



ONE-CHANCE SEALED BID SALE



**Combined Average CSR2 Rating
of 82.00 on 6 Parcels**



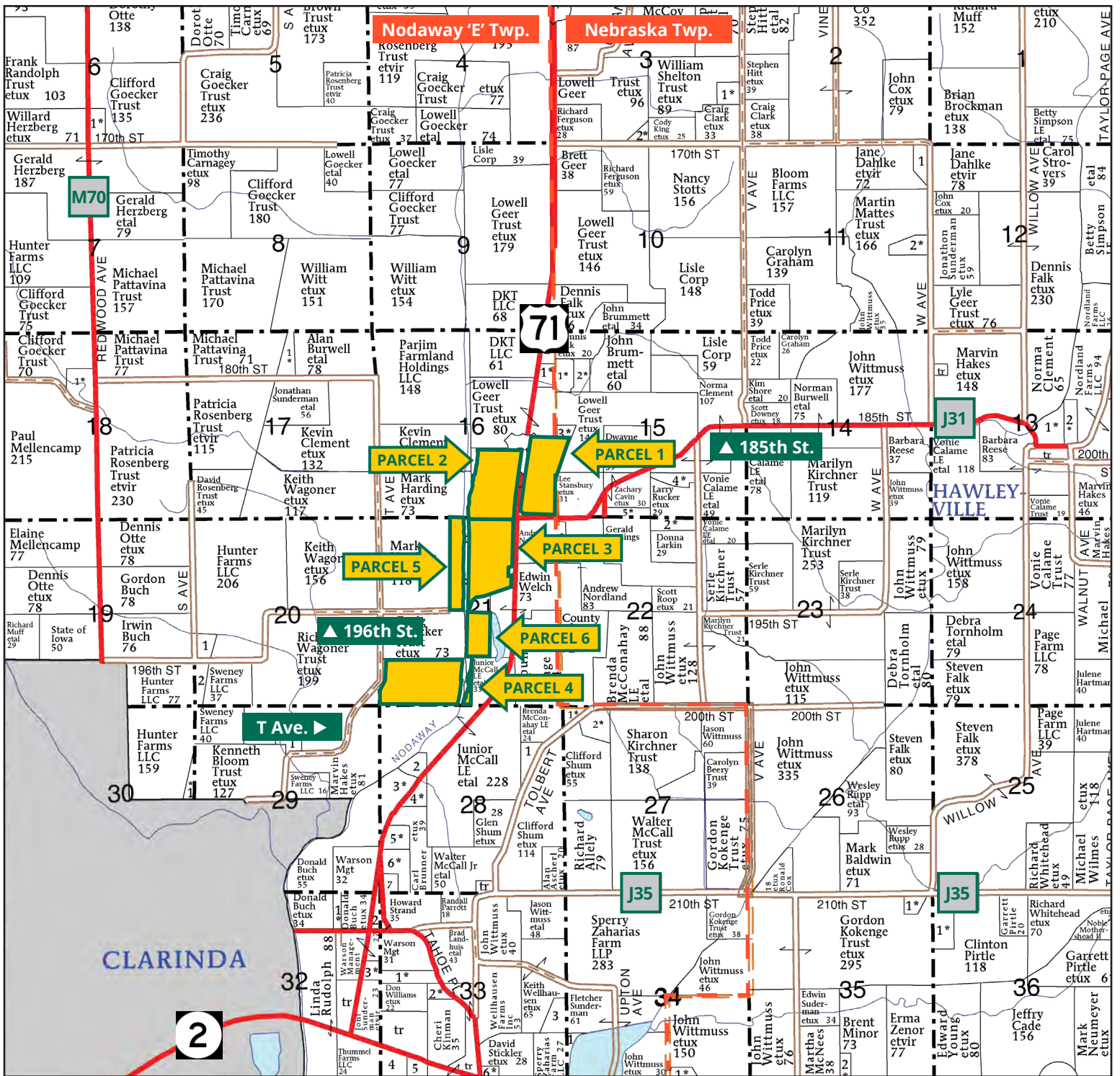
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Bid Deadline:
Friday, January 17, 2025
2:00 P.M., CST

317.75 Acres, m/l
6 Parcels
Page County, IA

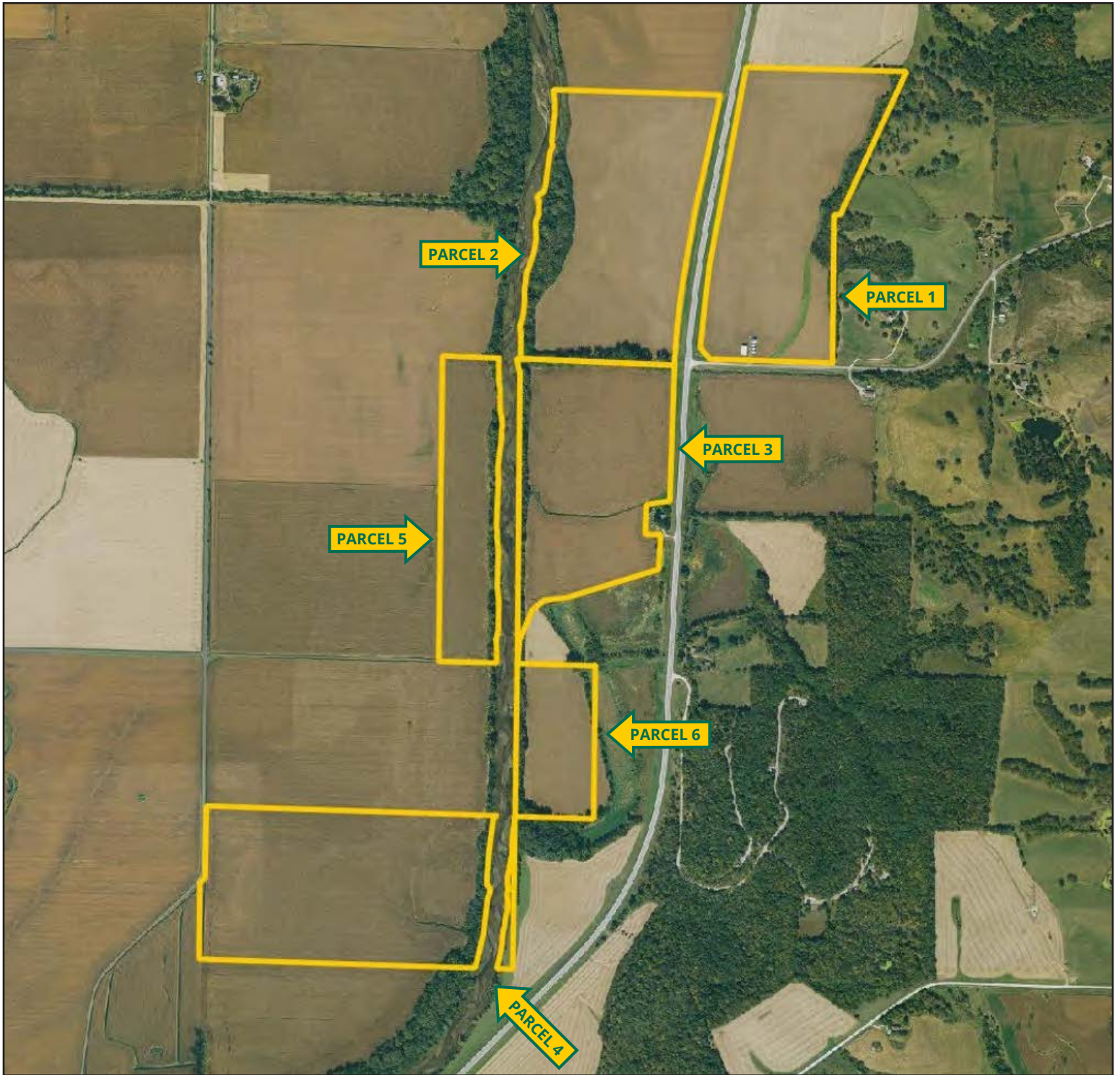


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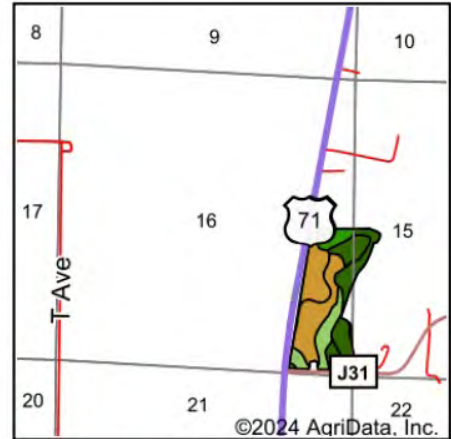
FSA/Eff. Crop Acres: 57.60 | Soil Productivity: 66.50 CSR2



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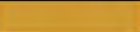

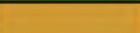

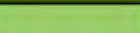





State: Iowa
 County: Page
 Location: 16-69N-36W
 Township: Nodaway
 Acres: 57.6
 Date: 12/3/2024



Soils data provided by USDA and NRCS.

Area Symbol: IA145, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
248	Wabash silty clay loam, 0 to 1 percent slopes	14.51	25.1%		IIIw	38
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	11.57	20.1%		Ile	93
172	Wabash silty clay, 0 to 2 percent slopes	10.13	17.6%		IIIw	38
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	8.42	14.6%		Iw	91
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	8.33	14.5%		IIw	78
273B	Olmitz loam, 2 to 5 percent slopes	4.26	7.4%		Ile	89
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	0.22	0.4%		IIw	87
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	0.16	0.3%		Vle	32
Weighted Average					2.29	66.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Clarinda: Go east on US-71 for 1.4 miles and continue north on US-71 for 2½ miles to 185th St. Property is located on the northeast side of 185th St. and US-71.

Simple Legal

Part of the NW¼ SW¼ of Section 15 and part of the NE¼ SE¼; part of the SE¼ SE¼ in Section 16, all in Township 69 North, Range 36 West of the 5th P.M., Page Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$2,380.52*
Net Taxable Acres: 64.18*

**Taxes estimated pending survey of property and pending tax parcel split. Page County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2025 crop year.

FSA Data

Part of Farm Number 3036, Tract 3013
FSA/Eff. Crop Acres: 57.60
Corn Base Acres: 28.96*
Corn PLC Yield: 148 Bu.
Bean Base Acres: 28.64*
Bean PLC Yield: 43 Bu.

**Acres estimated pending reconstitution of farm by the Page County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Wabash, Judson, Kennebec and Colo. CSR2 on the FSA/ Eff. crop acres is 66.50. 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

Level or nearly level.

Drainage

Tiled. No tile maps available.

Buildings/Improvements

- 80' x 42' steel utility shed (1971)
- 24' x 16' drying grain bin (1971)
- 27' x 16' drying grain bin (1971)
- 21' x 16' grain bin (1971)
- 46' x 22' grain bin (2021)

Water & Well Information

None.

Lift Pumps

There are two submersible lift pumps that are associated with the drainage tile system. Contact agent for details.

Survey

If parcels 1 and 2 sell to different buyers, parcels will be surveyed at expense of Seller and final price will be adjusted up/down based on final gross surveyed acres.



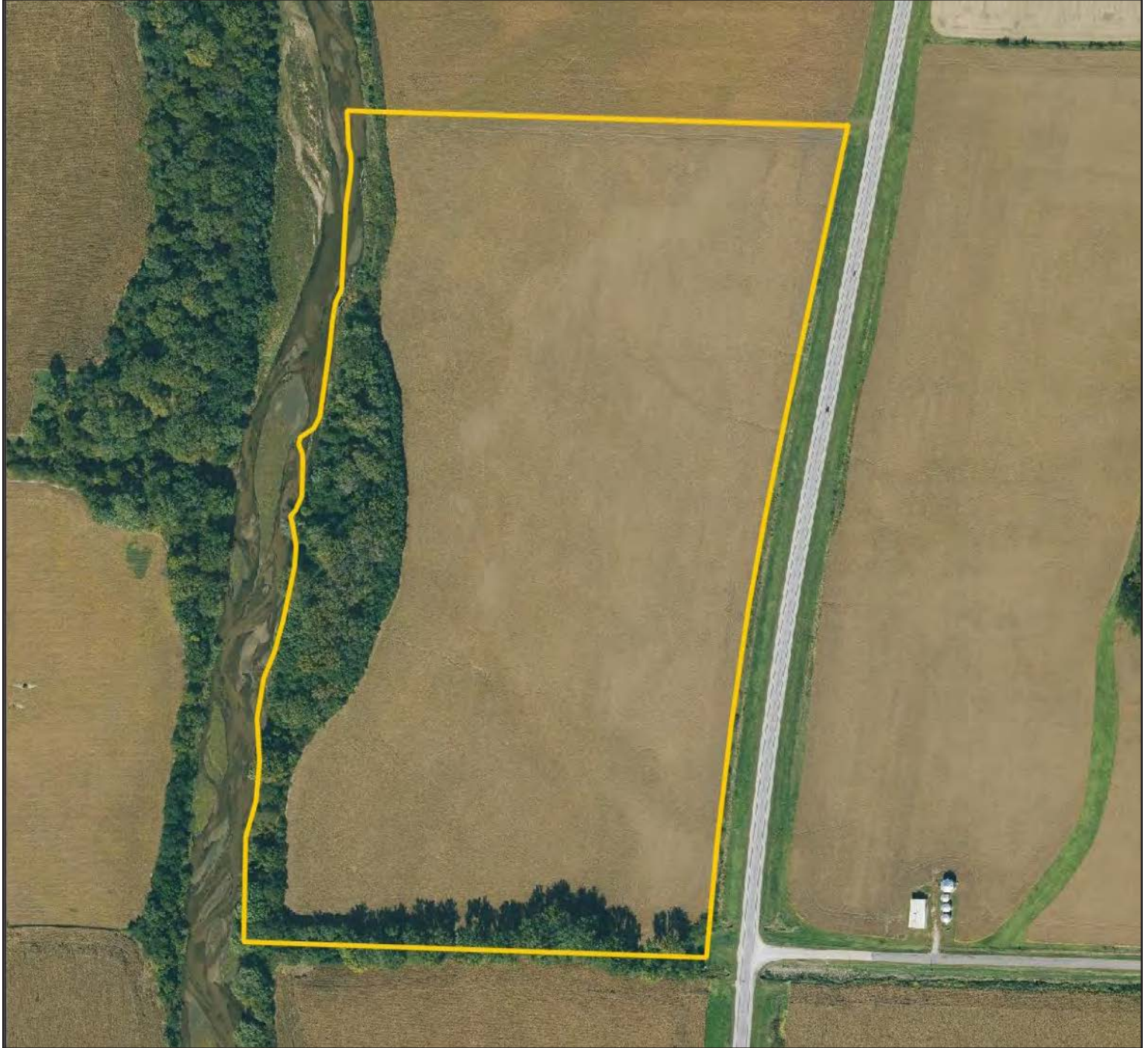
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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FSA/Eff. Crop Acres: 62.37 | Soil Productivity: 82.80 CSR2



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State: **Iowa**
 County: **Page**
 Location: **16-69N-36W**
 Township: **Nodaway**
 Acres: **62.37**
 Date: **12/3/2024**







Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA145, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	33.78	54.1%		IIw	87
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	16.19	26.0%		IIw	78
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	9.23	14.8%		Iw	91
172	Wabash silty clay, 0 to 2 percent slopes	3.17	5.1%		IIIw	38
Weighted Average					1.90	82.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Clarinda: Go east on US-71 for 1.4 miles and continue north on US-71 for 2.7 miles Property is located on the west side of US-71.

Simple Legal

Part of the NW¼ SE¼; part of the NE¼ SE¼; part of the SW¼ SE¼; part of the SE¼ SE¼ all in Section 16, Township 69 North, Range 36 West of the 5th P.M., Page Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$2,173.48*

Net Taxable Acres: 72.00*

Tax per Net Taxable Acre: \$30.19*

**Taxes estimated pending survey of property and pending tax parcel split. Page County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2025 crop year.

FSA Data

Part of Farm Number 3036, Tract 3013

FSA/Eff. Crop Acres: 62.37

Corn Base Acres: 31.36*

Corn PLC Yield: 148 Bu.

Bean Base Acres: 31.01*

Bean PLC Yield: 43 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soil is Dockery-Quiver. CSR2 on the FSA/Eff. crop acres is 82.80. 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

Level or nearly level.

Drainage

Tiled. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Water Permits

There are permits from the Iowa Department of Natural Resources allowing water to be pumped from the Nodaway River for irrigation. Contact agent for details.

Survey

If parcels 1 and 2 sell to different buyers, parcels will be surveyed at expense of Seller and final price will be adjusted up/down based on final gross surveyed acres.



Parcel 1 - Southwest looking Northeast



Parcel 2 - Northeast looking Southwest

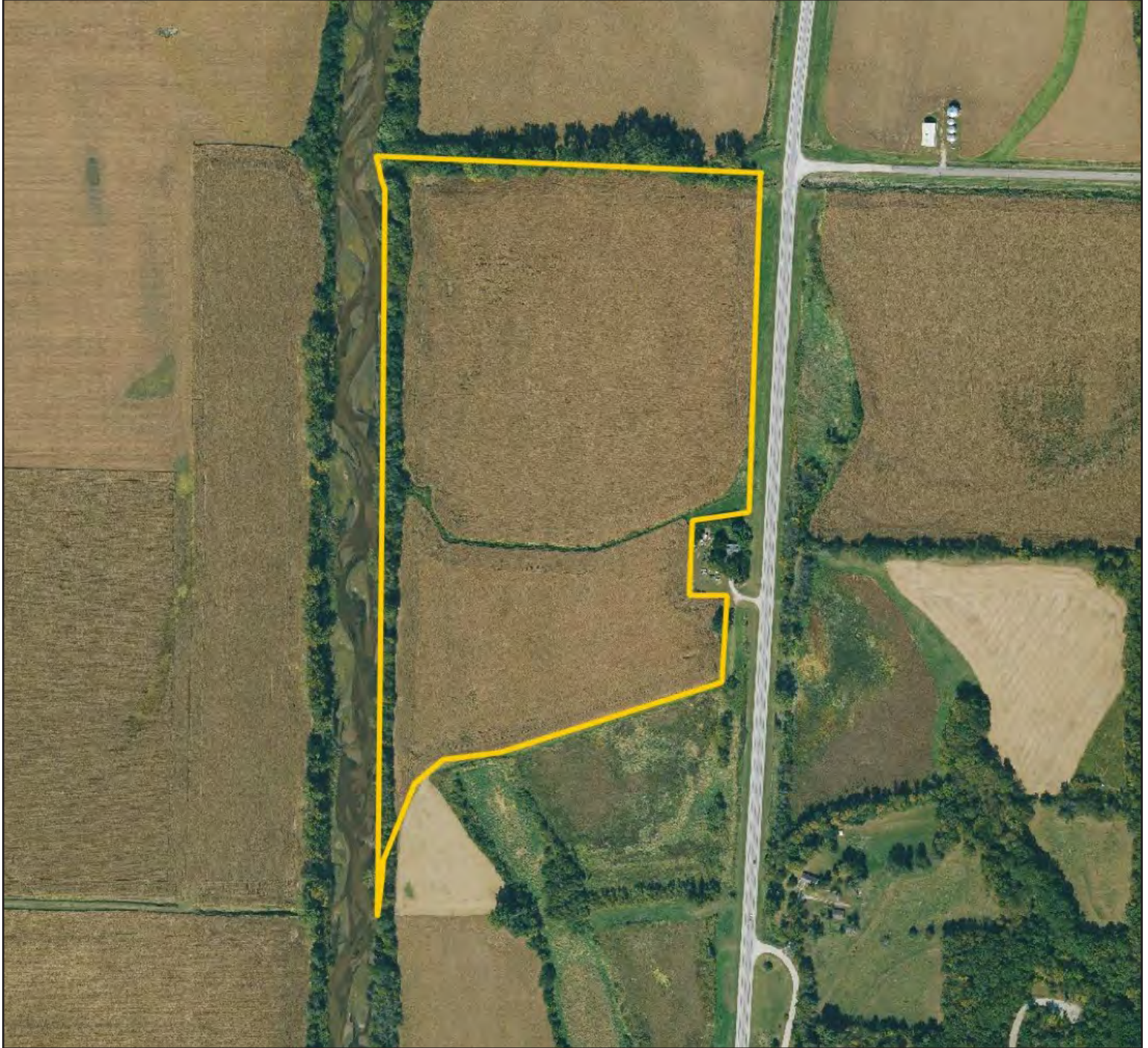


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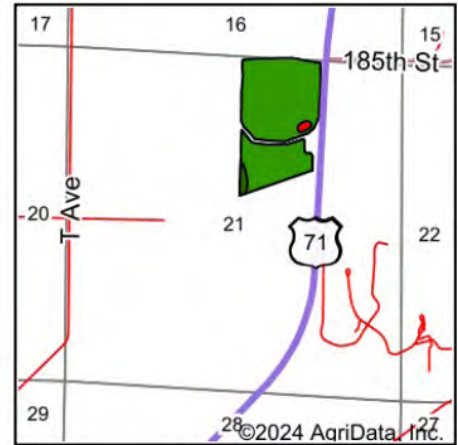
FSA/Eff. Crop Acres: 50.58 | Soil Productivity: 86.10 CSR2



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State: **Iowa**
 County: **Page**
 Location: **21-69N-36W**
 Township: **Nodaway**
 Acres: **50.58**
 Date: **12/3/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA145, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	48.97	96.8%		llw	87
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	1.05	2.1%		lw	91
INT	Intermittent water	0.56	1.1%			0
Weighted Average					*-	86.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Location

From Clarinda: Go east on US-71 for 1.4 miles and continue north on US-71 for 2.3 miles Property is located on the west side of US-71.

Simple Legal

NW¼ NE¼, excluding building site in the southeast corner; part of the SW¼ NE¼ all in Section 21, Township 69 North, Range 36 West of the 5th P.M., Page Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$1,960.00*
Net Taxable Acres: 61.05*
Tax per Net Taxable Acre: \$32.10*
Taxes estimated pending survey of property and pending tax parcel split. Page County Treasurer/Assessor will determine final tax figures.

Lease Status

Open lease for the 2025 crop year.

FSA Data

Part of Farm Number 3036, Tract 3013
FSA/Eff. Crop Acres: 50.58
Corn Base Acres: 25.43*
Corn PLC Yield: 148 Bu.
Bean Base Acres: 25.15*
Bean PLC Yield: 43 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soil is Dockery-Quiver. CSR2 on the FSA/Eff. crop acres is 86.10. 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

Level or nearly level.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Easement

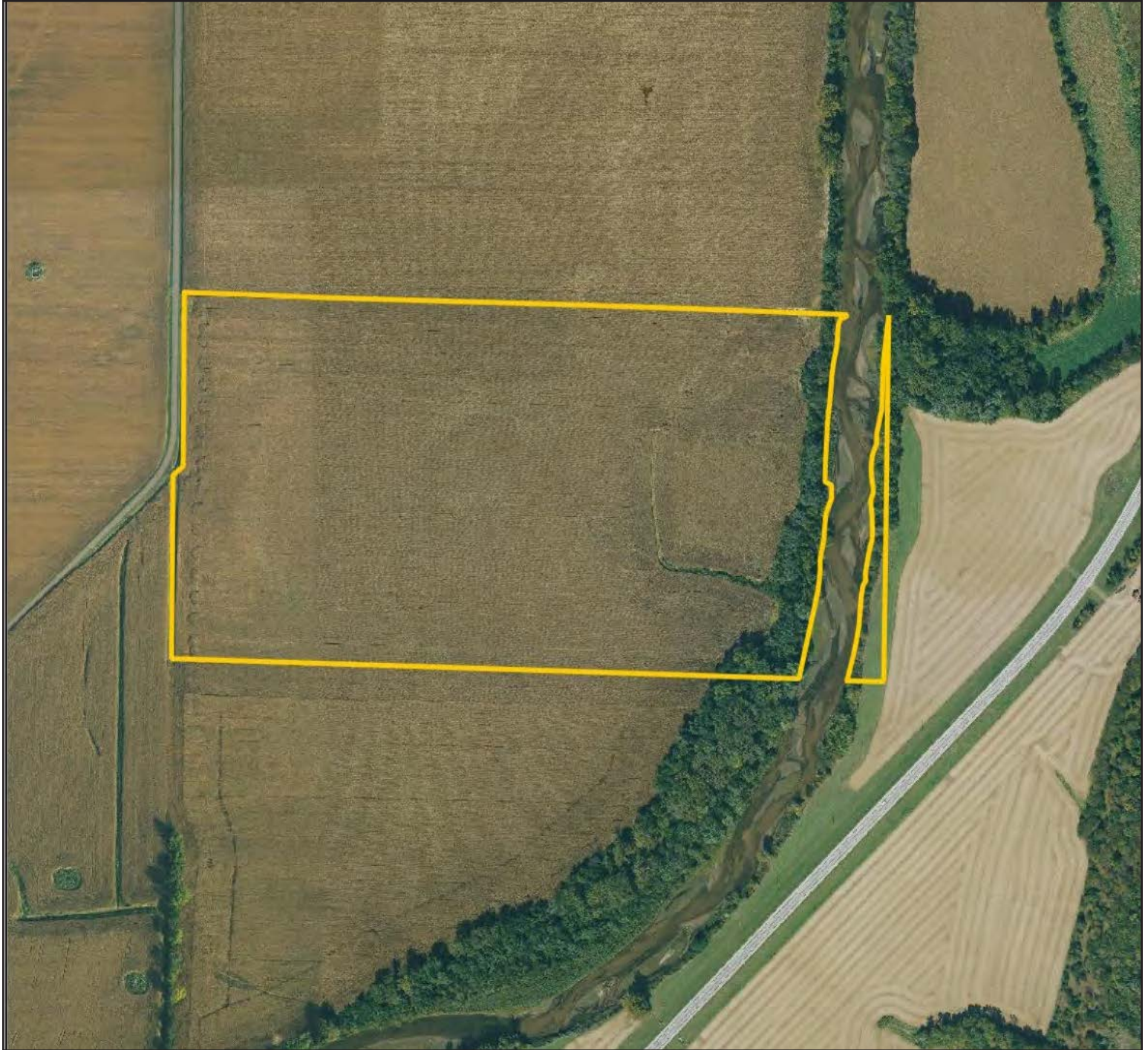
If parcels 3 and 6 sell to different buyers, an easement will be created granting access through parcel 3 via an existing pathway to allow access to parcel 6. Contact agent for details.

Survey

If parcels 3 and 5 sell to different buyers, parcels will be surveyed at expense of Seller and final price will be adjusted up/down based on final gross surveyed acres.



FSA/Eff. Crop Acres: 69.08 | Soil Productivity: 86.40 CSR2



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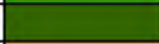



State: Iowa
 County: Page
 Location: 21-69N-36W
 Township: Nodaway
 Acres: 69.08
 Date: 12/3/2024



Soils data provided by USDA and NRCS.

Area Symbol: IA145, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	50.09	72.5%		IIw	87
T370B	Sharpsburg silty clay loam, terrace, 2 to 5 percent slopes	16.74	24.2%		Ile	91
248	Wabash silty clay loam, 0 to 1 percent slopes	2.25	3.3%		IIIw	38
Weighted Average					2.03	86.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Clarinda: Go north on 12th St. for 1.3 miles, then east on 196th St. for 1.7 miles, and then south on T Ave. for 0.4 miles. Property is on the east side of the road.

Simple Legal

5½ SW¼ of Section 21, Township 69 North, Range 36 West of the 5th P.M., Page Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$2,500.00
Net Taxable Acres: 73.32
Tax per Net Taxable Acre: \$34.10

Lease Status

Open lease for the 2025 crop year.

FSA Data

Part of Farm Number 3036, Tract 3013
FSA/Eff. Crop Acres: 69.08
Corn Base Acres: 34.73*
Corn PLC Yield: 148 Bu.
Bean Base Acres: 34.35*
Bean PLC Yield: 43 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soil is Dockery-Quiver. CSR2 on the FSA/Eff. crop acres is 86.40. 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

Level or nearly level.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.



Parcel 3 - Southwest looking Northeast



Parcel 4 - Southwest looking Northeast



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FSA/Eff. Crop Acres: 26.04 | Soil Productivity: 83.20 CSR2



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Soils data provided by USDA and NRCS.








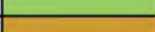

State: Iowa
 County: Page
 Location: 21-69N-36W
 Township: Nodaway
 Acres: 26.04
 Date: 12/3/2024



Maps Provided By:



Area Symbol: IA145, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	12.33	47.3%		lw	91
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	5.56	21.4%		llw	87
43	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	3.29	12.6%		llw	79
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	3.14	12.1%		llw	78
172	Wabash silty clay, 0 to 2 percent slopes	1.32	5.1%		Illw	38
W	Water	0.24	0.9%			0
248	Wabash silty clay loam, 0 to 1 percent slopes	0.16	0.6%		Illw	38
Weighted Average					*-	83.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Location

From Clarinda: Go north on 12th St. for 1.3 miles, then east on 196th St. for 1.7 miles and continue east on the grass pathway. Property is located at the end of the grass lane.

Simple Legal

Part of the NE¼ NW¼ and part of the SE¼ NW¼ all in Section 21, Township 69 North, Range 36 West of the 5th P.M., Page Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$858.00*

Net Taxable Acres: 27.20*

Tax per Net Taxable Acre: \$31.54*

**Taxes estimated pending survey of property and pending tax parcel split. Page County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2025 crop year.

FSA Data

Part of Farm Number 3036, Tract 3013

FSA/Eff. Crop Acres: 26.04

Corn Base Acres: 13.09*

Corn PLC Yield: 148 Bu.

Bean Base Acres: 12.95*

Bean PLC Yield: 43 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Kennebec, Dockery-Quiver, and Colo. CSR2 on the FSA/Eff. crop acres is 83.20. 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

Level or nearly level.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

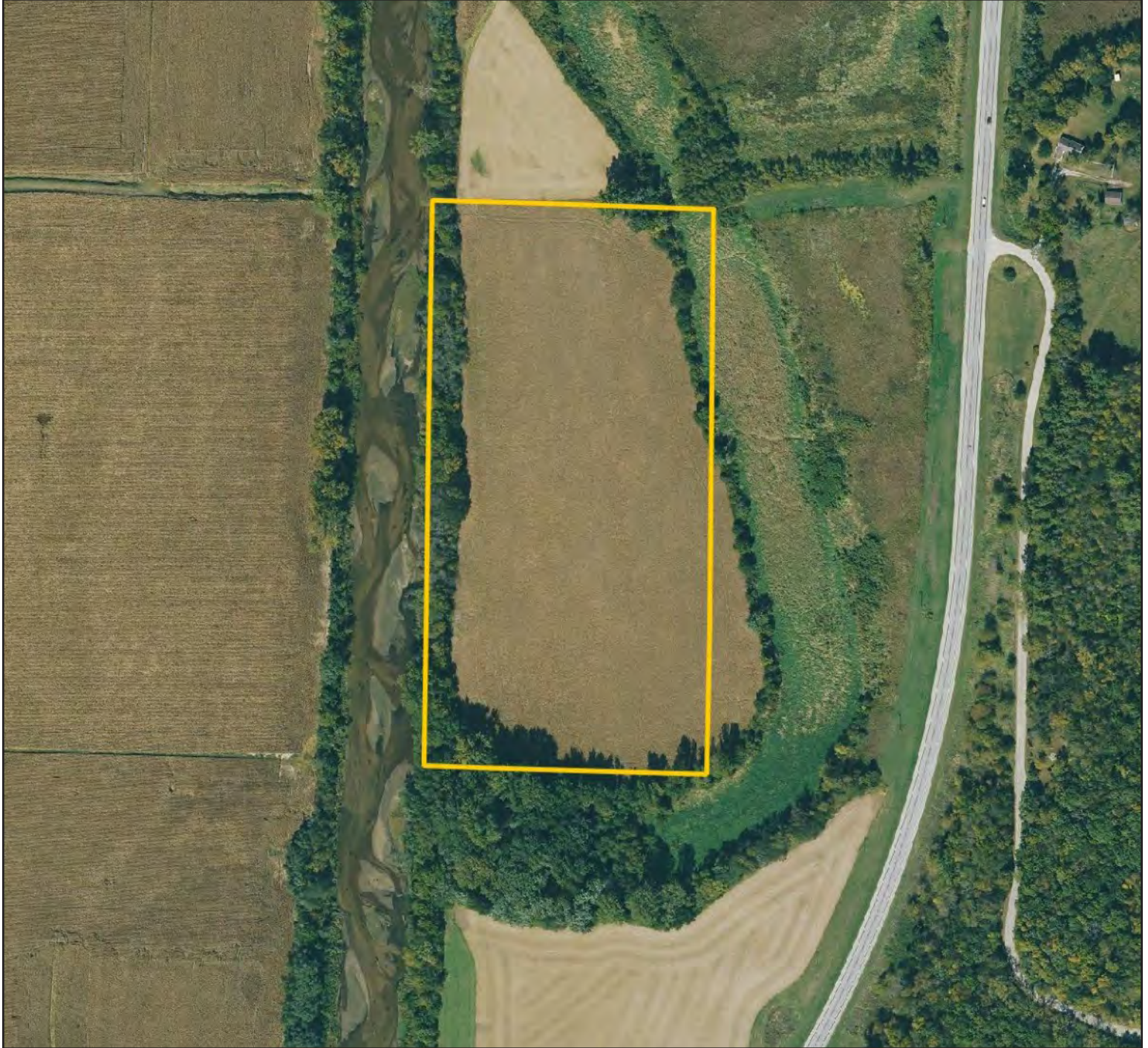
None.

Survey

If parcels 3 and 5 sell to different buyers, parcels will be surveyed at expense of Seller and final price will be adjusted up/down based on final gross surveyed acres.



FSA/Eff. Crop Acres: 18.30 | Soil Productivity: 87.00 CSR2



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State: Iowa
 County: Page
 Location: 21-69N-36W
 Township: Nodaway
 Acres: 16.7
 Date: 12/11/2024



Soils data provided by USDA and NRCS.

Area Symbol: IA145, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	16.70	100.0%		llw	87
Weighted Average					2.00	87

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Clarinda: Go east on US-71 for 1.4 miles and continue north on US-71 for 1.8 miles. Property is located on the west side of US-71 along the West Nodaway River. Access to this farm will be through parcel 3.

Simple Legal

W½ NW¼ SE¼ of Section 21, Township 69 North, Range 36 West of the 5th P.M., Page Co., IA. Final abstract/title documents to govern legal description.

Real Estate Tax

Taxes Payable 2024 - 2025: \$628.00
Net Taxable Acres: 20.00
Tax per Net Taxable Acre: \$31.40

Lease Status

Open lease for the 2025 crop year.

FSA Data

Part of Farm Number 3036, Tract 3013
FSA/Eff. Crop Acres: 18.30
Corn Base Acres: 9.20*
Corn PLC Yield: 148 Bu.
Bean Base Acres: 9.10*
Bean PLC Yield: 43 Bu.
**Acres are estimated pending reconstitution of farm by the Page County FSA office. The Page County FSA office has 18.30 FSA/Eff. crop acres on record, however, there are an estimated 1.60 acres in production that are not owned by the Seller. Contact agent for details.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soil is Dockery-Quiver. CSR2 on the FSA/Eff. crop acres is 87.00. 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

Level or nearly level.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Easement

If parcels 3 and 6 sell to different buyers, an easement will be created granting access through parcel 3 via an existing pathway to allow access to parcel 6. Contact agent for details.



Parcel 5 - Northwest looking Southeast



Parcel 6 - North looking South



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Bid Deadline: Fri., Jan.17, 2025

Time: 2:00 P.M., CST

Mail To:

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

Sellers

Kenneth Lee Keith & Joyce Ellen
Giertl

Agency

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

Attorney

Brian Mensen
Billings & Mensen Law Firm

Method of Sale

- Parcel will be offered individually and/or in combination.
- Combination offers will require allocation 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, AFM at 402-697-7500.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Omaha, NE Hertz office, on or before Friday, January 17, 2025 by 2:00 p.m., CST. The Seller will accept or reject all bids by 2:00 p.m, on Monday, January 20, 2025, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before February 21, 2025, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to closing.

Contract & Title

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. OR an Abstract of Title for review by Buyer's attorney. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

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