



Halvorson Family Farm

AUCTION

Hybrid
Wednesday
August 6, 2025
10:00 a.m. CDT
Conroy, IA &
bid.hertz.ag

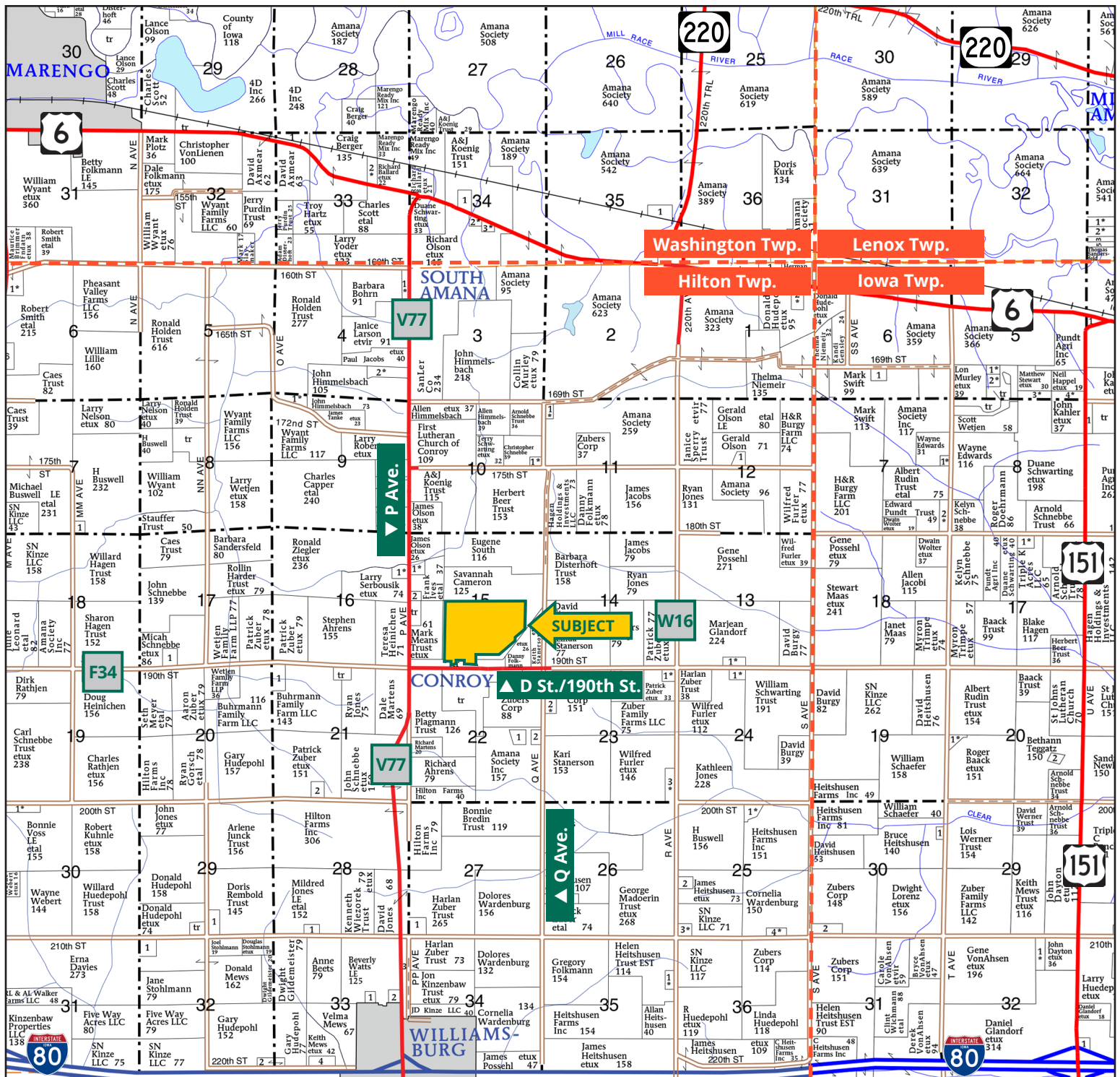
146.73 Acres, m/l
Single Parcel
Iowa County, IA



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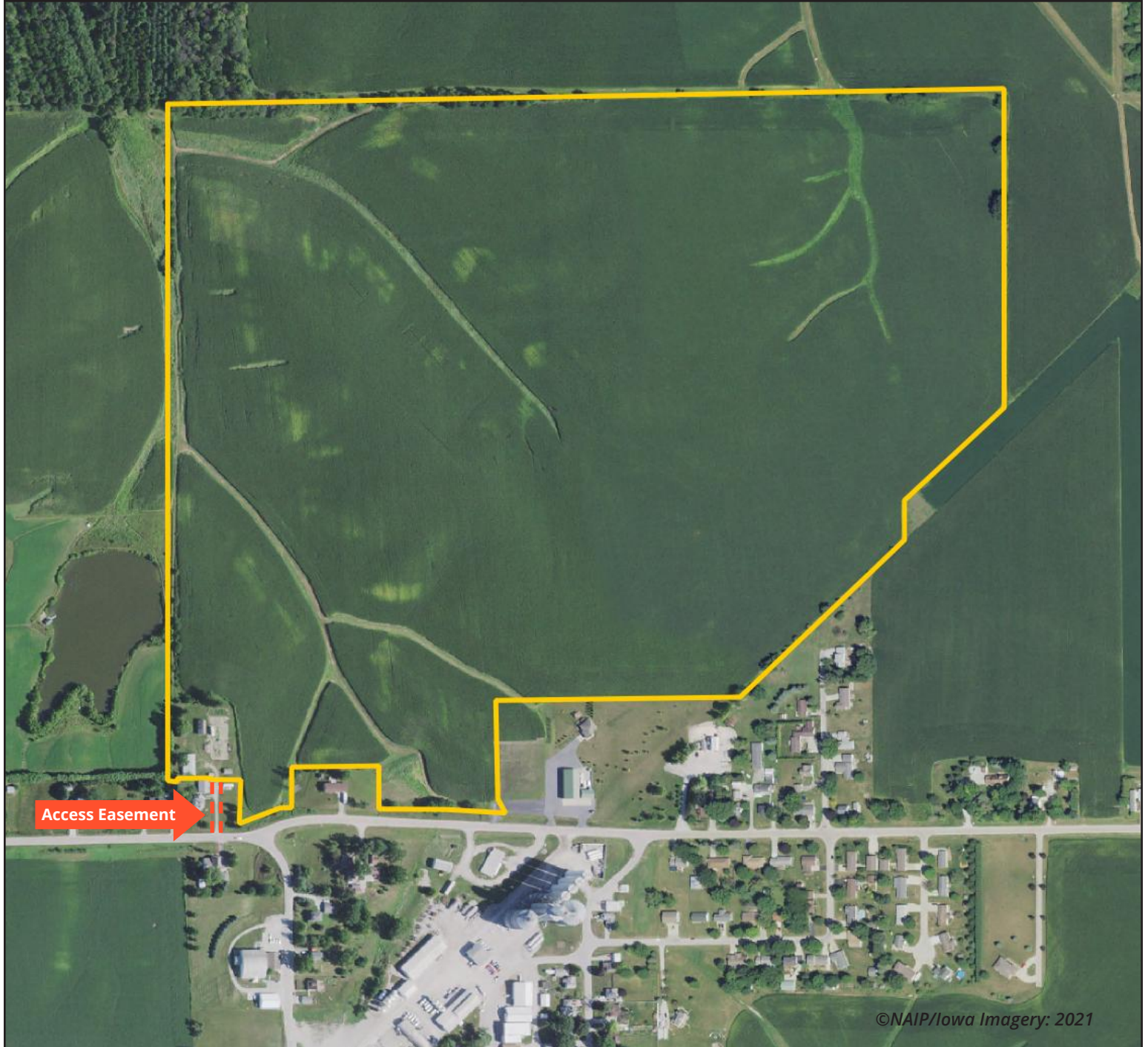
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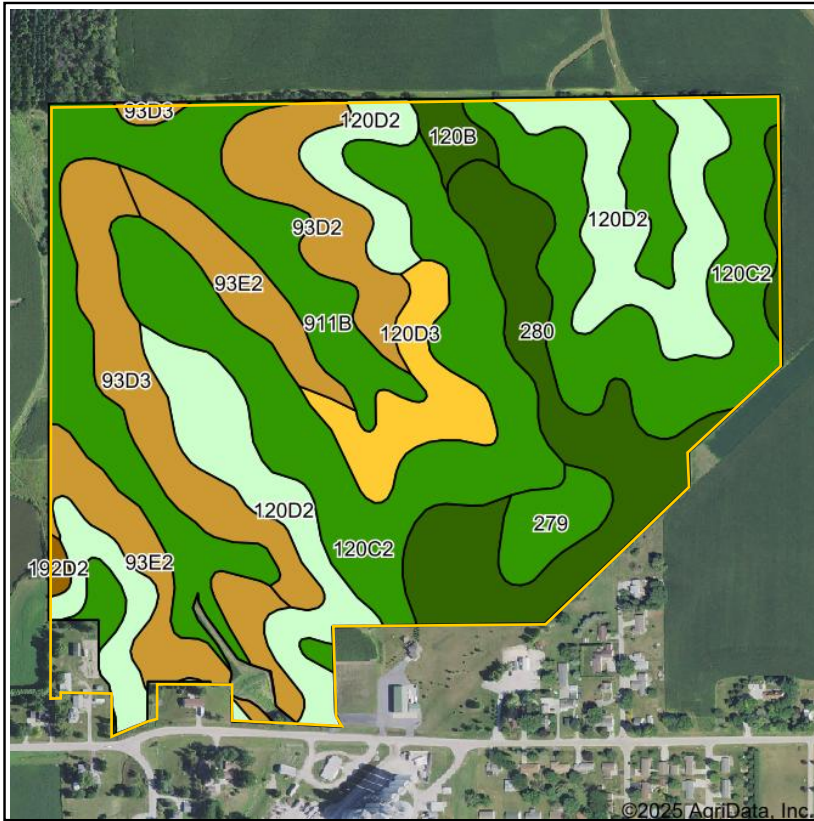
Est. FSA/Eff. Crop Acres: 141.46 | Soil Productivity: 71.40 CSR2



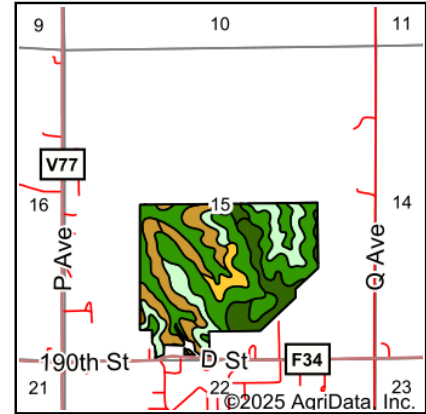
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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Iowa**
 Location: **15-80N-10W**
 Township: **Hilton**
 Acres: **141.46**
 Date: **7/9/2025**



Maps Provided By:

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Area Symbol: IA095, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	39.15	27.7%		IIIe	87
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	25.52	18.0%		IIIe	62
911B	Colo-Ely complex, 0 to 5 percent slopes	21.57	15.2%		IIw	86
280	Mahaska silty clay loam, 0 to 2 percent slopes	16.82	11.9%		Iw	94
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately eroded	11.44	8.1%		IVe	30
93D3	Shelby-Adair complex, 9 to 14 percent slopes, severely eroded	9.41	6.7%		IVe	36
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	6.55	4.6%		IIIe	39
120D3	Tama silty clay loam, 9 to 14 percent slopes, severely eroded	5.91	4.2%		IVe	55
279	Taintor silty clay loam, 0 to 2 percent slopes	3.08	2.2%		IIw	83
120B	Tama silty clay loam, 2 to 5 percent slopes	1.60	1.1%		Ile	95
192D2	Adair silty clay loam, 9 to 14 percent slopes, moderately eroded	0.41	0.3%		IVe	21
Weighted Average					2.77	71.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Williamsburg—Intersection of I-80 & CR V-77/P Ave.: 3 miles north on CR V-77/P Ave. and ¼ mile east on 190th St./D St. The property is on the north side of the road.

Simple Legal

That part of the E½ of the SW¼ and the SE¼ in Section 15, Township 80 North, Rang 10 West of the 5th P.M., Iowa County, Iowa. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024-2025: \$4,595.00

Net Taxable Acres: 146.73

**Taxes estimated due to recent tax parcel split. Iowa County Treasurer/Assessor will determine final tax figures.*

Lease Status

Farm is leased for the 2025 crop year.

FSA Data

Farm Number 6137, Part of Tract 4946

FSA/Eff. Crop Acres: 141.46*

Corn Base Acres: 104.34*

Corn PLC Yield: 164 Bu.

Bean Base Acres: 22.18*

Bean PLC Yield: 54 Bu.

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

Soil Types/Productivity

Primary soils are Tama, Colo-Ely and Mahaska. CSR2 on the estimated FSA/Eff. crop acres is 71.40. 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

The farm is gently rolling to rolling.

Drainage

There is some tile on this farm. Tile maps are not available.

Buildings/Improvements

There are four outbuildings on the building site in the southwest corner of this farm: a 12' x 16' shed (2015), a 14' x 24' shed (1978), a 42' x 72' machine shed (1969), and a 25' x 48' corn crib (1900).

Water & Well Information

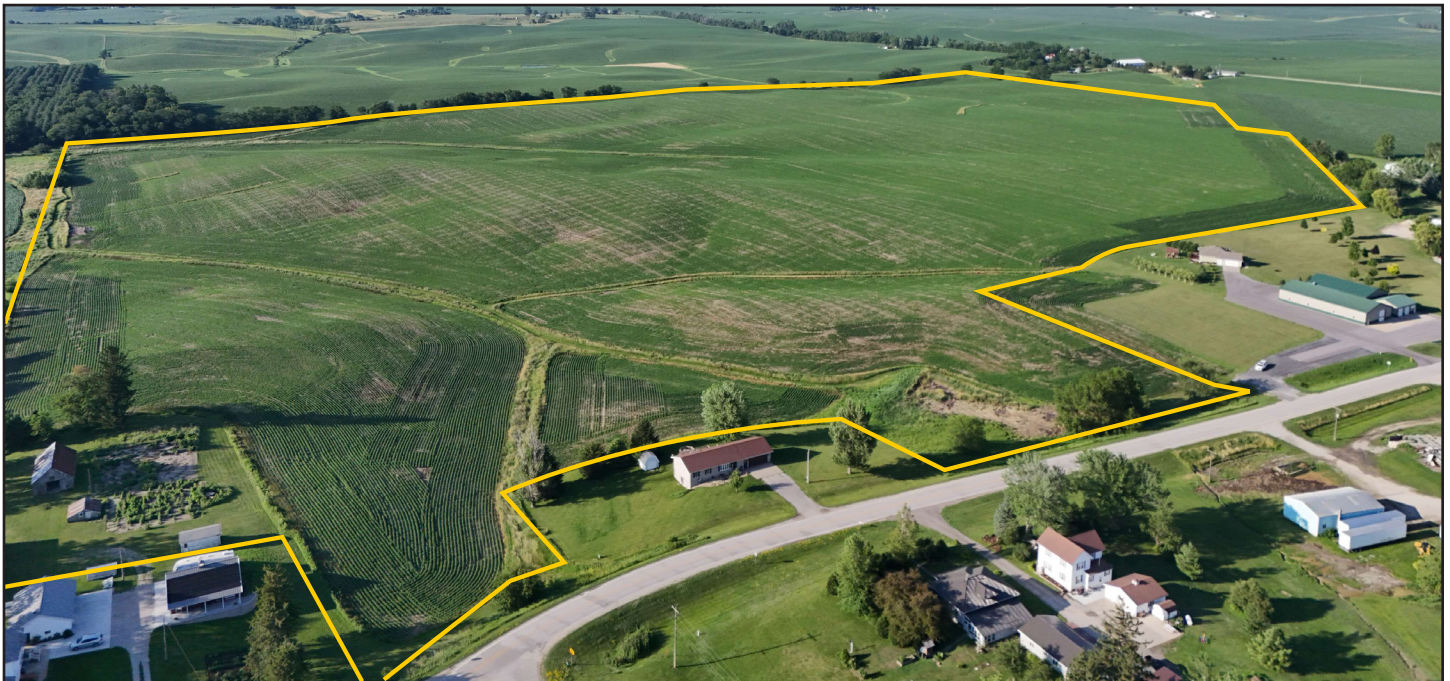
There is a well located at the south end of the building site. The condition of the well has not been determined.

Access Easement

Access to the building site is provided by a 25'-wide access easement through the adjoining property.

Comments

This is highly productive Iowa County farm located on the north side of Conroy.



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.

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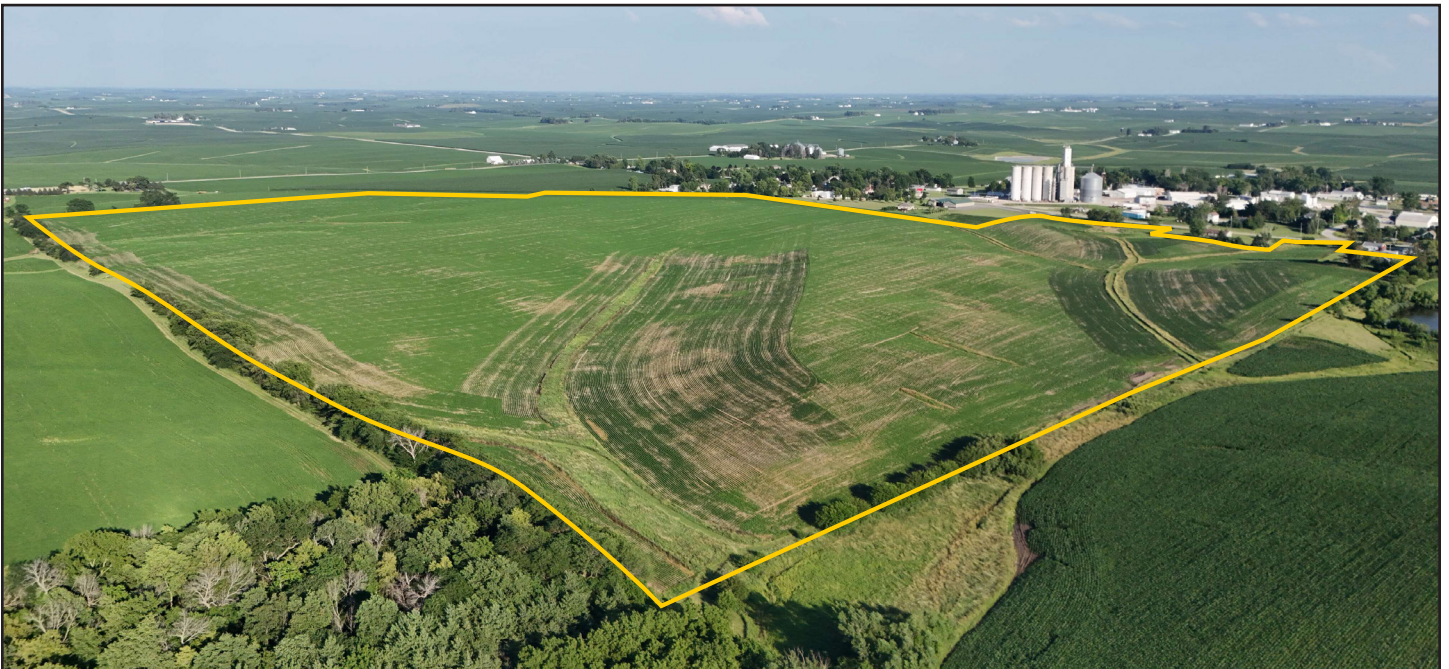
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South Side Looking North



Northwest Corner Looking Southeast



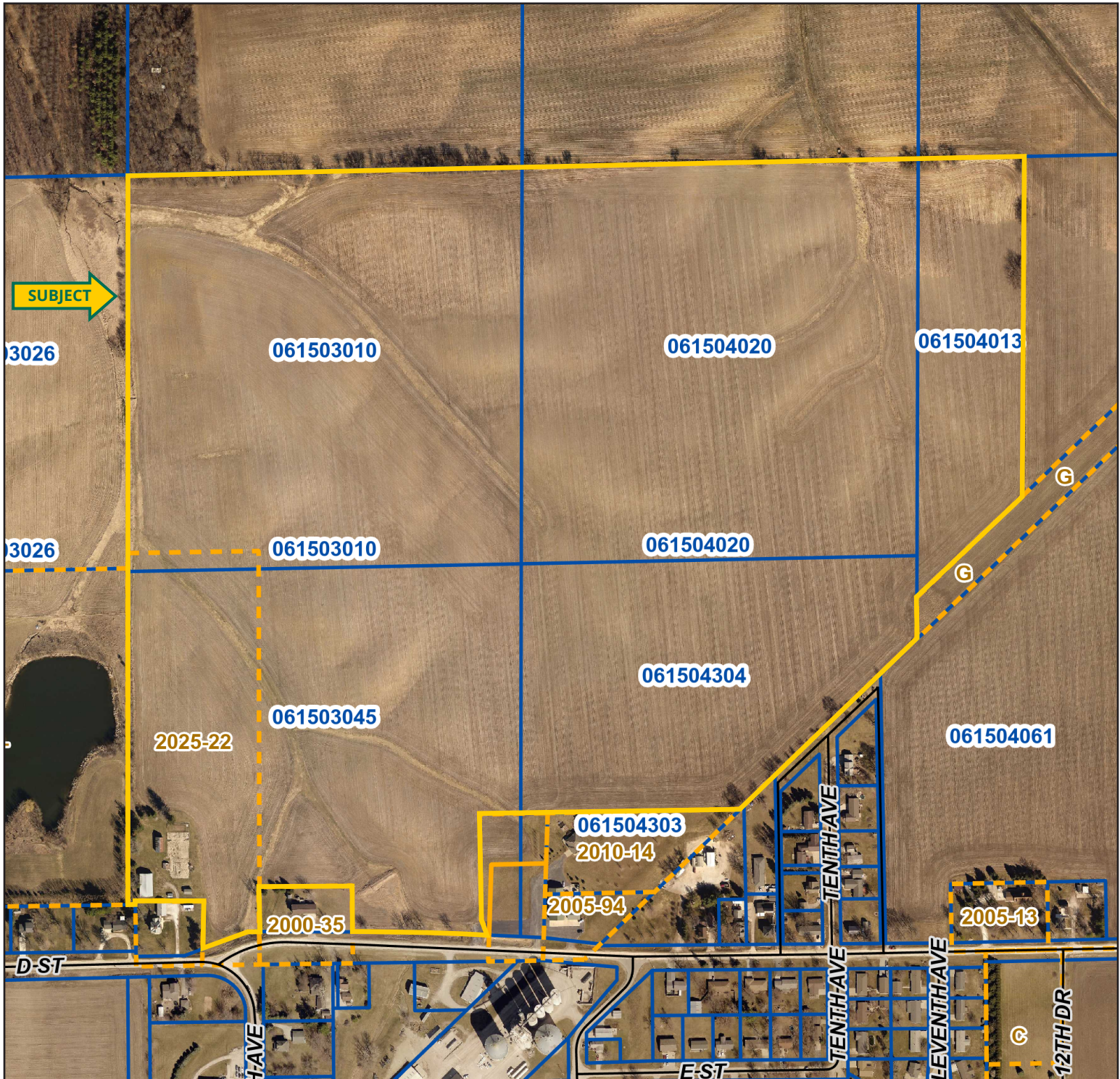
Southwest Corner Looking Northeast



Machine Shed







Date: Wednesday, August 6, 2025

Time: 10:00 a.m.

Site: Hilton Township Hall
550 7th Ave.
Conroy, IA 52220

Online: bid.hertz.ag

Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team 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. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Troy Louwagie at 319-721-4068 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

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

Seller

The Estate of Rita A. Halvorson

Agency

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

Auctioneer

Troy R. Louwagie

Attorney

Thomas Buchanan
Elwood, Elwood & Buchanan

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.

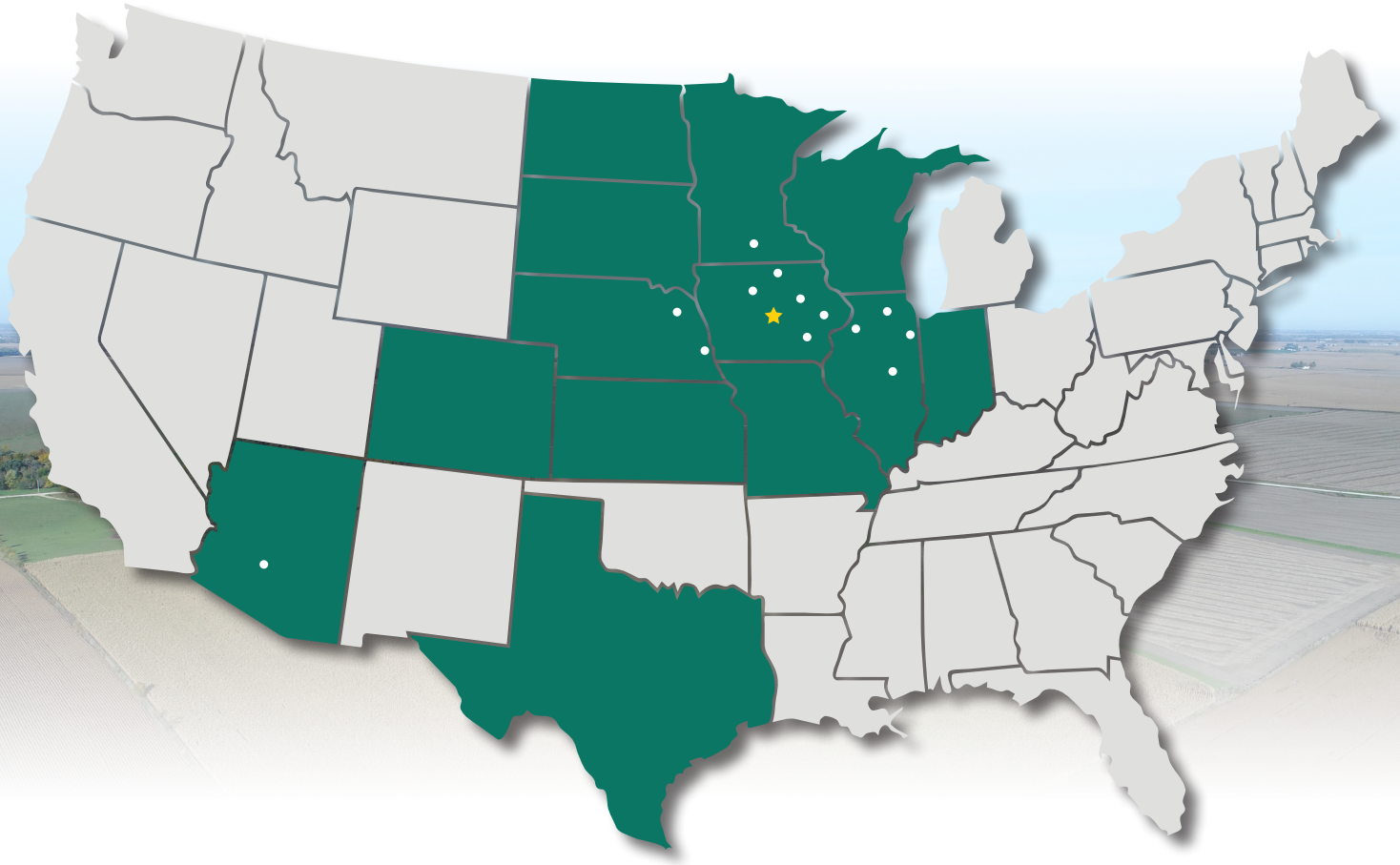
Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 5, 2025, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession of the cropland and buildings will be given at closing subject to the existing lease which expires March 1, 2026. Taxes will be prorated to date of closing.

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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