

Iowa Certified Industrial Site Candidate – Shovel Ready

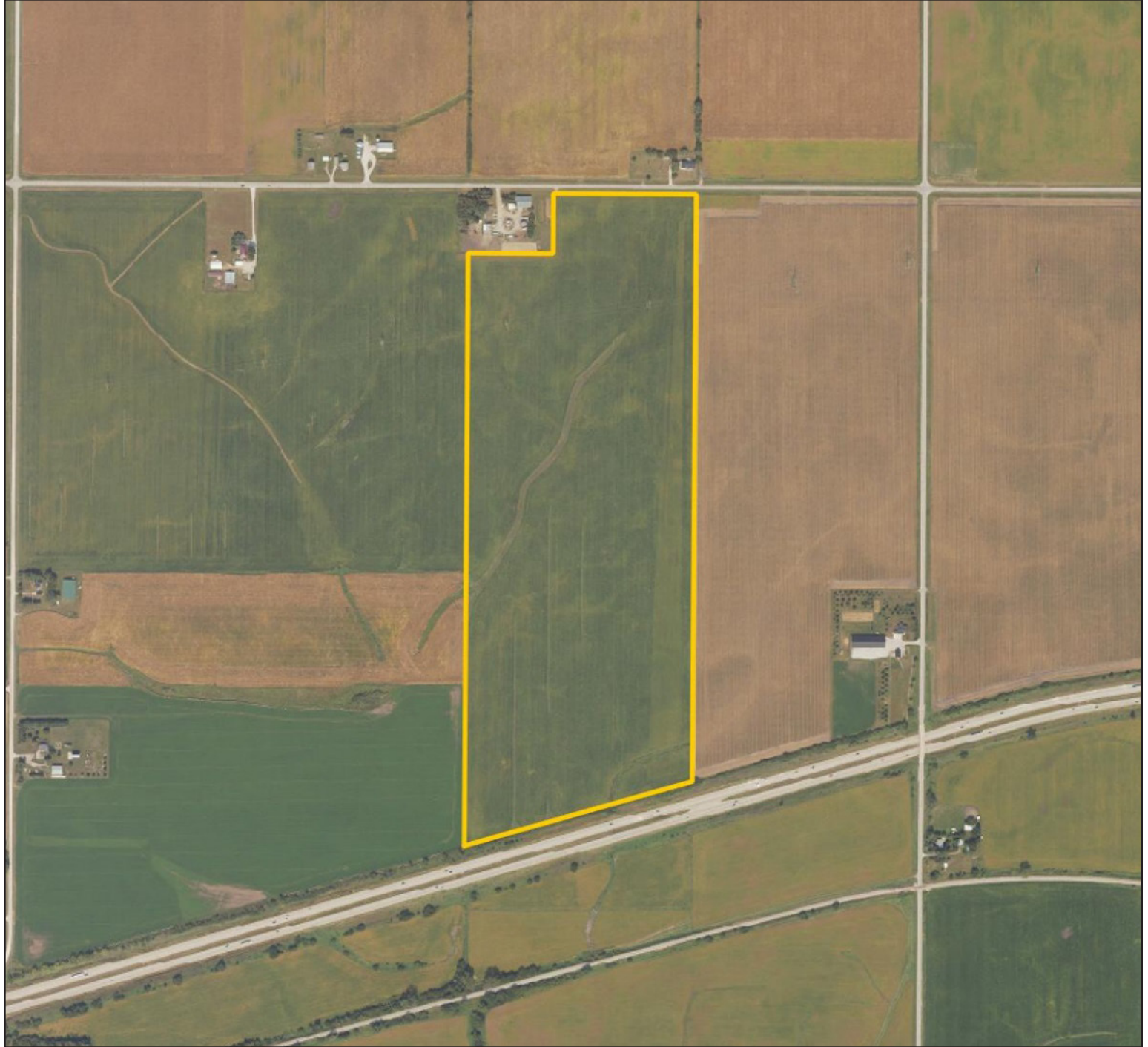


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103.62 Acres, m/I
Polk County, IA

Est. Crop Acres: 103.62 | Soil Productivity: 88.10 CSR2



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State: Iowa
 County: Polk
 Location: 4-79N-22W
 Township: Beaver
 Acres: 103.62
 Date: 8/31/2026



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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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**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	29.85	28.8%		Ile	88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	29.54	28.5%		IIw	88
L55	Nicollet loam, 1 to 3 percent slopes	28.42	27.4%		Ie	91
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	15.81	15.3%		IIIe	83
Weighted Average					1.88	88.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From I-80 access in Mitchellville: ½ mile north on Co. Hwy. S27 / NE 112th St and then 2.5 miles west on NE 70th Ave. The property is on the south side of the road.

Simple Legal

W Frl ½ NE Frl ¼ except acreage and NW¼ SE¼ lying north of Interstate #80 all in Section 4, Township 79 North, Range 22 West of 5th P.M., Polk County, IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$11,398,200
- \$110,000/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2026 - 2027: \$3,734.00

Net Taxable Acres: 103.62

Tax per Net Taxable Acre: \$36.04

Soil Types/Productivity

Primary soils are Clarion loam, Webster clay loam, and Nicollet loam. CSR2 on the estimated FSA/Eff. crop acres is 88.10. 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

Nearly level to moderately sloping.

Drainage

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

Buildings/Improvements

None.

Water & Well Information

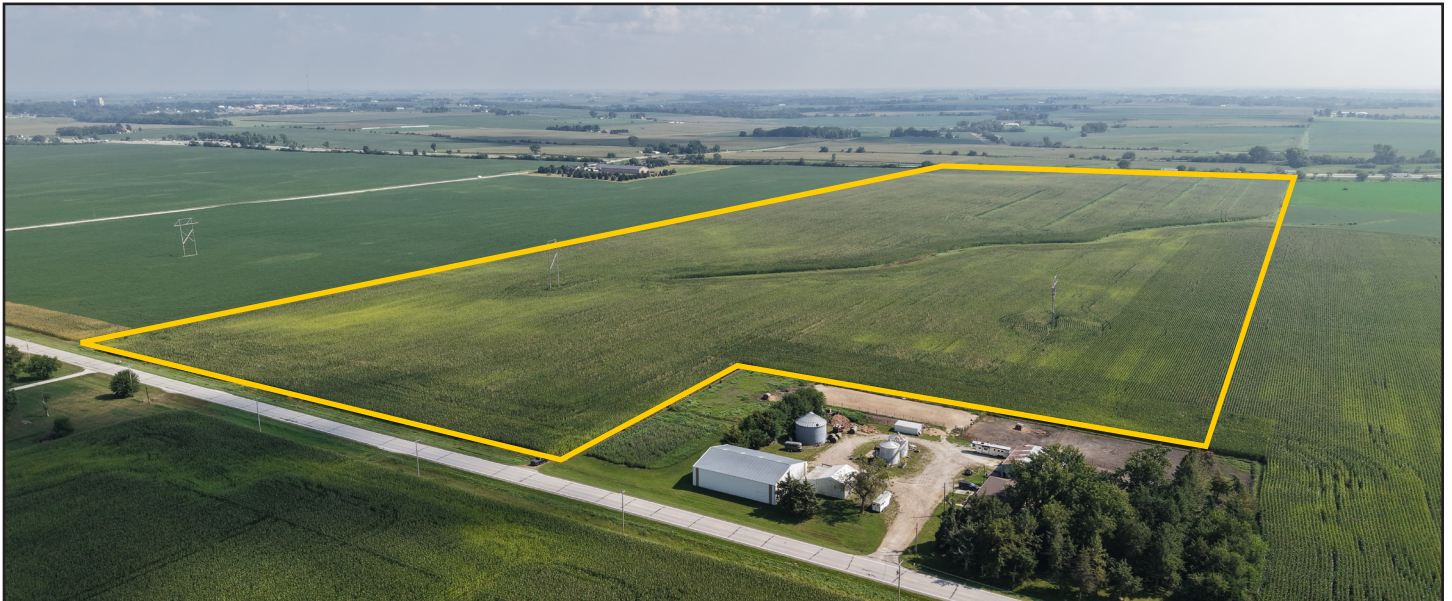
None.

Zoning

M-2 Medium Industrial.

Comments

The property is a Certified Industrial Site Candidate through the Iowa Economic Development Authority and is currently pending final approval. The property is annexed into the city limits of Bondurant and is shovel-ready, helping your business become operational more quickly.



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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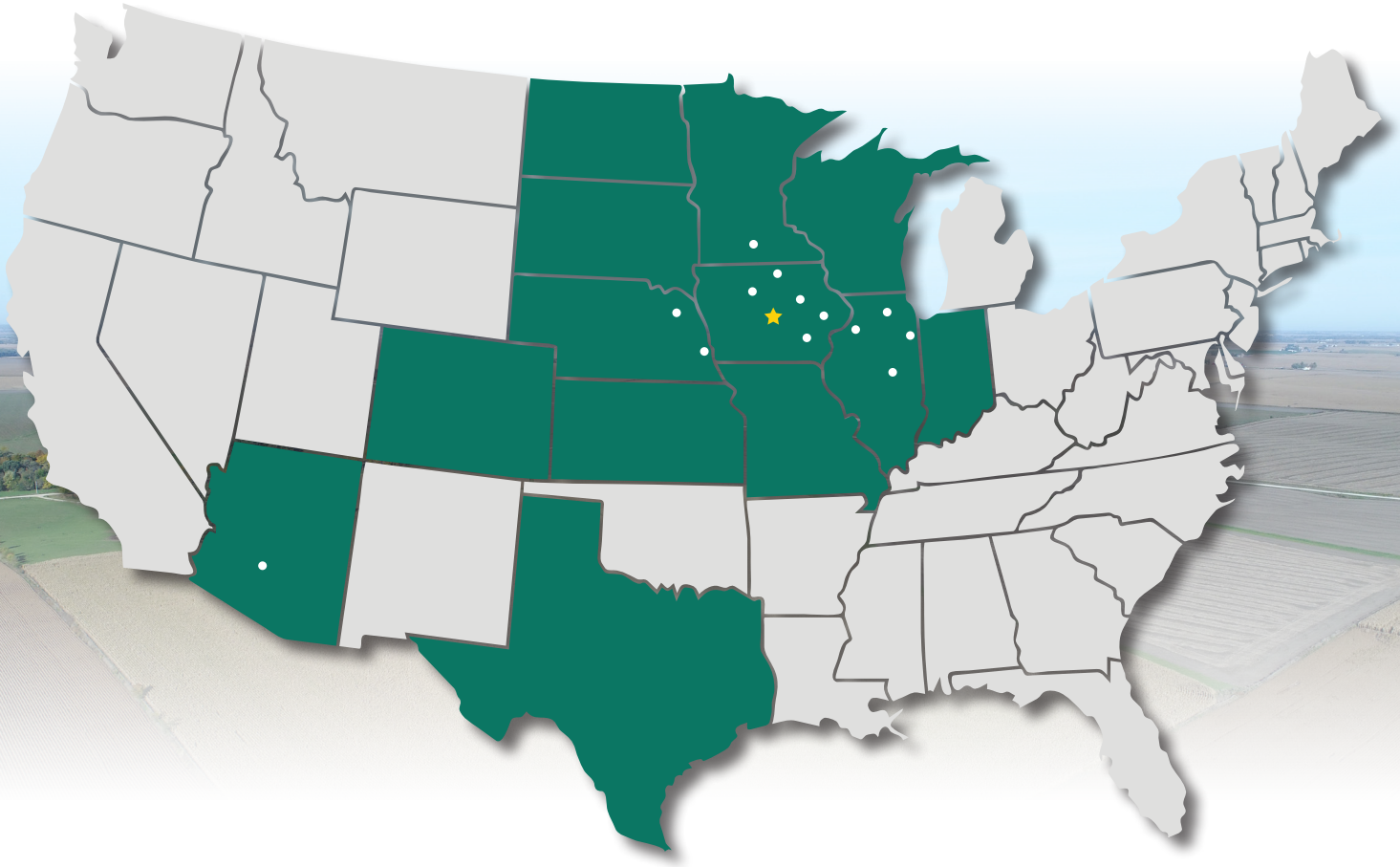
Northeast looking Southwest



Southeast looking Northwest



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