



## Kameron K. Wernimont Farm

# AUCTION

Virtual-Online Only

**Wednesday**

**May 28, 2025**

**10:00 a.m. CDT**

**bid.hertz.ag**

**87.60 Acres, m/l**

Single Parcel

**Adair County, IA**



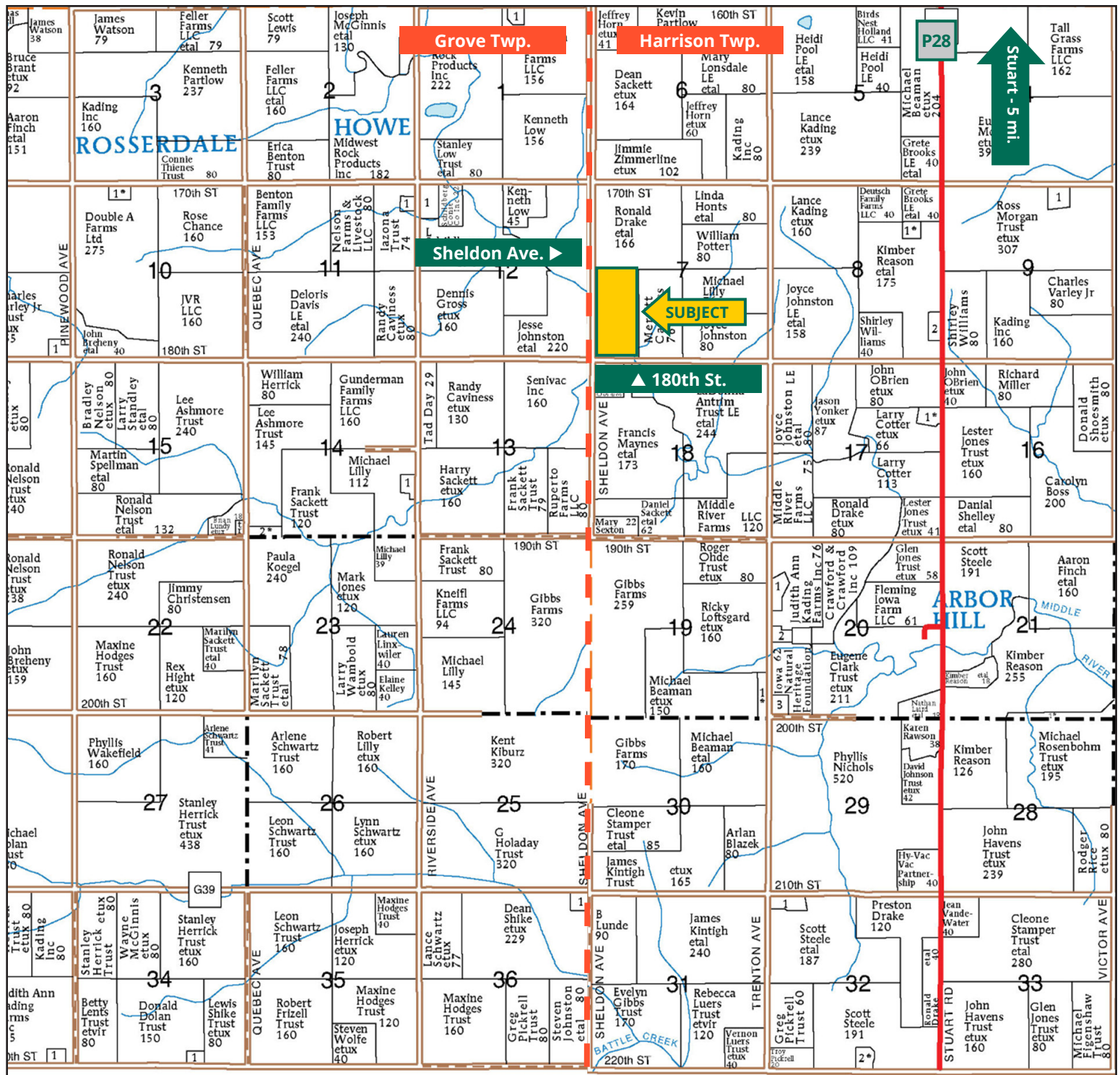
**KYLE HANSEN, ALC**

Licensed Broker in IA, AZ, NE & MO

**515.370.3446**

KyleH@Hertz.ag





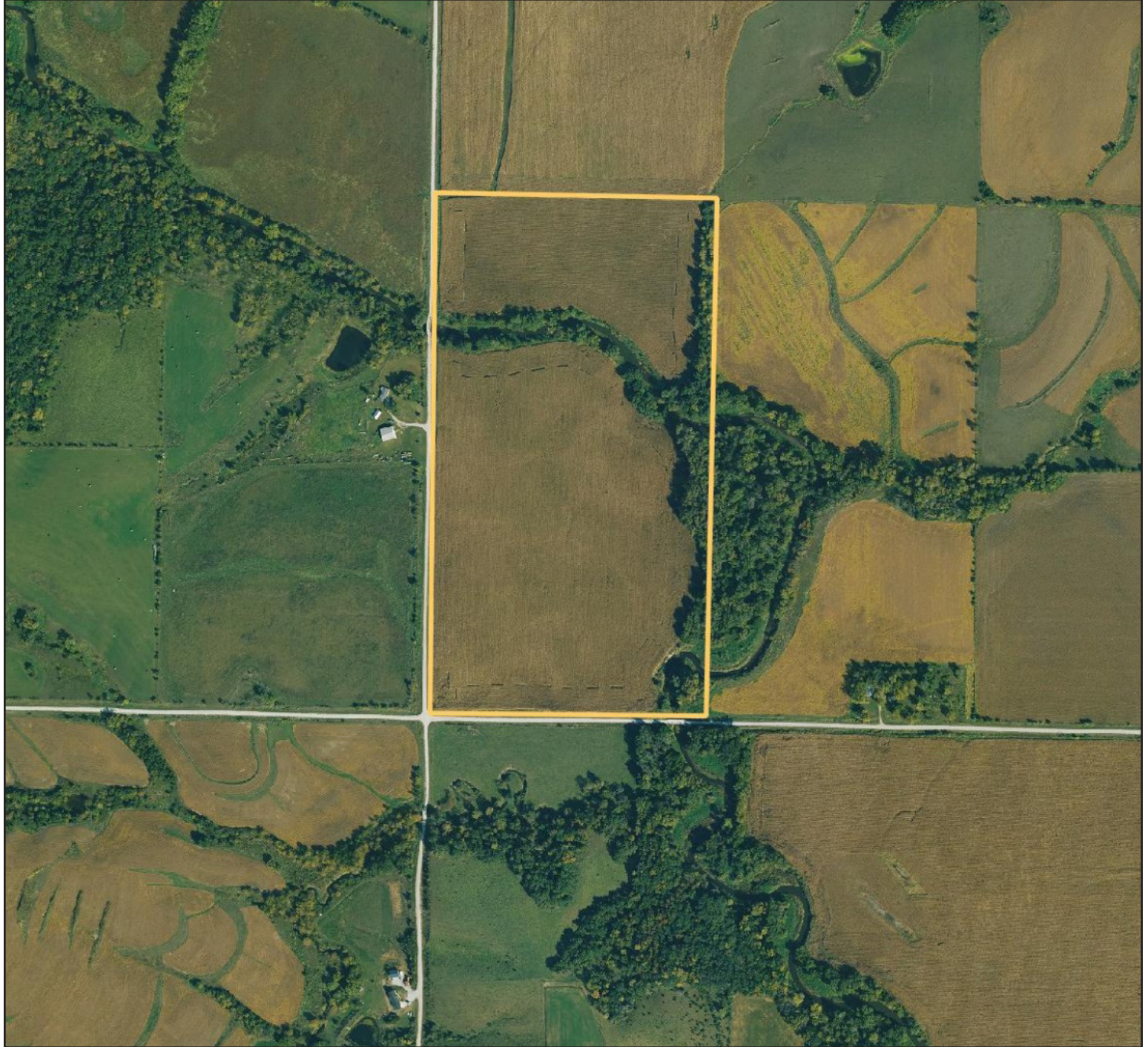
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FSA/Eff. Crop Acres: 69.87 | Soil Productivity: 78.80 CSR2







Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Adair**  
 Location: **7-76N-30W**  
 Township: **Harrison**  
 Acres: **69.87**  
 Date: **4/10/2025**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA001, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
876B	Ladoga silt loam, terrace on dissected till plain, 2 to 5 percent slopes	23.02	32.9%		IIe	86
51	Vesser silt loam, dissected till plain, 0 to 2 percent slopes, occasionally flooded	17.83	25.5%		IIw	74
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	8.71	12.5%		IIw	78
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.97	7.1%		IIw	67
54+	Zook silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	3.62	5.2%		IIw	69
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	3.49	5.0%		IIw	87
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	2.66	3.8%		Iw	91
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	2.49	3.6%		IIIe	75
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	1.96	2.8%		IIw	78
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	0.43	0.6%		IIIe	46
80C	Clinton silt loam, 5 to 9 percent slopes	0.35	0.5%		IIIe	72
80E2	Clinton silt loam, 14 to 18 percent slopes, eroded	0.34	0.5%		IVe	35
Weighted Average					2.02	78.8



## Location

**From Stuart:** Go south on Co. Rd. P28 for 7 miles, then west on 180th St. for 2 miles. The property is on the north side of the road.

## Simple Legal

W½ Fr¼ SW¼, Section 7, Township 76 North, Range 30 west of the 5th P.M., Adair Co. IA. *Final abstract/title documents to govern legal description.*

## Real Estate Tax

Taxes Payable 2024 - 2025: \$2,276  
Gross Acres: 87.60  
Net Taxable Acres: 84.60  
Tax per Net Taxable Acre: \$26.90

## Lease Status

Leased through the 2025 crop year.

## FSA Data

Farm Number 5209, Tract 1401  
FSA/Eff. Crop Acres: 69.87  
Corn Base Acres: 52.42  
Corn PLC Yield: 136 Bu.  
Bean Base Acres: 17.45  
Bean PLC Yield: 52 Bu.

## NRCS Classification

NHEL: Non-Highly Erodible Land.

## Soil Types/Productivity

Primary soils are Ladoga silt loam and Vesser silt loam. CSR2 on the FSA/Eff. crop acres is 78.80. 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 to moderately sloping.

## Drainage

Natural with some tile. No maps available.

## Water & Well Information

None.

## Flood Plain

Part of the farm lies in a flood plain. Contact agent for details.



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







United States  
Department of  
Agriculture

Adair County, Iowa



### Legend

☐ Non-Cropland   ☐ CRP   ☐ Iowa PLSS  
☐ Cropland   ☐ Tract Boundary   ☐ Iowa Roads

### Wetland Determination Identifiers

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

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

Shares: \_\_\_\_\_

Shares: \_\_\_\_\_

Tract Cropland Total: 69.87 acres

Corn/Soybeans for Grain; All crops non-irrigated, initial

2025 Program Year

SB-Soybeans Map Created January 17, 2025

OG- Oats- GR

OF- Oats-FG

Alf- Alfalfa,

GLS- Grass Left Standing

P- Pasture

AGM- Alfalfa Grass Mix

**Farm 5209**

**Tract 1401**



**Date:** Wed., May 28, 2025

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

**Site:** Virtual Live Auction  
\*\*Online Only\*\*  
bid.hertz.ag

### Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer on-screen as they guide the process.
- To register, go to bid.hertz.ag from an internet browser. Do not use "www." when typing the website address. Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Kyle Hansen at 515-382-1500 with questions.

### Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the "View Live" button. The auction is LIVE when the button is green.

### Method of Sale

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

### Seller

Kameron Wernimont

### Agency

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

### Auctioneer

Kyle Hansen, ALC

### 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.

### Terms of Possession

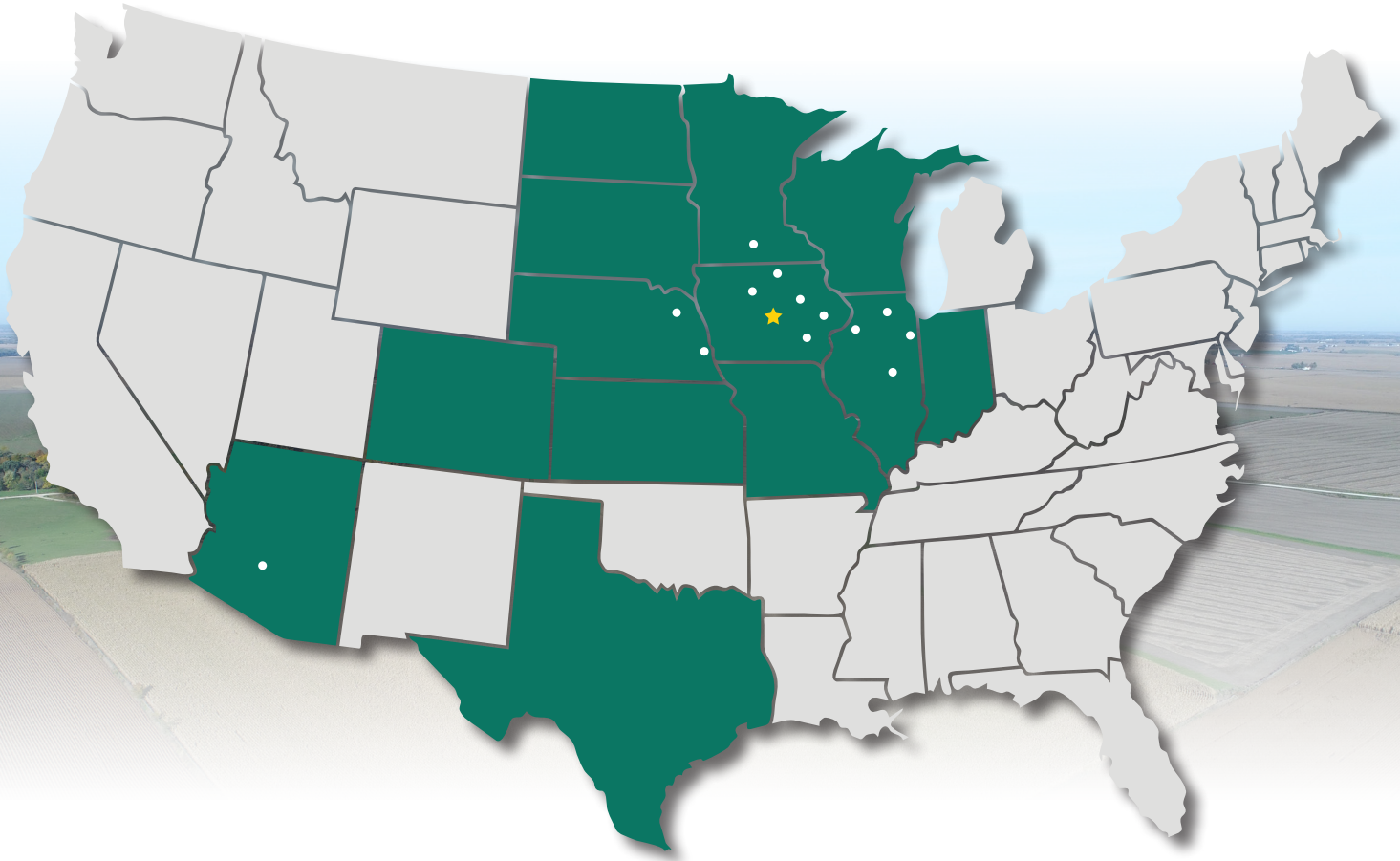
10% down payment required within 24 hours of sale day. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before September 10, 2025, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires February 28, 2026. Taxes will be prorated to Closing Date.

### Contract & Title

Immediately upon conclusion of the auction, the high 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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