

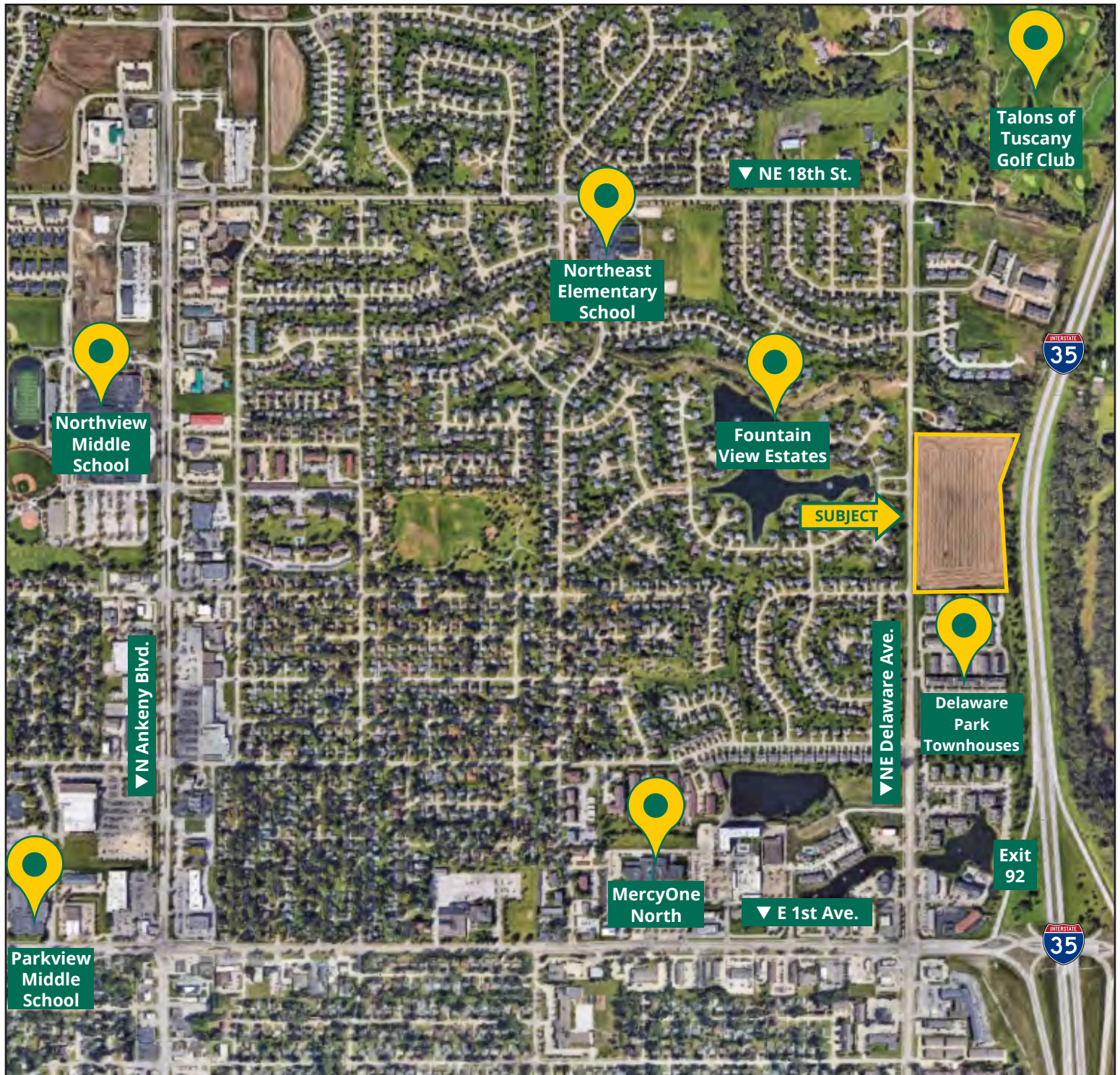
Prime Ankeny, IA Development Land



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515.382.1500 | 415 S. 11th St., PO Box 500
Nevada, IA 50201-0500 | www.Hertz.ag

16.62 Acres, m/l
Polk County, IA



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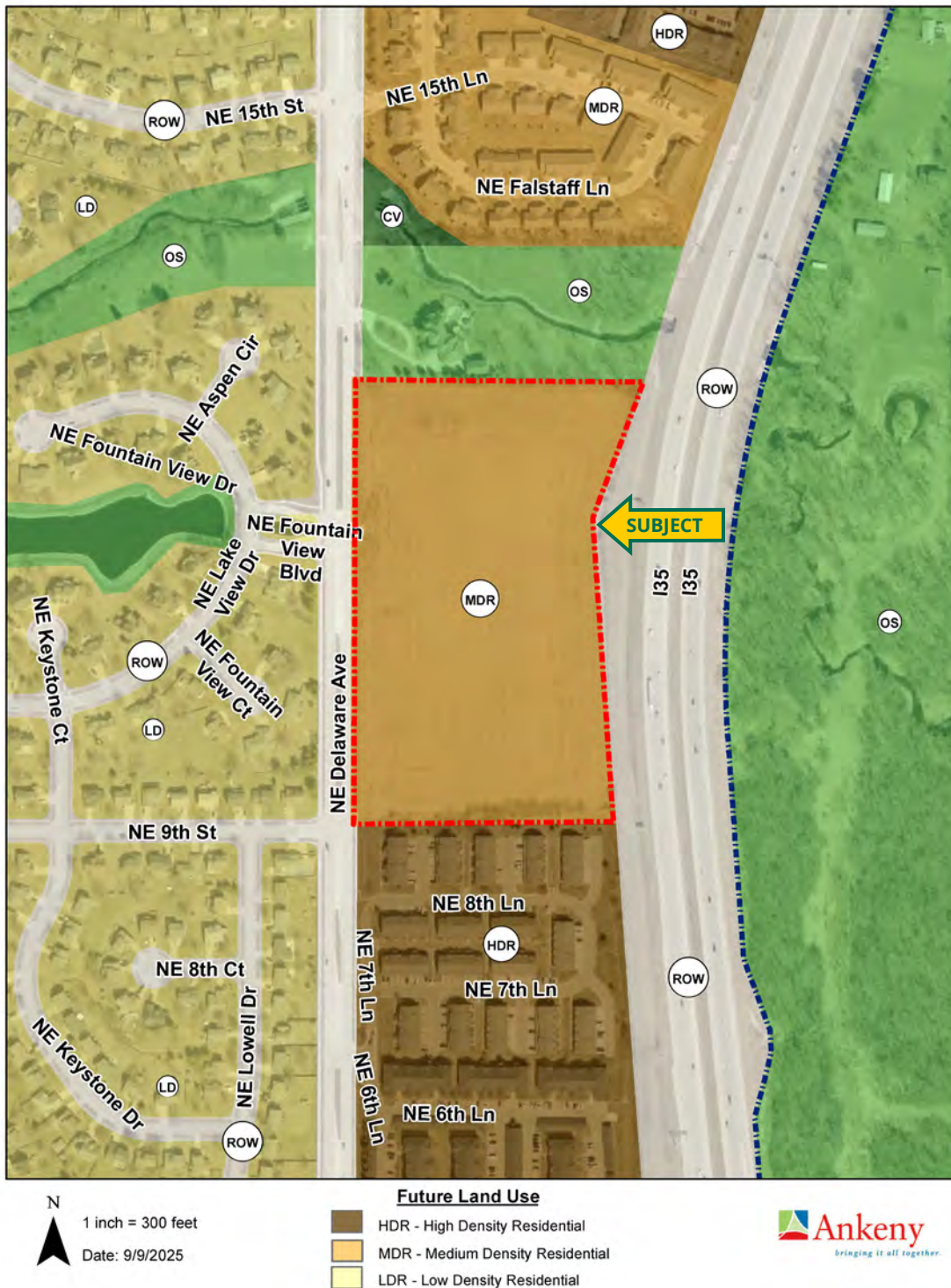
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Zoned R-1 | Future Land Use: Medium Density Residential



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Map obtained from the City of Ankeny Planning & Zoning.

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Location

From E 1st St. and NE Delaware Ave. in Ankeny: Go north on NE Delaware Ave. for a 0.5 mile. The property is located on the east side of the road.

Simple Legal

16.62 net acres in Section 18, Township 80 North, Range 23 West of 5th P.M., Polk Co., IA. Also known as Polk Co. Geoparcels 8023-18-151-007. No right-of-way included with parcel. *Final abstract/title documents to govern legal description.*

Price & Terms

Contact agent for details.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2025-2026: \$588.00

Net Taxable Acres: 16.62

Tax per Net Taxable Acre: \$35.38

Special Assessments

There is a special assessment due against the property. Contact agent for details.

Zoning

Currently zoned R-1 within the City of Ankeny.

Future Land Use

Ankeny Future Land Use Map identifies this parcel as medium-density residential.

Utilities

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Mineral Rights

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

Land Description

Gently sloping.

Drainage

Natural.

Lease Status

Open lease for 2026 crop year.

FSA Data

Farm Number 1004, Tract 1199

FSA/Eff. Crop Acres: 17.44

Acres in Production: 15.29*

Corn Base Acres: 8.70

Corn PLC Yield: 112 Bu.

Bean Base Acres: 8.70

Bean PLC Yield: 38 Bu.

**Polk County FSA reports 17.44 FSA/Eff. Crop acres, however, only an estimated 15.29 acres are currently in production. Contact agent for details.*

Soil Types/Productivity

Primary soils are Clarion and Nicollet loams. CSR2 on the acres in production is 88.90. See soil map for details.

Comments

Prime development land within the city limits of Ankeny.



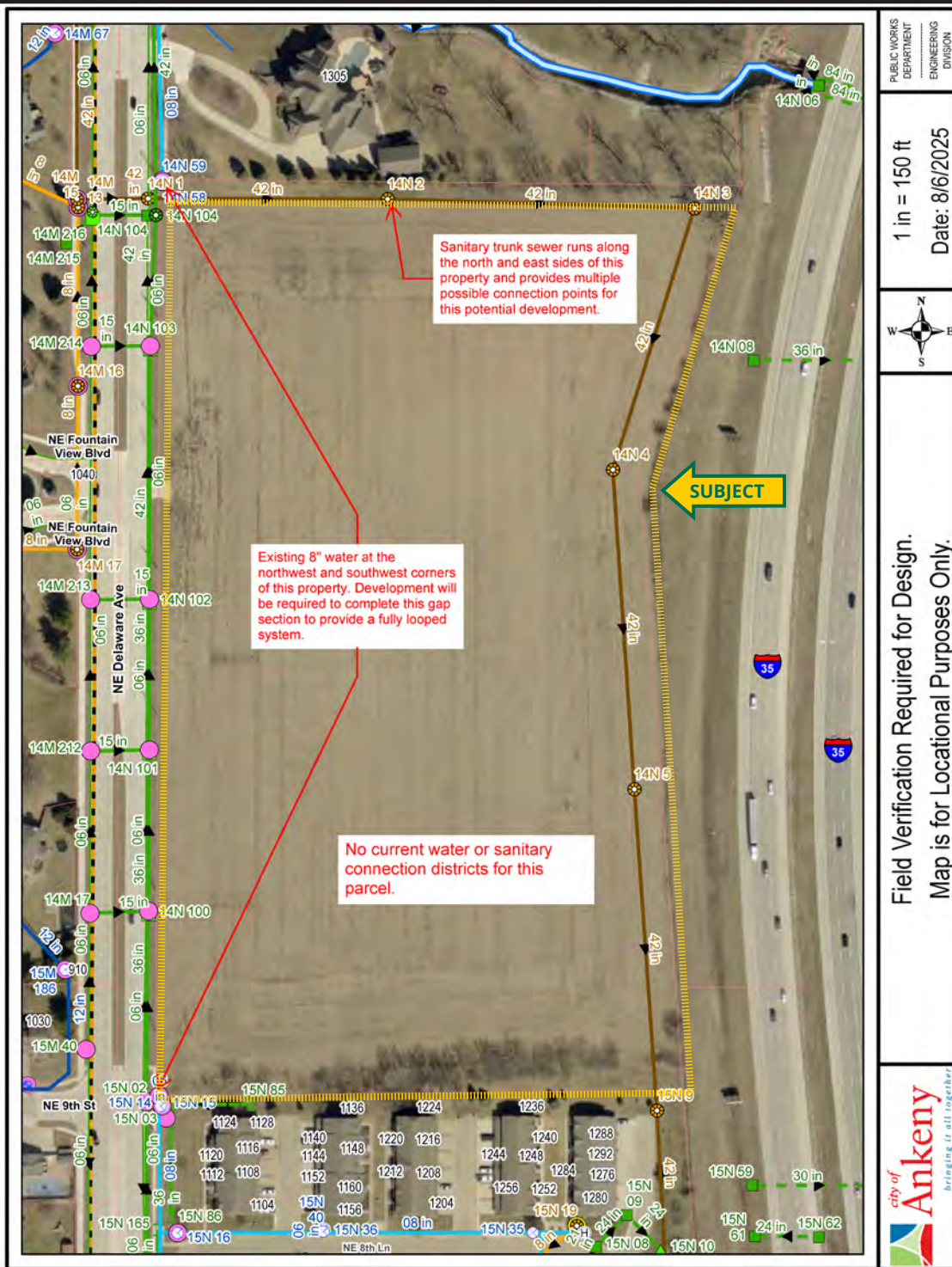
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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State: **Iowa**
 County: **Polk**
 Location: **18-80N-23W**
 Township: **Douglas**
 Acres: **15.29**
 Date: **9/25/2025**



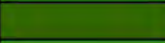
Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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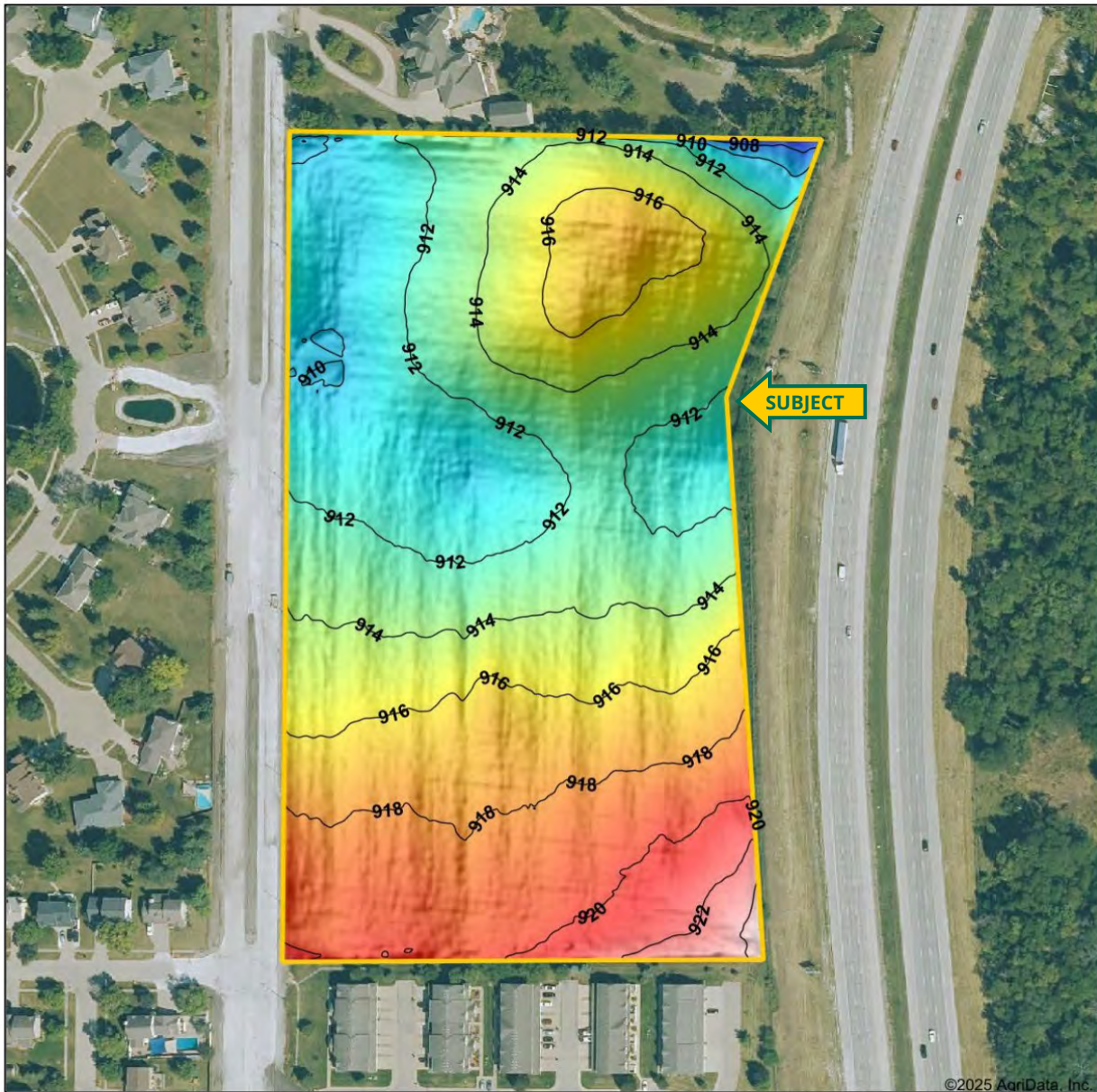
Soils data provided by USDA and NRCS.

Area Symbol: IA153, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	7.10	46.4%		Ile	88
L55	Nicollet loam, 1 to 3 percent slopes	4.75	31.1%		Ie	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	3.16	20.7%		IIw	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	0.28	1.8%		IIw	87
Weighted Average					1.69	88.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



Low Elevation High



Source: USGS 1 meter dem

Interval(ft): 2

Min: 906.2

Max: 925.0

Range: 18.8

Average: 914.9

Standard Deviation: 3.22 ft

0ft 211ft 423ft



18-80N-23W
Polk County
Iowa

Boundary Center: 41° 44' 25.04, -93° 34' 46.38

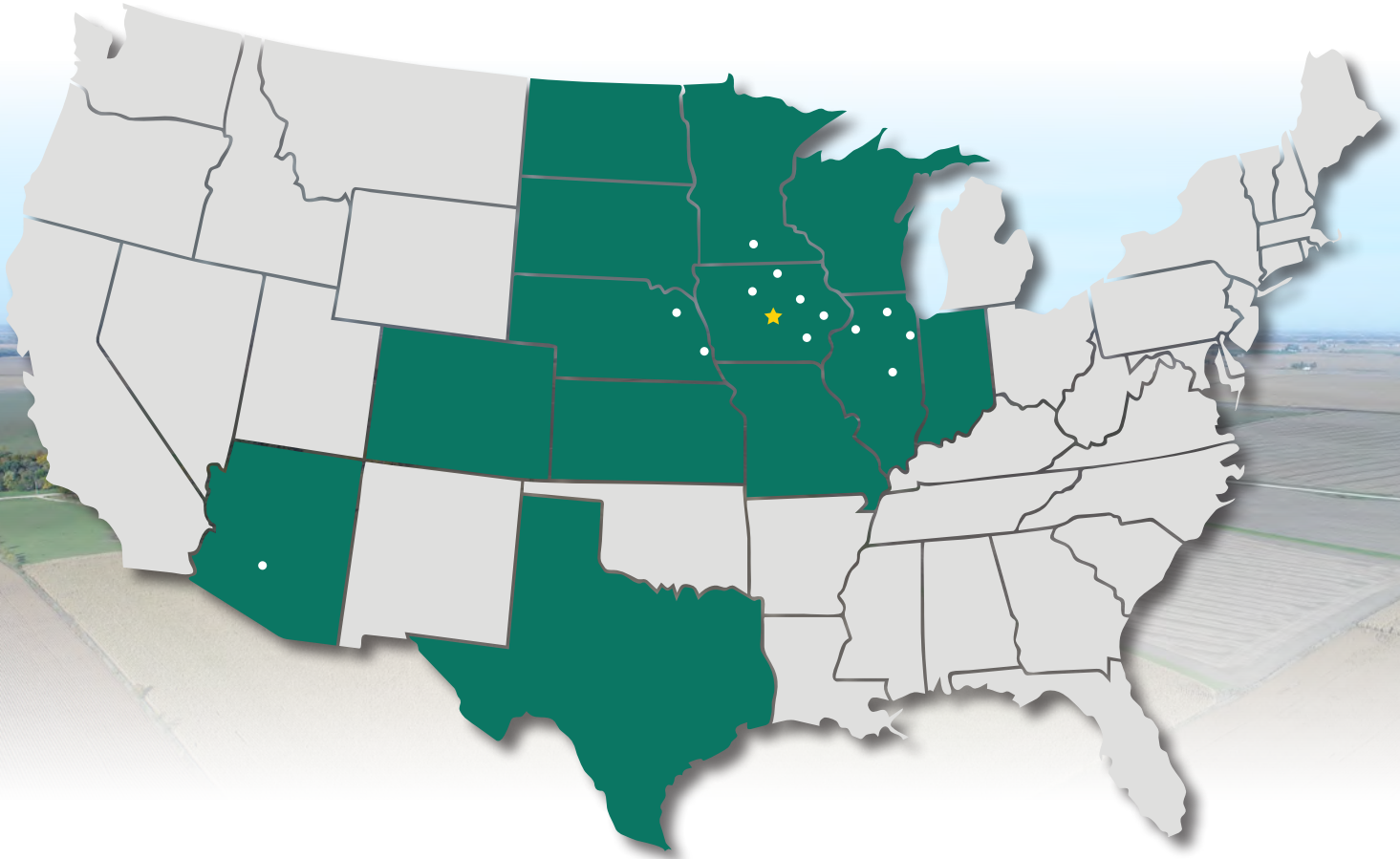
Northwest looking Southeast



Southeast looking Northwest



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