



ONE-CHANCE SEALED BID SALE



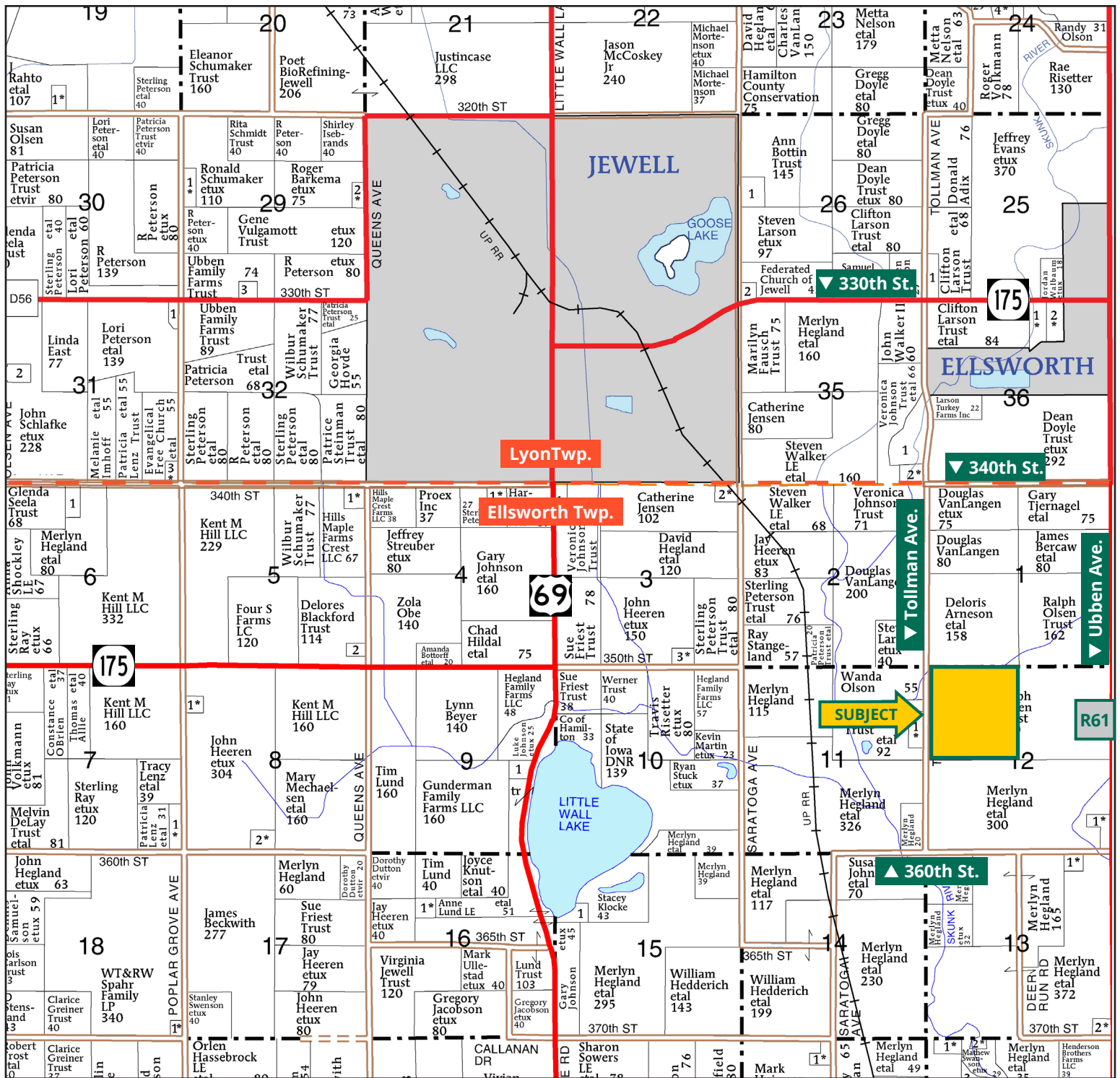
High-Quality Hamilton County
Farmland



MATT VEGTER, ALC
Licensed Salesperson in IA
515.290.7286
MattV@Hertz.ag

Bid Deadline:
Wednesday, February 26, 2025
12:00 Noon, CST

161.34 Acres, m/l
Single Parcel
Hamilton County, IA



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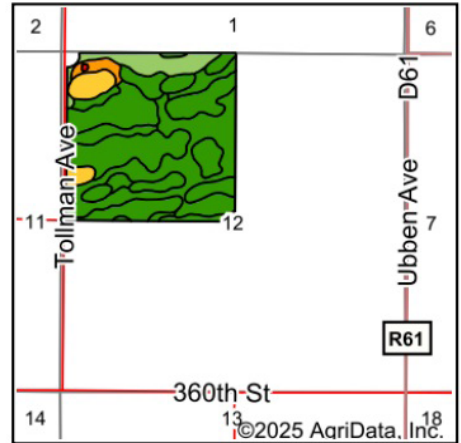
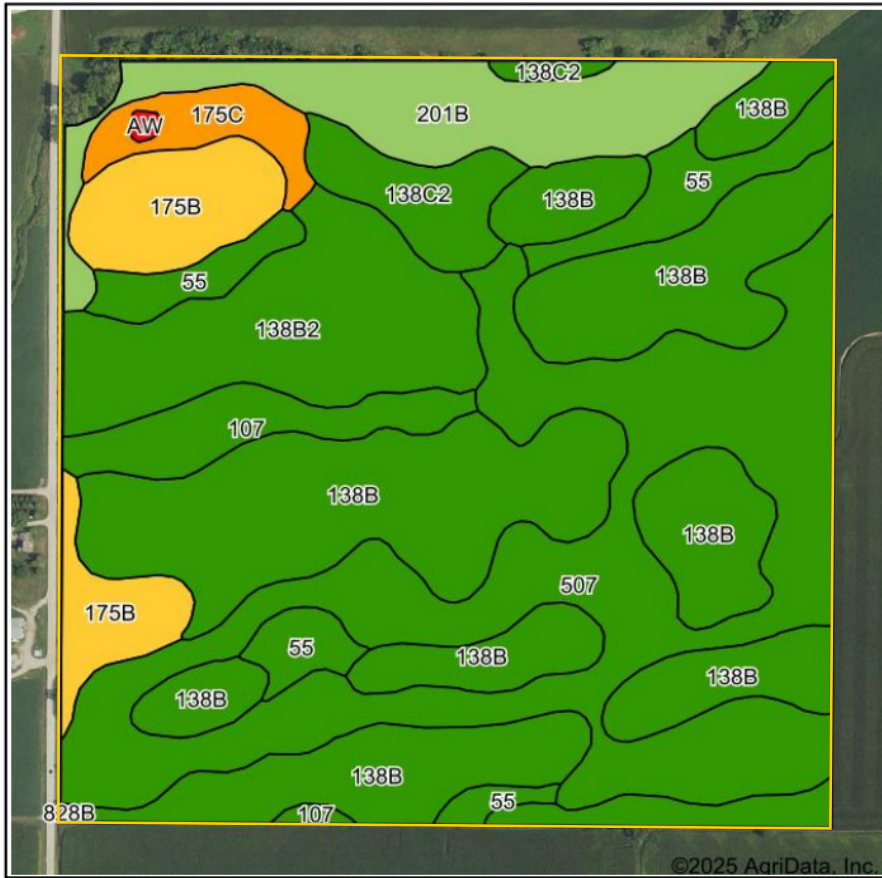
515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | www.Hertz.ag

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FSA/Eff. Crop Acres: 150.26 | CRP Acres: 5.40 | Soil Productivity: 83.10 CSR2



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State: **Iowa**
 County: **Hamilton**
 Location: **12-86N-24W**
 Township: **Ellsworth**
 Acres: **155.66**
 Date: **1/15/2025**



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

Area Symbol: IA079, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
138B	Clarion loam, 2 to 6 percent slopes	57.00	36.6%		Ile	89
507	Canisteo clay loam, 0 to 2 percent slopes	39.71	25.5%		IIw	84
138B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	14.91	9.6%		Ile	87
201B	Coland-Terril complex, 1 to 5 percent slopes	12.07	7.8%		IIw	78
175B	Dickinson sandy loam, 2 to 5 percent slopes	9.30	6.0%		Ile	51
55	Nicollet clay loam, 1 to 3 percent slopes	8.59	5.5%		Iw	89
107	Webster clay loam, 0 to 2 percent slopes	5.44	3.5%		IIw	86
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	5.05	3.2%		IIIe	83
175C	Dickinson sandy loam, 5 to 9 percent slopes	3.31	2.1%		IIIe	46
AW	Animal waste lagoon	0.20	0.1%			0
828B	Zenor sandy loam, 2 to 5 percent slopes	0.08	0.1%		IIIe	52
Weighted Average					*-	83.1

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

Location

From Jewell: Go east on IA-175 / 330th St. for 1.7 miles and then south on Tollman Ave. for 2 miles. Property is located on the east side of the road.

Simple Legal

The NW¼ of Section 12, Township 86 North, Range 24 West of the 5th P.M., Hamilton Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$7,058.00*
 Surveyed Acres: 161.34
 Net Taxable Acres: 159.34*
 Tax per Net Taxable Acre: \$44.30*
**Taxes estimated due to recent survey of property. Hamilton County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 6498, Tract 8280
 FSA/Eff. Crop Acres: 150.26
 CRP Acres: 5.40
 Corn Base Acres: 109.83
 Corn PLC Yield: 172 Bu.
 Bean Base Acres: 40.43
 Bean PLC Yield: 46 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
 UHEL: Undetermined Highly Erodible Land.

CRP Contracts

There are 5.40 acres enrolled in a CP-21 contract that pays \$2,119.00 annually and expires 9/30/2030.

Soil Types/Productivity

Primary soils are Clarion, Canisteo, and Coland-Terril. CSR2 on the CRP and FSA/ Eff. crop acres is 83.10. 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

Gently sloping.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

None. There was an acreage site with a manure lagoon that was removed from the northwest corner of the property years ago. Contact agent for details.

Water & Well Information

None.

Pipeline

There is a pipeline crossing the property. Contact agent for details.

Comments

High-quality Hamilton County farmland.



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.

Northeast looking Southwest



South looking North



Southwest looking Northeast



West looking East



USDA United States Department of Agriculture

Hamilton County, Iowa



- CRP
- PLSS
- Non-Cropland
- Cropland

National_Wetland.SDE.wetlands

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

2025 Program Year

Map Created January 13, 2025

Farm 6498

Tract 8280

Bid Deadline: Wed., Feb. 26, 2025

Time: 12:00 Noon, CST

Mail To:

Hertz Real Estate Services
Attn: Matt Vegter, ALC
P.O Box 500
Nevada, IA 50201

Seller

Rolf Yungclas

Agency

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

Attorney

Matthew D. Gardner
Gardner Law Firm

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, Matt Vegter, ALC at 515-382-1500.

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 Nevada, IA Hertz office, on or before Wednesday, February 26, 2025 by 12:00 Noon, CST. The Seller will accept or reject all bids by 12:00 Noon, CST on Friday, February 28, 2025, and all bidders will be notified shortly thereafter.

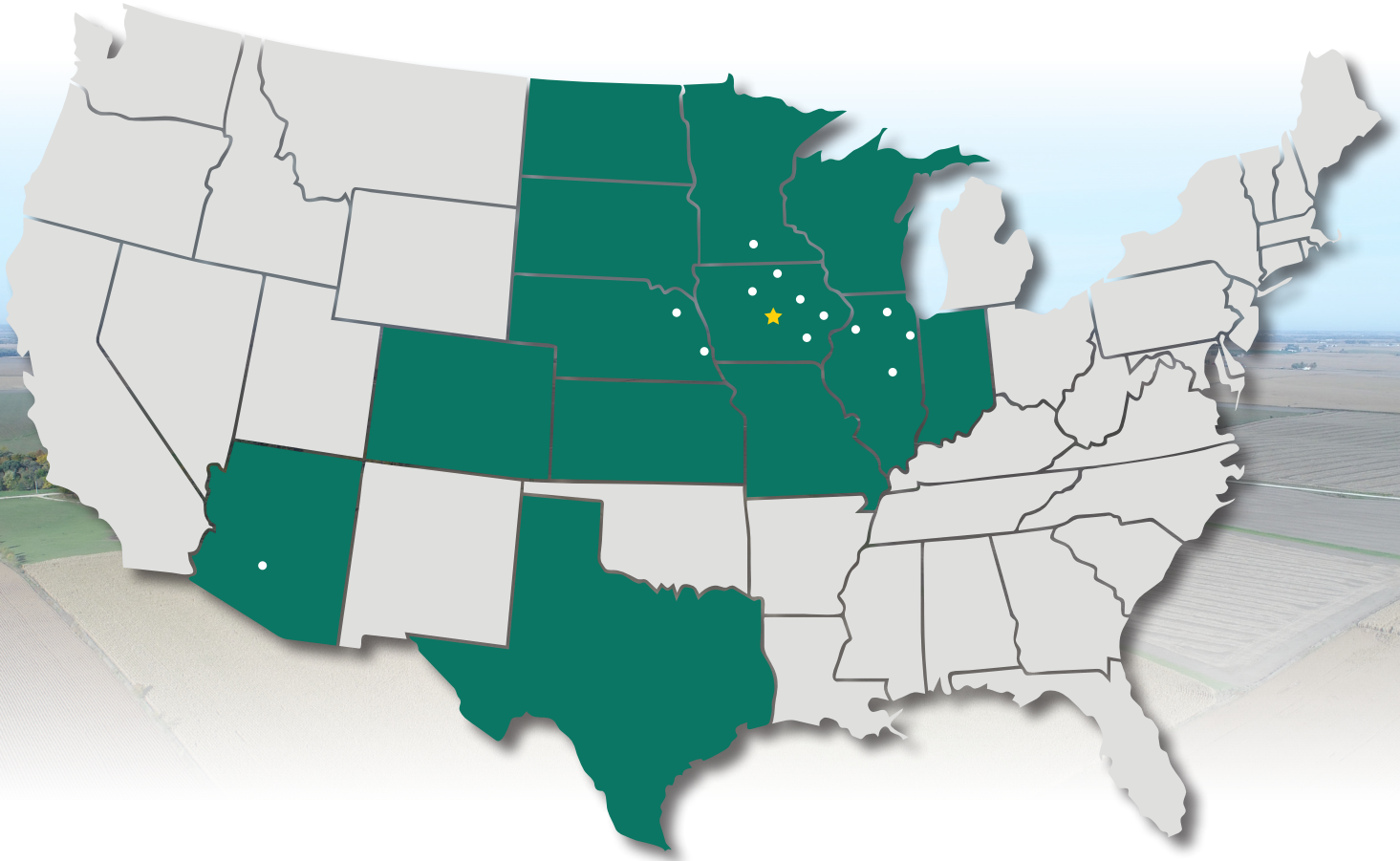
Terms of Possession

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 April 16, 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 Abstract of Title for review by Buyer's attorney.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions
Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management

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