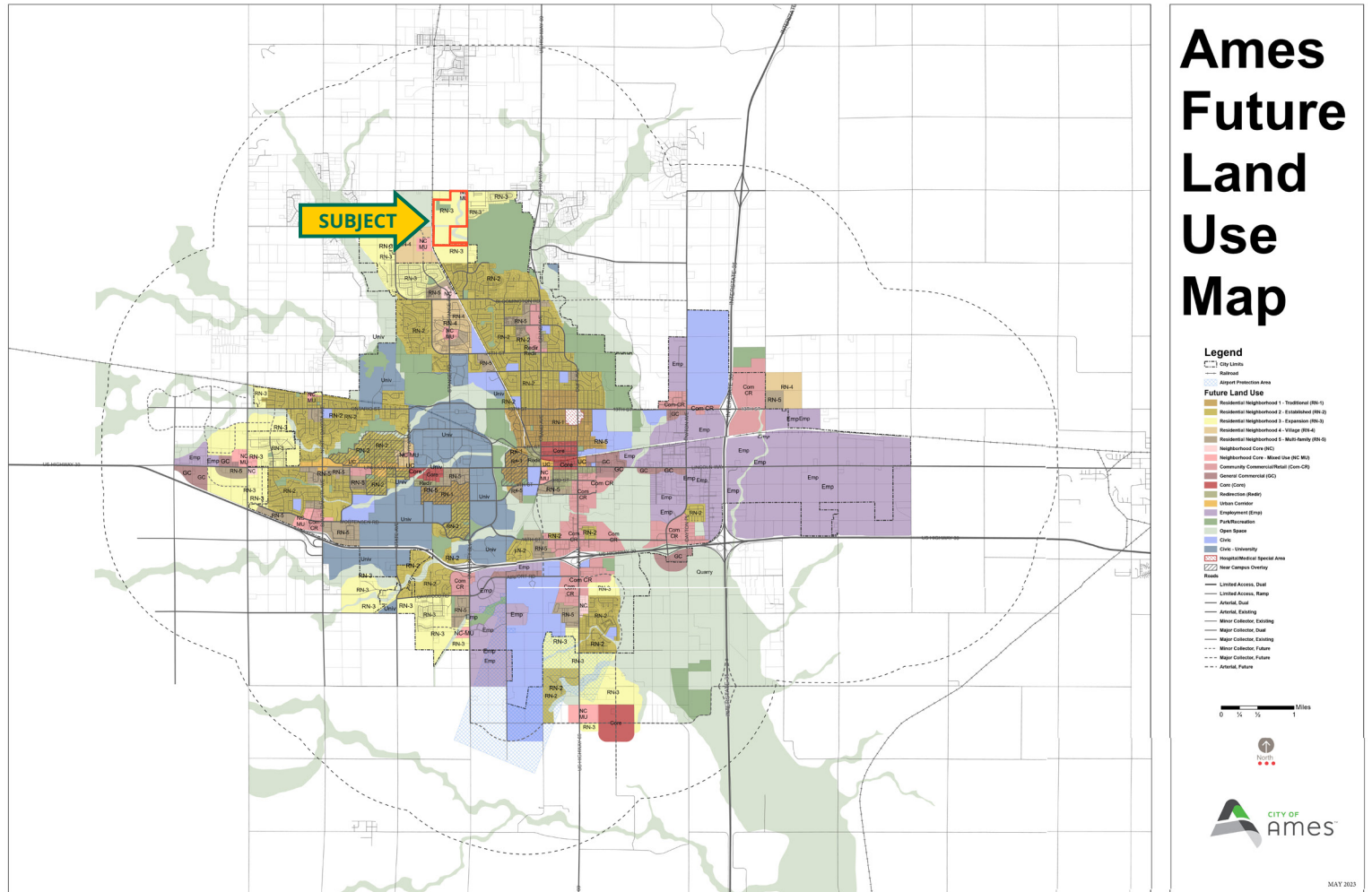




Map obtained from McClure Engineering.

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Map obtained from City of Ames Planning & Zoning.

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Bid Deadline: Thurs., Oct. 2, 2025

Time: 12:00 Noon, CDT

Mail To:

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

Seller

Hayden's Preserve LLC

Agency

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

Method of Sale

- Parcel 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 515-290-7286.

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 Thursday, October 2, 2025 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 5:00 p.m., CDT on Friday, October 3, 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 November 19, 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 March 1, 2026. Taxes will be prorated to closing. Special Assessments levied on property will be paid in full by the Seller prior to closing. Contact agent for details.

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.

