



ONE-CHANCE SEALED BID SALE



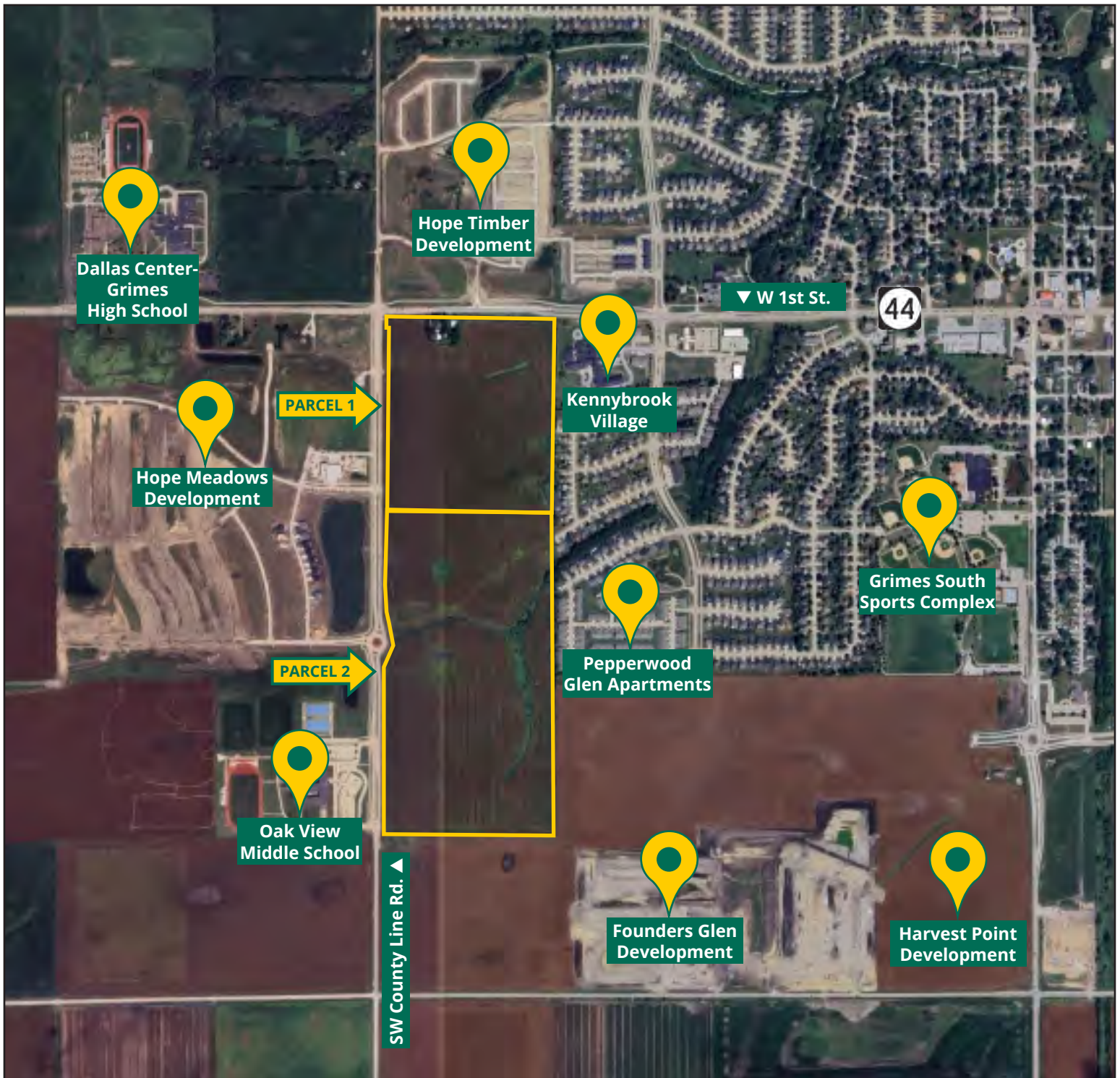
Broderick Family Farm



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

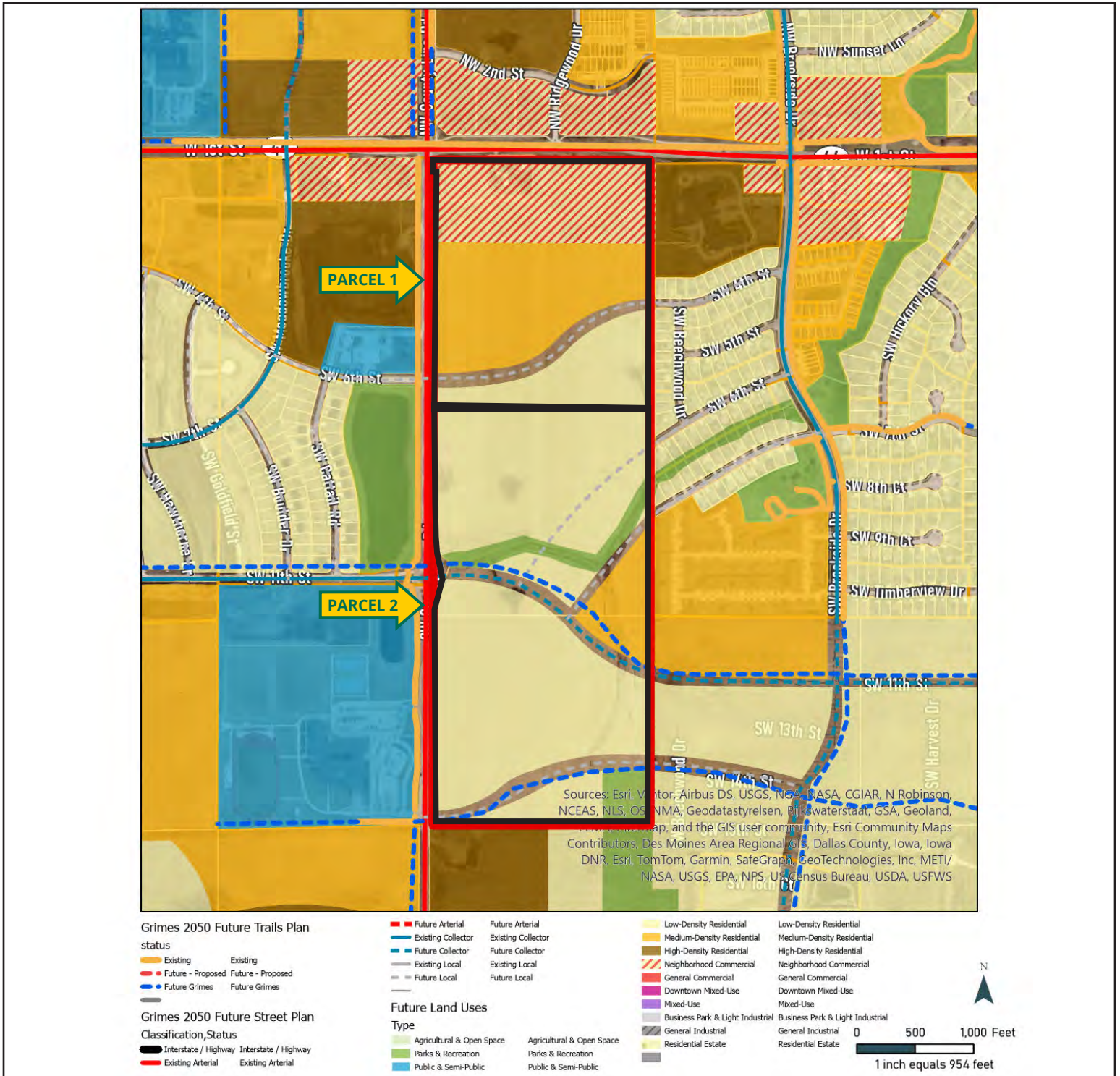
Bid Deadline:
Thursday, July 23, 2026
12:00 Noon, CDT

139.98 Acres, m/l
2 Parcels
Polk County, IA



@2025 Google - Imagery





Map obtained from the City of Grimes

Zoned A-1 | Future Land Uses: Neighborhood Commercial, Medium-Density Residential, Low-Density Residential



Location

From Grimes: Head west on Hwy. 44. The property is at the intersection of Hwy. 44 and SW County Line Rd.

Simple Legal

Part of Section 6, Township 79 North, Range 25 West of 5th P.M., Polk County, IA. *Final abstract/title documents to govern legal description.*

Address

14172 NW 70th Ave.
Grimes, IA 50111

Real Estate Tax

Taxes Payable 2025 - 2026: \$3,253.00
Gross Acres: 54.37
Net Taxable Acres: 51.83
Tax per Net Taxable Acre: \$62.76

Special Assessments

None.

Zoning

Zoned A-1 within the City of Grimes.

Future Land Uses

Grimes Future Land Use Map identifies this parcel as neighborhood commercial, medium-density residential, and low-density residential.

Lease Status

Leased through the 2026 Crop Year.

FSA Data

Farm Number 6544, Part of Tract 10704
FSA/Eff. Crop Acres: 50.44*
Corn Base Acres: 26.59*
Corn PLC Yield: 141 Bu.
Bean Base Acres: 23.80*
Bean PLC Yield: 37 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, Nicollet, and Webster clay loam. CSR2 on the net taxable acres is 88.90. See soil map for detail.

Land Description

Nearly level to gently sloping.

Drainage

Some tile, no maps available.

Buildings/Improvements

Single-family home built in 1918 offering 1,680 square feet with 4 bedrooms and 1¾ bathroom. Property includes a detached garage and two storage sheds.

Water & Well Information

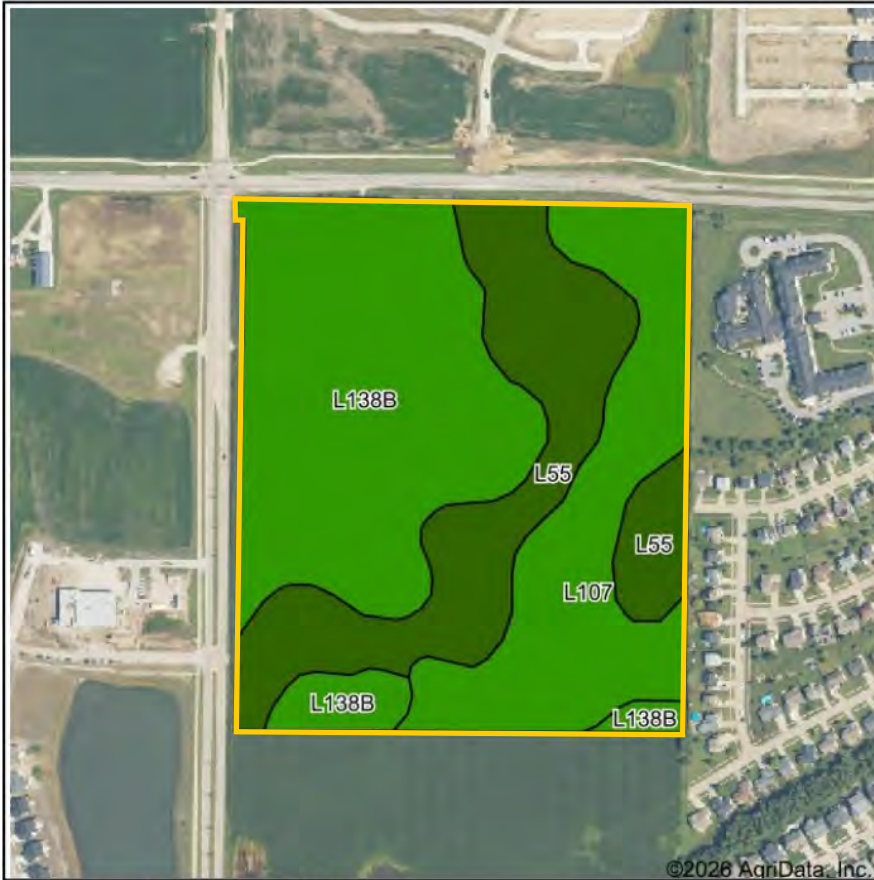
3 wells located on the acreage site.

Comments

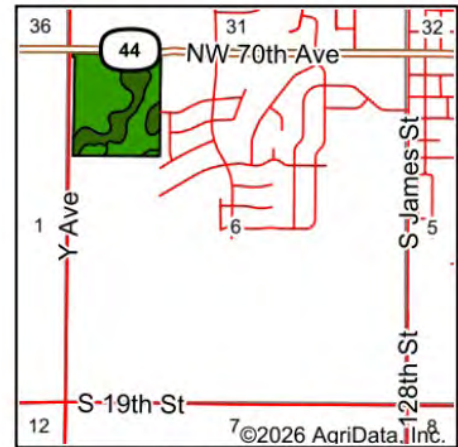
Prime development land within the city limits of Grimes. Parcel has road frontage on Hwy. 44, along with water and sewer connections immediately available.



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.






Soils data provided by USDA and NRCS.



State: Iowa
 County: Polk
 Location: 6-79N-25W
 Township: Webster
 Acres: 51.83
 Date: 5/27/2026



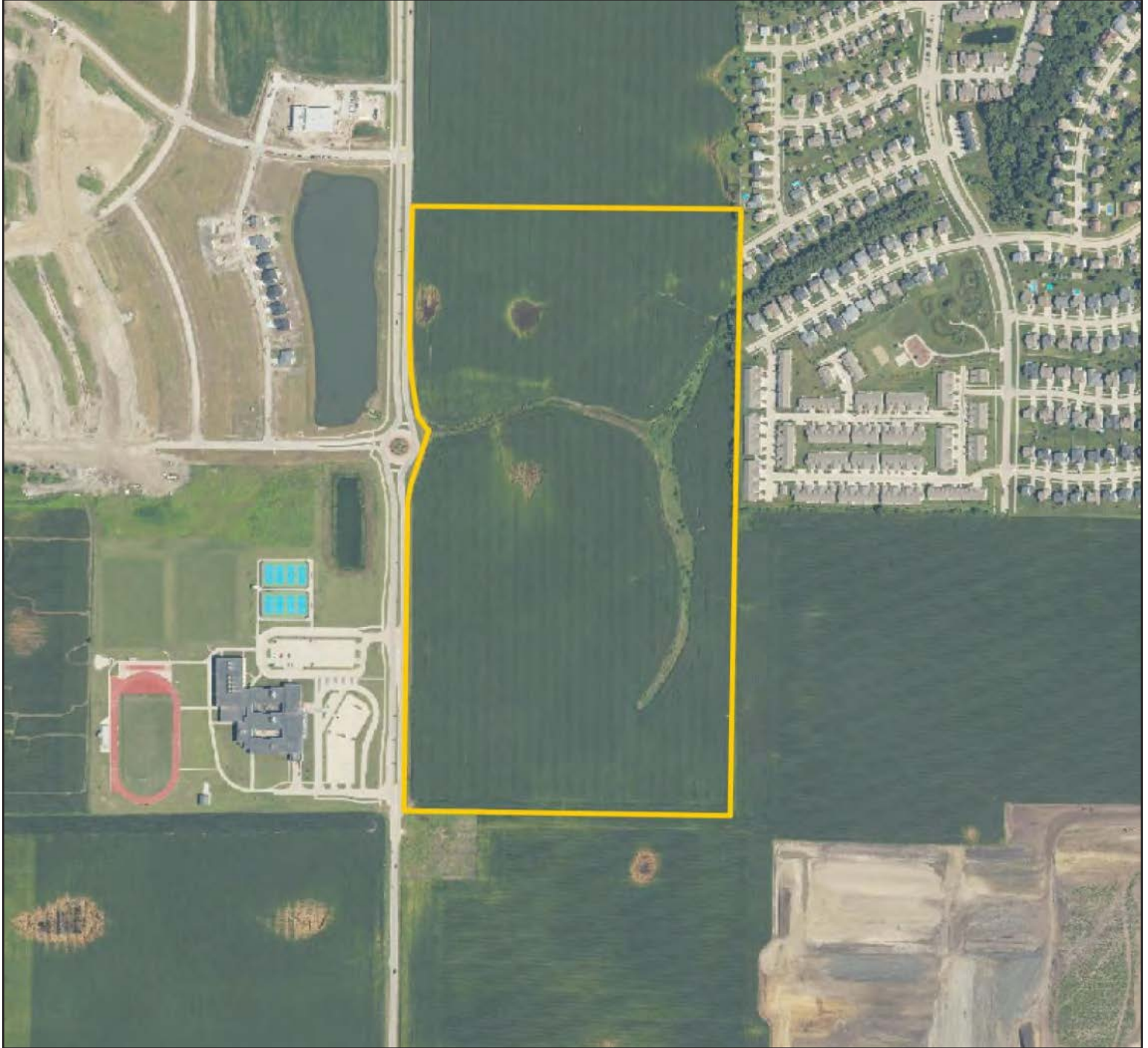
Area Symbol: IA153, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	23.44	45.2%		Ile	88
L55	Nicollet loam, 1 to 3 percent slopes	14.86	28.7%		le	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	13.53	26.1%		llw	88
Weighted Average					1.71	88.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Zoned A-1 | Future Land Uses: Medium-Density Residential and Low-Density Residential



Location

From Grimes: Head west on Hwy. 44. Turn south on SW County Line Rd. In ½ mile the property is on the east side of the road.

Simple Legal

Part of Section 6, Township 79 North, Range 25 West of the 5th P.M., Polk County, IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$2,972
Net Taxable Acres: 85.61
Tax per Net Taxable Acre: \$34.72

Special Assessments

None.

Zoning

Zoned A-1 within the City of Grimes.

Future Land Use

Grimes Future Land Use Map identifies this parcel as neighborhood commercial, medium-density residential, and low-density residential.

Lease Status

Leased through the 2026 Crop Year.

FSA Data

Farm Number 6544, Part of Tract 10704
FSA/Eff. Crop Acres: 83.65*
Corn Base Acres: 43.95*
Corn PLC Yield: 141 Bu.
Bean Base Acres: 39.33*
Bean PLC Yield: 37 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 Webster and Clarion loam. CSR2 on the net taxable acres is 86.10. See soil map for detail.

Land Description

Nearly level to gently sloping.

Drainage

Some tile, no maps available.

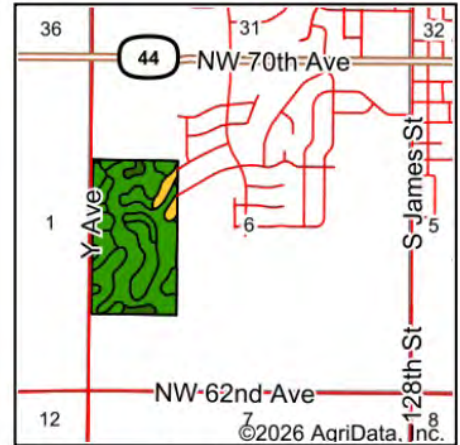
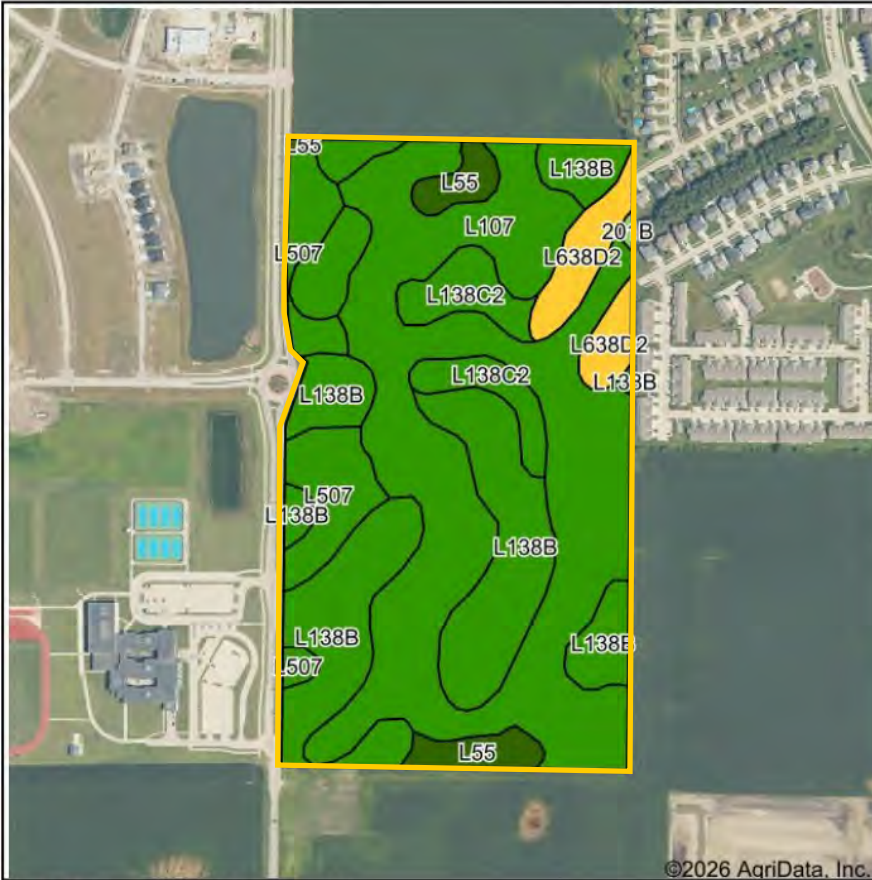
Buildings/Improvements

None.

Comments

Prime development land within the city limits of Grimes with water and sewer connections immediately available.





State: Iowa
 County: Polk
 Location: 6-79N-25W
 Township: Webster
 Acres: 85.61
 Date: 5/22/2026



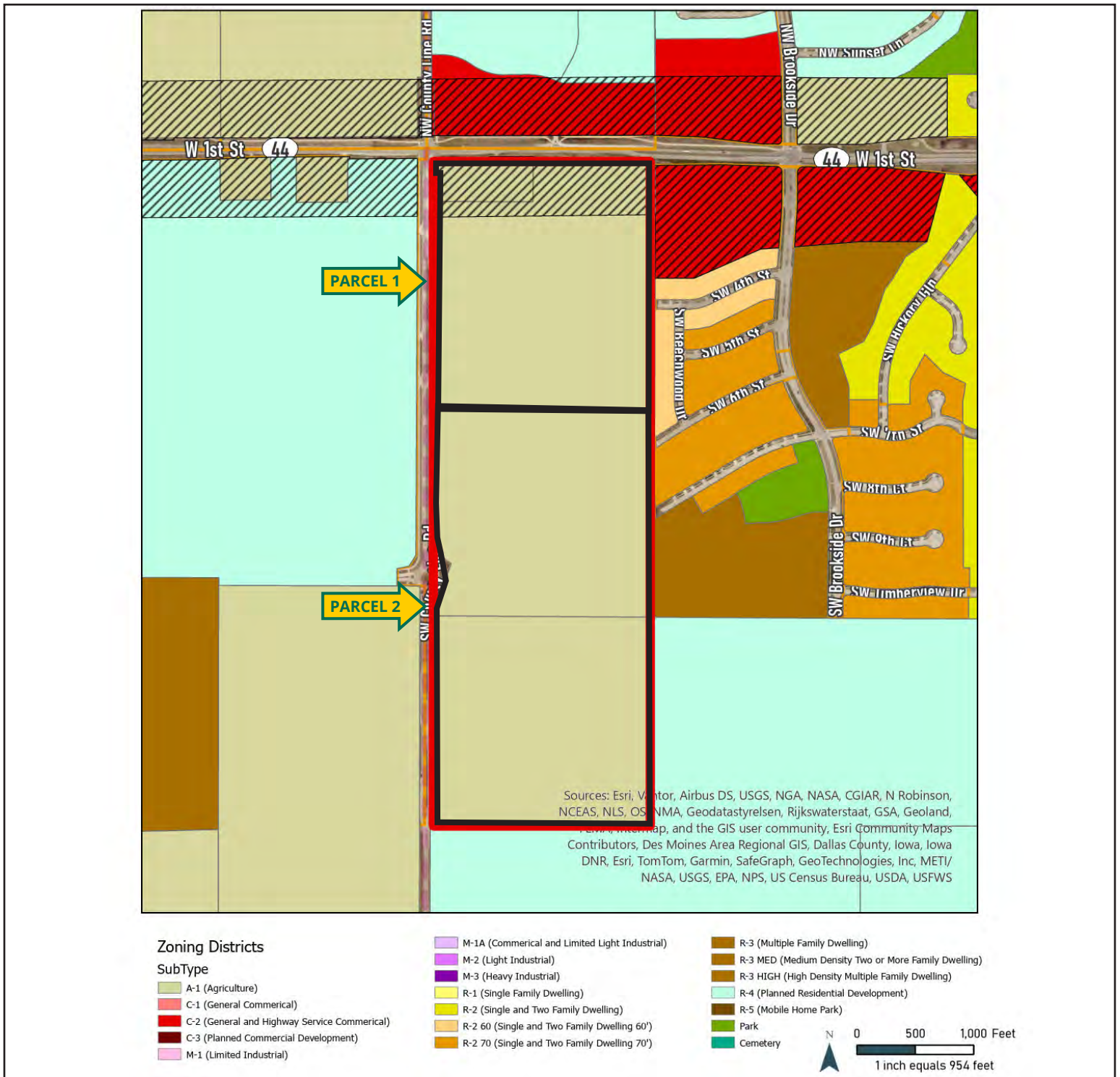
Soils data provided by USDA and NRCS.

Area Symbol: IA153, Soil Area Version: 28

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	39.98	46.7%		IIw	88
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	26.04	30.4%		IIe	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	7.03	8.2%		IIw	87
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	4.95	5.8%		IIIe	83
L638D2	Omsrud-Storden complex, Bemis moraine, 10 to 16 percent slopes, moderately eroded	4.19	4.9%		IVe	53
L55	Nicollet loam, 1 to 3 percent slopes	3.29	3.8%		Ie	91
201B	Coland, occasionally flooded-Terril complex, 2 to 5 percent slopes	0.13	0.2%		IIw	78
Weighted Average					2.12	86

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



Southeast looking Northwest



South looking North



Northeast looking Southwest



North looking South



Bid Deadline: Thur., July 23, 2026

Time: 12:00 Noon, CDT

Mail To:

Hertz Real Estate Services
Attn: Matt Vegter
415 S. 11th Street
Nevada, IA 50201

Seller

Michael & Chereen Broderick and
Broderick Family Trust

Agency

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

Attorney

Benjamin Rouse
Brown, Fagen, & Rouse

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 515-290-7286.

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, July 23, 2026 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 12:00 Noon, CDT on July 27, 2026, and all bidders will be notified shortly thereafter.

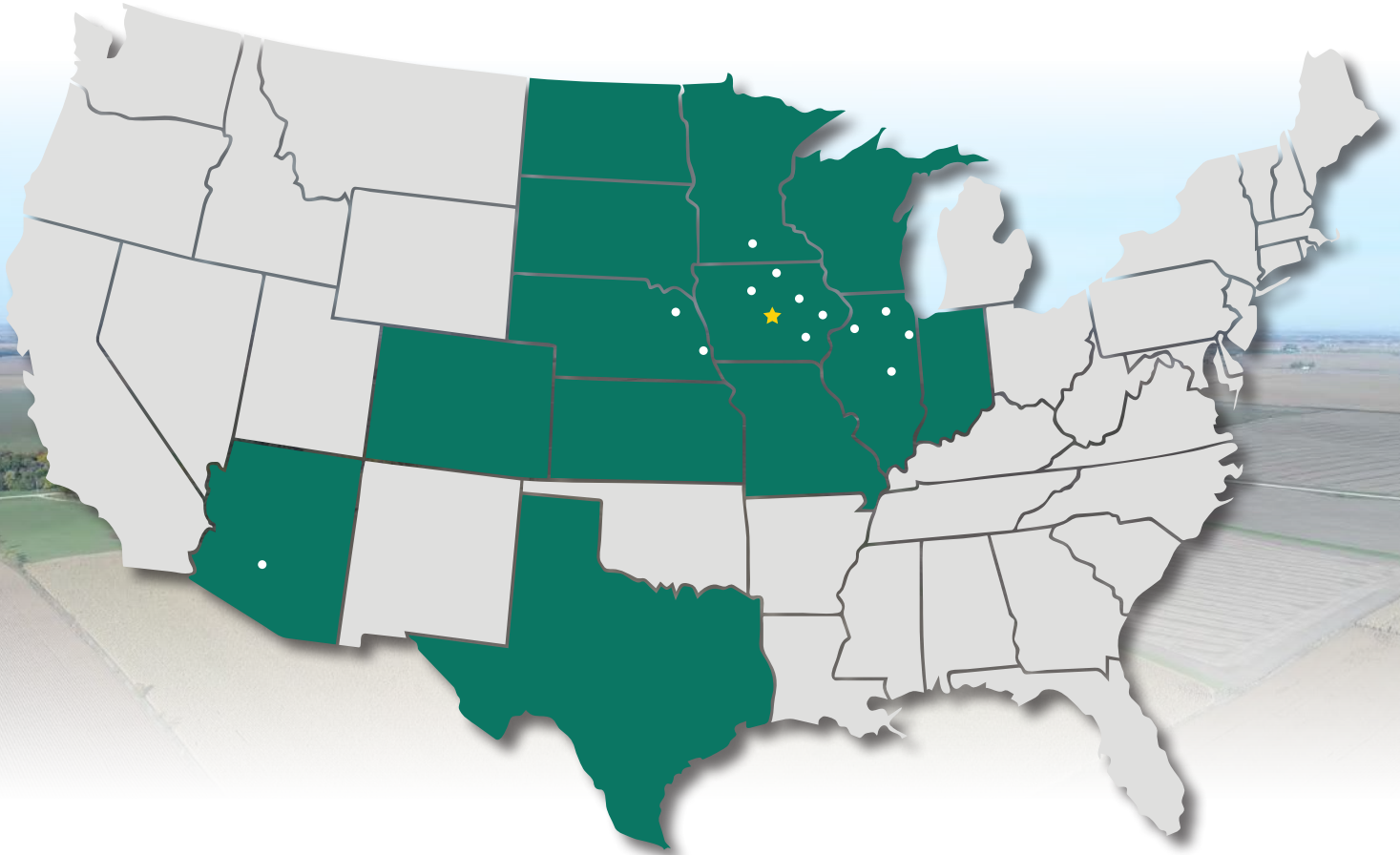
Terms of Possession

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 23, 2026, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession of the farmland will be given at settlement, subject to the existing lease which expires March 1, 2027. Possession of the house/acreage site will be given May 1, 2027. 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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515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | www.Hertz.ag

MATT VEGTER, ALC
515.290.7286
MattV@Hertz.ag