

**ACREAGE:**

**DATE:**

**RETURN BIDS TO:**

**1,274.95 Acres, m/l**  
In 4 Parcels  
Fremont Co., IA &  
Atchison Co., MO

Bid Deadline:  
**October 11, 2024**  
**2:00 p.m., CDT**

**Hertz Farm  
Management**  
Omaha, NE

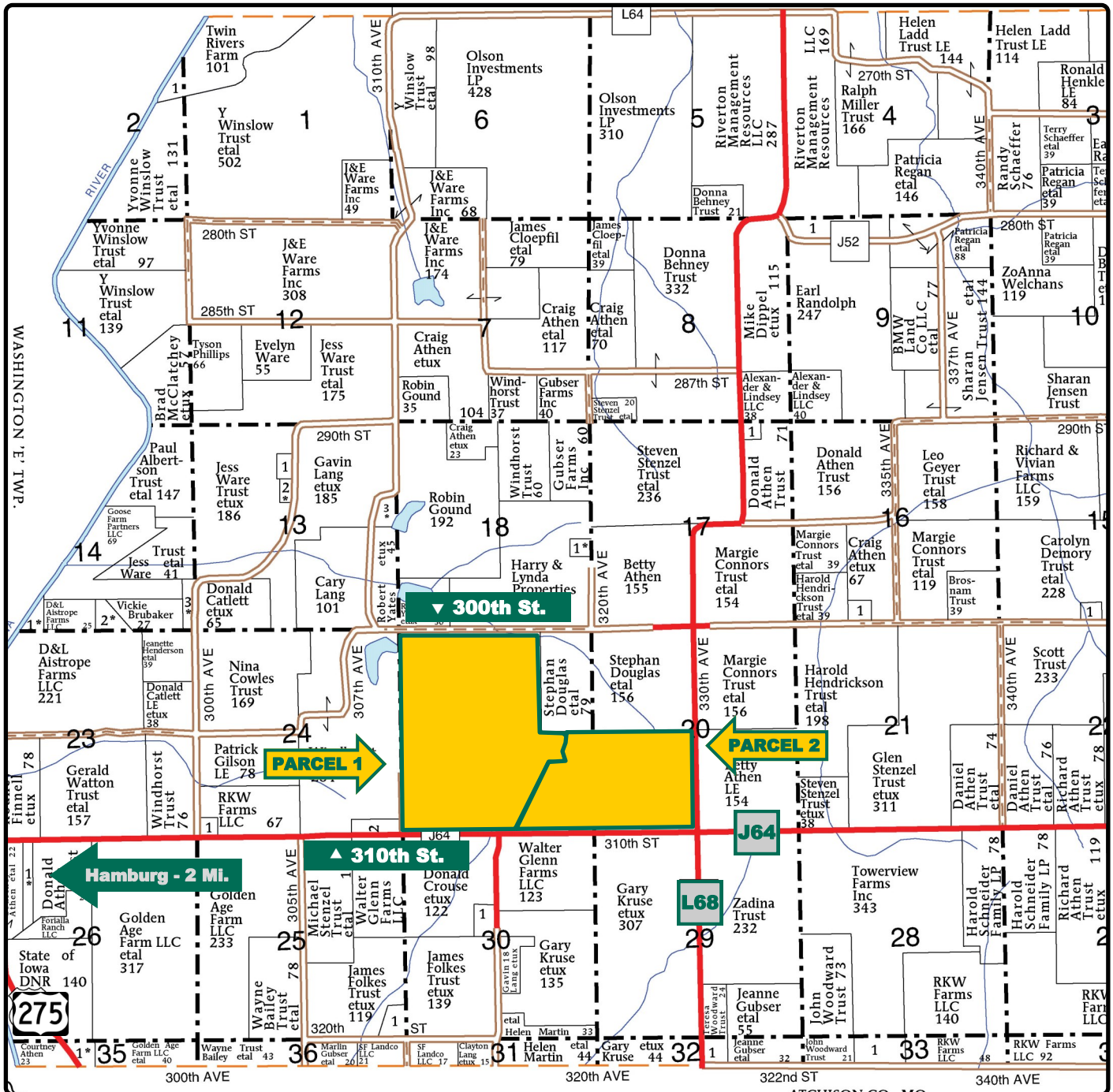


### Property Key Features

- High-Quality Soils with Natural, Well-Drained Terraces
- Offered in 4 Parcels Individually and/or in Combination
- Fremont Co., IA Parcels - 83% Tillable; Atchison Co., MO Parcels - 87% Tillable

**Scott Henrichsen, AFM**  
Licensed Salesperson in NE, IA & MO  
**716-310-0466**  
**ScottH@Hertz.ag**

**402-697-7500**  
11717 M Circle  
Omaha, NE 68137  
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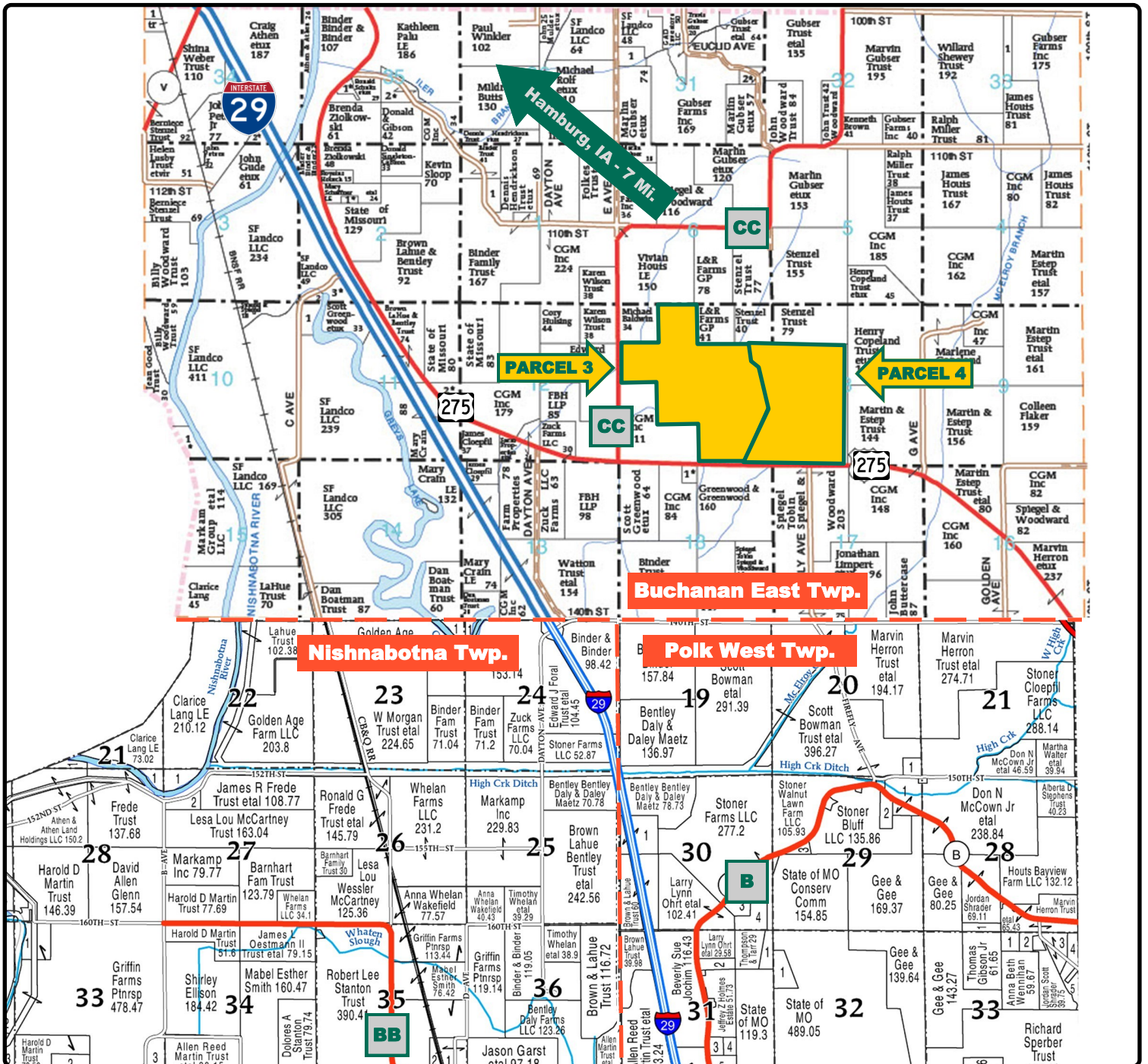
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## Parcels 3 & 4 - Buchanan East Township, Atchison Co., MO



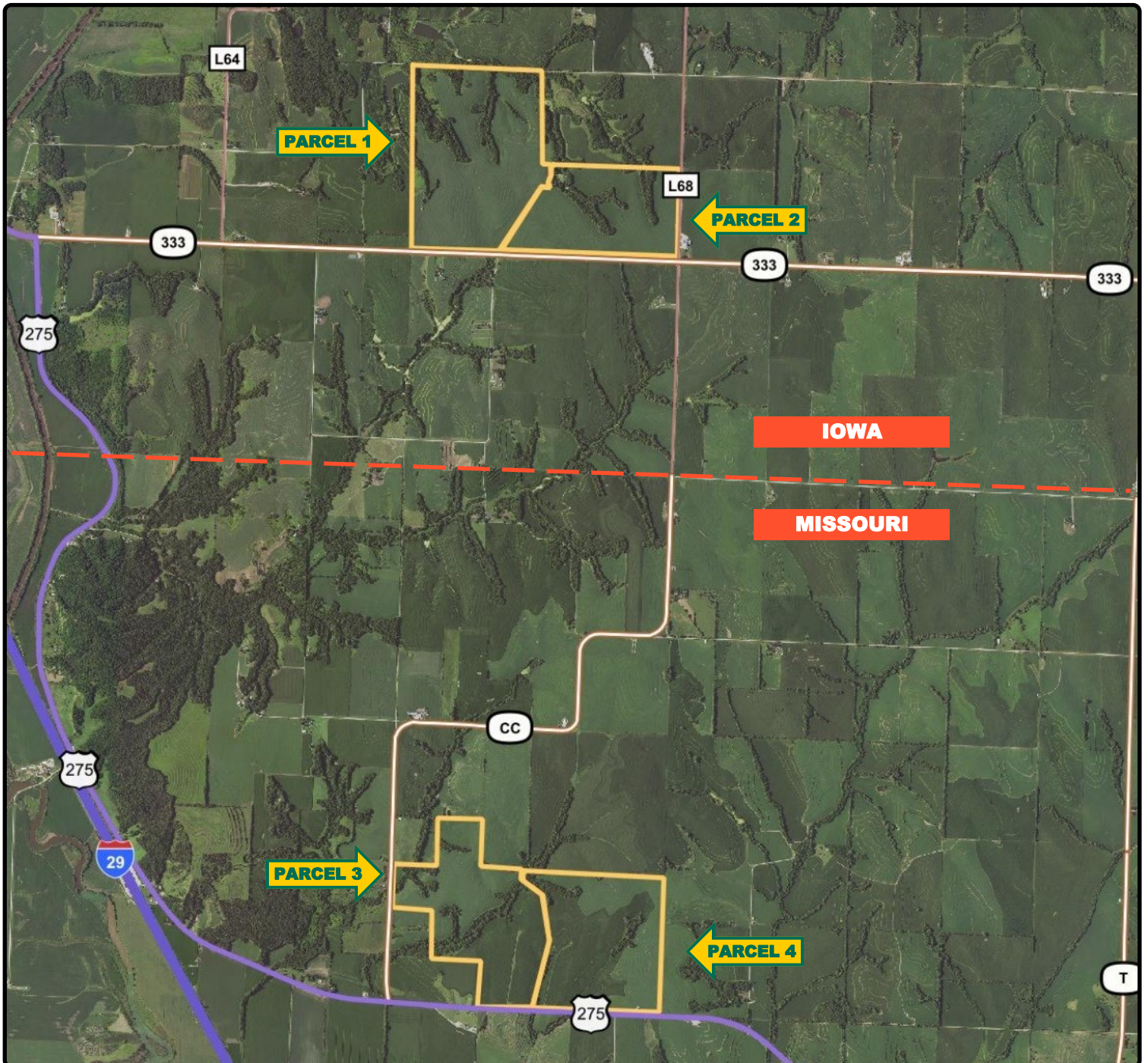
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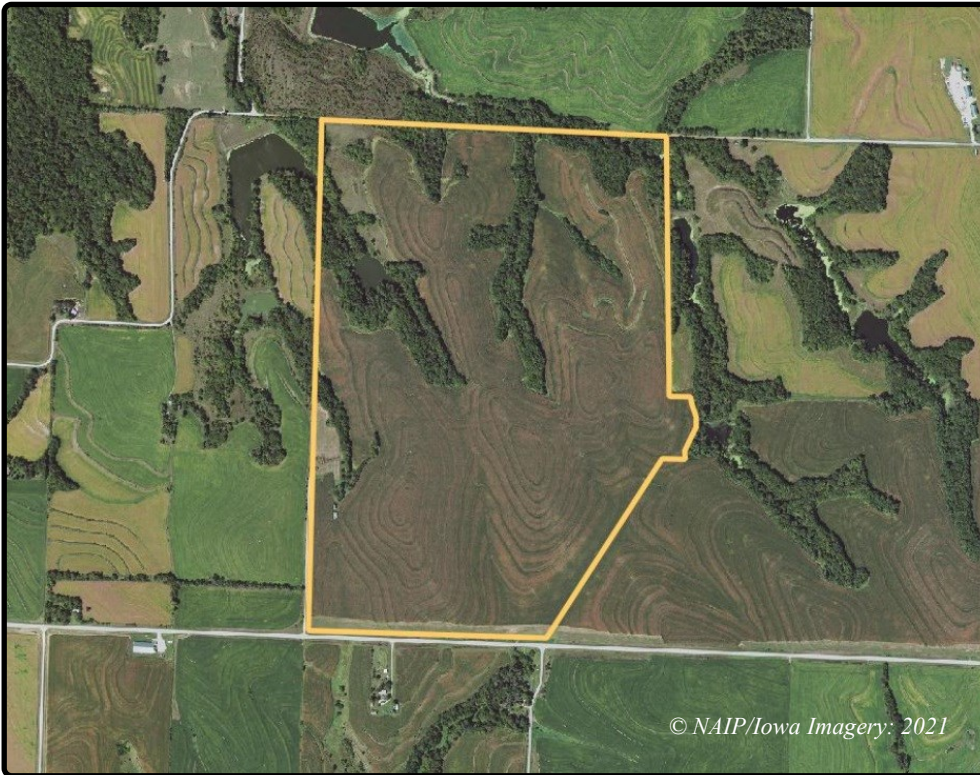
**Parcels 1 & 2** - Fremont Co., IA  
**Parcels 3 & 4** - Atchison Co., MO



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## Parcel 1 - Fremont Co., IA

**FSA/Eff. Crop Acres: 336.46\***  
**Cert. Grass Acres: 16.50**  
**Corn Base Acres: 192.87\***  
**Bean Base Acres: 63.81\***  
**Soil Productivity: 79.30 CSR2**

*\*Acres are estimated.*

## Parcel 1 - Fremont Co., IA Property Information 409.50 Acres, m/l

### Location

**From Hamburg, IA:** go east on Hwy 175, at the split continue east on 310th St. / J64 for 2½ miles. The farm is on the north side of the road.

### Legal Description

W½ NE¼ NW¼, Pt of NE¼ SE¼, Pt of NW¼ SE¼, Pt of SW¼ SE¼, all in Section 19, Township 67 North, Range 41 West of the 5th P.M., Fremont Co., IA.

### Lease Status

Leased through the 2024 crop year. Open lease for the 2025 crop year.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$11,282.68\*  
 Net Taxable Acres: 409.50\*  
 Tax per Net Taxable Acre: \$27.55\*  
*\*Taxes are estimated due to tax parcel split. Fremont County Assessor/Treasurer will determine final tax figures.*

### FSA Data

Part of Farm Number 2802, Tract 2820  
 FSA/Eff. Crop Acres: 336.46\*  
 Cert. Grass Acres: 16.50  
 Corn Base Acres: 192.87\*  
 Corn PLC Yield: 142 Bu.  
 Bean Base Acres: 63.81\*  
 Bean PLC Yield: 50 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Fremont County FSA office.*

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Monona and Marshall. CSR2 on the estimated FSA/Eff. crop acres is 79.30. See soil map for detail.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Moderately sloping.

### Drainage

Natural with terraces.

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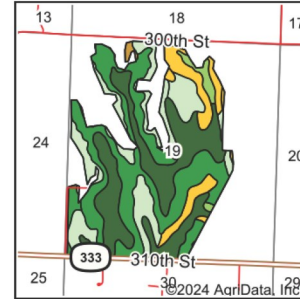
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State: **Iowa**  
 County: **Fremont**  
 Location: **19-67N-41W**  
 Township: **Madison**  
 Acres: **336.46**  
 Date: **8/19/2024**



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Soils data provided by USDA and NRCS.

Area Symbol: IA071, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	111.80	33.2%			IIIe	86	
9B	Marshall silty clay loam, 2 to 5 percent slopes	82.53	24.5%			Ile	95	
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	62.14	18.5%			IIIe	60	
10D3	Monona silt loam, 9 to 14 percent slopes, severely eroded	30.22	9.0%			IIIe	53	
12B	Napier silt loam, 2 to 5 percent slopes	18.87	5.6%			Ile	93	
10D	Monona silt loam, 9 to 14 percent slopes	14.48	4.3%			IIIe	63	
10C3	Monona silt loam, 5 to 9 percent slopes, severely eroded	7.38	2.2%			IIIe	79	
10C	Monona silt loam, 5 to 9 percent slopes	5.01	1.5%			IIIe	89	
717C	Napier-Gullied land complex, 2 to 10 percent slopes	2.13	0.6%			IIIe	IVe	
10E3	Monona silt loam, 14 to 20 percent slopes, severely eroded	1.90	0.6%			IVe	38	
<b>Weighted Average</b>						<b>2.70</b>	<b>*.</b>	<b>79.3</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

## Buildings/Improvements

- 2, unusable 18' x 17' grain bins (1950)
- 1, unusable 60' x 32' pole barn (1950)

Information obtained from Fremont County Assessor's site.

## Water & Well Information

There is one well and two ponds located on the property.

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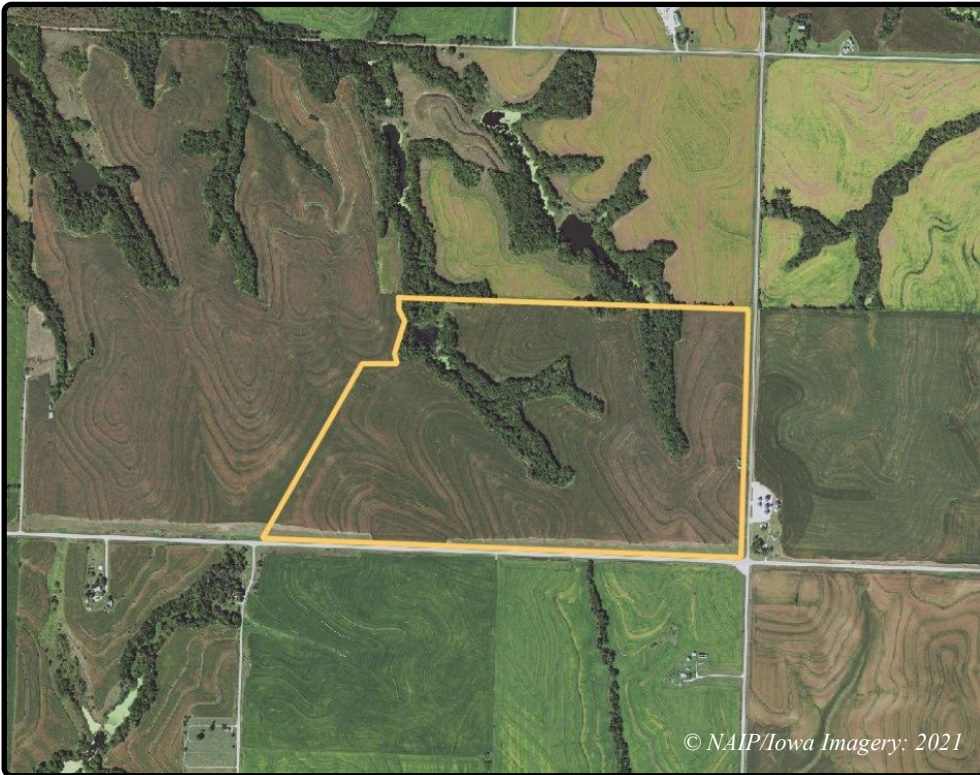
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## Parcel 2 - Fremont Co., IA

**FSA/Eff. Crop Acres: 218.08\***

**Corn Base Acres: 128.58\***

**Bean Base Acres: 42.54\***

**Soil Productivity: 87.60 CSR2**

*\*Acres are estimated.*

## Parcel 2 - Fremont Co., IA Property Information 254.15 Acres, m/l

### Location

**From Hamburg, IA:** go east on Hwy 175, at the split continue east on 310th St. / J64 for 3 miles. The farm is on the north side of the road.

### Legal Description

Pt of NE¼ SE¼, Pt of NW¼ SE¼, Pt of SW¼ SE¼, all in Section 19, Township 67 North, Range 41 West of the 5th P.M. AND SW¼ in Section 20, Township 67 North, Range 41 West of the 5th P.M., Fremont Co., IA.

### Real Estate Tax

Taxes Payable in 2023-2024: \$8,019.32\*

Drainage Assessment: \$248.45\*

Total Taxes and Drainage Assessment in 2023-2024: \$8,267.77\*

Net Taxable Acres: 254.14\*

Tax per Net Taxable Acre: \$32.53\*

*\*Taxes are estimated due to tax parcel split. Fremont County Assessor/Treasurer will determine final tax figures.*

### Lease Status

Leased through the 2024 crop year. Open lease for the 2025 crop year.

### FSA Data

Part of Farm Number 2802, Tract 2820

FSA/Eff. Crop Acres: 218.08\*

Corn Base Acres: 128.58\*

Corn PLC Yield: 142 Bu.

Bean Base Acres: 42.54\*

Bean PLC Yield: 50 Bu.

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

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Marshall and Monona.

CSR2 on the estimated FSA/Eff. crop acres is 87.60. See soil map for detail.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

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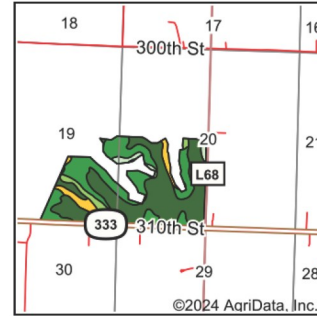
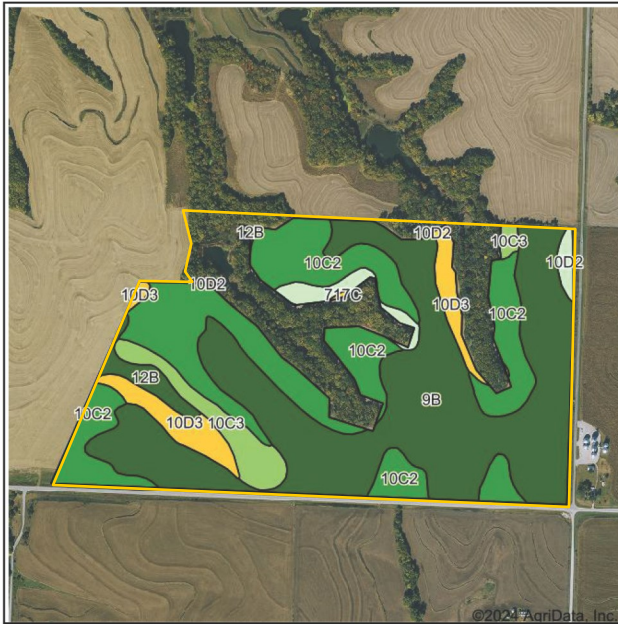
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State: **Iowa**  
 County: **Fremont**  
 Location: **20-67N-41W**  
 Township: **Madison**  
 Acres: **218.08**  
 Date: **8/19/2024**










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Soils data provided by USDA and NRCS.

Area Symbol: IA071, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
9B	Marshall silty clay loam, 2 to 5 percent slopes	107.35	50.0%		Ile		95
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	73.90	33.6%		IIle		86
10D3	Monona silt loam, 9 to 14 percent slopes, severely eroded	13.06	5.9%		IIIle		53
10C3	Monona silt loam, 5 to 9 percent slopes, severely eroded	11.89	5.2%		IIIle		79
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	6.97	2.9%		IIIle		60
12B	Napier silt loam, 2 to 5 percent slopes	4.76	2.3%		Ile		93
717C	Napier-Gullied land complex, 2 to 10 percent slopes	0.15	0.1%		IIIle	IVe	55
<b>Weighted Average</b>					<b>2.48</b>	<b>*.</b>	<b>87.6</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

## Land Description

Moderately sloping.

## Drainage

Natural with terraces.

## Buildings/Improvements

- 31' x 24' - 11,000 Bu. Golden Grain Bin (2000)
- 30' x 21' - 9,000 Bu. GSI Grain Bin (2005)

*Information obtained from Fremont County Assessor's site.*

## Water & Well Information

There is one pond on this property.

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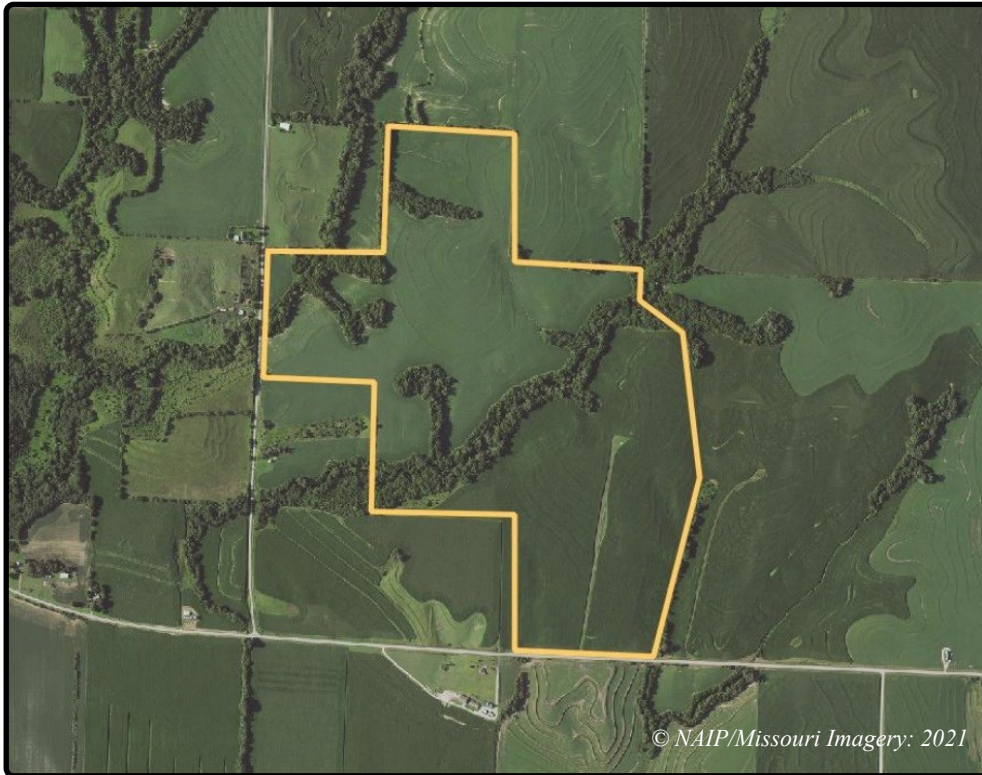
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## Parcel 3 - Atchison Co., MO

<b>FSA/Eff. Crop Acres:</b>	<b>256.68</b>
<b>Corn Base Acres:</b>	<b>104.29</b>
<b>Bean Base Acres:</b>	<b>104.45</b>
<b>Soil Productivity:</b>	<b>74.80 NCCPI</b>

## Parcel 3 - Atchison Co., MO Property Information 310.25 Acres, m/l

### Location

**From Hamburg, IA:** go approximately 7½ miles south on Hwy 275 into Missouri. The farm is on the north side of the Hwy 275 and just east of State Hwy CC.

### Legal Description

W½ SE¼, Pt of E½ SE¼, NE¼ SW¼, NE¼ NW¼, S½ NW¼, SW¼ NE¼, Pt of SE¼ NE¼, exc. road right of way, all in Section 7, Township 66 North, Range 41 West of the 5th P.M., Atchison Co., MO.

### Lease Status

Leased through the 2024 crop year. Open lease for the 2025 crop year.

### Real Estate Tax

Taxes Payable 2023: \$1,375.61\*  
Net Taxable Acres: 310.25\*  
Tax per Taxable Acre: \$4.43\*  
*\*Taxes are estimated due to tax parcel split. Atchison County Assessor/Treasurer will determine final tax figures.*

### FSA Data

Farm Number 3304, Tract 162  
FSA/Eff. Crop Acres: 256.68  
Corn Base Acres: 104.29  
Corn PLC Yield: 171 Bu.  
Bean Base Acres: 104.45  
Bean PLC Yield: 46 Bu.

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Monona and Ida. NCCPI on the FSA/Eff. crop acres is 74.80. See soil map for detail.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Moderately sloping.

### Drainage

Natural with terraces.

### Buildings/Improvements

None.

### Water & Well Information

None.

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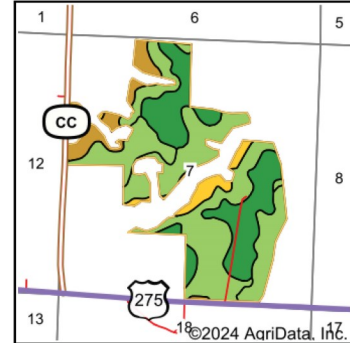
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Soils data provided by USDA and NRCS.









State: **Missouri**  
 County: **Atchison**  
 Location: **7-66N-41W**  
 Township: **Buchanan**  
 Acres: **256.68**  
 Date: **8/19/2024**



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Area Symbol: MO005, Soil Area Version: 26

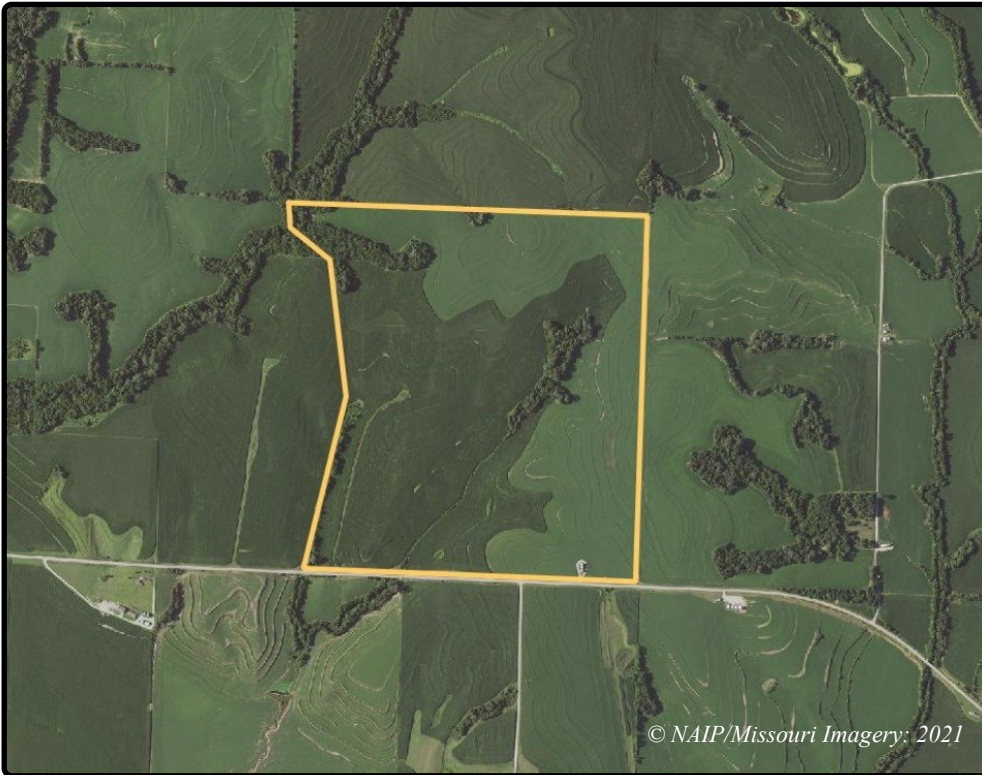
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
10110	Monona silt loam, 5 to 9 percent slopes, eroded	78.81	30.4%			IIIe	81
10109	Monona silt loam, 2 to 5 percent slopes	74.85	28.9%			Ile IIIe	88
10034	Ida silt loam, 9 to 14 percent slopes, eroded	55.67	22.0%			IIIe	69
10033	Ida silt loam, 14 to 25 percent slopes, eroded	21.27	8.2%			VIe	57
10174	Monona silt loam, 9 to 14 percent slopes, eroded	14.08	5.7%			IIIe	76
13628	Napier-Gullied land complex, 5 to 14 percent slopes	12.00	4.8%			IVe IIIe	11
				<b>Weighted Average</b>		<b>3.00</b>	<b>*n 74.8</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 \*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. 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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## Parcel 4 - Atchison Co., MO

<b>FSA/Eff. Crop Acres:</b>	<b>278.71</b>
<b>Corn Base Acres:</b>	<b>110.34</b>
<b>Bean Base Acres:</b>	<b>110.52</b>
<b>Soil Productivity:</b>	<b>79.10 NCCPI</b>

## Parcel 4 - Atchison Co., MO Property Information 301.05 Acres, m/l

### Location

**From Hamburg, IA:** go approximately 7½ miles south on Hwy 275 into Missouri. The farm is on the north side of the Hwy 275 and just east of State Hwy CC.

### Legal Description

SW¼, S½ NW¼, exc. Road Right of Way, Section 8, Township 66 North, Range 41 West of the 5th P.M. AND Pt of SE¼ NE¼, Pt of E½ SE¼, exc. Road Right of Way, Section 7, Township 66 North, Range 41 West of the 5th P.M., Atchison Co., MO.

### Real Estate Tax

Taxes Payable 2023: \$1,877.84\*  
Net Taxable Acres: 301.05\*

*\*Taxes are estimated due to tax parcel split. Atchison County Assessor/Treasurer will determine final tax figures.*

### Lease Status

Leased through the 2024 crop year. Open lease for the 2025 crop year.

### FSA Data

Farm Number 3304, Tract 164  
FSA/Eff. Crop Acres: 278.71  
Corn Base Acres: 110.34  
Corn PLC Yield: 171 Bu.  
Bean Base Acres: 110.52  
Bean PLC Yield: 46 Bu.

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Monona and Ida. NCCPI on the FSA/Eff. crop acres is 79.10. See soil map for detail.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Slightly sloping.

### Drainage

Natural with terraces.

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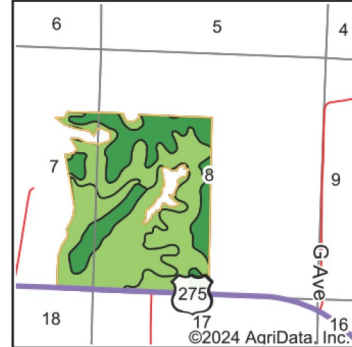
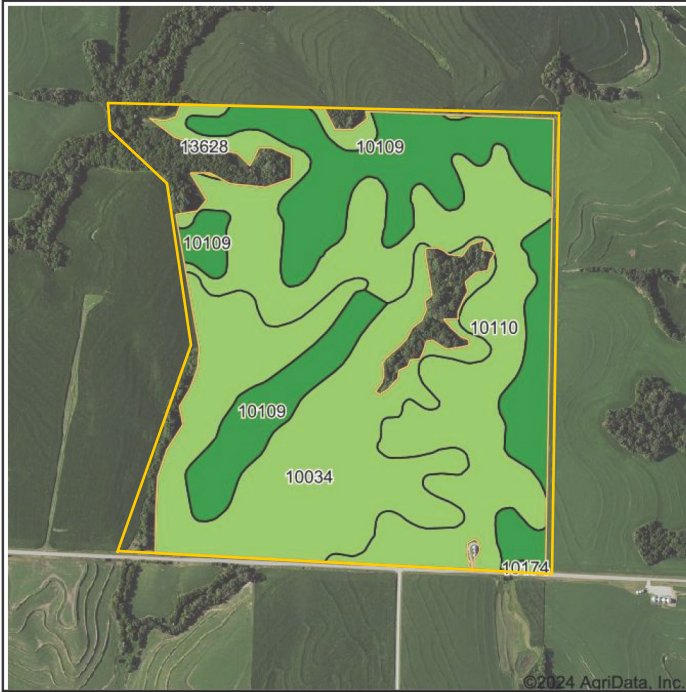
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State: **Missouri**  
 County: **Atchison**  
 Location: **8-66N-41W**  
 Township: **Buchanan**  
 Acres: **278.71**  
 Date: **8/19/2024**


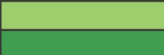


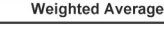


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Soils data provided by USDA and NRCS.

Area Symbol: MO005, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
10110	Monona silt loam, 5 to 9 percent slopes, eroded	99.87	36.2%		IIIe		81
10034	Ida silt loam, 9 to 14 percent slopes, eroded	93.70	33.2%		IIIe		69
10109	Monona silt loam, 2 to 5 percent slopes	84.34	30.3%		Ile	IIIe	88
10174	Monona silt loam, 9 to 14 percent slopes, eroded	0.60	0.2%		IIIe		76
13628	Napier-Gullied land complex, 5 to 14 percent slopes	0.20	0.1%		IVe	IIIe	11
<b>Weighted Average</b>					<b>2.70</b>	<b>*-</b>	<b>*n 79.1</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

### Buildings/Improvements

- 2 - 13,000 est. Bu. Grain Bins
- 1 - 11,000 est. Bu. Grain Bin

### Water and Well Information

None.

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**Parcel 1** - Looking North



**Parcel 1** - Looking Southwest



**Parcel 1** - Looking Northwest



**Parcel 1** - Southwest Looking Northeast



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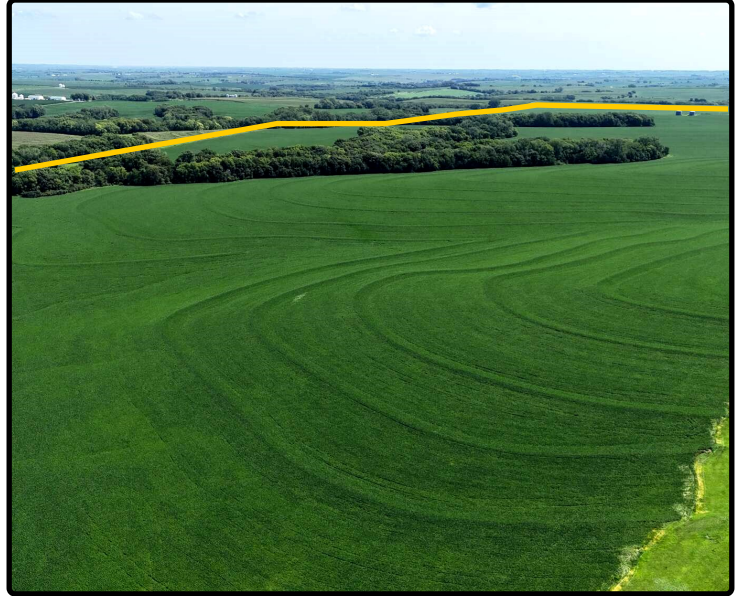
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**Parcel 2 - Looking Southwest**



**Parcel 2 - Looking West**



**Parcel 2 - Looking Northwest**



**Parcel 2 - Grain Bins**



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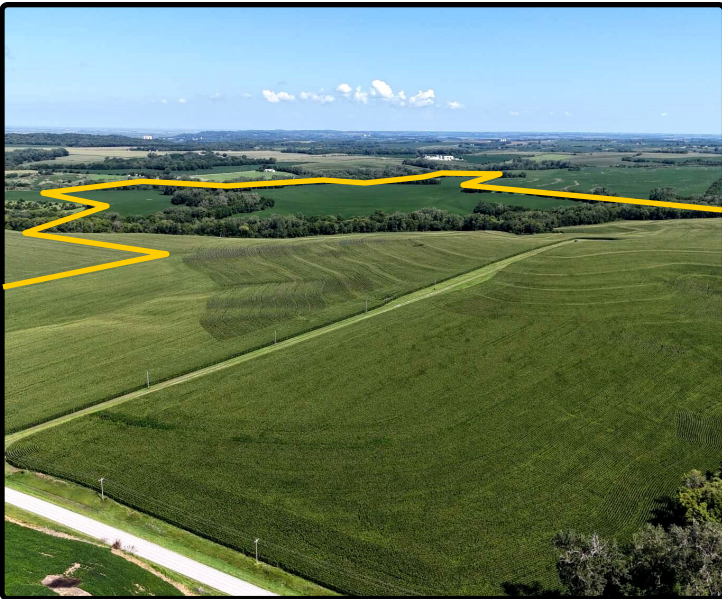
**Parcel 3 - Looking North**



**Parcel 3 - Looking North**



**Parcel 3 - Looking Northwest**



**Parcel 3 - Looking Southwest**



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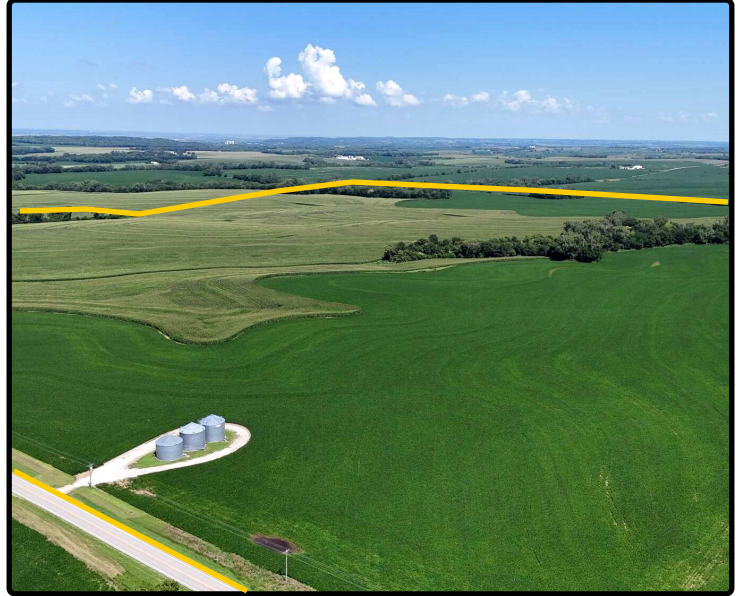
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**Parcel 4 - Looking East**



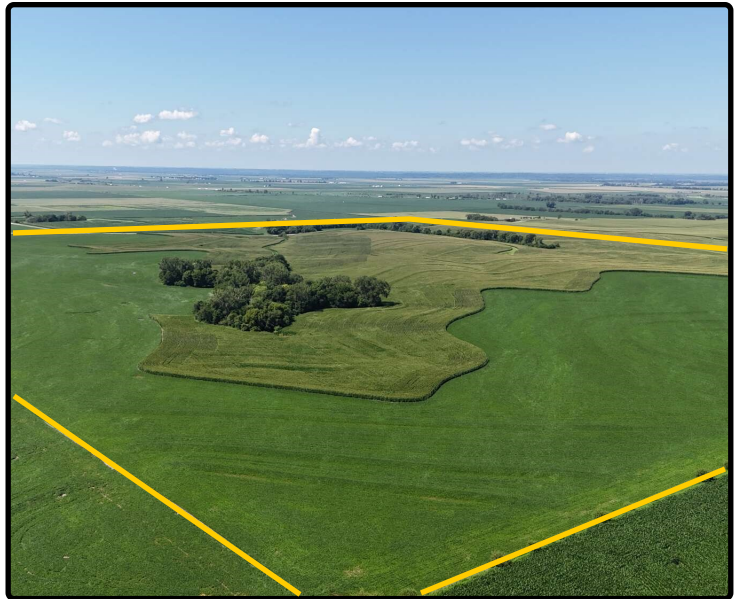
**Parcel 4 - Looking Northwest**



**Parcel 4 - Looking South**



**Parcel 4 - Looking Southwest**



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Bid Deadline: **Fri., Oct. 11, 2024**

Time: **2:00 p.m., CDT**

Mail To:

**Hertz Farm Management  
Attn: Scott Henrichsen  
11717 M Circle  
Omaha, NE 68137**

### **Seller**

John M. Wanamaker Revocable Trust &  
Jean Good Revocable Trust

### **Agency**

Hertz Farm Management and their  
representatives are Agents of the Seller.

### **Attorney**

Steven H. Krohn  
Evans & Dixon Attorney's at Law

### **Method of Sale**

- Parcels will be offered individually and/or in combination with the property being offered to the high bidder(s) in the manner resulting in the highest total sale price.
- Combination offers will require allocations by parcel.
- Seller reserves the right to refuse any and all bids.

### **Announcements**

Information provided herein was obtained from sources deemed reliable, but Hertz Farm Management 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, Scott Henrichsen at 402-697-7500 or 716-310-0466.

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 Omaha, Nebraska Hertz office, on or before Fri., October 11, 2024, by 2:00 p.m., CDT. The Seller will accept or reject all bids by 2:00 p.m., CDT on Monday, October 14, 2024, and all bidders will be notified shortly thereafter.

### **Terms of Possession**

Winning bidder(s) will be required to submit a 10% down payment within one business day of being notified their bid was accepted. A 1.50% Buyer's Premium will be added to the final bid price to arrive at the final contract price. The successful bidder is purchasing with no financing contingencies and must be

prepared for cash settlement of their purchase on or before November 14, 2024, 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 February 28, 2025. Taxes will be prorated to closing date.

### **Survey**

If Parcels 1 & 2 sell to different Buyers a property survey will be completed at Seller's expense and the final purchase price will be adjusted up or down based on final gross surveyed acres.

If Parcels 3 & 4 sell to different Buyers a property survey will be completed at Seller's expense and the final purchase price will be adjusted up or down based on final gross surveyed acres.

### **Contract & Title**

#### **Iowa Parcels**

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.

#### **Missouri Parcels**

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 owner's title insurance policy in the amount of the contract price. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

**Scott Henrichsen, AFM**  
Licensed Salesperson in NE, IA & MO  
**716-310-0466**  
**ScottH@Hertz.ag**

**402-697-7500**  
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## **Make the Most of Your Farmland Investment**

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