



## 174.39 Acres, m/l, In 2 Parcels and Combination Polk County, IA

**High Quality Cropland with Future Development Potential!**

**Date: Tuesday, June 6, 2017**

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

**Auction Site:**

Otter Creek Golf Course  
Pinnacle Banquet Room

**Address:**

4100 NE Otter Creek Dr.  
Ankeny, IA 50021

**Auction Information**

**Method of Sale**

- Parcels will be offered individually and then in combination, and will sell in the manner that results in the highest gross sale price.
- Seller reserves the right to refuse any and all bids.

**Seller**

Marcella M. Kochheiser Revocable Trust

**Agency**

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

**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 August 1, 2017 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 2017 crop being harvested. Taxes will be prorated to August 1, 2017.

**Announcements**

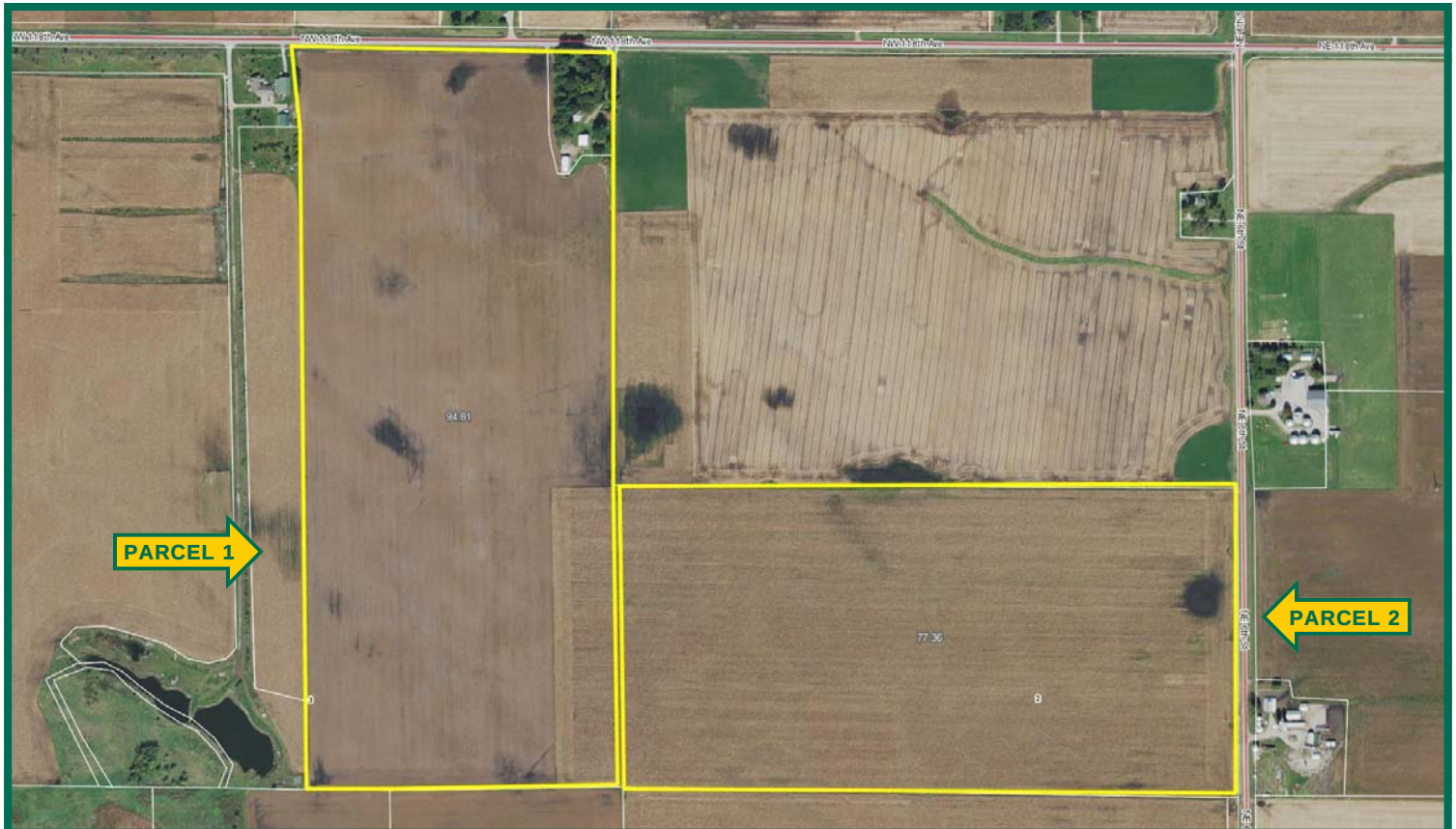
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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.

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# Aerial Photos: Combined Parcels



Google Earth Imagery Date: 10/7/2016 © 2016 Google

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# Soil Map: Combined Parcels

## Property Information Combined Parcels - 174.39 Acres, m/l

### Location

Property is located adjacent to north Ankeny City Limits on the south side of 118th St - north of Rock Creek Elementary School.

### Road Construction Directions

#### From I-35 Exit 96 (Elkhart/Polk City):

Take NE 126th Ave. west ½ mile to NE 22nd St./NE Delaware Ave., then go south 1 mile to NW 118th Ave. Go west on 118th Ave. 2 miles.

#### From I-35 Exit 94 (Ankeny, NE 36th St.):

Take NE 36th St. west ½ mile to NE Delaware Ave., then go north 1 mile to NW 118th Ave. Go west on 118th Ave. 2 miles.

### Address

234 NW 118th Ave.  
Ankeny, IA 50021

### Legal Description

E½ NE Frl. ¼, less 1.52 ac. for road in Section 3; and S½ NW Frl. ¼ in Section 2; all in Township 80 North, Range 24 West of the 5th p.m. (Crocker Twp.)

### Real Estate Tax

Taxes Payable 2016-2017: \$8,300.00  
Net Taxable Acres: 174.39

### FSA Data

Farm Number 569, Tract 753  
Crop Acres: 171.24, all NHEL  
Corn Base: 84.6  
Corn PLC Yield: 153 Bu.  
Bean Base: 84.5  
Bean PLC Yield: 40 Bu.

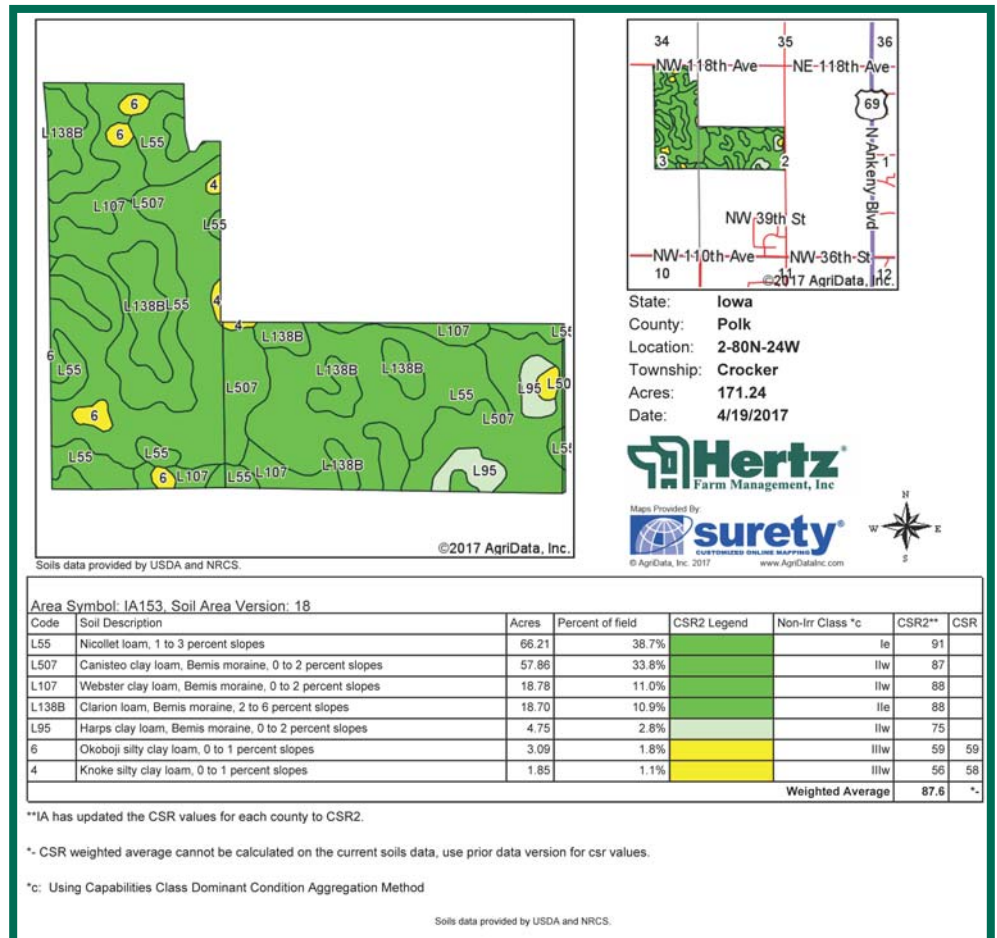
### CRP Contracts

None

### Soil Types/Productivity

Primary soils are Nicollet, Canisteo, Webster and Clarion. See soil map for detail.

- **CSR2:** 87.6 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 87.4 per 2017 AgriData, Inc.,



based on FSA crop acres.

- **CSR:** 86.8 per County Assessor, based on net taxable acres.

### Land Description

Level to gently sloping

### Buildings/Improvements

- Two houses, Attached Garage, Barn, Machine Shed, Corn Crib, Old Hog Building (See description in Parcel 1).

### Drainage

Natural

### Water/Well/Sewer Information

- The two houses utilize one well located between them and two septic systems.
- There is a 12" water line running along north boundary line of Parcel 1 with a fire hydrant.

- There is an 18" sewer ¼ mile SW of Parcel 1, just north of Rock Creek Elementary School.
- There is a 10" water line running along the east boundary of Parcel 2 with a fire hydrant.
- There is a 15" sewer line ¼ mile south of Parcel 2 on east side of NE 6th St./NW Ash Dr.

### Zoning

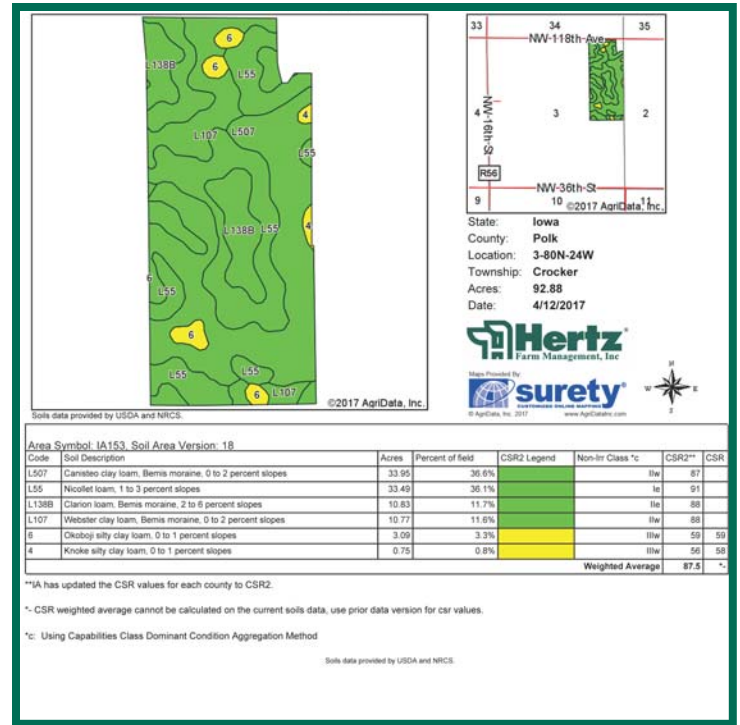
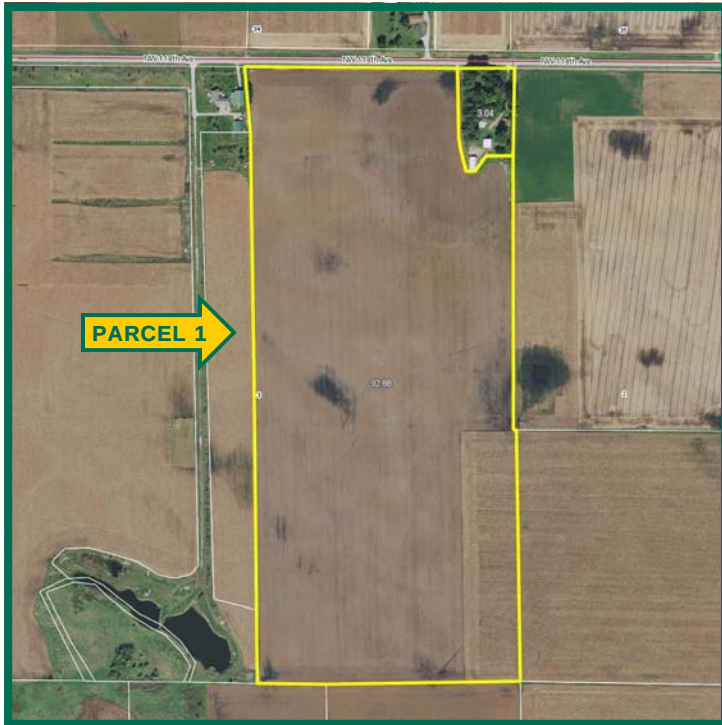
**City of Ankeny:** Currently zoned Agriculture/Open Space with Future land use - combination of Low Density Residential, High Density Residential, Greenway and Agriculture/Open Space  
**Polk County:** Currently zoned Low Density Residential

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# Aerial Photo and Soil Map: Parcel 1



## Property Information Parcel 1 - 95.57 Acres, m/l Legal Description

E½ NE Fr.¼, less 1.52 acres for road all in Section 3, Township 80 North, Range 24 West of the 5th p.m. (Crocker Twp.)

## Real Estate Tax

Taxes Payable 2016-2017: \$6,166.00  
Net Taxable Acres: 95.57

## FSA Data

Part of Farm Number 569, Tract 753  
Crop Acres: 92.88\*, all NHEL  
Corn Base: 45.89\*  
Corn PLC Yield: 150 Bu.  
Bean Base: 45.83\*  
Bean PLC Yield: 40 Bu.

*\*Crop acres and bases are estimated pending potential split of farm. FSA office will determine final crop and base acres.*

## CRP Contracts

None

## Soil Types/Productivity

Primary soils are Canisteo, Nicollet, Clarion and Webster. See soil map for detail.

- **CSR2:** 87.5 per 2017 AgriData, Inc., based on 92.88 est. FSA crop acres.
- **CSR:** 87.4 per 2017 AgriData, Inc., based on 92.88 est. FSA crop acres.
- **CSR:** 86.21 per County Assessor, based on net taxable acres.

## Buildings/Improvements

**House 1:** Single story, brick Cape Cod with 3 BR, 1¼ BA built in 1951 with 1,502 SF living area.

**House 2:** Single story ranch with 2 BR, 1 BA built in 1955 with 849 SF living area.

### Other Buildings:

- Attached Garage
- Flat Barn
- Machine Shed
- Old Hog Building
- Corn Crib

## Water/Well/Sewer Information

- The two houses utilize one well located between them and two septic systems.
- There is a 12" water line running along north boundary line with a fire hydrant.
- There is also 18" sewer ¼ mile SW of property, just north of Rock Creek Elementary School.

## Zoning

**City of Ankeny:** Currently zoned Agriculture/Open Space with Future land use - combination of Low Density Residential, High Density Residential, and Greenway.

**Polk County:** Currently zoned Low Density Residential

## Comments

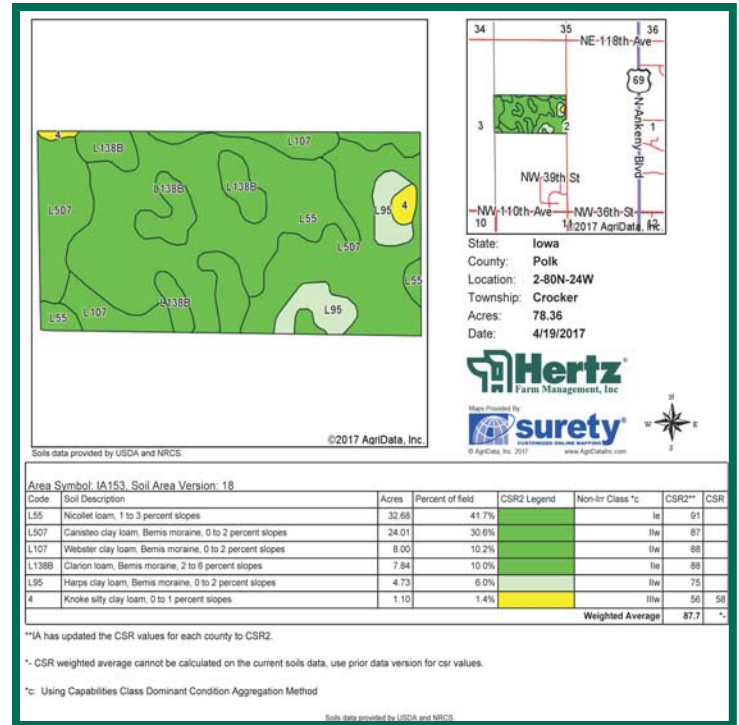
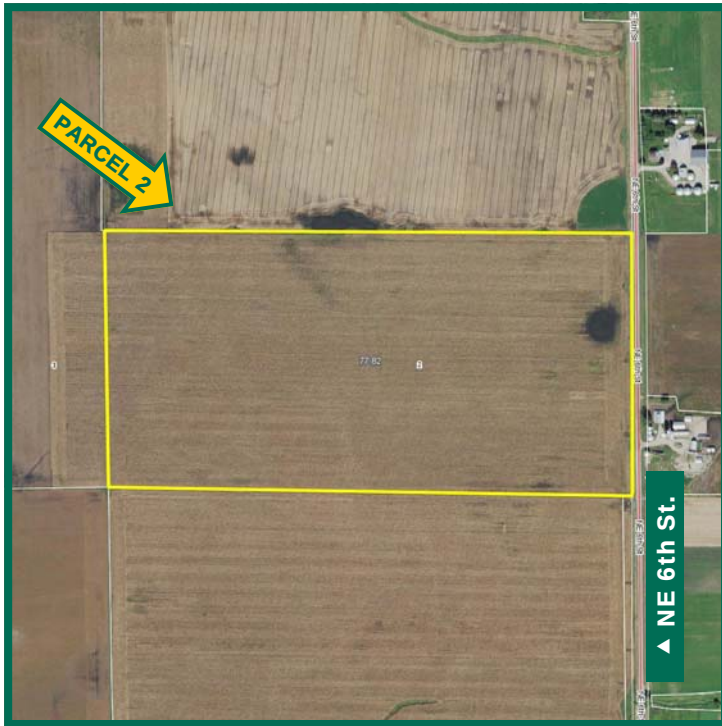
Ankeny City Limits adjoins property on the south and west property boundaries.

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# Aerial Photo and Soil Map: Parcel 2



## Property Information Parcel 2 - 78.82 Acres, m/l Legal Description

S½ NW Fr.¼, Section 2, Township 80 North, Range 24 West of the 5th p.m. (Crocker Twp.)

## Real Estate Tax

Taxes Payable 2016-2017: \$2,134.00  
Net Taxable Acres: 78.82  
Tax per Net Taxable Acre: \$27.07

## FSA Data

Part of Farm Number 569, Tract 753  
Crop Acres: 78.36\*, all NHEL  
Corn Base: 38.71\*  
Corn PLC Yield: 153 Bu.  
Bean Base: 38.67\*  
Bean PLC Yield: 40 Bu.

\*Crop acres and bases are estimated pending potential split of farm. FSA office will determine final crop and base acres.

## CRP Contracts

None

## Soil Types/Productivity

Primary soils are Canisteo, Nicollet, Clarion and Webster. See soil map for detail.

- **CSR2:** 87.7 per 2017 AgriData, Inc., based on 78.36 est. FSA crop acres.
- **CSR:** 87.4 per 2017 AgriData, Inc., based on 78.36 est. FSA crop acres.
- **CSR:** 87.7 per County Assessor, based on net taxable acres.

## Buildings/Improvements

None

## Water/Well/Sewer Information

- There is a 10" water line running along the east boundary with a fire hydrant.
- There is a 15" sewer line ½ mile south on east side of NE 6th St./NW Ash Dr.

## Zoning

**City of Ankeny:** Currently zoned Agriculture/Open Space with Future land use - combination Greenway and Agriculture/Open Space  
**Polk County:** Currently zoned Low Density Residential

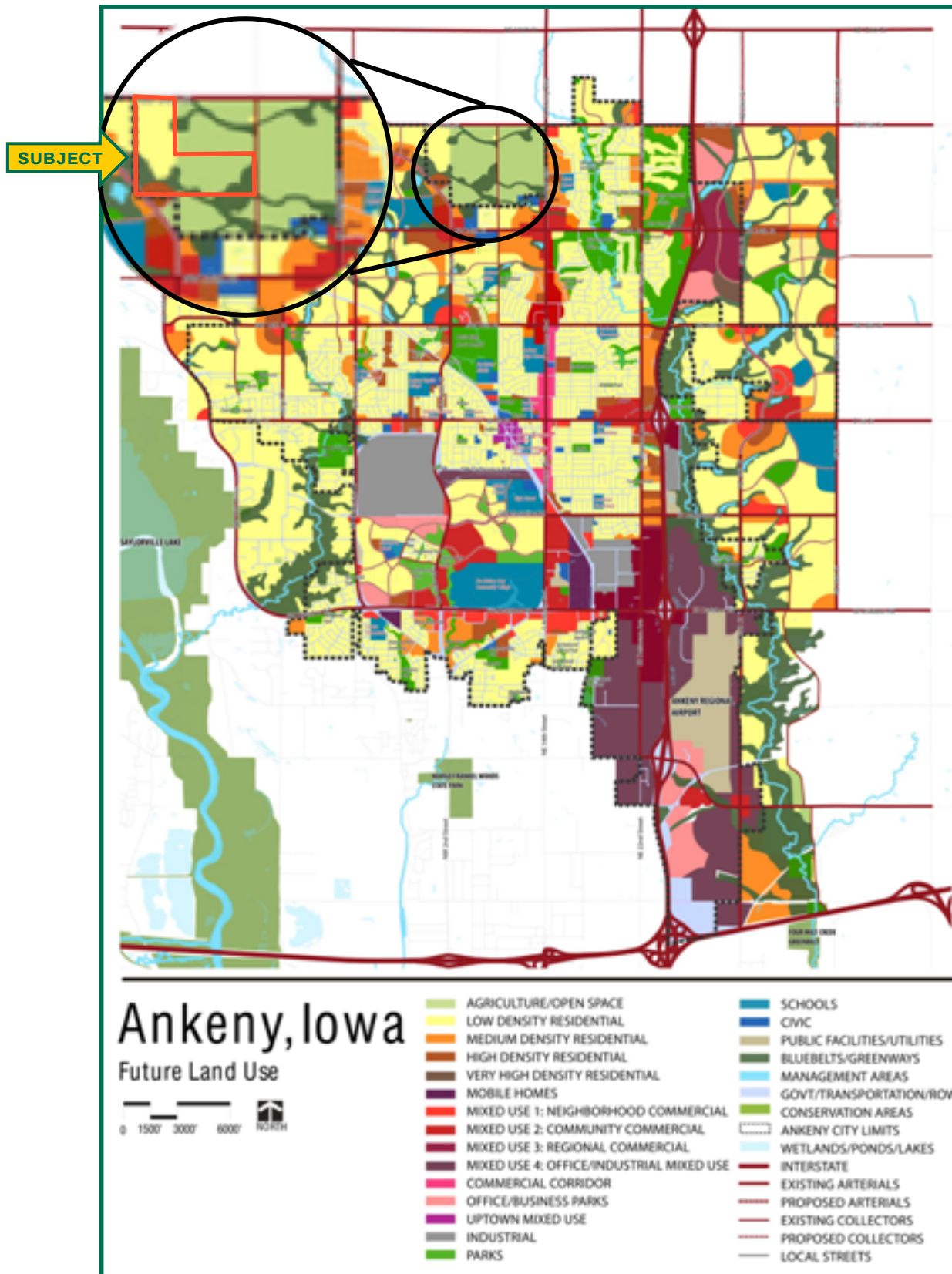
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# Future Land Use Map: Ankeny



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## Photos



Parcel 1 Acreage



Parcel 1 - Field Entrance Looking South



Parcel 1 - Field Entrance Looking West



Parcel 1 - Looking SSW



Parcel 1 - Looking SE



Parcel 2 - Looking SW



Parcel 2 - NE Corner, Looking South

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## **Make the Most of Your Farmland Investment**

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