



# ONE-CHANCE SEALED BID SALE



**Pattern-Tiled Farm with an  
83.00 CSR2 Rating**



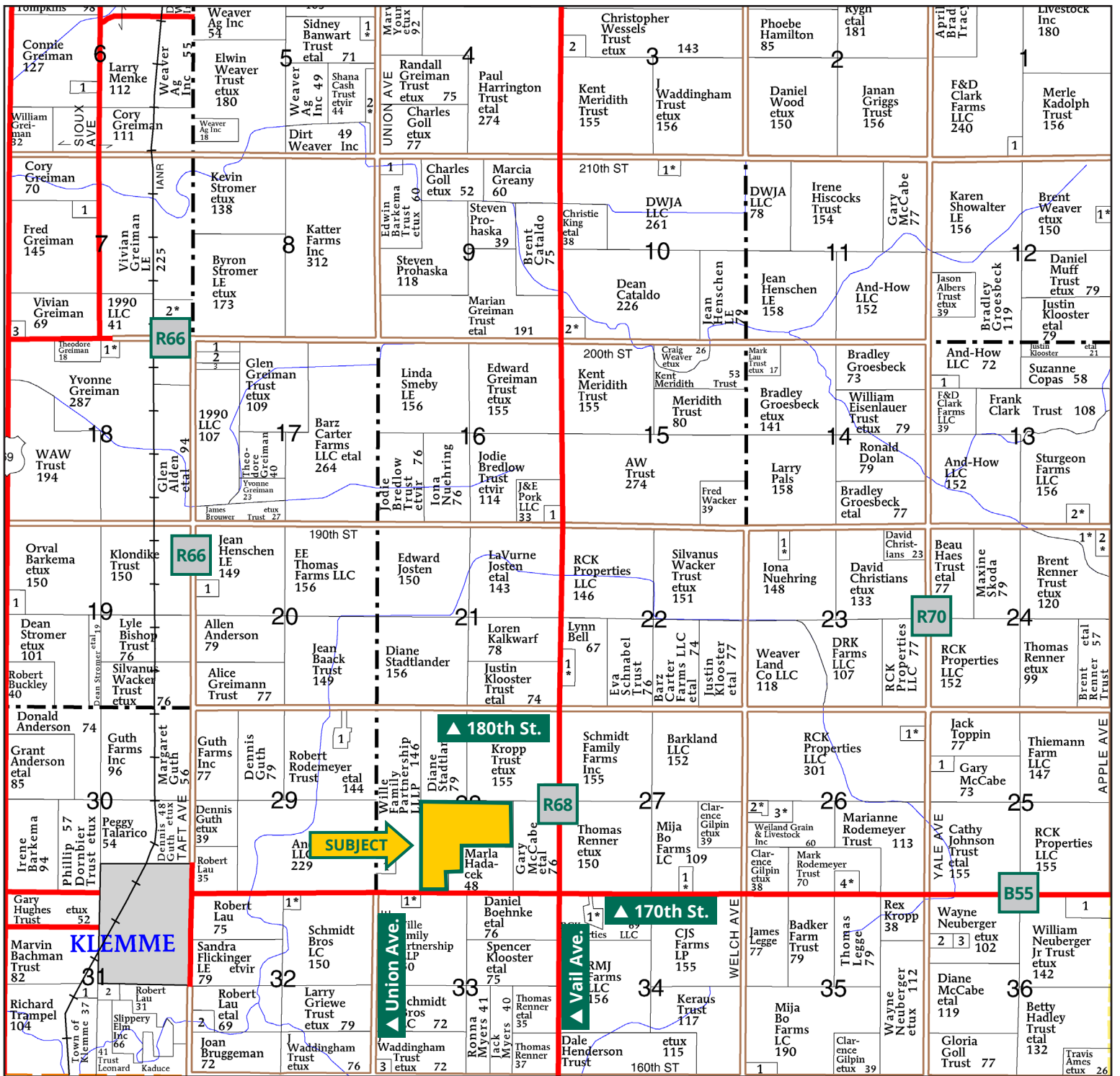
**JAMESON ANDERS**  
*Licensed Salesperson in IA & MN*  
**319.269.7975**  
JamesonA@Hertz.ag



**CARRIE SEIDEL, AFM, CCA**  
*Licensed Salesperson in IA & MN*  
**563.920.7699**  
CarrieS@Hertz.ag

Bid Deadline:  
**Thursday, February 6, 2025**  
**3:00 P.M., CST**

**102.97 Acres, m/l**  
Single Parcel  
**Hancock County, IA**



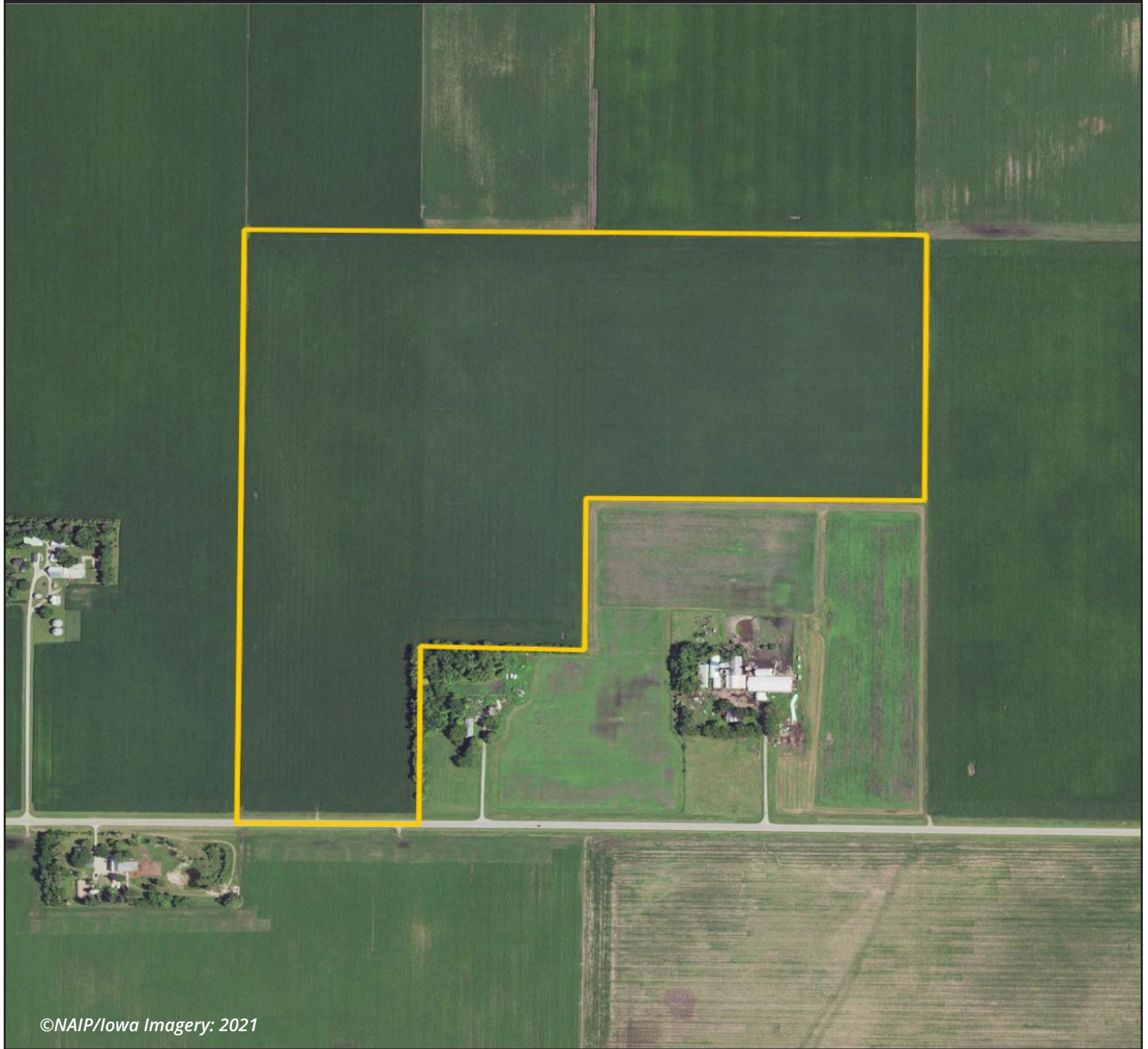
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641.423.9531 | 2800 4th St. SW, Ste. 7 | Mason City, IA 50401 | [www.Hertz.ag](http://www.Hertz.ag)

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FSA/Eff. Crop Acres: 102.50 | Soil Productivity: 83.00 CSR2



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State: Iowa  
 County: Hancock  
 Location: 28-95N-23W  
 Township: E11  
 Acres: 102.5  
 Date: 12/19/2024



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA081, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
507	Canisteo clay loam, 0 to 2 percent slopes	58.31	56.9%		IIw	84
95	Harps clay loam, 0 to 2 percent slopes	14.70	14.3%		IIw	72
655	Crippin loam, 1 to 3 percent slopes	12.97	12.7%		Ie	91
55	Nicollet clay loam, 1 to 3 percent slopes	10.42	10.2%		Iw	89
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.21	3.1%		IIIw	59
138B	Clarion loam, 2 to 6 percent slopes	2.89	2.8%		Ile	89
<b>Weighted Average</b>					<b>1.80</b>	<b>83</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

From Klemme: Go east on 170th St. / B55 for 1.8 miles. Property is located on the north side of the road.

### Simple Legal

NE $\frac{1}{4}$  SW $\frac{1}{4}$ ; part of the NW $\frac{1}{4}$  SE $\frac{1}{4}$  and part of the SE $\frac{1}{4}$  SW $\frac{1}{4}$  all in Section 28, Township 95 North, Range 23 West of the 5th P.M., Hancock Co., IA . *Final abstract/ title documents to govern legal description.*

### Real Estate Tax

Taxes Payable 2024 - 2025: \$3,106.00  
Net Taxable Acres: 102.97  
Tax per Net Taxable Acre: \$30.16

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 2748, Tract 10190  
FSA/Eff. Crop Acres: 102.50  
Corn Base Acres: 63.90  
Corn PLC Yield: 166 Bu.  
Bean Base Acres: 38.60  
Bean PLC Yield: 45 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soil is Canisteo. CSR2 on the FSA/ Eff. crop acres is 83.00. See soil map for detail.

### Mineral Rights

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

### Fertility Data

Soil tests completed in 2022 by Midwest Labs.  
P: 24.5  
K: 242.6  
pH: 7.4

### Land Description

Level or nearly level.

### Drainage

Tiled, see maps. Property is part of Drainage District #9.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

High-quality, pattern-tiled farm.



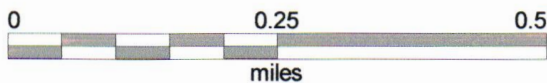
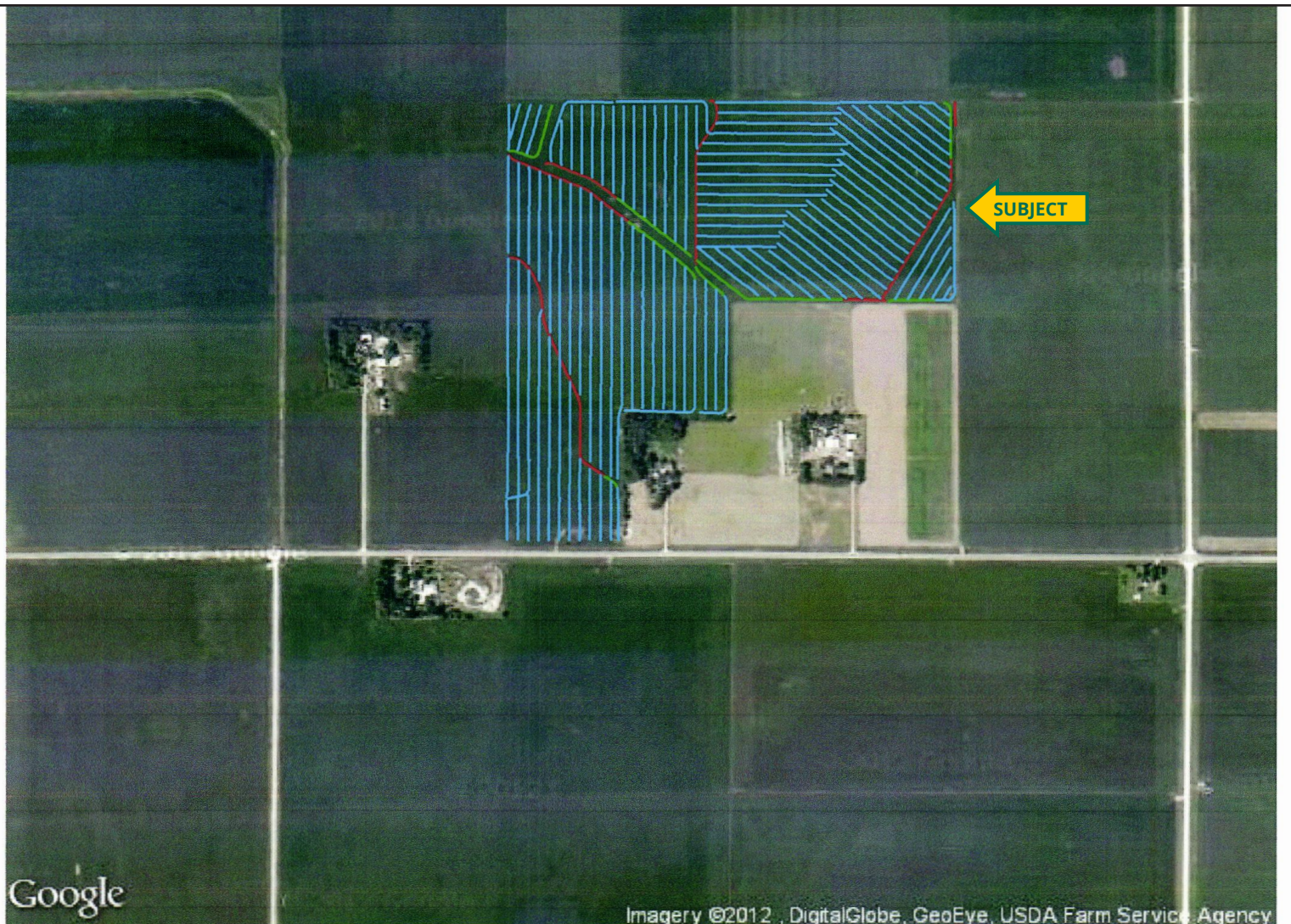
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

Northwest looking Southeast



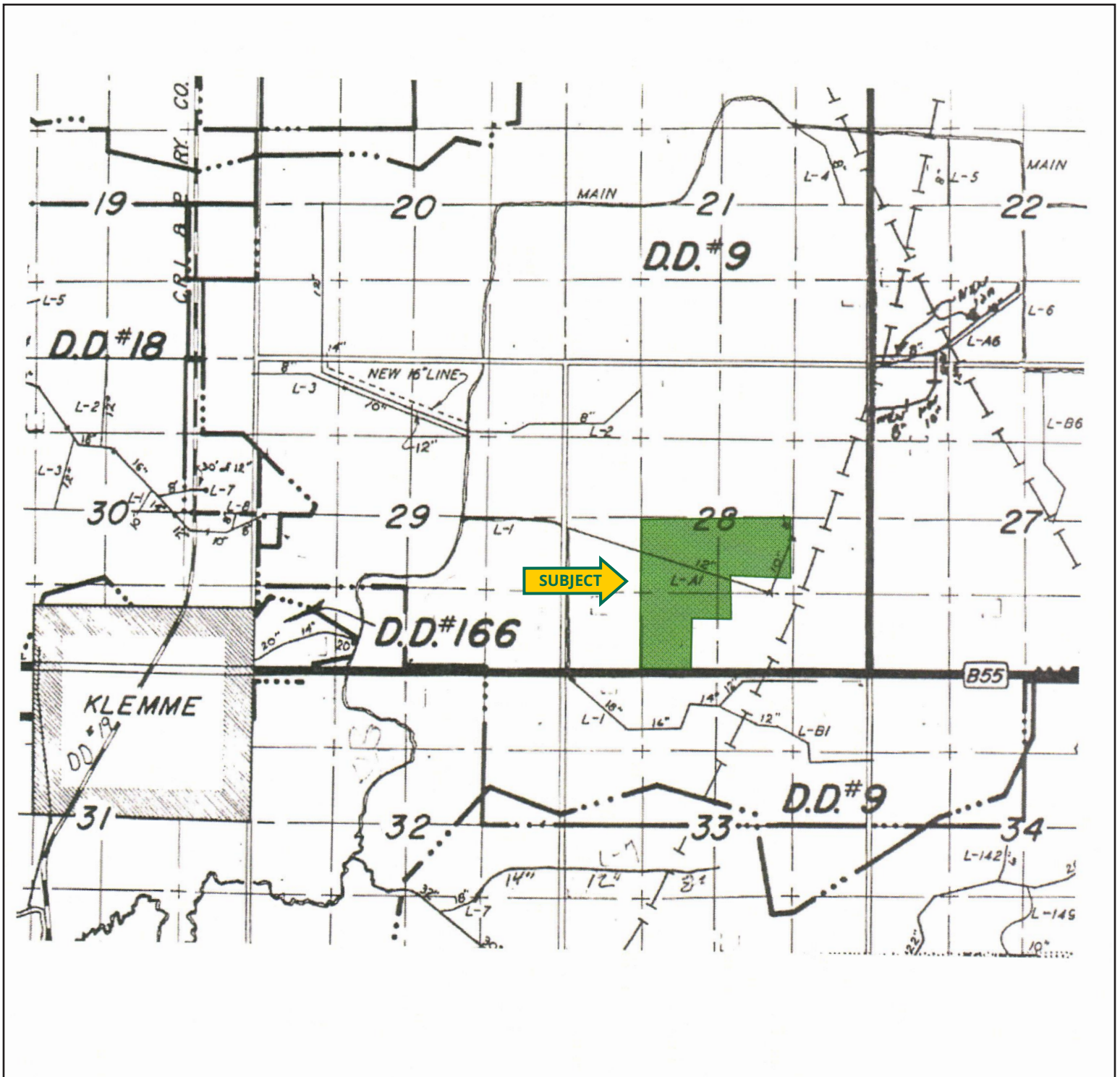
Southwest looking Northeast





**Client:** Family Partnership, Snyder  
**Farm:** Snyder Farm, 60' Spacing  
**Field:** Hancock CO., Ell TWP, Sect 28 South Half  
**Name:** Fall 2012  
**Date:** 12/9/2012

- 4 Inch Tile
- 5 Inch Tile
- 6 Inch Tile
- 8 Inch Tile
- 10 Inch Tile
- 12 Inch Tile





**Bid Deadline:** Thurs., Feb. 6, 2025

**Time:** 3:00 P.M., CST

**Mail To:**

Hertz Farm Management  
Attn: Jameson Anders  
2800 4th St., SW, Ste. 7  
Mason City, IA 50401

**Seller**

Snyder Family Partnership, LP

**Agency**

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

**Attorney**

Gary J. Streit  
Shuttleworth & Ingersoll, PLC

**Method of Sale**

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

**Announcements**

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services 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, Jameson Anders at 319-269-7975.

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 Mason City, IA Hertz office, on or before Thursday, February 6, 2025 by 3:00 p.m., CST. The Seller will accept or reject all bids by 3:00 p.m., CST on Friday, February 7, 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 March 26, 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 date.

**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 Abstract of Title for review by Buyer's attorney.

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