



ONE-CHANCE SEALED BID SALE



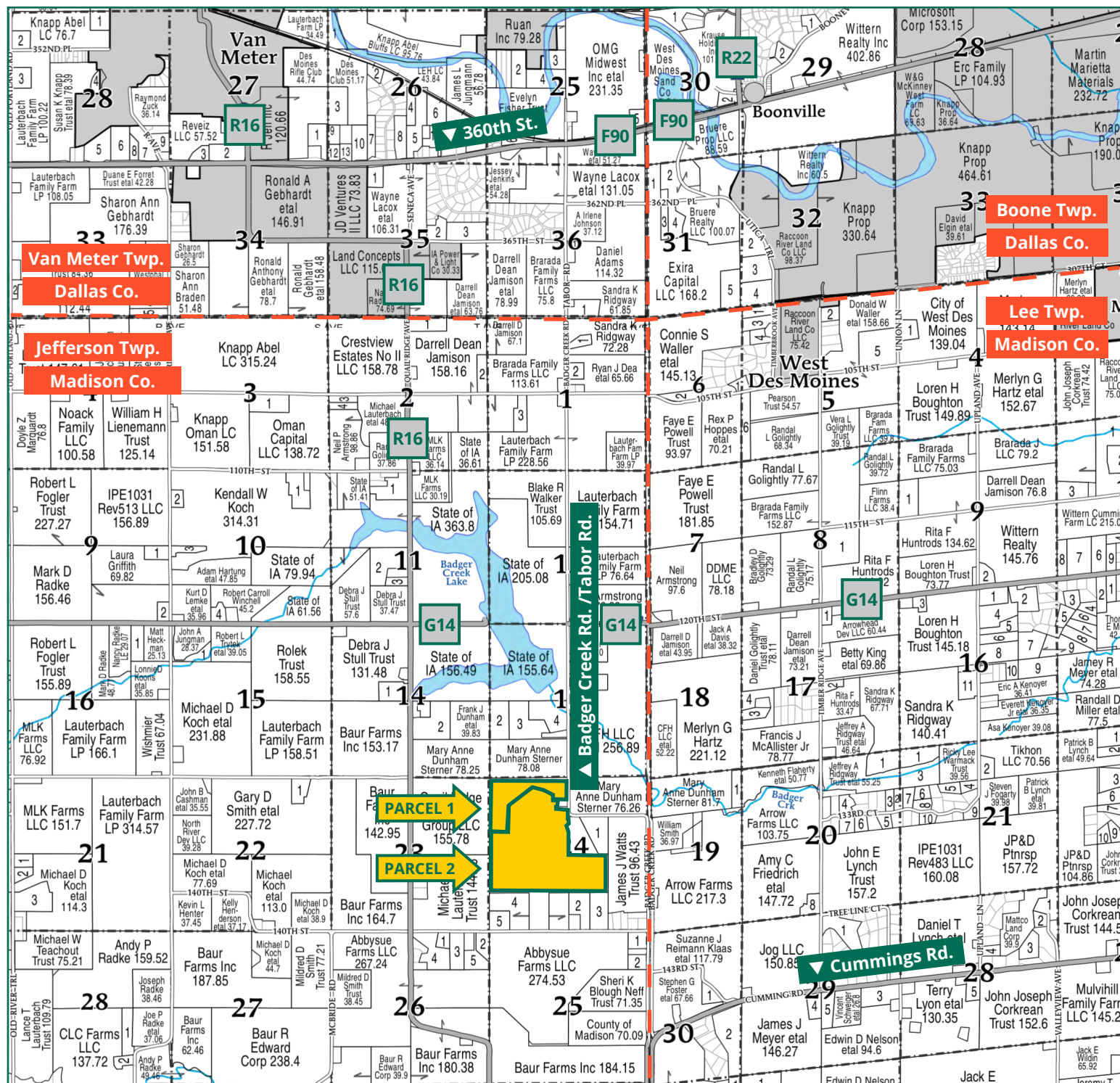
**Building Site Potential Within
15 Miles of West Des Moines**



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

Bid Deadline:
Thursday, August 27, 2026
12:00 Noon, CDT

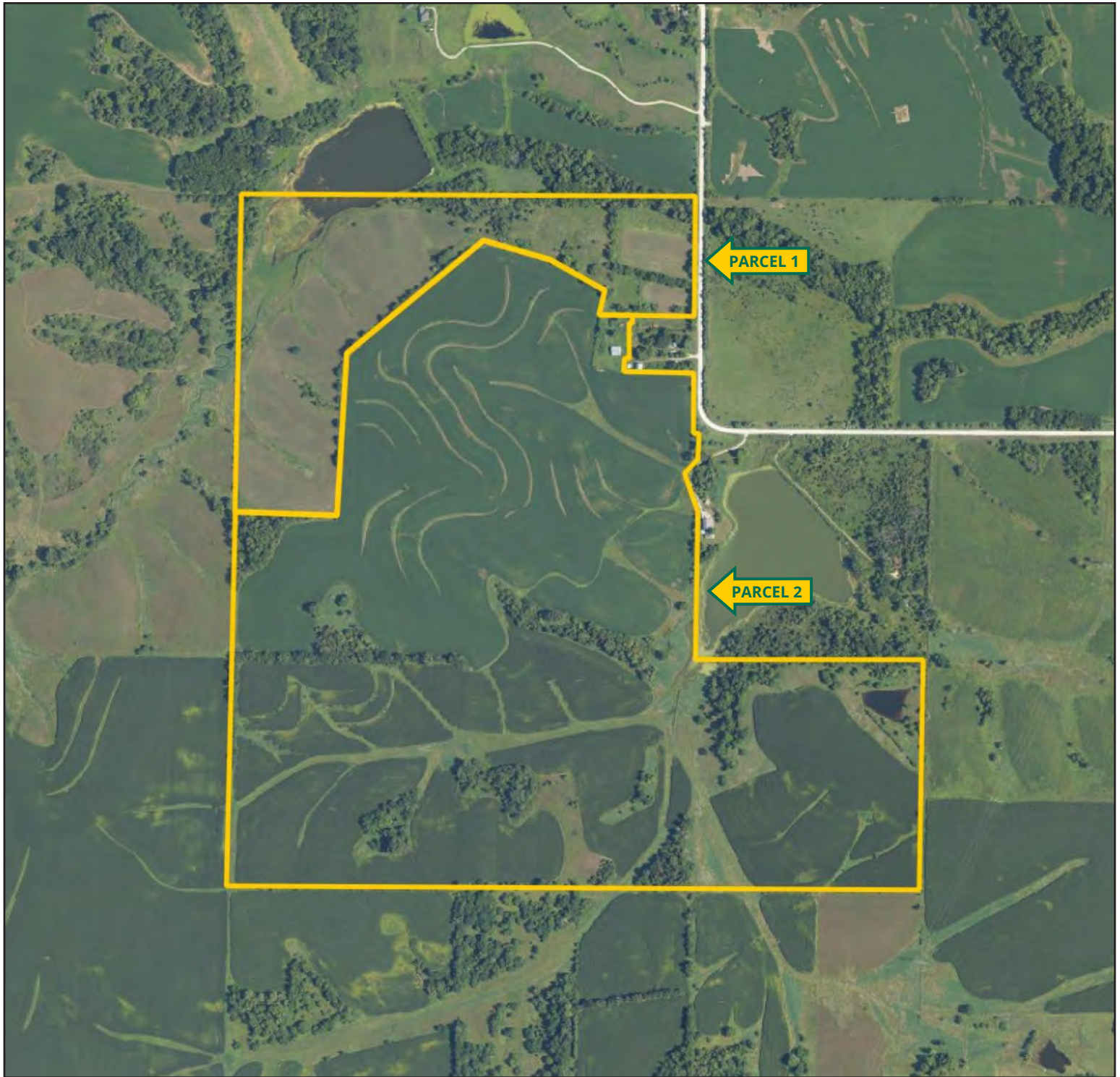
276.64 Acres, m/l
2 Parcels
Madison County, IA



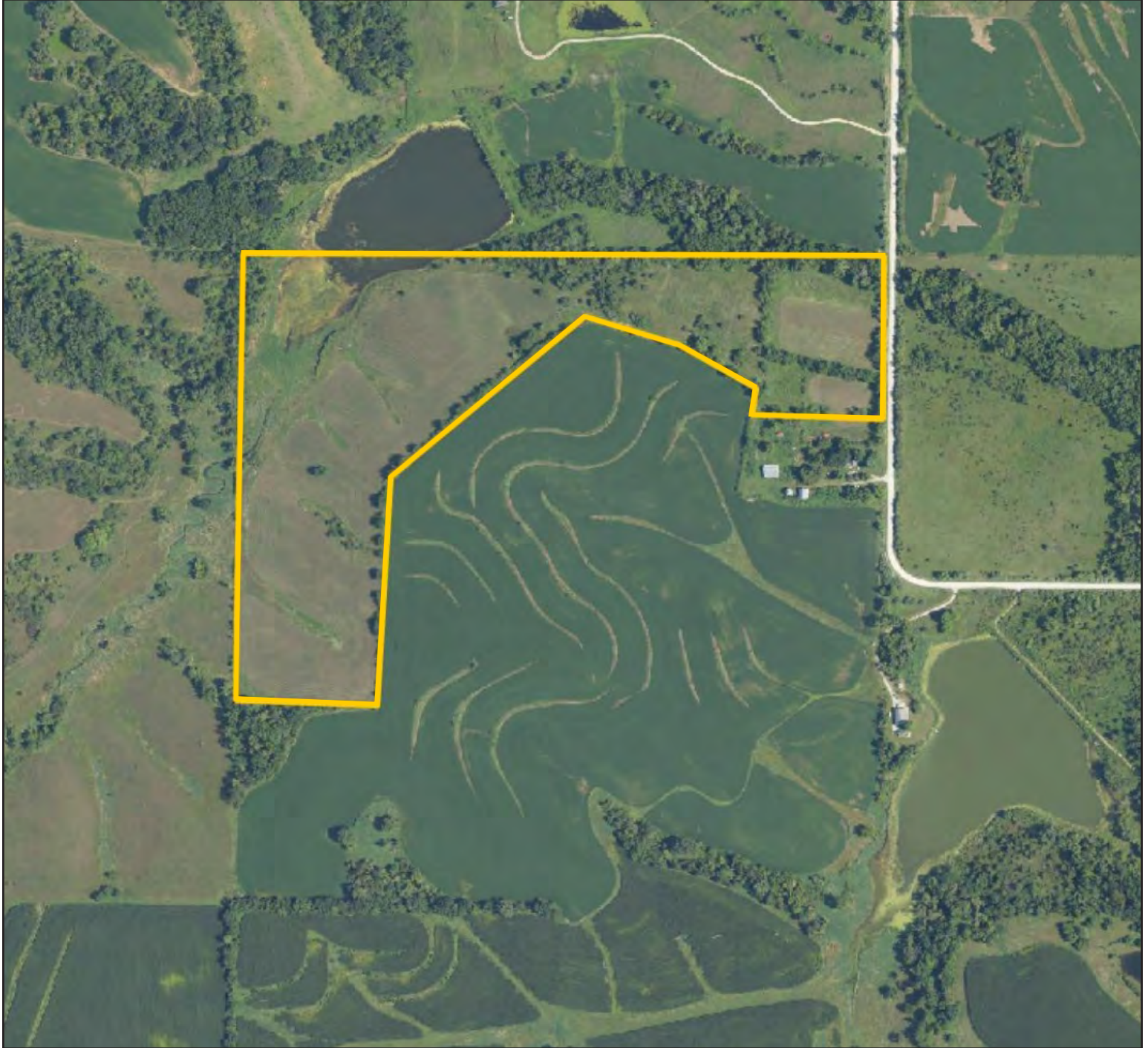
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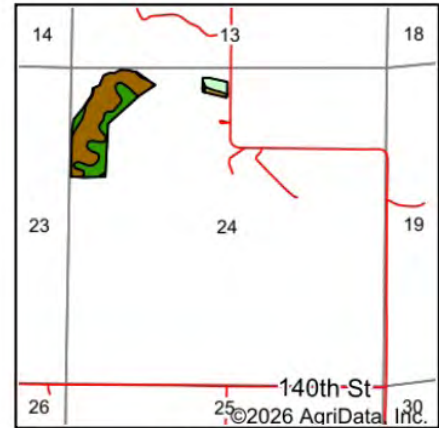
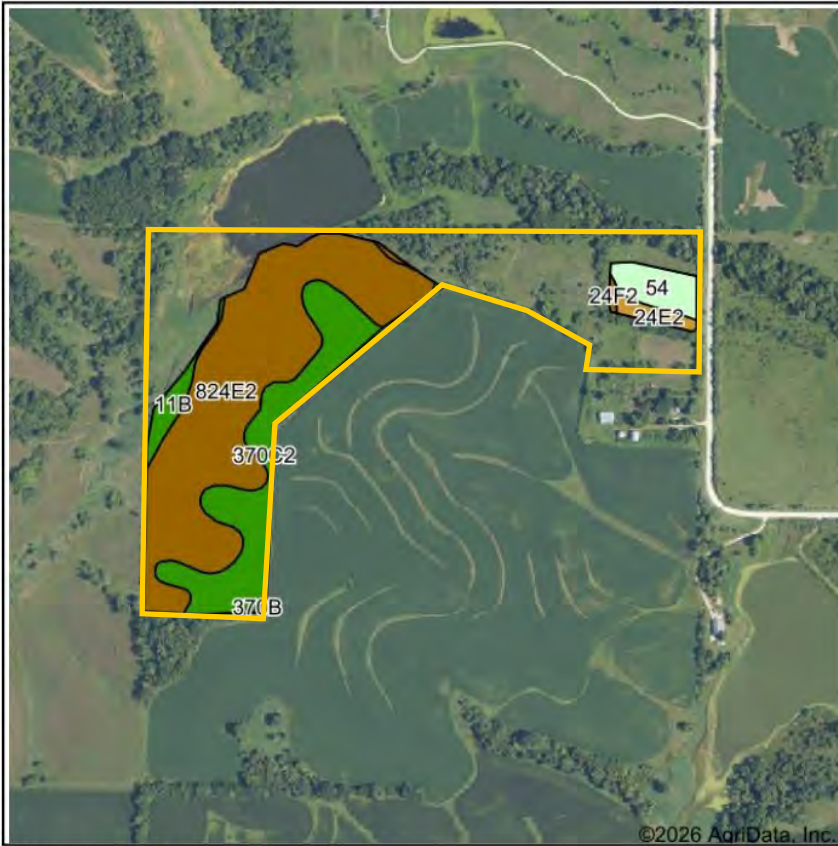


Est. FSA/Eff. Crop Acres: 29.12 | CRP Acres: 1.16 | Soil Productivity: 44.50 CSR2



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State: Iowa
County: Madison
Location: 24-77N-27W
Township: Jefferson
Acres: 29.12
Date: 7/1/2026



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA121, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
824E2	Shelby-Lamoni complex, 14 to 18 percent slopes, eroded	18.03	61.9%		IVe	26
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	7.53	25.9%		IIIe	80
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.63	5.6%		IIw	67
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	0.97	3.3%		IIw	80
24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	0.64	2.2%		IVe	35
24F2	Shelby clay loam, dissected till plain, 18 to 25 percent slopes, eroded	0.21	0.7%		VIe	20
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	0.11	0.4%		IIe	91
Weighted Average					3.57	44.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Van Meter: Go south on East St./Richland Rd. to Co. Hwy F90/360th St. Then east 2 miles to Tabor Rd./Badger Creek Rd. and south 4 miles. The property is on west side of the road.

From Interstate 35/Cummings Rd.: Go west 8.5 miles to Badger Creek Rd. then north 2 miles. The property is on the west side of the road.

Simple Legal

Parcel X in NW¼ of Section 24, Township 77 North, Range 27 West of 5th P.M., Madison Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$969.36*
Surveyed Acres: 49.39

Net Taxable Acres: 44.69*

Tax per Net Taxable Acre: \$21.69*

**Taxes estimated due to recent survey of property. Madison County Treasurer/Assessor will determine final tax figures.*

Lease Status

Leased through the 2026 crop year.

FSA Data

Farm Number 5662, Part of Tract 4718
Est. FSA/Eff. Crop Acres: 29.12*

CRP Acres: 1.16

Corn Base Acres: 11.13*

Corn PLC Yield: 114 Bu.

Bean Base Acres: 1.65*

Bean PLC Yield: 35 Bu.

Oats Base Acres: .32*

Oats PLC Yield: 48 Bu.

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

NRCS Classification

HEL: Highly Erodible Land. Tract contains a wetland or farmed wetland.

CRP Contracts

There are 1.16 acres enrolled in a CP-21 contract that pays \$313.00 annually and expires 9/30/2026.

Soil Types/Productivity

Primary soils are Shelby-Lamoni complex and Sharpsburg silty clay loam. CSR2 on the Est. FSA/Eff. crop acres is 44.50. 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

Moderately to steeply sloping.

Drainage

Natural.

Water & Well Information

Part of a larger pond on property.

Comments

Great opportunity to build your dream house overlooking a pond with plenty of room for outdoor activities. This recreational parcel is just 15 miles from Jordan Creek Mall and in the Van Meter School District. This is a buildable site for 1 residential home, if you wish for multiple estates, please reach out to county planning and zoning for guidance.



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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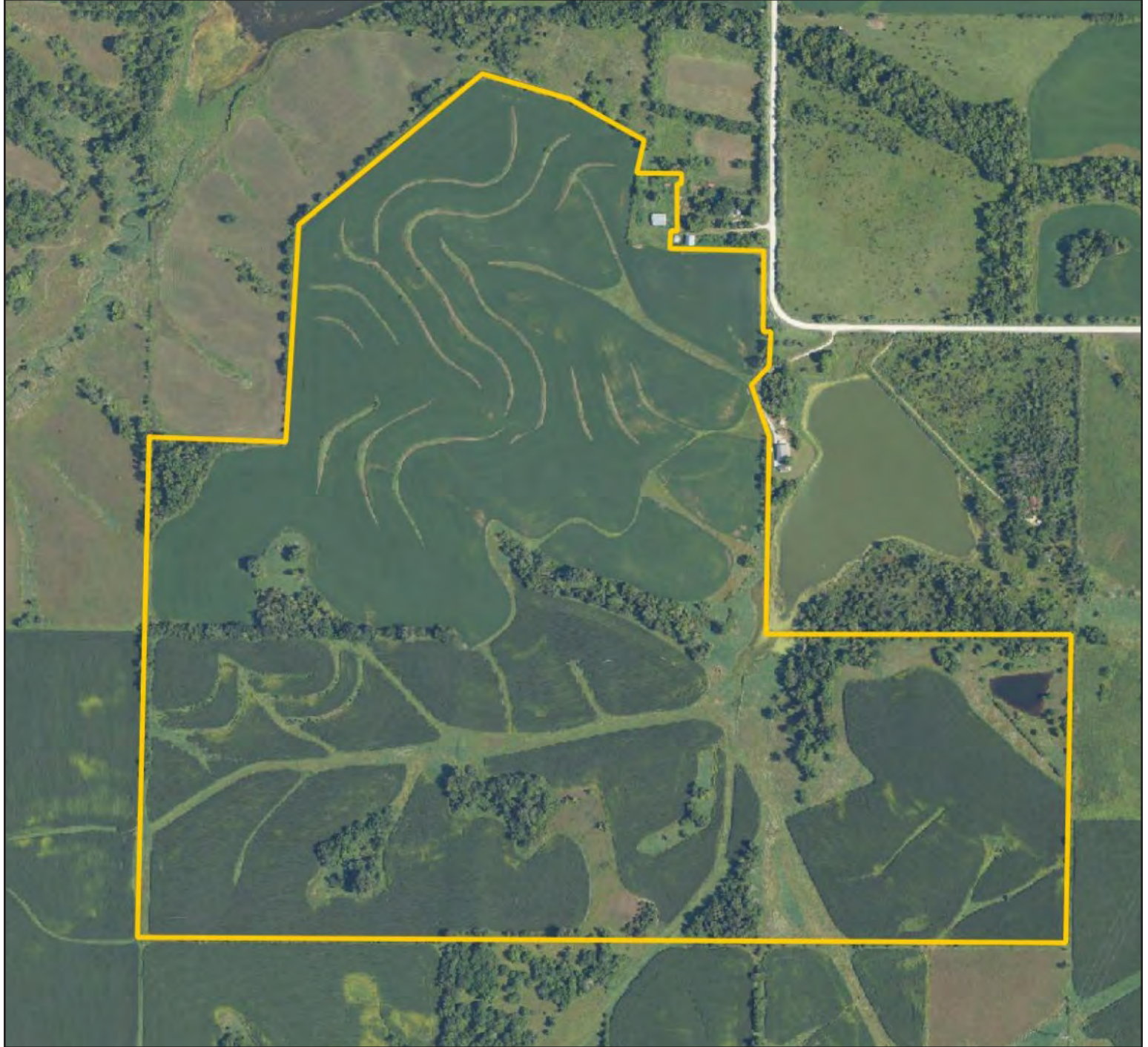
Northwest looking Southeast

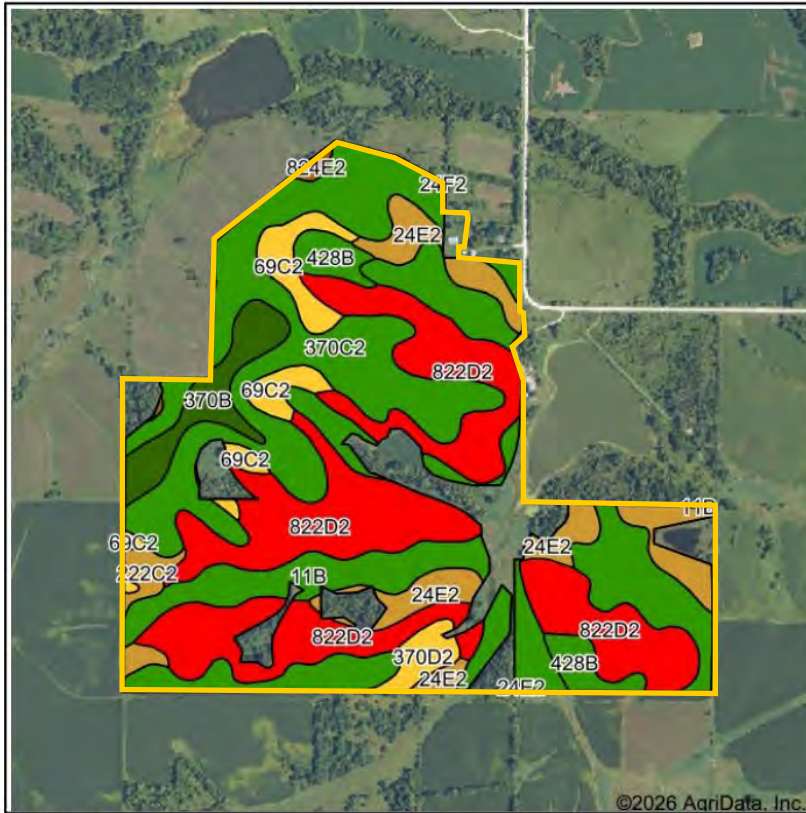


Southwest looking Northeast



Est. FSA/Eff. Crop Acres: 200.30 | Soil Productivity: 51.90 CSR2





Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Madison**
Location: **24-77N-27W**
Township: **Jefferson**
Acres: **200.3**
Date: **7/1/2026**



Area Symbol: IA121, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
822D2	Lamoni clay loam, 9 to 14 percent slopes, eroded	62.34	31.3%		IVe	7
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	62.26	31.1%		IIIe	80
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	28.49	14.2%		IIw	80
24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	16.68	8.3%		IVe	35
69C2	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	8.86	4.4%		IIIw	56
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	8.48	4.2%		Ile	91
428B	Ely silty clay loam, dissected till plain, 2 to 5 percent slopes	6.07	3.0%		Ile	88
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	3.17	1.6%		IIIe	54
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	3.08	1.5%		IVw	38
824E2	Shelby-Lamoni complex, 14 to 18 percent slopes, eroded	0.87	0.4%		IVe	26
Weighted Average					3.20	51.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Van Meter: Go south on East St./ Richland Rd. to Co. Hwy F90/360th St. Then east 2 miles to Tabor Rd./ Badger Creek Rd. and south 4 miles. The property is on west side of the road.

From Interstate 35/Cummings Rd.: Go west 8.5 miles to Badger Creek Rd. then north 2 miles. The property is on the west side of the road.

Simple Legal

NW¼ except Parcels X, Y, and H, N½ SW¼ AND NW¼ SE¼ all in Section 24, Township 77 North, Range 27 West of 5th P.M., Madison Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$4,302.71*
Gross Acres: 227.25*

Net Taxable Acres: 226.38*

**Taxes estimated pending split of parcels. Madison County Treasurer/Assessor will determine final tax figures.*

Lease Status

Leased through the 2026 crop year.

FSA Data

Farm Number 5662, Part of Tract 4718

Est. FSA/Eff. Crop Acres: 125.47*

Corn Base Acres: 54.37*

Corn PLC Yield: 114 Bu.

Bean Base Acres: 8.05*

Bean PLC Yield: 35 Bu.

Oats Base Acres: 1.58*

Oats PLC Yield: 48 Bu.

**Acres and yields are estimated pending reconstitution of farm by the Madison County FSA office.*

Farm Number 6229, Tract 4720

FSA/Eff. Crop Acres: 36.33

Corn Base Acres: 19.60

Corn PLC Yield: 100 Bu.

Bean Base Acres: 2.60

Bean PLC Yield: 35 Bu

Oats Base Acres: 0.50

Oats PLC Yield: 48 Bu.

Farm Number 6230, Tract 4721

Est. FSA/Eff. Crop Acres: 38.50

Corn Base Acres: 20.60

Corn PLC Yield: 100 Bu.

Bean Base Acres: 2.80

Bean PLC Yield: 35 Bu.

Oats Base Acres: 0.50

Oats PLC Yield: 48 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Lamoni clay loam, Shropsburg silty clay loam, and Colo. CSR2 on the Est. FSA/Eff. crop acres is 51.90. 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

Moderately to steeply sloping.

Drainage

Natural with terraces and some tile. No tile maps available.

Buildings/Improvements

50 x 55 Steel Utility Building (1978)

Water & Well Information

- 1 well (NE portion of farm; serves adjoining residence to the north)
- 1 pond and part of a larger pond.

Comments

Nice agricultural property in northern Madison County. Good recreational opportunity as well.

Southeast looking Northwest



Southwest looking Northeast



Bid Deadline: Thur., August 27, 2026

Time: 12:00 Noon, CDT

Mail To:

Hertz Real Estate Services
Attn: Kyle Hansen
PO Box 500
Nevada, IA 50201

Seller

Robert A. Sterner, Jr. Trust

Agency

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

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, Kyle Hansen at 515-370-3446.

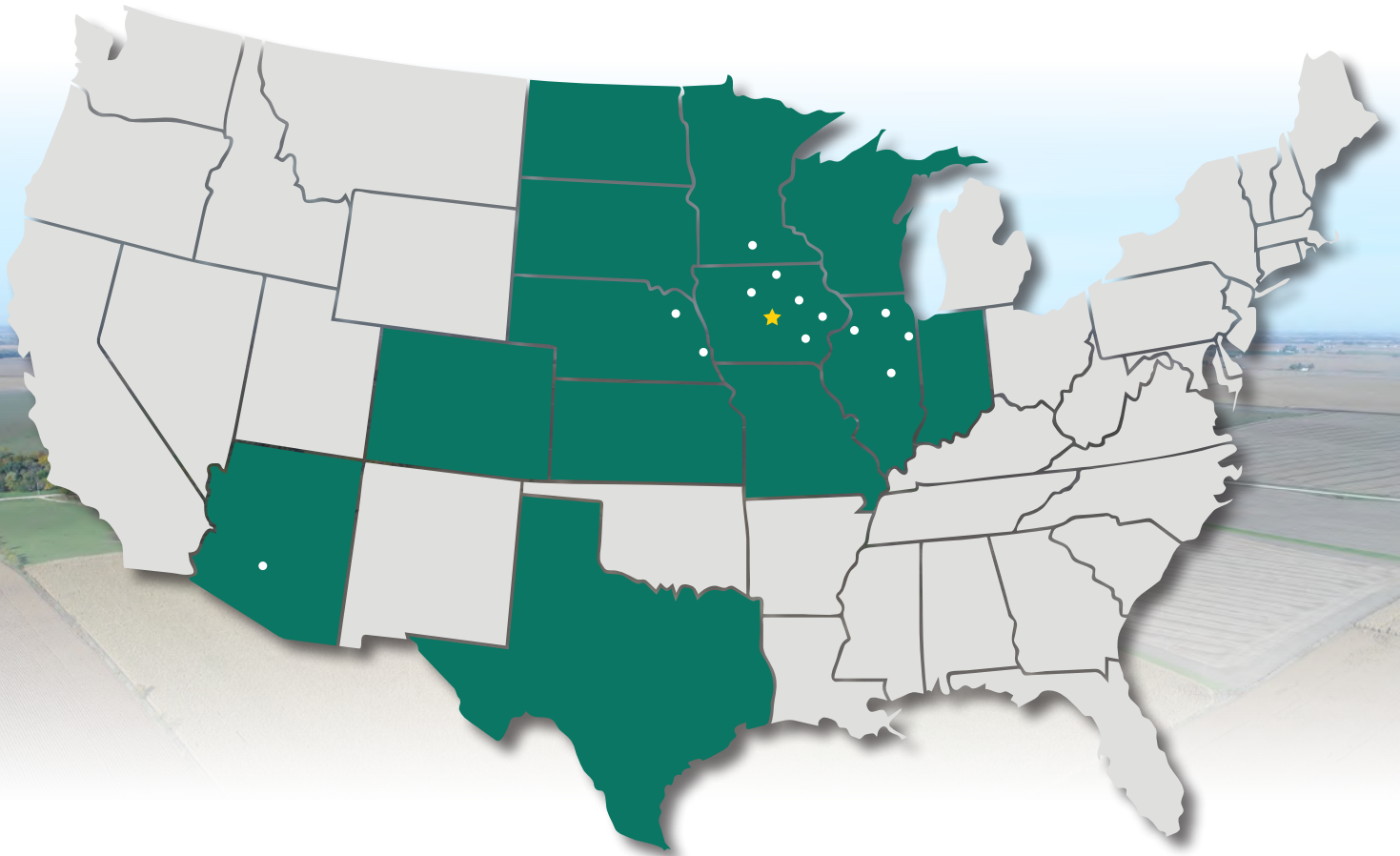
All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Nevada, IA Hertz office, on or before August 27, 2026 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 12:00 Noon, CDT on August 28, 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 October 8, 2026, 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, 2027. Taxes will be prorated to the closing date.

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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