

Land Auction

ACREAGE:

52.62 Acres, m/l
Polk County, IA

DATE:

Friday
September 14, 2018
10:00 a.m.

LOCATION:

Bondurant
American Legion
Bondurant, IA



Property Key Features

- Nice Polk Co. Farm within Bondurant City Limits
- Great Future Development Potential
- 52.58 FSA Crop Acres with 88.6 CSR2

Marv Huntrods, ALC
Licensed in IA, NE & SD
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515-382-1500 / 800-593-5263
415 S. 11th St.
Nevada, IA 50201-0500
www.Hertz.ag



Total Acres:	52.62
Crop Acres:	52.58
Corn Base Acres:	26.2
Bean Base Acres:	26.1
Soil Productivity:	88.6 CSR2

Property Information

52.62 Acres, m/l

Location

West of Bondurant on Hwy 160 (NE 78th Ave.), then south 1 mile on NE 64th St. (Franklin St. NW), then east ¼ mile on NE 70th Ave.

Legal Description

Lots 4-8 (Except South 33') in Section 36, Township 80N, Range 23 West of the 5th P.M. (Douglas Twp.)

Real Estate Tax

Taxes Payable 2018 - 2019: \$1,576
Net Taxable Acres: 52.62
Tax per Net Taxable Acre: \$29.95

FSA Data

Farm Number 933, Tract 1654
Crop Acres: 52.58
Corn Base Acres: 26.2
Corn PLC Yield: 162 Bu.
Bean Base Acres: 26.1
Bean PLC Yield: 44 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Canisteo, Nicollet and Clarion. CSR2 on the FSA crop acres is 88.6 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level to gently sloping

Buildings/Improvements

None

Drainage

Natural

Water & Well Information

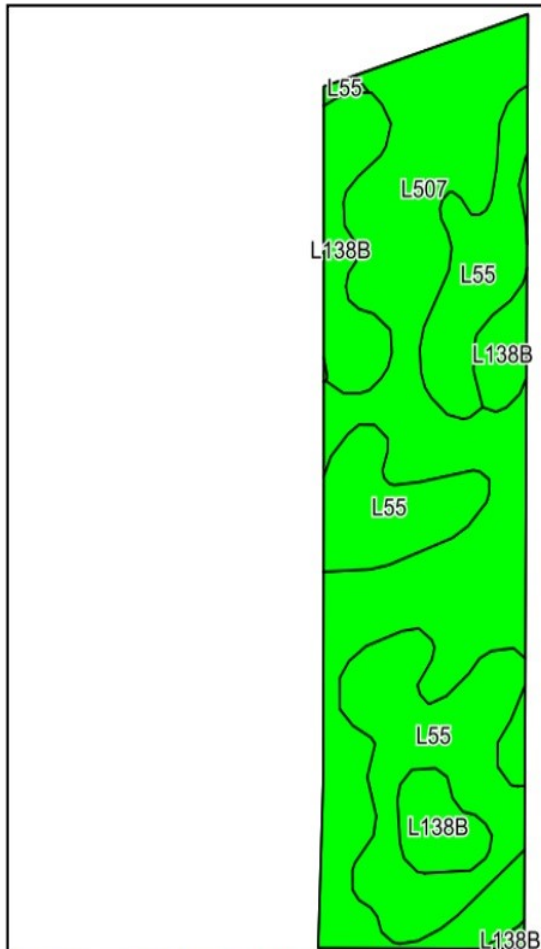
None

Easement

Northern Natural gas pipeline crosses the northeast corner of the farm. (Map available).

Comments

This tract is in the path of future development opportunities from both Bondurant and Altoona. Bondurant's Future Land Use Plan has this farm zoned for Single Family Residential.



Soils data provided by USDA and NRCS.

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State: Iowa
County: Polk
Location: 36-80N-23W
Township: Douglas
Acres: 52.58
Date: 6/26/2018



Area Symbol: IA153, Soil Area Version: 19

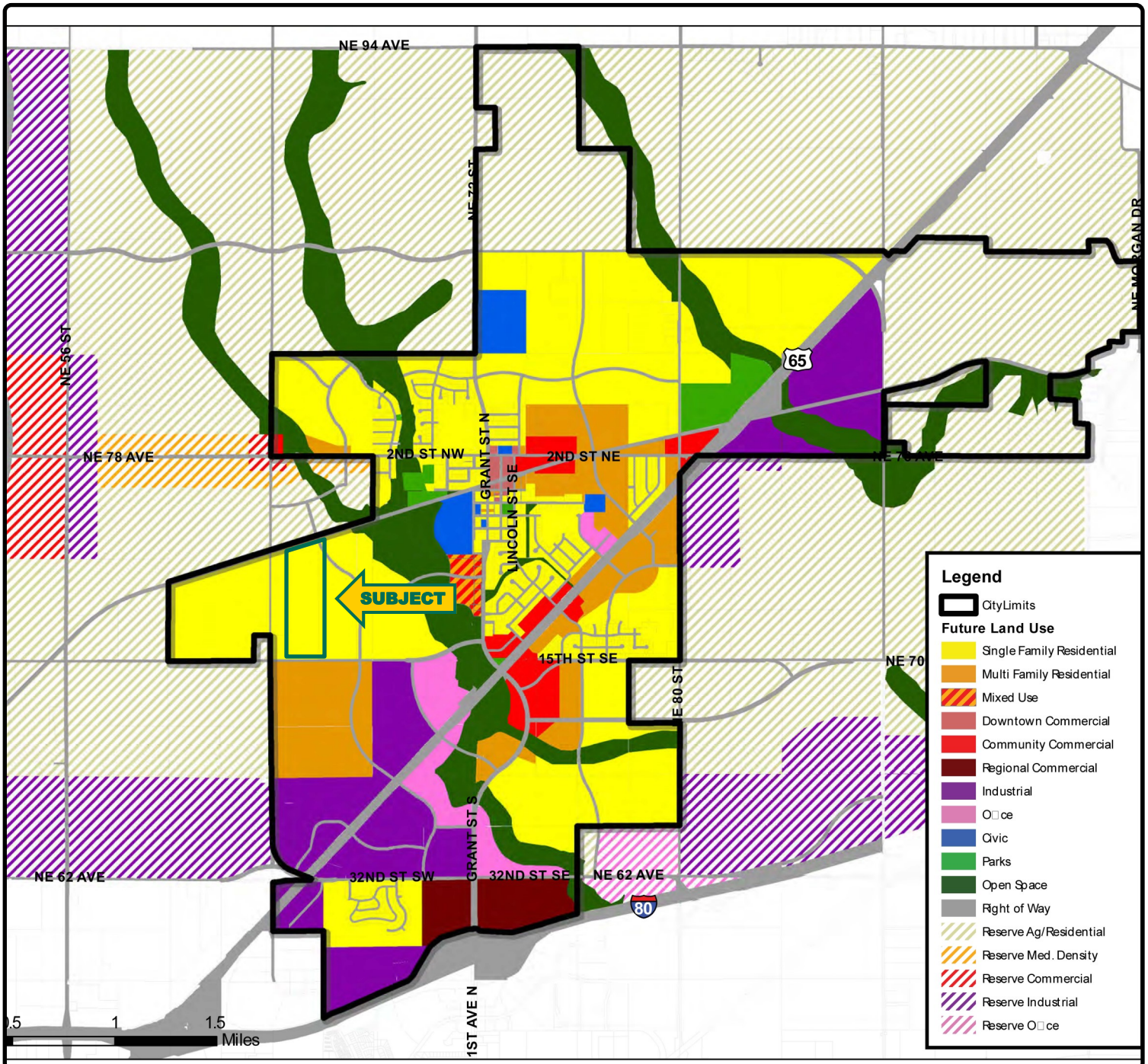
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	26.26	49.9%		Ilw	87
L55	Nicollet loam, 1 to 3 percent slopes	18.86	35.9%		Ie	91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	7.46	14.2%		Ile	88
Weighted Average						88.6

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.

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Bondurant Proposed Land Use Map



Map obtained from City of Bondurant's Website

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Southeast looking northwest



Southwest looking northeast



Southwest looking northeast



South looking north



Date: **Fri., September 14, 2018**

Time: **10:00 a.m.**

Site: **Bondurant American
Legion Hall
315 2nd St. NW
Bondurant, IA 50035**

Seller

Winifred M. Kelley Trust

Agency

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

Auctioneer

Marv Huntrods

Method of Sale

- This parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before October 25, 2018, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires March 1, 2019. Taxes will be prorated to October 25, 2018.

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