



ONE-CHANCE SEALED BID SALE



Prime Development Land in Grimes, Iowa



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



DOUGLAS L. HENSLEY
Licensed Managing Broker in IL
Licensed Broker in IA, MN, NE, ND & WI
309.338.7174
Douglas.Hensley@Hertz.ag

Bid Deadline:
Thursday, April 17, 2025
12:00 Noon, CDT

152.25 Acres, m/I
2 Parcels
Polk County, IA



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515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | www.Hertz.ag

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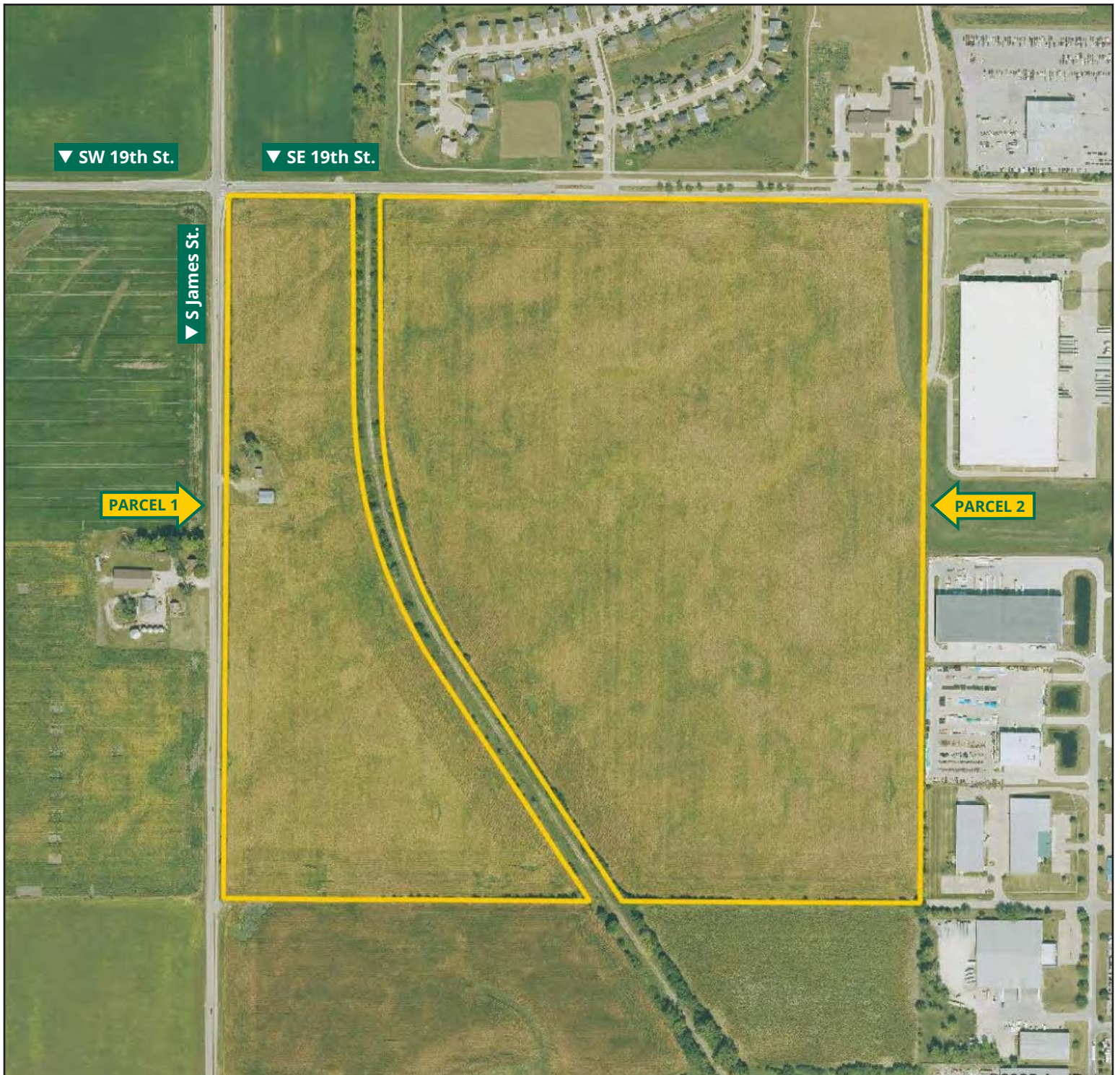


Map obtained from the City of Grimes Planning & Zoning.

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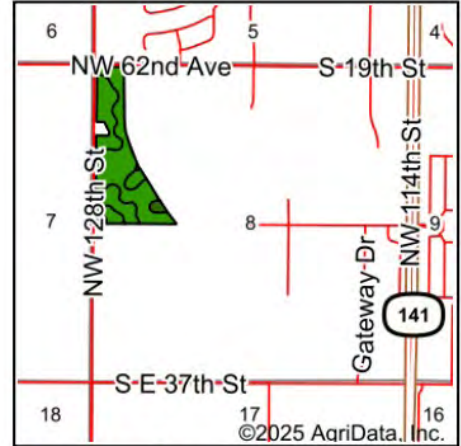
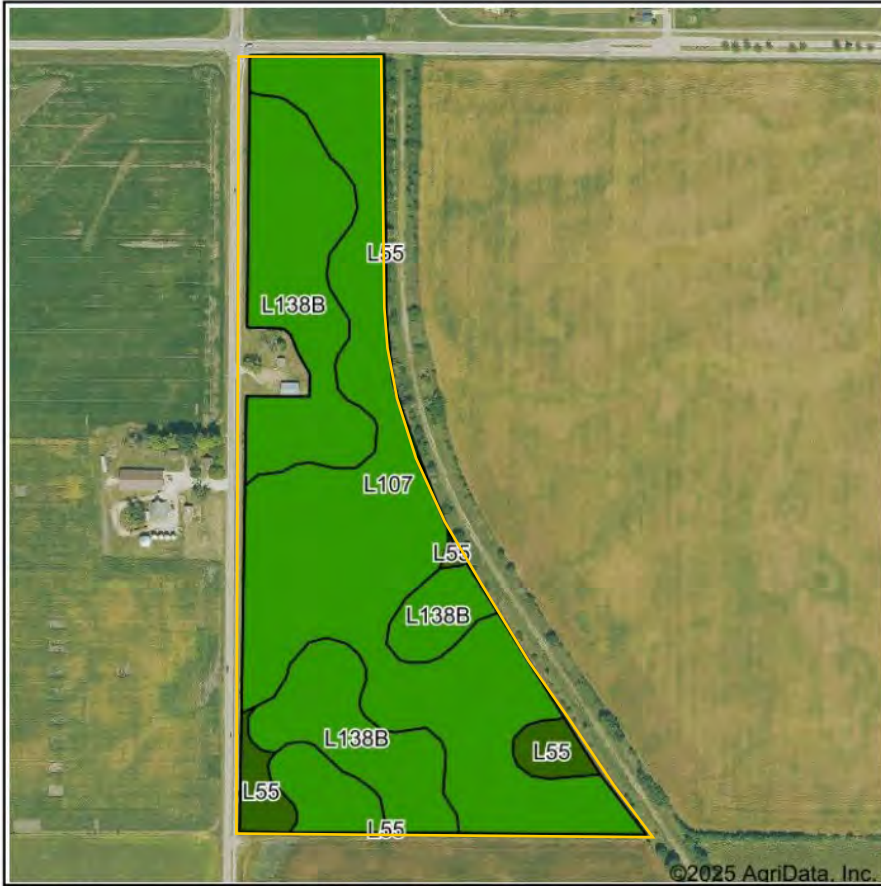
FSA/Eff. Crop Acres: 40.63 | Soil Productivity: 88.20 CSR2



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State: Iowa
 County: Polk
 Location: 8-79N-25W
 Township: Webster
 Acres: 40.63
 Date: 1/27/2025



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA153, Soil Area Version: 27

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	24.16	59.5%		Ilw	88
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	14.43	35.5%		Ile	88
L55	Nicollet loam, 1 to 3 percent slopes	2.04	5.0%		Ie	91
Weighted Average					1.95	88.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Grimes: Go west on SE 19th St. for 1 mile. Property is located on the south side of the road.

Simple Legal

Part of the NW¼ lying west of the RR, all in Section 8, Township 79 North, Range 25 West of the 5th P.M., Polk Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$919.00*

Surveyed Acres: 45.10

Net Taxable Acres: 42.36*

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

Zoning

Currently zoned A-1 within the city of Grimes.

Lease Status

Leased through the 2025 crop year. Buyer to receive a cash rent credit at closing for the 2025 crop year. Contact agent for details.

FSA Data

Farm Number 6615, Part of Tract 150

FSA/Eff. Crop Acres: 40.63

Corn Base Acres: 24.73*

Corn PLC Yield: 151 Bu.

Bean Base Acres: 15.27*

Bean PLC Yield: 45 Bu.

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

Soil Types/Productivity

Primary soil is Webster. CSR2 on the FSA/ Eff. crop acres is 88.20. See soil map for detail.

Land Description

Nearly level to gently sloping.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

- 24' x 22' garage (1940)
- 55' x 45' machine shed (1975)

Water & Well Information

There is an old well located on the acreage site.

Utilities

Water and sewer connections are available at or near the parcel. See utility map for details.

Railroad

Norfolk Southern Rail Line divides Parcel 1 and Parcel 2.

Roadway Project

There is a future roadway project along SE 19th St. and S James St. Contact agent or City of Grimes for details.



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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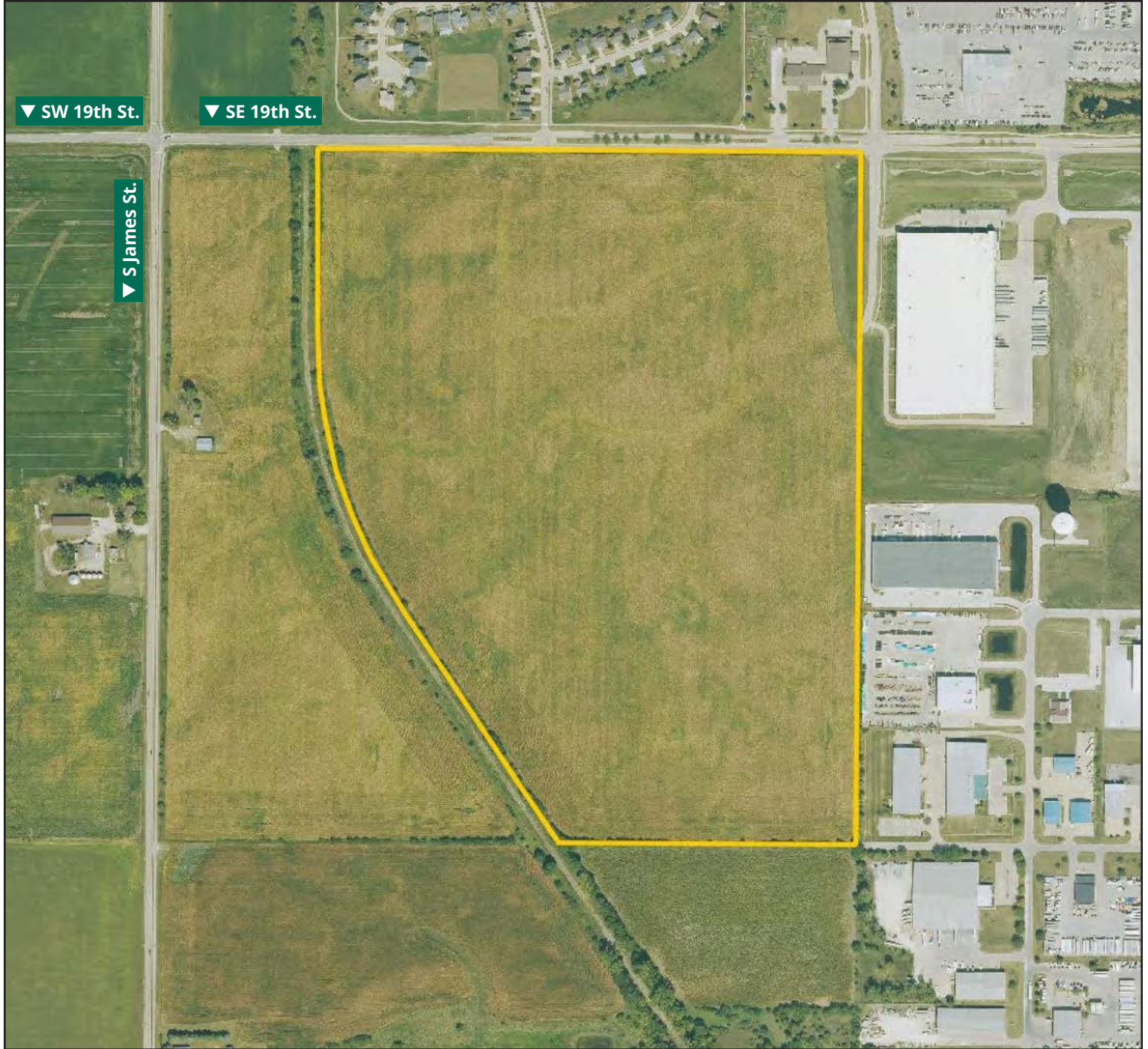
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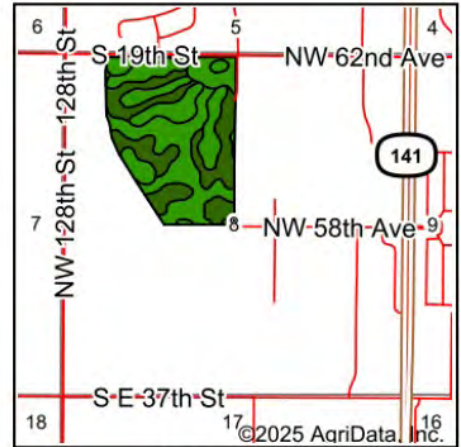
FSA/Eff. Crop Acres: 102.98 | Soil Productivity: 88.90 CSR2



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State: Iowa
 County: Polk
 Location: 8-79N-25W
 Township: Webster
 Acres: 102.98
 Date: 1/27/2025







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Soils data provided by USDA and NRCS.

Area Symbol: IA153, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L55	Nicollet loam, 1 to 3 percent slopes	35.06	34.1%		le	91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	29.03	28.2%		lle	88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	28.57	27.7%		llw	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	10.32	10.0%		llw	87
Weighted Average					1.66	88.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Grimes: Go west on SE 19th St. for ¾ mile. Property is located on the south side of the road.

Simple Legal

Part of the NW¼ lying west of the RR, all in Section 8, Township 79 North, Range 25 West of the 5th P.M., Polk Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$4,116.00*
Surveyed Acres: 107.15
Net Taxable Acres: 105.62*
Tax per Net Taxable Acre: \$38.97*
**Acres estimated due to recent survey of property. Polk County Treasurer/Assessor will determine final tax figures.*

Special Assessments

There is an assessment on this parcel in the amount of \$245,000 that will be assigned to the buyer at closing. Contact agent for details.

Zoning

Currently zoned A-1 within the city of Grimes.

Lease Status

Leased through the 2025 crop year. Buyer to receive a cash rent credit at closing for the 2025 crop year. Contact agent for details.

FSA Data

Farm Number 6615, Part of Tract 150
FSA/Eff. Crop Acres: 102.98
Corn Base Acres: 62.67*
Corn PLC Yield: 151 Bu.
Bean Base Acres: 38.70*
Bean PLC Yield: 45 Bu.
**Acres are estimated pending reconstitution of farm by the Polk County FSA office.*

Soil Types/Productivity

Primary soils are Nicollet, Clarion, and Webster. CSR2 on the FSA/Eff. crop acres is 88.90. See soil map for detail.

Land Description

Nearly level to gently sloping.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Utilities

Water and sewer connections are available at or near the parcel. See utility map for details.

Railroad

Norfolk Southern Rail Line divides Parcel 1 and Parcel 2.



Parcels 1 & 2 - Northwest looking Southeast

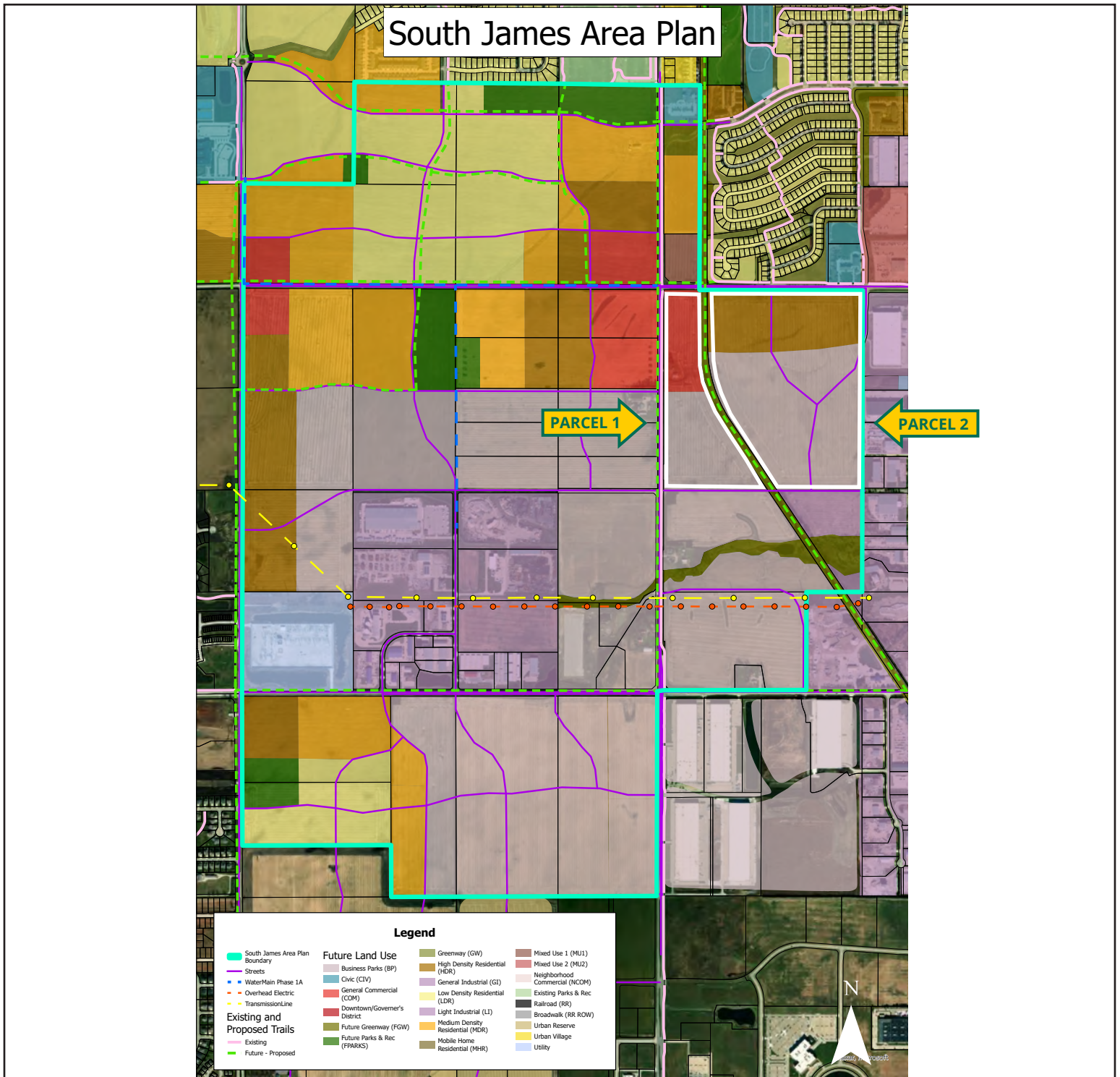


Parcel 1 - Southeast looking Northwest

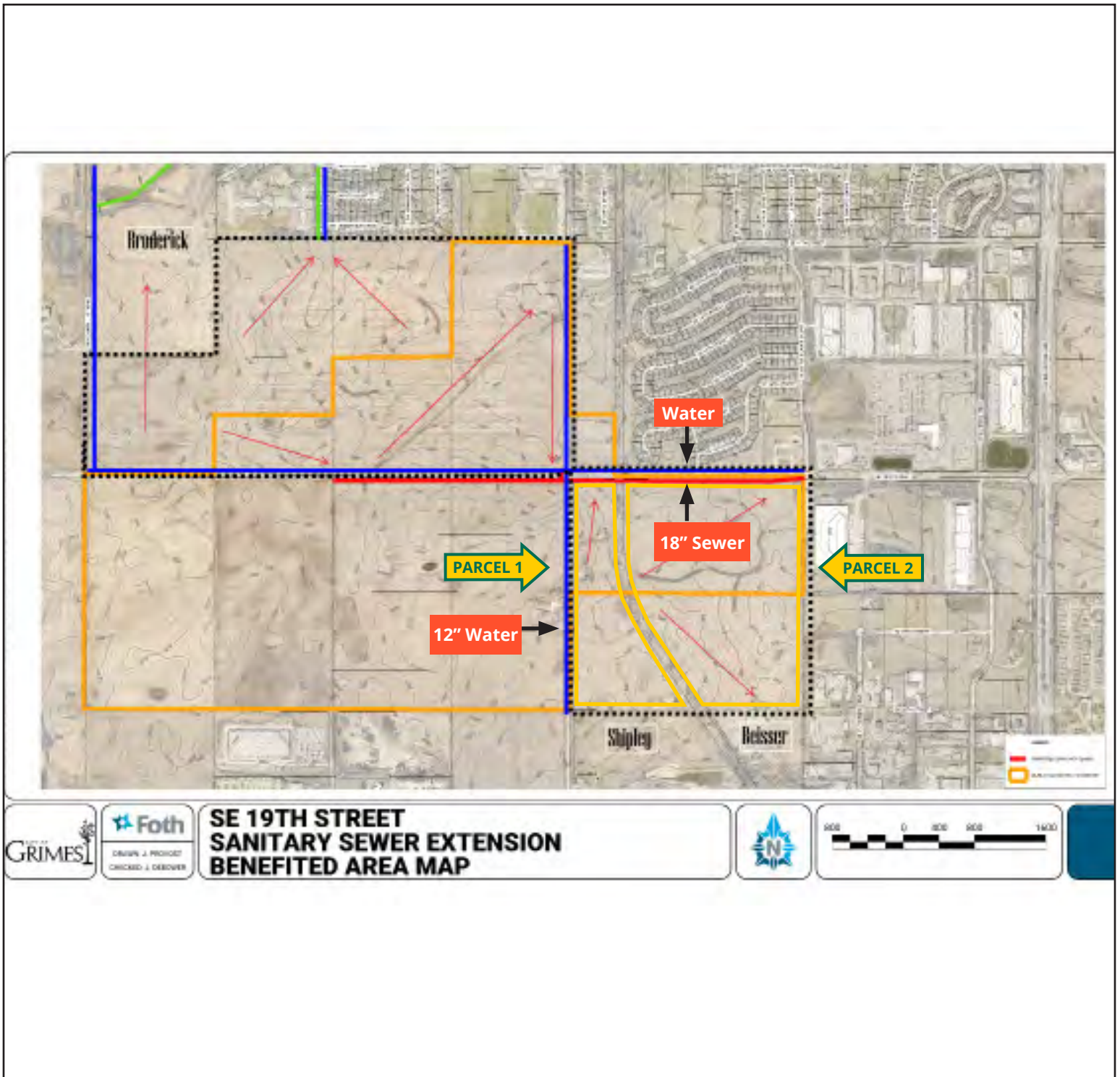


Parcel 2 - South looking North





Map obtained from the City of Grimes Planning & Zoning.



Map obtained from the City of Grimes Planning & Zoning.

Bid Deadline: Thurs., April 17, 2025

Time: 12:00 Noon, CDT

Mail To:

Hertz Real Estate Services
Attn: Matt Vegter
P.O. Box 500
Nevada, IA 50201

Seller

EBH, Inc.

Agency

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

Attorney

David L. Ginger
Belin McCormick

Cooperating Broker

Hertz is offering a cooperating broker commission to the broker who represents the successful buyer. Please contact Sale Manager for details.

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, ALC 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 Thursday, April 17, 2025 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 5 p.m. CDT on Monday, April 21, 2025, and all bidders will be notified shortly thereafter.

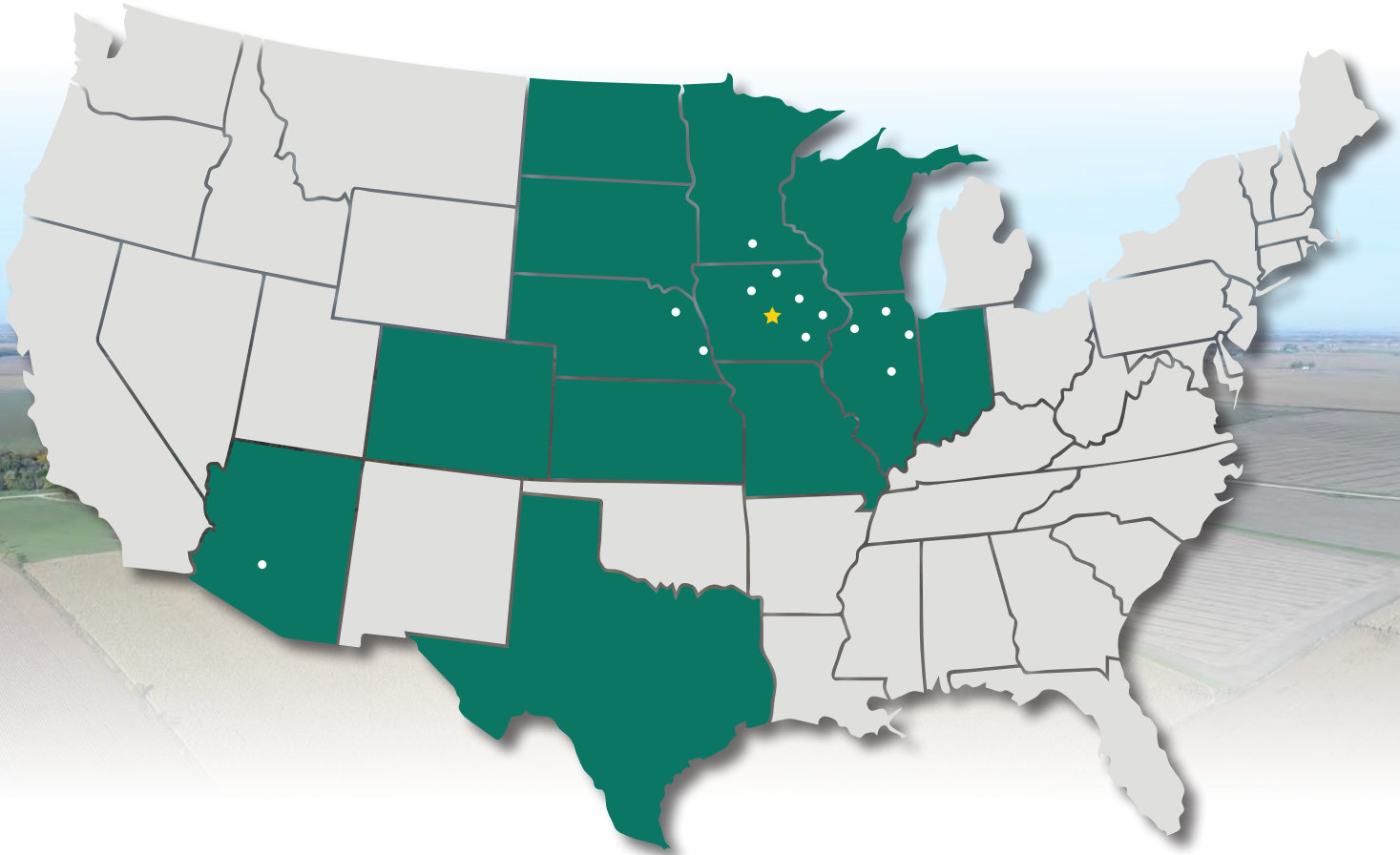
Terms of Possession

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 July 17, 2025, 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, 2026. Buyer to receive a cash rent credit at closing for the 2025 crop year. Contact agent for details. 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.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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

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