

ACREAGE:

232.07 Acres, m/l
In 2 Parcels
Dallas County, IA

DATE:

Bid Deadline:
November 18, 2020
12:00 noon, CST

RETURN BIDS TO:

**Hertz Real Estate
Services**
Nevada, IA

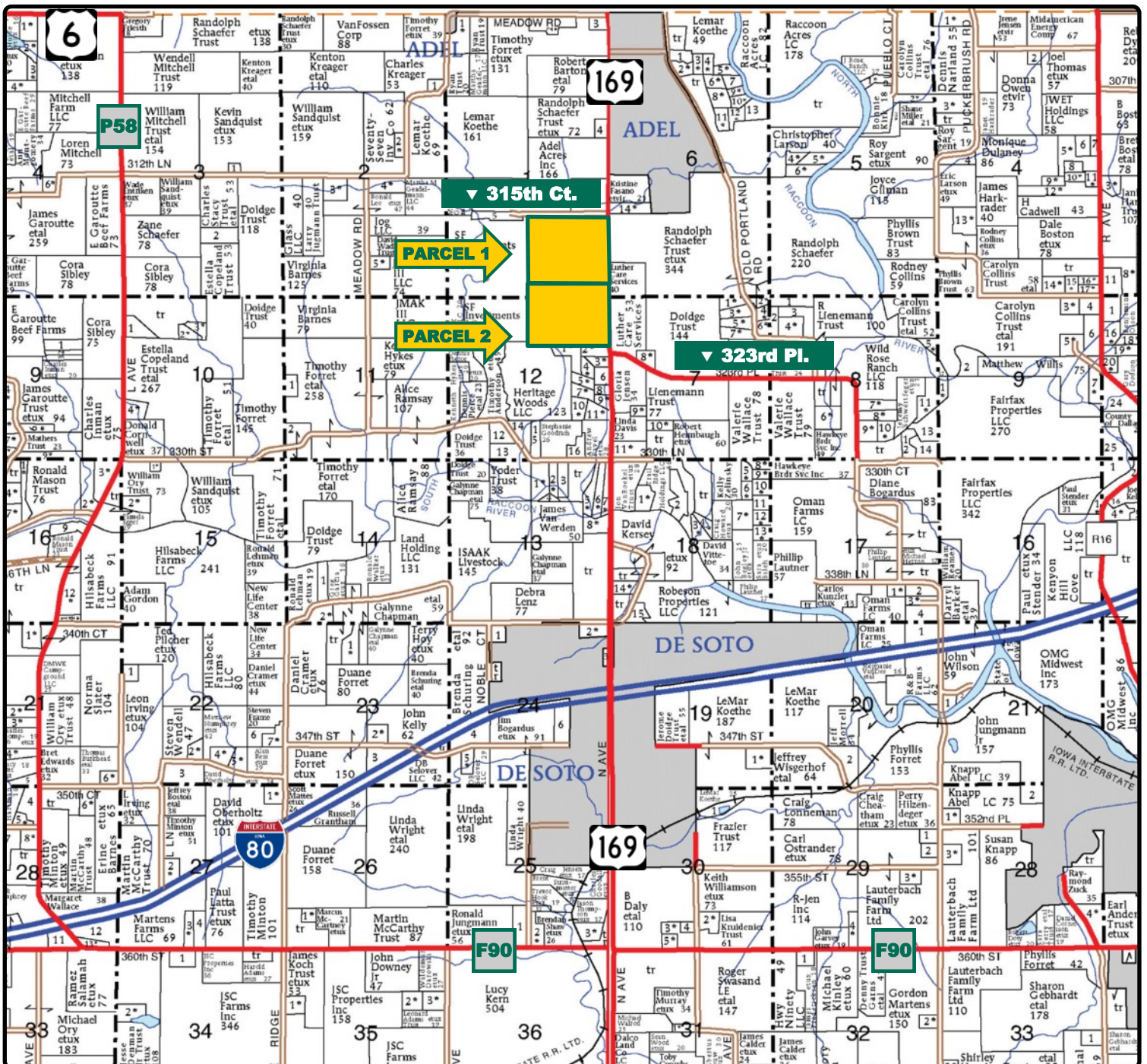


Property Key Features

- Transitional Land Near Adel on Highway 169
- Offered in Two Parcels - Parcel 1: 117.75 Acres m/l, Parcel 2: 114.32 Acres m/l
- High-Quality Dallas County Farmland

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

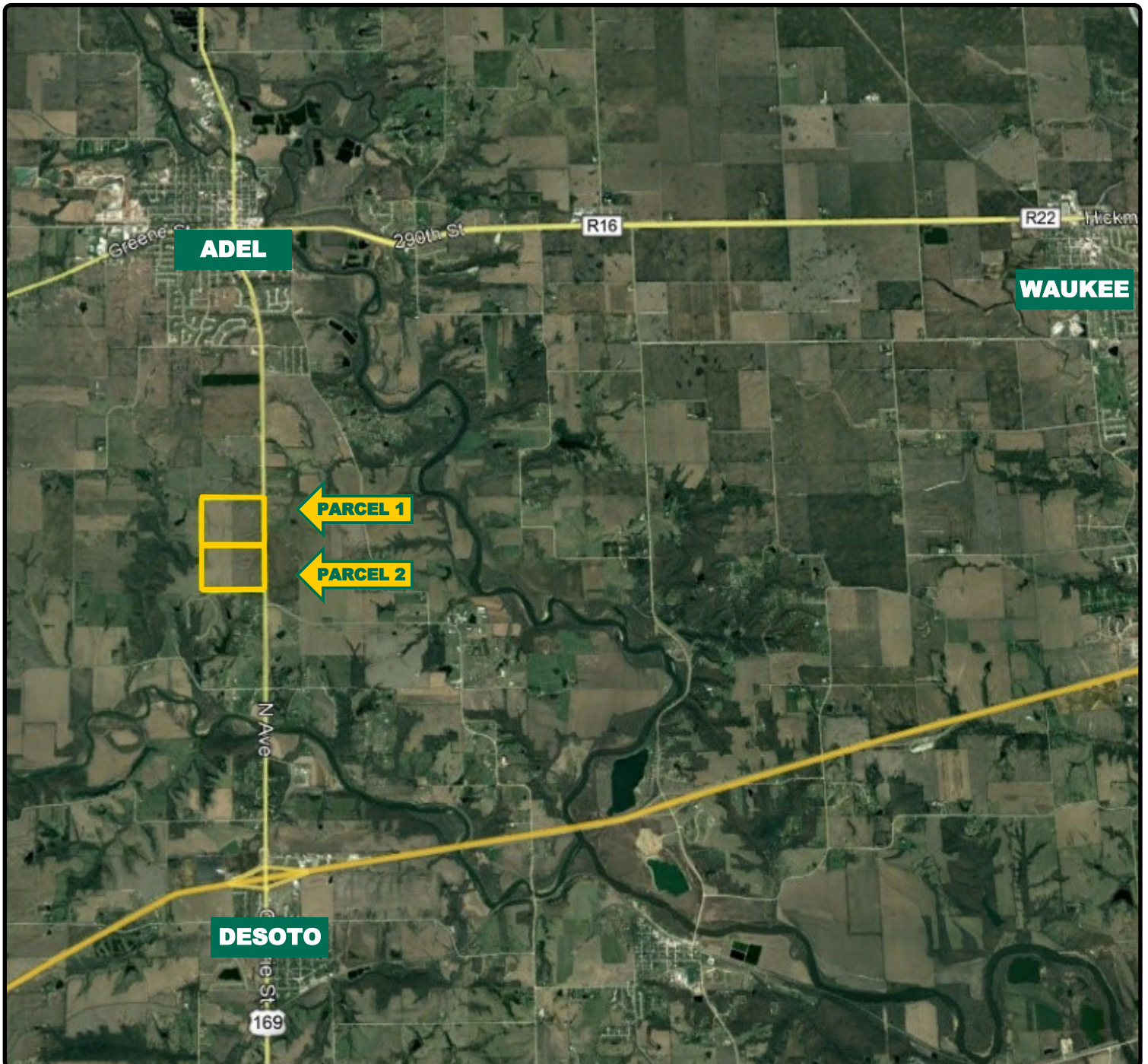
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Parcel 1

FSA/Eff. Crop Acres: 115.52*

Corn Base Acres: 88.00*

Bean Base Acres: 19.00*

Soil Productivity: 89.20 CSR2

**Acres are estimated*

Parcel 1 Property Information 117.75 Acres, m/l

Location

From Adel: Head south on Highway 169. Property is approximately two miles south on the west side of the highway.

Legal Description

N½ SE¼, N½ S½ SE¼, Section 1, Township 78 North, Range 28 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2020 - 2021: \$3,557*

Net Taxable Acres: 117.75*

Tax per Net Taxable Acre: \$30.21

**Taxes estimated pending survey of property. Dallas County Assessor will determine final tax figures.*

Lease Status

Open lease for 2021 crop year.

FSA Data

Part of Farm Number 133, Tract 637

FSA/Eff. Crop Acres: 115.52*

Corn Base Acres: 88.00*

Corn PLC Yield: 147 Bu.

Bean Base Acres: 19.00*

Bean PLC Yield: 46 Bu.

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

Soil Types/Productivity

Primary soils are Clarion, Webster and Nicollet. CSR2 on the Est. FSA/Eff. crop acres is 89.20. See soil map for detail.

Land Description

Level to moderately sloping.

Drainage

Natural

Buildings/Improvements

None

Water & Well Information

No known wells.

Comments

High-quality Dallas County farmland.

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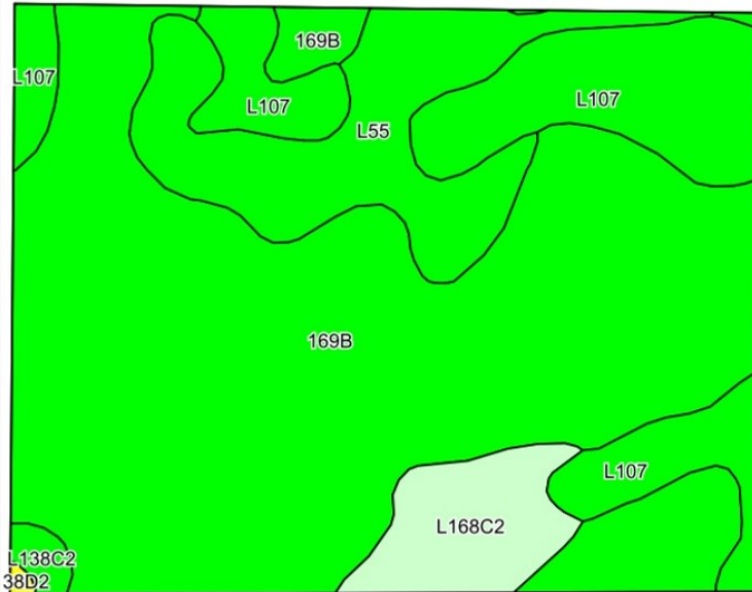
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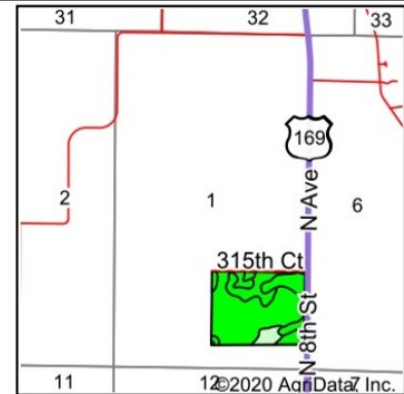
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Dallas**
Location: **12-78N-28W**
Township: **Adams**
Acres: **115.52**
Date: **10/7/2020**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA049, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
169B	Clarion loam, 2 to 5 percent long slopes	72.92	63.1%		Ile	91	92
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	19.85	17.2%		IIw	88	
L55	Nicollet loam, 1 to 3 percent slopes	15.39	13.3%		Ie	91	
L168C2	Hayden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	6.35	5.5%		IIIe	70	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.85	0.7%		IIIe	83	
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	0.16	0.1%		IIIe	54	56
Weighted Average						89.2	*-

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Parcel 2

FSA/Eff. Crop Acres: **110.99***

Corn Base Acres: **84.00***

Bean Base Acres: **19.00***

Soil Productivity: **86.80 CSR2**

**Acres are estimated*

Parcel 2 Property Information 114.32 Acres, m/l

Location

From Adel: Head south on Highway 169. Property is approximately two miles south on the west side of the highway.

Legal Description

S½ S½ SE¼ of Section 1 and N½ NE¼ of Section 12, all in Township 78 North, Range 28 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2020 - 2021: \$3,358.72*
Net Taxable Acres: 114.32*
Tax per Net Taxable Acre: \$29.38
**Taxes estimated pending survey of property. Dallas County Assessor will determine final tax figures.*

Lease Status

Open lease for the 2021 crop year.

FSA Data

Part of Farm Number 133, Tract 637
FSA/Eff. Crop Acres: 110.99*
Corn Base Acres: 84.00*
Corn PLC Yield: 147 Bu.
Bean Base Acres: 19.00*
Bean PLC Yield: 46 Bu.

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

Soil Types/Productivity

Primary soils are Clarion, Lester and Nicollet. CSR2 on the Est. FSA/Eff. crop acres is 86.80. See soil map for detail.

Land Description

Level to moderately sloping.

Drainage

Natural

Buildings/Improvements

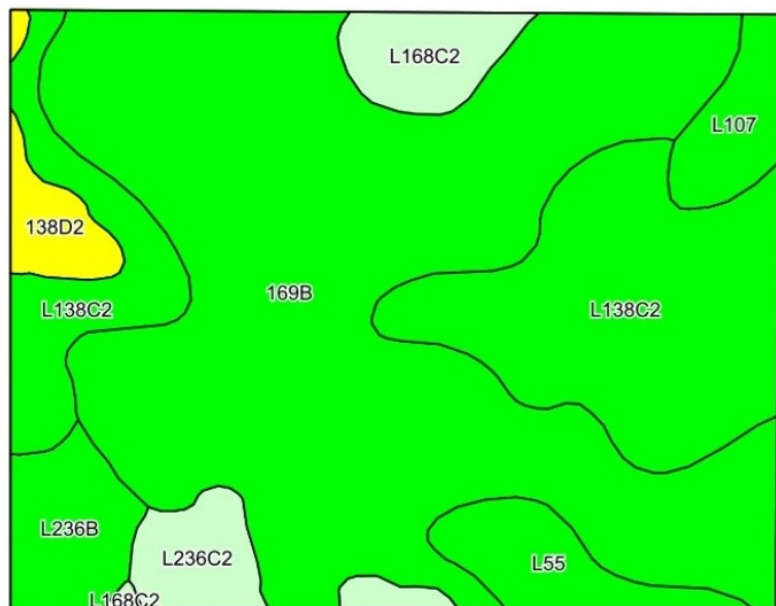
None

Water & Well Information

No known wells.

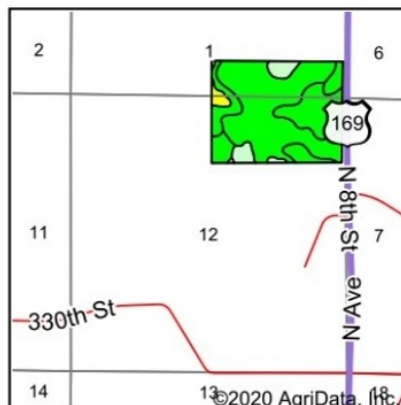
Comments

High-quality Dallas County farmland.



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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Dallas**
Location: **12-78N-28W**
Township: **Adams**
Acres: **110.99**
Date: **10/9/2020**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA049, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
169B	Clarion loam, 2 to 5 percent long slopes	63.05	56.8%		Ile	91	92
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	25.69	23.1%		IIle	83	
L236B	Lester loam, Bemis moraine, 2 to 6 percent slopes	4.63	4.2%		Ile	85	
L55	Nicollet loam, 1 to 3 percent slopes	4.16	3.7%		Ile	91	
L236C2	Lester loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	3.91	3.5%		IIle	77	
L168C2	Hayden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	3.69	3.3%		IIle	70	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	3.35	3.0%		IIw	88	
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	2.51	2.3%		IIle	54	56
Weighted Average						86.8	*-

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. 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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Parcel 1 - Northwest Looking Southeast



Parcel 1 - Northeast Looking Southwest



Parcel 2 - Southeast Looking Northwest



Parcel 2 - Southwest Looking Northeast



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Bid Deadline: **Wed., Nov.18, 2020**

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

Mail To:

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

Seller

Newlin Properties, LTD

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.
- 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 Sale 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, IA Hertz office, on or before November 18, 2020 by 12:00 noon CST. The Seller will accept or reject all bids by 12:00 noon, CST on November 20, 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(s) is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 18, 2020 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 March 1, 2021. Taxes will be prorated to December 18, 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.

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals