

33.72 Net  
Tax. Ac.  
Story County,  
IA



## DEVELOPMENT PROPERTY

**Date:** Tues., Sept. 1, 2015

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

**Auction Site:**

The Former Broiler Restaurant

**Address:**

6008 Lincoln Way  
Ames, IA 50014

## Property Information

**Address**

5871 Ontario St. • Ames, IA 50014

**Location**

**WEST SIDE OF AMES** - From the intersection of Lincoln Way and N. 500th St., go north 1 mile to Ontario St., then east ¼ mile. Property is on the north side of Ontario St.

## Abbreviated Legal Description

Part of the W½ SW¼ south of the railroad ROW in Section 31, Township 84 North, Range 24 West of the 5th p.m. (Franklin Twp.)

## Zoning

Currently zoned A-1 Agricultural. Zoned Urban Residential under the City of Ames Comprehensive Plan. City of Ames sanitary sewer, storm sewer and water lines adjacent to the east side of property. See GIS map for more detail.

## Real Estate Tax

Taxes Payable 2015-2016: \$2,066.00  
Net Taxable Acres: 33.72

## Land Description

Undulating to gently rolling

## FSA Data

Farm Number 5883  
Crop Acres: 30.76  
Corn Base: 15.8 Ac.  
Corn PLC Yield: 169 Bu.  
Bean Base: 15.0 Ac.  
Bean PLC Yield: 49 Bu.

## CRP Contracts

None

## Soil Types/Productivity

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

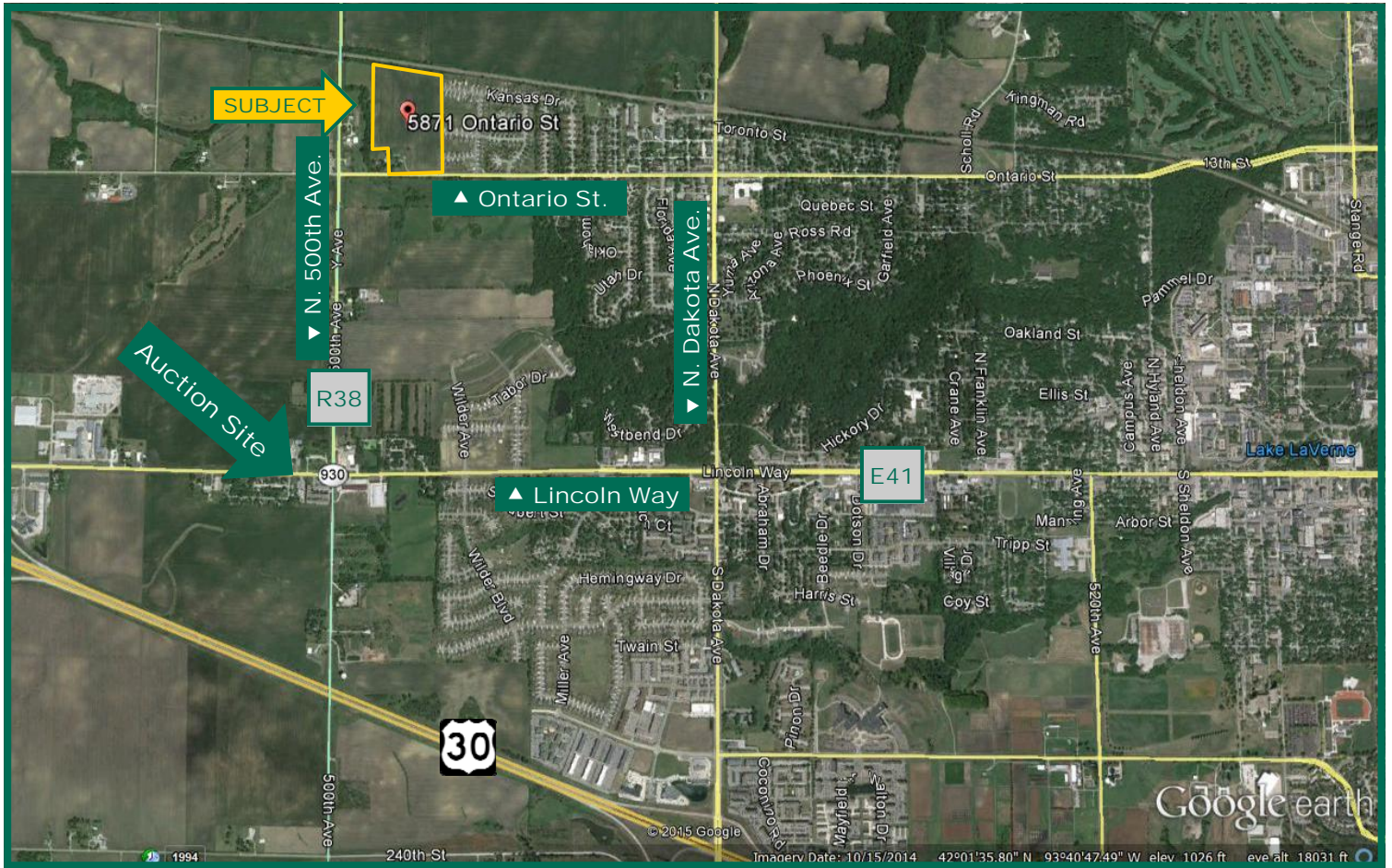
- **CSR2:** 85.0 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 82.2 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 85.1 per County Assessor, based on net taxable acres.

**Doug Van Dyke**  
Licensed Salesperson in IA  
515-230-4554

415 S. 11th St., PO Box 500  
Nevada, IA 50201-0500  
[www.Hertz.ag](http://www.Hertz.ag)

**Jerry Lage**, Auctioneer  
[JerryL@Hertz.ag](mailto:JerryL@Hertz.ag)  
515-382-1500 or 800-593-5263

# Aerial Map and Building Site Photo



**Doug Van Dyke**  
Licensed Salesperson in IA  
515-230-4554

415 S. 11th St., PO Box 500  
Nevada, IA 50201-0500  
[www.Hertz.ag](http://www.Hertz.ag)

**Jerry Lage**, Auctioneer  
[JerryL@Hertz.ag](mailto:JerryL@Hertz.ag)  
515-382-1500 or 800-593-5263

# Building Site Photo

## Drainage

Natural. May have some tile, but no maps available.

## Buildings/Improvements

- Split-level house with 1,424 SF on first floor and 247 SF rec room in lower level. 3 BR, 1½ BA.
- 960 SF detached garage
- 1,248 SF shop
- Older storage building
- PIN 05-31-300-320. See Story County Assessor site for additional House/Improvements detail.

## Building Site Open House

**Sat. August 8 - 9 a.m. to Noon**

**Thur. August 13 - 3 p.m. to 6 p.m.**

## Water & Well Information

Drilled well - see well test results of May 7, 2014 on website. City of Ames water lines adjacent to east property line.

## Septic Information

House is served by a private septic system which may or may not pass current county inspection standards. Any required updates will be at Buyer's expense.

## Comments

This property has development potential in its future, and will provide income in the interim with excellent farmland and a useable house.



## Auction Information

### Method of Sale

- Property will be offered as a single tract of land based on 33.72 net taxable acres
- Property will be sold "As Is/Where Is" with no owner guarantee on condition of well or septic system (both of which are currently in use).

### Seller

Eric J. Sayre and Brad M. Sayre

### 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 October 21, 2015 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, 2016. The lease has been terminated and Buyer will have full

possession for the 2016 crop year. Taxes will be prorated to October 21, 2015.

### 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.

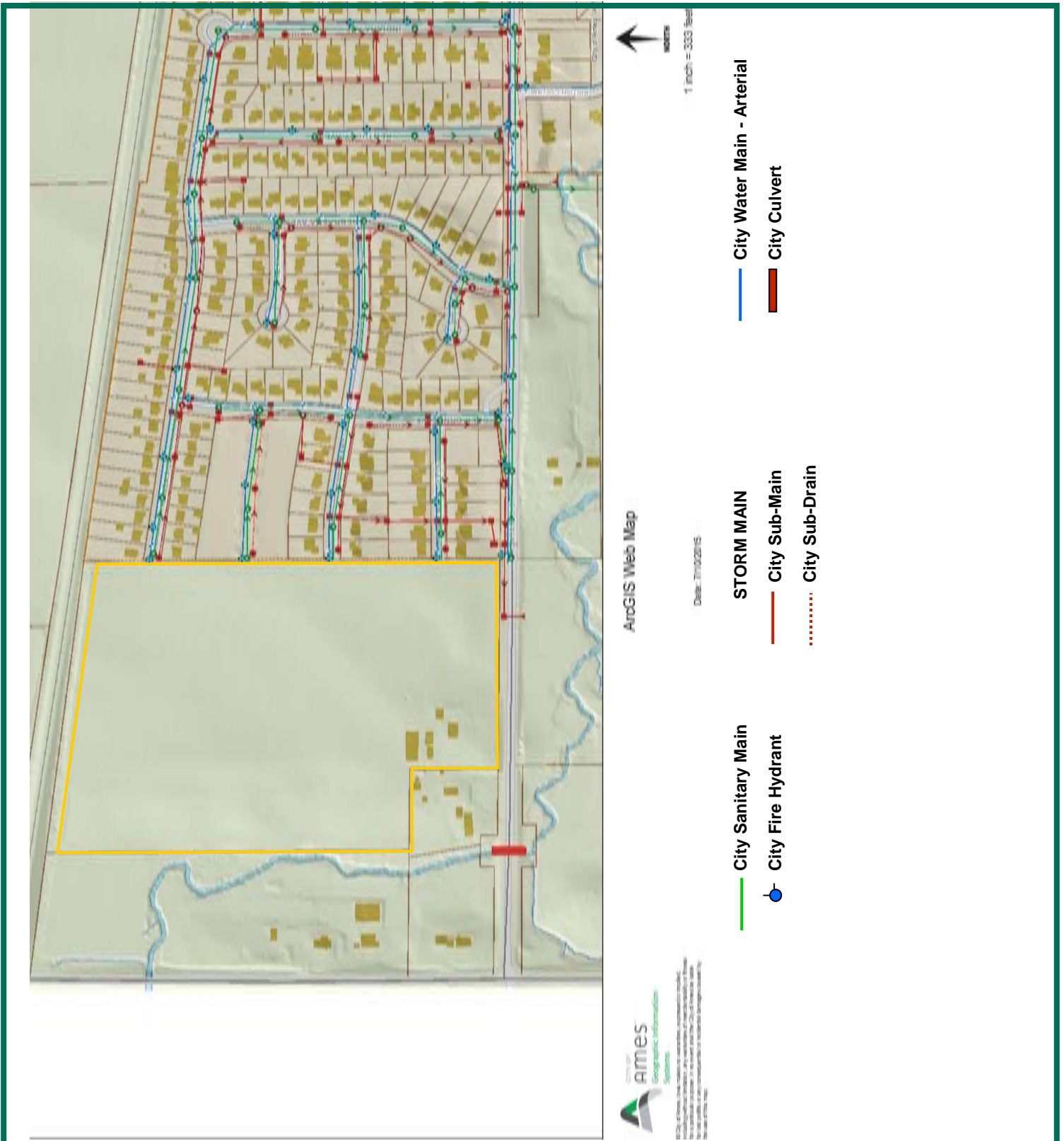
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.*

**Doug Van Dyke**  
Licensed Salesperson in IA  
515-230-4554

415 S. 11th St., PO Box 500  
Nevada, IA 50201-0500  
[www.Hertz.ag](http://www.Hertz.ag)

**Jerry Lage**, Auctioneer  
[JerryL@Hertz.ag](mailto:JerryL@Hertz.ag)  
515-382-1500 or 800-593-5263

# City of Ames GIS Map



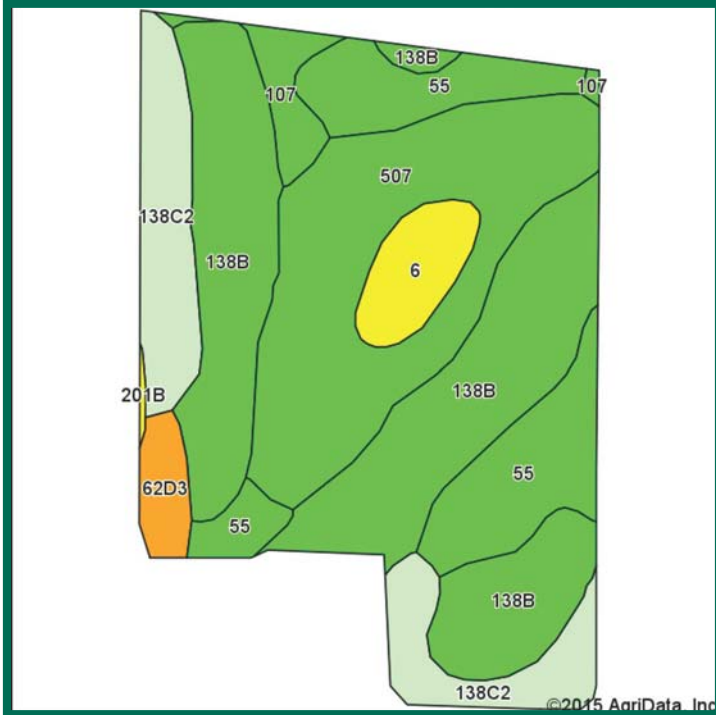
**Doug Van Dyke**  
Licensed Salesperson in IA  
515-230-4554

415 S. 11th St., PO Box 500  
Nevada, IA 50201-0500  
[www.Hertz.ag](http://www.Hertz.ag)

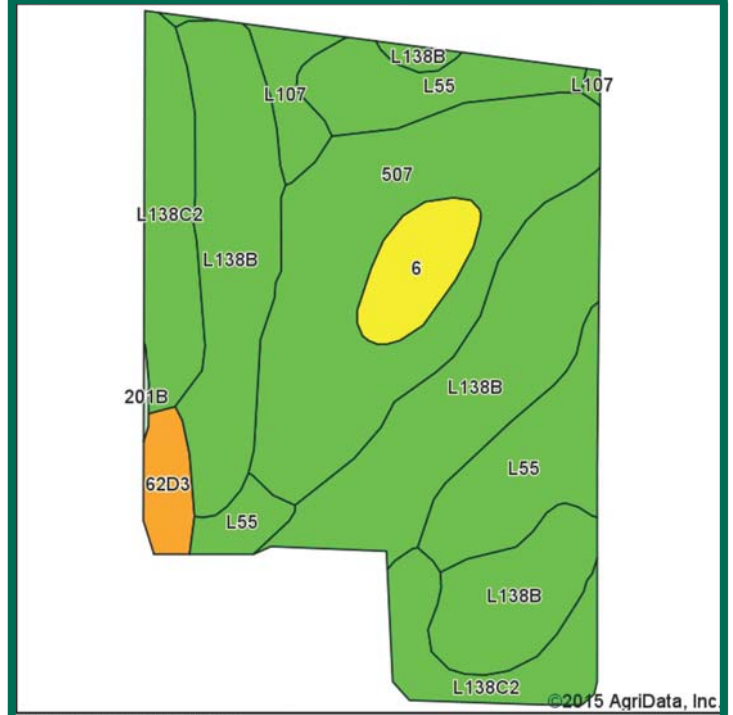
**Jerry Lage**, Auctioneer  
[JerryL@Hertz.ag](mailto:JerryL@Hertz.ag)  
515-382-1500 or 800-593-5263

# Soil Maps

CSR: 82.2 based on 30.76 FSA Crop Acres



CSR2: 85.0 based on 30.76 FSA Crop Acres



Area Symbol: IA169, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	11.34	36.9%		Ile	88	
507	Canisteo clay loam, 0 to 2 percent slopes	7.68	25.0%		IIw	88	84
L55	Nicollet loam, 1 to 3 percent slopes	4.77	15.5%		Ie	91	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	4.02	13.1%		IIIe	83	
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.30	4.2%		IIIw	56	59
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	0.90	2.9%		IIw	88	
62D3	Storden loam, 9 to 14 percent slopes, severely eroded	0.75	2.4%		IVe	29	39
<b>Weighted Average</b>						<b>85</b>	<b>*-</b>

\*CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 82.2.



**CSR/CSR2 UPDATE:** In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

**Doug Van Dyke**  
Licensed Salesperson in IA  
515-230-4554

415 S. 11th St., PO Box 500  
Nevada, IA 50201-0500  
[www.Hertz.ag](http://www.Hertz.ag)

**Jerry Lage**, Auctioneer  
[JerryL@Hertz.ag](mailto:JerryL@Hertz.ag)  
515-382-1500 or 800-593-5263

Photos: 33.72 Net Tax. Acres, Story County, IA



House - 3 BR, 1½ BA, 1,671 Finished SF



House from Rear



Detached Garage



Storage Building



Cropland and Housing Area to East



Kitchen



Dining/Living Area



Full Bathroom



Furnace

**Doug Van Dyke**  
Licensed Salesperson in IA  
515-230-4554

415 S. 11th St., PO Box 500  
Nevada, IA 50201-0500  
[www.Hertz.ag](http://www.Hertz.ag)

**Jerry Lage**, Auctioneer  
[JerryL@Hertz.ag](mailto:JerryL@Hertz.ag)  
515-382-1500 or 800-593-5263