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L-2400179

LAND FOR SALE

59.37 ± Acres, Polk County, Iowa

Highlights:

- **Lease Payment for 2025**
- **Quality Farmland - High CSR2 of 87**
- **Development Potential**

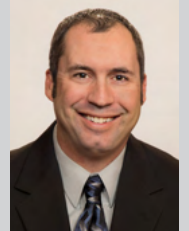
For additional information, please contact:



John Van Zee, Agent
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JVanZee@FarmersNational.com

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(515) 971-2633

EVanZee@FarmersNational.com



Property Information

Location:

Western part of tract: From Exit 149 on Interstate 80, travel south on NE 112th Street to Mill Street SW/NE 58th Avenue. Travel west on NE 58th Avenue to NE 110th Street. Tract lies on the east side of NE 110th Street, and it can be accessed from NE 110th Street.

Eastern part of tract: From Exit 149 on Interstate 80, travel south on NE 112th Street to 6th Street NW. Travel east on 6th Street NW to Center Avenue N. Travel south on Center Avenue N/NE 116th Street to Jet Street SW. This tract can be accessed from Jet Street SW, and it lies on the southeast of Jet Street SW.

Legal Description:

Western part of tract: Part of the E½ of the SE¼ of Sec. 11, Twn. 79 N, R 22 W. of the 5th P.M., Polk County, Iowa, as shown as Parcel 2024-69 on plat of survey filed on May 14, 2024, in the office of the Polk County Recorder in Book 19798, Page 46. (Please note development restriction as shown on said plat).

Eastern part of tract: Part of Lots 21 and 22 of Sage’s Subdivision, an official plat, as shown as Parcel 2024-70 on plat of survey filed on June 18, 2024, in the office of the Polk County Recorder in Book 19828, Page 554.

Property Description:

This tract consists of high quality farmland with development potential, and a lease payment at the Iowa Correctional Institute for Women.

Farm Data:

Cropland	54.21 acres
Non-crop	2.75 acres
Other	<u>2.41 acres</u>
Total	59.37 acres

FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Corn	57.23 acres	134 bushels
Soybeans	22.49 acres	43 bushels

All FSA information subject to FSA re-constitution/ allocation.

Farm Lease:

A portion of the property is leased for the 2025 cropping season. The property is currently subject to a Cash Farm Lease between Iowa Prison Industries (IPI)

Farms and Jerod DeVries dated April 1, 2025, and has a term through the last day of February 2026. The Cash Farm Lease will be assigned to the Buyer at the time of the issuance of the State Land Patent as it pertains to the tract purchased. The Cash Farm Lease and the corresponding lease rental payment for the lease period April 1, 2025 through February 28, 2026 will be prorated – this will be calculated from the date of issuance of the State Land Patent, and the Seller will issue payment for the prorated amount to the Buyer after issuance of the Patent.

Fences:

Existing fences, if any, are in “AS-IS” condition and will not be updated or replaced by the Seller. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. The cost to maintain, repair, or erect partition fence(s), including but not limited to partition fences under Iowa Code Chapter 359A, between the property purchased by Buyer and the property retained by the State of Iowa will be solely the responsibility of the Buyer, and Buyer’s successors, heirs, administrators, executors and assigns. The Patent to a buyer will reflect this language and that all provisions shall run with the land and be binding upon parties and their heirs, representatives, executors, administrators, and assigns. Existing fence lines may not fall directly on the legal boundary.

Easements:

The Seller shall have and reserve on behalf of itself and behalf of any existing utility company easements over the property as it pertains to any existing utility facilities and drainage facilities servicing the adjacent property of the State, including but not limited to existing facilities for purposes of drainage, communications, water, electric, gas, tile, sewer, and any related sewer laterals. Said easements shall provide to Seller and/or the utility company a reasonable right of access over the property to the existing facilities; and that any Patent will reflect said easements. The width of any such easement shall be such width as is reasonably necessary to the enjoyment of the easement, including such width as is reasonably necessary for maintenance of any facilities in such easement. All provisions contained in such easement shall run with the land and be binding upon parties and their heirs, representatives, executors, administrators, successors, and assigns.

Property Information

Restrictive Covenant:

The property is immediately adjacent to a historical facility cemetery located at the Iowa Correctional Institution for Women ("ICIW"). The Patent will contain the following use restrictions as it pertains to that portion of the property within 50 feet of the cemetery ("Cemetery Buffer Zone"): The Cemetery Buffer Zone shall only be used for agricultural purposes. Further, there shall not be erected or placed in the Cemetery Buffer Zone any structure or building nor shall there be erected or placed in the Cemetery Buffer Zone any drainage facilities including drainage tile. Notwithstanding the foregoing, and subject to the provisions regarding fences above, fences may be constructed in the Cemetery Buffer Zone. These provisions shall run with the property and be binding on the buyer's heirs, representatives, executors, administrators, successors, and assigns. **Contact agents for more details.**

Environmental Matters:

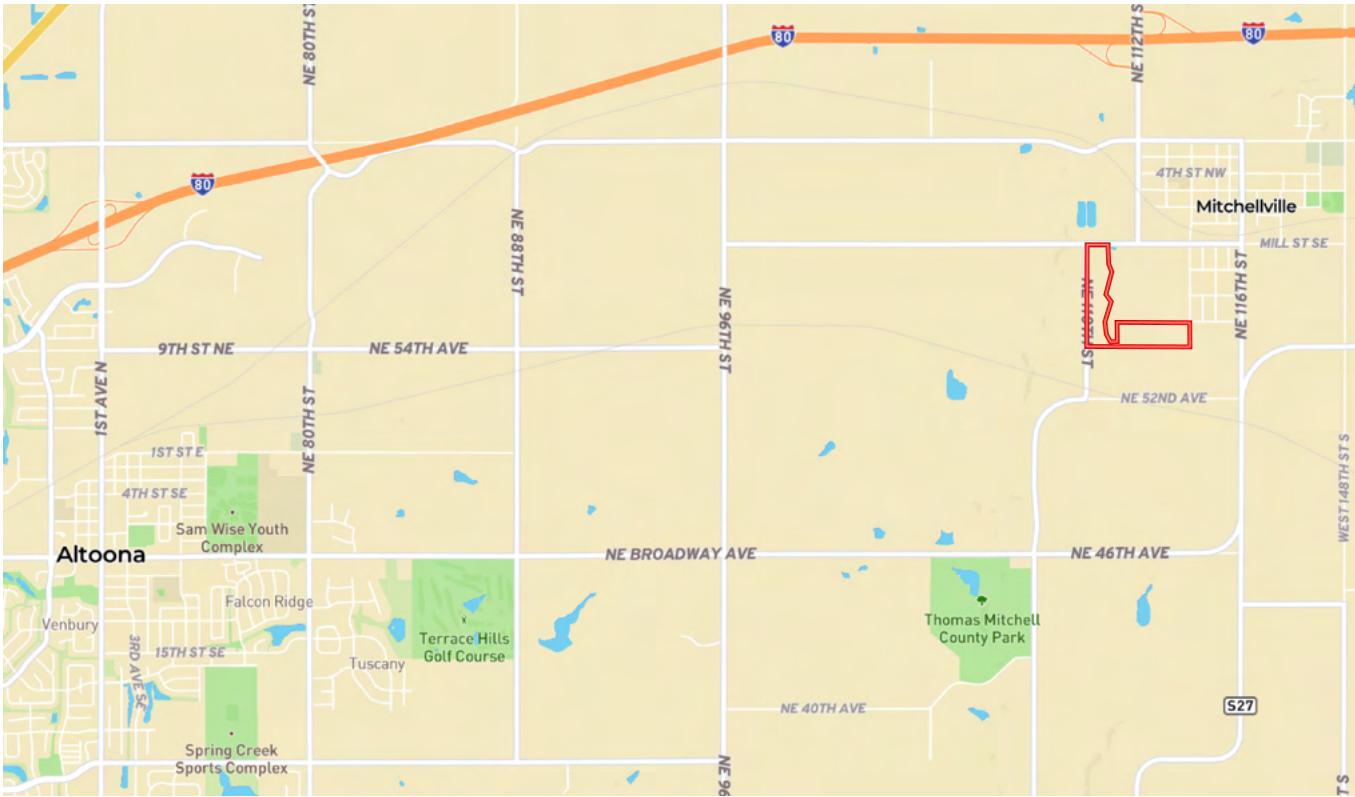
The property will be conveyed subject to any environmental matters, including but not limited to abandoned wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks located on the Property, and this will be reflected in the Patent.

Agent Comments:

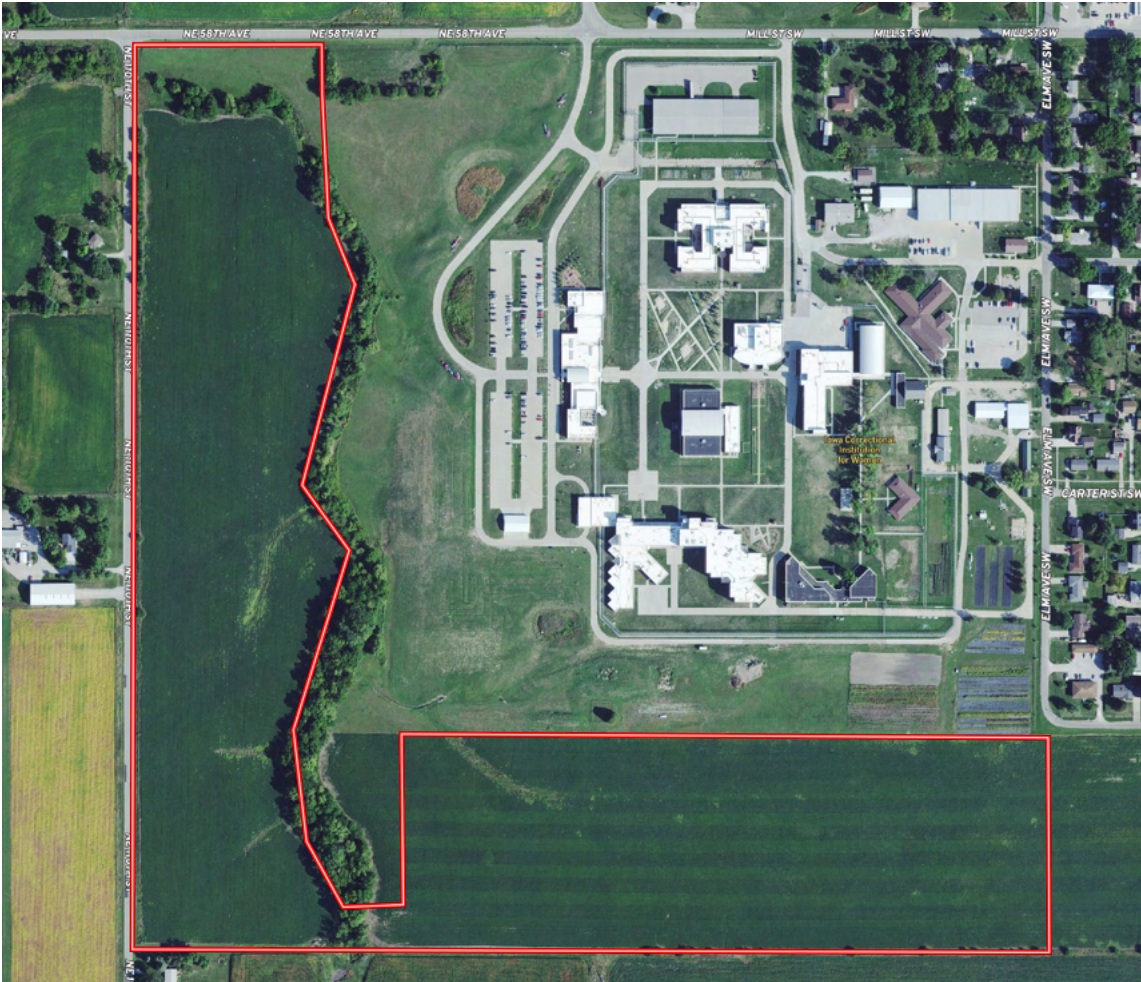
Announcements made at final bidding take precedent over all printed material. **Contact agents for more details.**



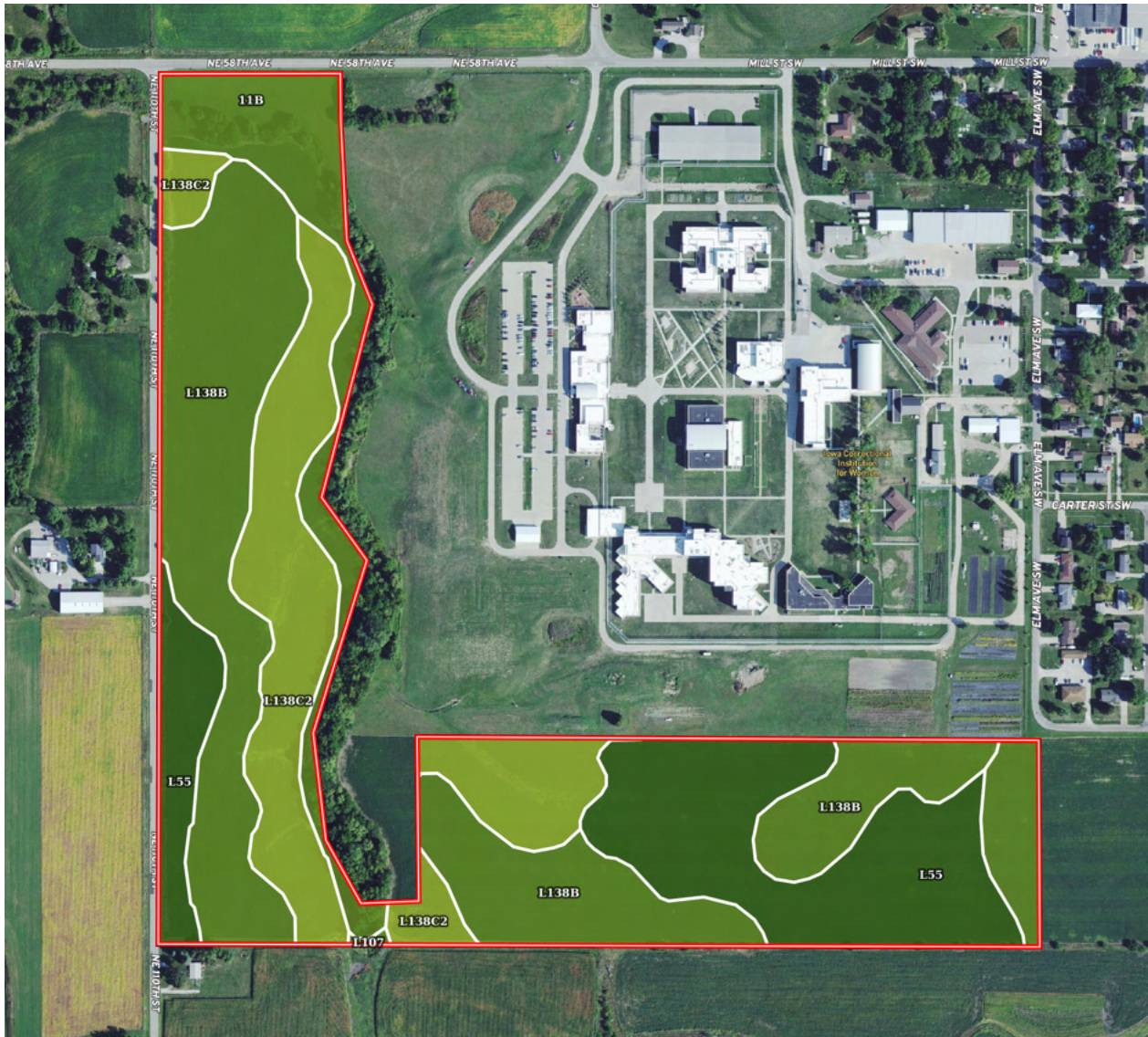
Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	22.58	38.01	88.0	0	80	2e
L55	Nicollet loam, 1 to 3 percent slopes	14.61	24.6	91.0	0	85	1
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	13.67	23.01	83.0	0	62	3e
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	6.56	11.04	80.0	0	86	2w
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	1.99	3.35	88.0	0	84	2w
TOTALS		59.41(*)	100%	86.72	-	77.9	1.98

FOR SALE BY BID TERMS

General: The State of Iowa is offering farm real estate for sale via the “Iowans Buy Iowa Program.” The program is a cooperative effort between the Iowa Department of Agriculture and Land Stewardship, the Iowa Economic Development Authority, and the Iowa Department of Administrative Services. Please consult the additional information pertaining to this program included in the bid form accompanying this flyer.

Taxes: The Seller shall pay real estate taxes for fiscal year 2023-2024 and prior years, as well as a prorated portion of fiscal year 2024-2025, if applicable. Estimated taxes for the period beginning July 1, 2025 (if applicable) will be prorated to thirty (30) days after acceptance of the Offer to Buy (defined below). The Buyer shall pay all subsequent real estate taxes. Contact the listing agents for property tax amounts and dates payable.

Conditions: Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an “AS IS-WHERE IS” basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Bidders will receive an “Offer to Buy” (“OTB”) document from the State of Iowa for the property being purchased outlining the terms and conditions associated with purchase.

Possession: Title and possession of the land will be granted when the State of Iowa records a Land Patent. Once all monies are received, the Buyer should allow up to 30 days for the recordation of the State Land Patent and transfer of the property to the Buyer. The Seller will make a current abstract available for examination; however, this abstract will remain the property of the State. In the event the Buyer desires any further abstracting, any cost will be the responsibility of the Buyer. However, the State will have no obligation to clear any title objections, and the sale of any tract will be without any warranties, express or implied, and is subject to all easements, covenants, restrictions of record, and leases. Notably, there have also been a number of documents recorded with the Polk County Recorder’s Office in February and March 2025 pertaining in part to this property and the neighboring property to be retained by the State of Iowa as referenced in a letter agreement filed on June 21, 2014, in the office of the Polk County Recorder in Book 15193, Page 189. The parties to the agreement, including the two neighboring landowners and the Department of Corrections have recorded Disclaimers of Interest documents disclaiming any interest in each other’s property – please contact agents for more details. The conveyance will be exempt from real estate transfer tax, declaration of value and ground water hazard statement pursuant to Iowa Code section 428A.2(6) Contact the listing agents for clarification on how property will be transferred to the Buyer.

Earnest Payment: A 10% earnest money payment is required from the successful bidder. The payment may be in the form of cashier’s check, personal check, or company check. All funds will be deposited and held by Farmers National Company.

Contract and Title: The successful bidder will execute an OTB and deposit with Farmers National Company the required earnest money payment. The Seller will make a current abstract available for inspection as outlined in the “Possession” section. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will occur on the date agreed to by the parties. The balance of the purchase price will be payable on or before the closing date in the form of a check at the discretion of Farmers National Company, and the Buyer will be required to submit the completed OTB. If the balance is not paid on or before closing, the Buyer risks forfeiting the 10% earnest money.

Sale Method: The real estate will be offered as a total unit.

Bid Procedure: **Written bids will be received at the office of Farmers National Company, 13445 South 68 Avenue West, Mitchellville, Iowa 50169, or by email: JVansee@FarmersNational.com.** Bids should be for the total dollar amount and not per acre. **Bidders must be qualified under any or all of the “Iowans Buy Iowa Program” categories for their bid to be considered, and to ultimately purchase the tract. Any bids submitted should have any accompanying documentation showing qualification under the “Iowans Buy Iowa Program” qualifying criteria.** Please note that any Patent issued by the Seller to successful bidder must solely be to the individual or entity name used to qualify for the “Iowans Buy Iowa Program.” Seller reserves the right to reject any and all bids and to modify bidding requirements at its discretion.

Approval of Bids: Any and all bids and/or OTBs are subject to the Seller’s approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or “more or less”. Any announcements made by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person’s credentials or fitness to bid.

Seller: State of Iowa

Affidavit of Qualification to Purchase

The State of Iowa is offering farm real estate for sale via the “Iowans Buy Iowa Program.” The Program is a cooperative effort between the Iowa Department of Agriculture and Land Stewardship, the Iowa Economic Development Authority, and the Iowa Department of Administrative Services. Potential buyers for this real estate shall consist of the following:

- ☐ Beginning farmers (as defined by Iowa Admin. Code r. 265—44.2); or
- ☐ Female farmers (meaning any person who is actively engaged in farming as defined by Iowa Code § 425A.2 and who is a female 18 years of age or older as defined by Iowa Admin. Code r. 261—52.1); or
- ☐ Disabled farmers (meaning any person who is actively engaged in farming as defined by Iowa Code § 425A.2 and who has been diagnosed with a disability as defined by Iowa Code §15.102(12)(b)(1)); or
- ☐ Minority farmers (meaning any person who is actively engaged in farming as defined by Iowa Code § 425A.2 and who is a minority person as defined by Iowa Code §15.102(12)(b)(3)); or
- ☐ Service Disabled Veteran farmers (meaning any person who is actively engaged in farming as defined by Iowa Code § 425A.2 and who is a service-disabled veteran as defined by Iowa Code § 15.102(12)(b)(4)); or
- ☐ Farm owners and operators “Actively engaged in farming” as defined by Iowa Code definition located at section 425A.2; or
- ☐ Century Farm owners and descendants as listed at: <https://centuryfarms.iowaagriculture.gov/>; or
- ☐ Heritage Farm owners and descendants as listed at: <https://centuryfarms.iowaagriculture.gov/>.

By signing this affidavit, you acknowledge you are qualified to submit a bid to purchase the real estate for sale at the Iowa Correctional Institution for Women (ICIW) in Mitchellville, Iowa, based on the on the checked criteria above. As part of this bid, you must also provide supporting documentation that you meet such checked qualification. You also agree to provide the State of Iowa any and all necessary additional supporting documents to support your qualification as the State of Iowa may require. Further, you understand and acknowledge that any Patent issued by the State of Iowa to the successful bidder(s) must solely be to the individual or entity name used to qualify for the “Iowans Buy Iowa Program”.

This signed and notarized affidavit is required to accompany any and all bids for purchase of real estate. All bids received without a signed affidavit will be rejected. I certify that I have inspected this property to my complete and total satisfaction; I am fully aware of all conditions of the property and the terms and conditions under which it is being offered for sale; and I am a qualified buyer as indicated above. I understand that the Property is being sold as is with no warranties of any nature either expressed or implied. I therefore submit a bid, as shown above, for the property.

Name or Entity

By:

STATE OF IOWA, COUNTY OF _____ ss:

Subscribed and sworn to (or affirmed) before me on ____, 2025, by _____

NOTARY PUBLIC IN AND FOR SAID STATE

Return this Bid Form with the fully executed and notarized Affidavit of Qualification to Purchase, and supporting documentation for qualifying category(s) checked above to:

John Van Zee - 641-521-0151
Farmers National Company - jvanzee@farmersnational.com
13445 S 68 Ave W
Mitchellville, IA 50169



**Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Securities**

Bid Form

Iowa Department of Corrections Land Sale - Polk County, Iowa

I/we hereby offer the following amount for the parcel listed below:

Tract: 59.37 +/- acres - Polk County, Iowa Parcel 2024-69 E ½ SE ¼, Sec. 11, T79N, R22 W, and Parcel 2024-70 in Lot 21 and Lot 22 of Sage's Subdivision, City of Mitchellville, IA

Bid amount \$ _____

Bid is total price **NOT** per acre. All bids received will be reviewed by the State of Iowa. In signing this Bid Form, I acknowledge the Property Information and For Sale by Bid Terms included in the marketing brochure for the property listed above. I acknowledge this is my initial offer, and my bid will be considered only if the State determines that I am a qualified bidder per the Iowans Buy Iowa Program. I also agree to sign an Offer to Buy (OTB) and deposit 10% earnest money with Farmers National Company if the State of Iowa notifies me that I am the successful bidder. The State of Iowa reserves the right to reject any and all bids and modify bidding requirements at their discretion.

This bid form must accompany the affidavit of qualification to purchase and associated proof of qualification materials to be valid.

Signature _____ Date _____

Print name _____

Address _____

City _____ State _____ ZIP code _____

Telephone number _____ Cell phone number _____

Email _____



