

**ACREAGE:**

**93.42 Acres, m/l**  
In 2 Parcels  
Polk County, IA

**DATE:**

Bid Deadline:  
**Sept. 16, 2020**  
**12:00 noon, CST**

**RETURN BIDS TO:**

**Hertz Real Estate**  
**Services**  
Nevada, IA



## Property Key Features

- Located Just North of the Highway 65 / 69 & Highway 5 Interchange
- Zoned N2a - Neighborhood District
- Transitional Farmland Located within the City Limits of Des Moines

**Matt Vegter, ALC**  
Licensed in IA  
**MattV@Hertz.ag**

**515-382-1500**  
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## Parcel 1

FSA/Eff. Crop Acres:	14.40
Corn Base Acres:	5.26
Bean Base Acres:	4.90
Soil Productivity:	84.60 CSR2

## Parcel 1 Property Information 18.60 Acres, m/l

### Location

Located just north of the Highway 65 / 69 and Highway 5 interchange at the intersection of Indianola Avenue and E. County Line Road / Bloomfield Road

### Legal Description

S½ SW¼ SW¼, except Parcel G and Parcel I, Section 36, Township 78 North, Range 24 West of the 5th P.M. (Bloomfield Township)

### Real Estate Tax

Taxes Payable 2019 - 2020: \$560.60  
Net Taxable Acres: 18.60  
Tax per Net Taxable Acre: \$30.14

### FSA Data

Farm Number 6743, Tract 10827  
FSA/Eff. Crop Acres: 14.40  
Corn Base Acres: 5.26  
Corn PLC Yield: 139 Bu.  
Bean Base Acres: 4.90  
Bean PLC Yield: 51 Bu.

### Soil Types/Productivity

Primary soils are Sharpsburg and Macksburg. CSR2 on the FSA/Eff. crop acres is 84.60. See soil map for detail.

### Land Description

Level to moderately sloping.

### Drainage

Natural

### Buildings/Improvements

None

### Sewer

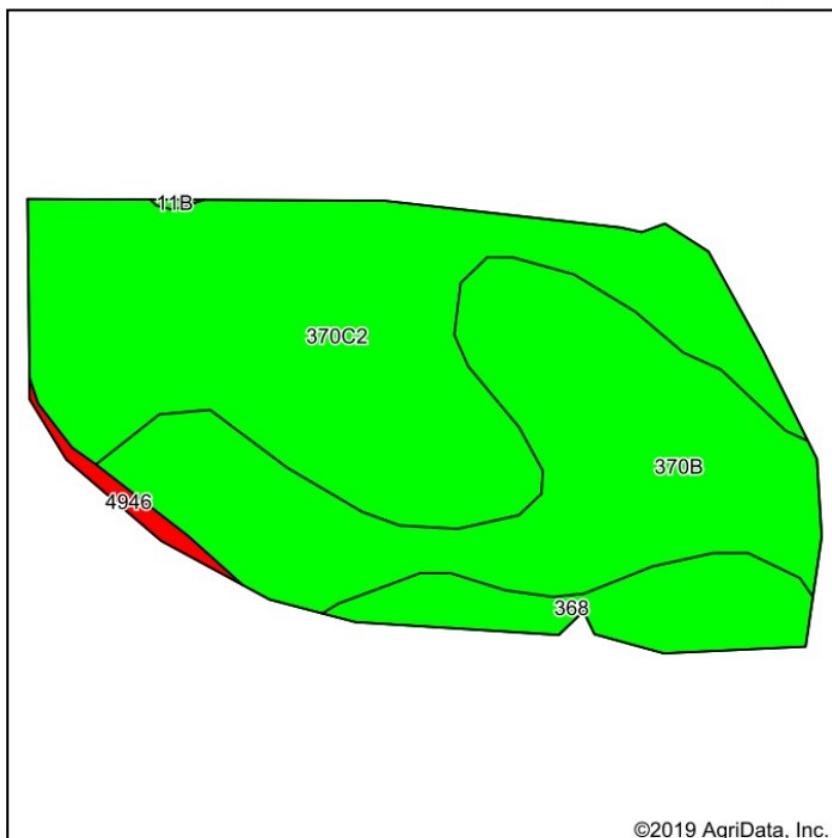
30" and 42" sanitary sewer running through northwest area of property.

### Easement

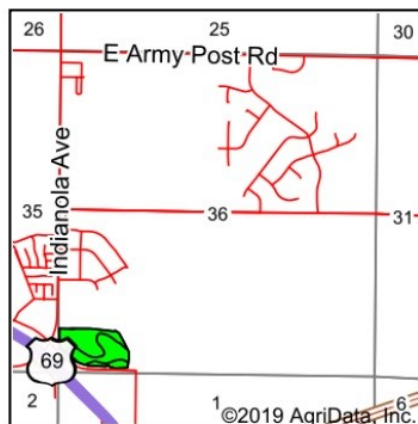
60' easement reserved across the very north end of Parcel 1 to the benefit of Parcel 2 for future road/utilities.

### Comments

Transitional farmland located in the city limits of Des Moines. Zoned N2a - Neighborhood District.



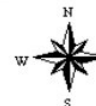
Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Polk**  
Location: **36-78N-24W**  
Township: **Bloomfield**  
Acres: **14.4**  
Date: **6/24/2020**



Maps Provided By:  
  
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Area Symbol: IA153, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	7.18	49.9%		IIIe	80	67
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	5.64	39.2%		IIe	91	87
368	Macksburg silty clay loam, 0 to 2 percent slopes	1.39	9.7%		Iw	93	95
4946	Orthents-urban land complex, 0 to 5 percent slopes	0.19	1.3%			5	0
Weighted Average						84.6	76.7





## Parcel 2

FSA/Eff. Crop Acres:	<b>63.81</b>
Corn Base Acres:	<b>23.34</b>
Bean Base Acres:	<b>21.70</b>
Soil Productivity:	<b>80.20 CSR2</b>

## Parcel 2 Property Information 74.82 Acres, m/l

### Location

Located just north of the Highway 65 / 69 and Highway 5 Interchange on the east end of E. County Line Road / Bloomfield Road.

### Legal Description

SE¼ SW¼, except Parcel I, and SW¼ SE¼, all in Section 36, Township 78 North, Range 24 West of the 5th P.M. (Bloomfield Township)

### Real Estate Tax

Taxes Payable 2019 - 2020: \$2,262.69  
Net Taxable Acres: 74.82  
Tax per Net Taxable Acre: \$30.24

### FSA Data

Farm Number 6743, Tract 10827  
FSA/Eff. Crop Acres: 63.81  
Corn Base Acres: 23.34  
Corn PLC Yield: 139 Bu.  
Bean Base Acres: 21.70  
Bean PLC Yield: 51 Bu.

### Soil Types/Productivity

Primary soils are Sharpsburg, Macksburg and Colo-Judson. CSR2 on the FSA/Eff. crop acres is 80.20. See soil map for detail.

### Land Description

Level to strongly sloping.

### Drainage

Natural

### Buildings/Improvements

None

### Sewer

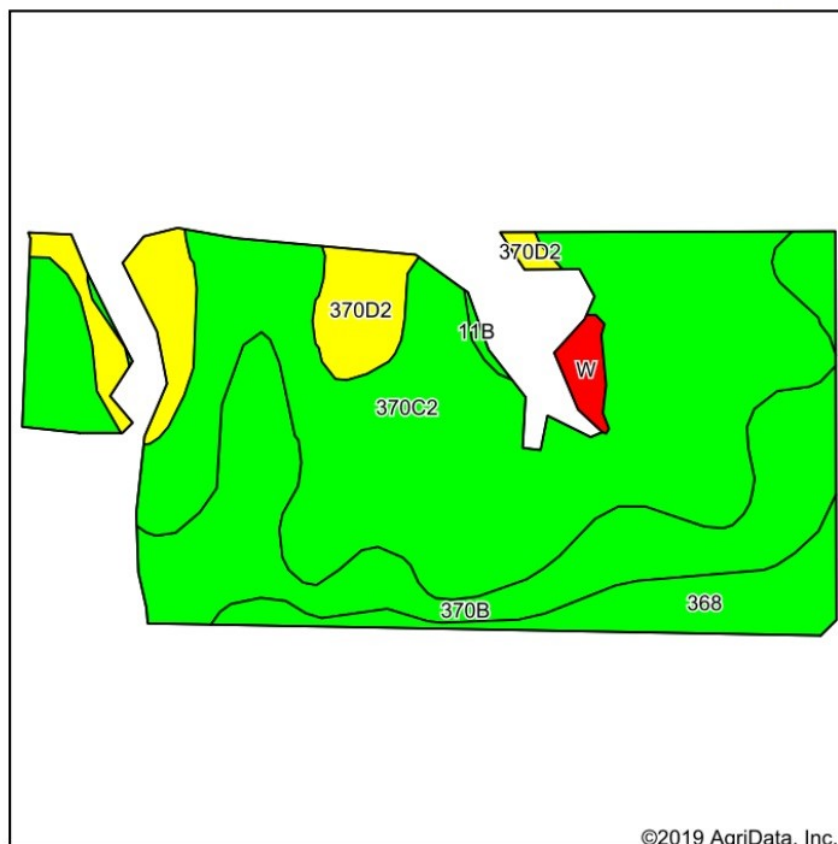
30" and 42" sanitary sewer near Northwest corner of property.

### Easement

60' easement reserved across the very north end of Parcel 1 to the benefit of Parcel 2 for future road/utilities.

### Comments

Transitional farmland located in the city limits of Des Moines. Zoned N2a - Neighborhood District.



Soils data provided by USDA and NRCS.









State: **Iowa**  
County: **Polk**  
Location: **36-78N-24W**  
Township: **Bloomfield**  
Acres: **63.81**  
Date: **6/24/2020**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA153, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	36.12	56.6%		IIIe	80	67
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	15.56	24.4%		Ile	91	87
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	5.84	9.2%		IIIe	54	57
368	Macksburg silty clay loam, 0 to 2 percent slopes	5.13	8.0%		Iw	93	95
W	Water	0.88	1.4%			0	0
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	0.28	0.4%		IIw	80	68
Weighted Average						80.2	72.3

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**Parcel 1 - Southwest Looking Northeast**



**Parcel 1 - North Looking South**



**Parcel 2 - West Looking East**



**Parcel 2 - Northeast Looking Southwest**



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**Bid Deadline: Wed., Sept. 16, 2020**

**Time: 12:00 noon, CST**

**Mail To:**

**Hertz Farm Management  
Attn: Matt Vegter  
415 S. 11th Street  
Nevada, IA 50201**

### **Seller**

Lillian H. Ledlie Estate

### **Agency**

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

### **Method of Sale**

- These parcels will be offered individually and/or in combination via one-chance sealed bid sale.
- Combination offers will require allocations by parcel.
- 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 Sales Manager, Matt Vegter at 515-382-1500.

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, Iowa Hertz office, on or before September 16, 2020 by 12:00 noon CST. The Seller will accept or reject all bids by 2 P.M. CST on September 18, 2020, and all bidders will be notified shortly thereafter.

### **Terms of Possession**

Winning bidder(s) will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 12, 2020 or as soon thereafter as closing documents are available. Final settlement will require wire transfer. Possession will be given at settlement, subject to the existing lease which expires March 1, 2021. Taxes will be prorated to November 12, 2020.

### **Contract & Title**

Upon acceptance of bid by Seller, the successful bidder(s) 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.