



## John & Carolynn Messer Family Trust

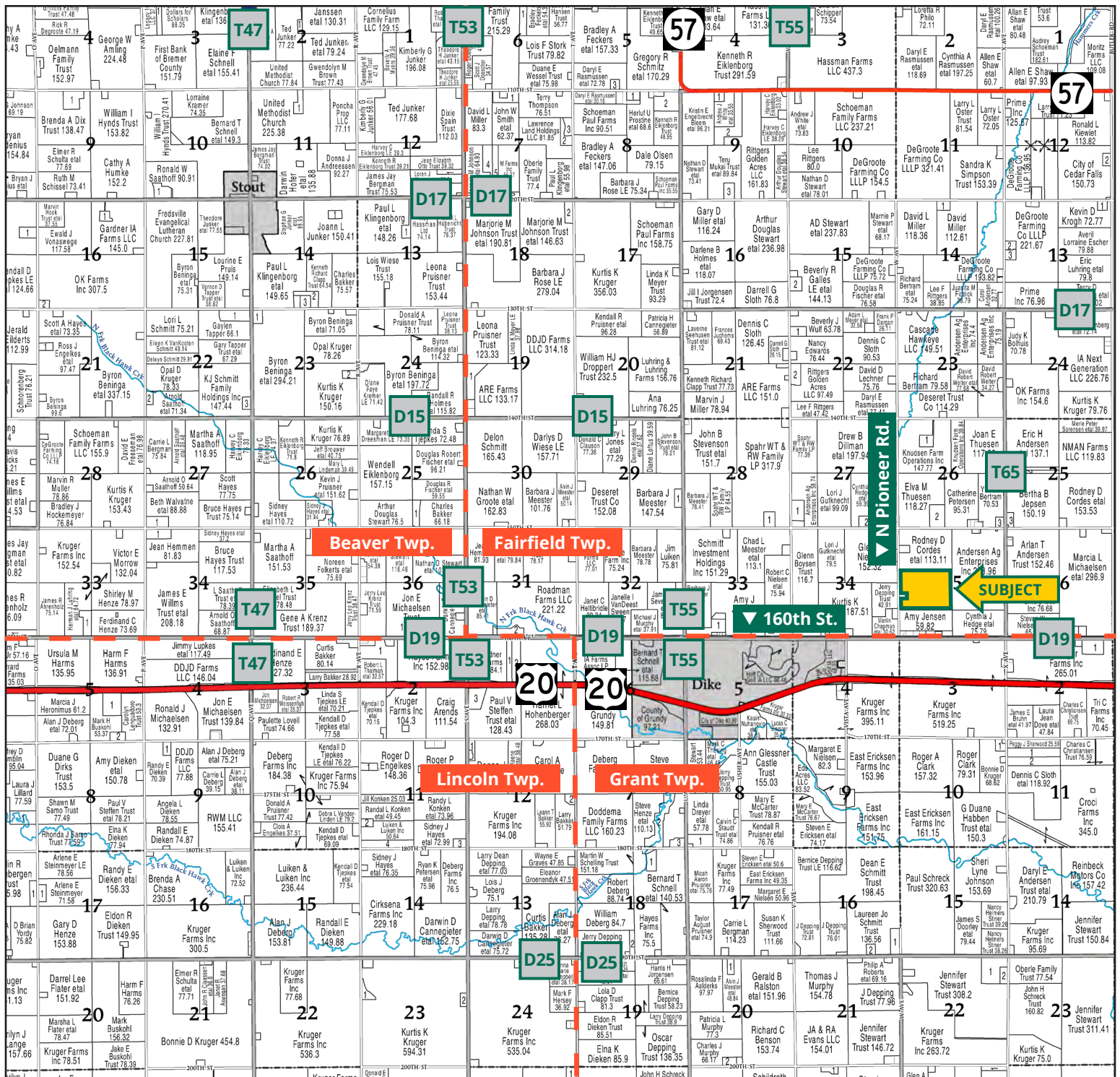
# AUCTION

Hybrid  
**Friday**  
**September 19, 2025**  
**10:00 a.m. CDT**  
**Dike, IA &**  
**bid.hertz.ag**

**118.38 Acres, m/l**  
Single Parcel  
**Grundy County, IA**



**ELLIOTT SIEFERT**  
*Licensed Salesperson in IA*  
**319.540.2957**  
ElliottS@Hertz.ag



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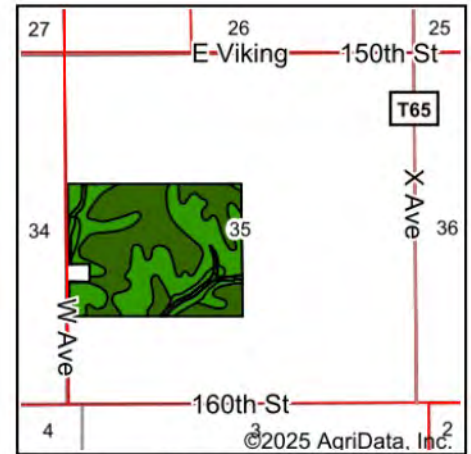
319.234.1949 | 6314 Chancellor Dr., PO Box 1105 | Cedar Falls, IA 50613-1105 | [www.Hertz.ag](http://www.Hertz.ag)

**ELLIOTT SIEFERT**  
319.540.2957  
ElliottS@Hertz.ag



FSA/Eff. Crop Acres: 118.80 | Soil Productivity: 89.40 CSR2





State: Iowa  
 County: Grundy  
 Location: 35-89N-15W  
 Township: Fairfield  
 Acres: 118.8  
 Date: 8/18/2025



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

Area Symbol: IA075, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	58.56	49.3%		Ile	90
198B	Floyd loam, 1 to 4 percent slopes	52.78	44.4%		Ilw	89
84	Clyde silty clay loam, 0 to 3 percent slopes	7.46	6.3%		Ilw	88
Weighted Average					2.00	89.4

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Location

From Dike: Go east on Co. Rd. D19 / 160th st. for 1½ miles and then north on N Pioneer for 0.3 miles. Property is located on the east side of the road.

## Simple Legal

S¼ NW¼ N½ SW¼, excluding Parcel 350-B, all in Section 35, Township 89 North, Range 15 West of the 5th P.M., Grundy Co., IA. *Final abstract/title documents to govern legal description.*

## Real Estate Tax

Taxes Payable 2025 - 2026: \$ 4,944.00\*

Surveyed Acres: 118.38

Net Taxable Acres: 116.50\*

Tax per Net Taxable Acre: \$42.44\*

*\*Taxes are estimated pending survey of property. Grundy County Treasurer/ Assessor will determine final tax figures.*

## Lease Status

Open lease for the 2026 crop year.

## FSA Data

Farm Number 6537, Tract 2451

FSA/Eff. Crop Acres: 118.80

Corn Base Acres: 65.60

Corn PLC Yield: 191 Bu.

Bean Base Acres: 53.20

Bean PLC Yield: 58 Bu.

## NRCS Classification

NHEL: Non-Highly Erodible Land.

## Soil Types/Productivity

Primary soils are Kenyon and Floyd. CSR2 on the FSA/Eff. crop acres is 89.40. 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 to gently sloping.

## Drainage

Some tile. Contact agent for tile maps.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Survey

Property was recently surveyed.

## Comments

High-quality Grundy County farm with seed corn history. This property has extensive tiling and an 89.40 CSR2 rating.



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.



Southeast looking Northwest



Southwest looking Northeast



**Date:** Fri., September 19, 2025

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

**Site:** Fox Ridge Golf Course  
355 Country Club Lane  
Dike, IA 50624

**Online:** [bid.hertz.ag](http://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](http://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, Elliott Siefert at 319-540-2957 with questions.

### Viewing Auction

To View Only on sale day, navigate to the auction via [bid.hertz.ag](http://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

John & Carolynn Messer Family Trust

### Agency

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

### Auctioneer

Elliott Siefert

### Attorney

Larry Anfinson  
Anfinson & Luce, PLC

### 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.

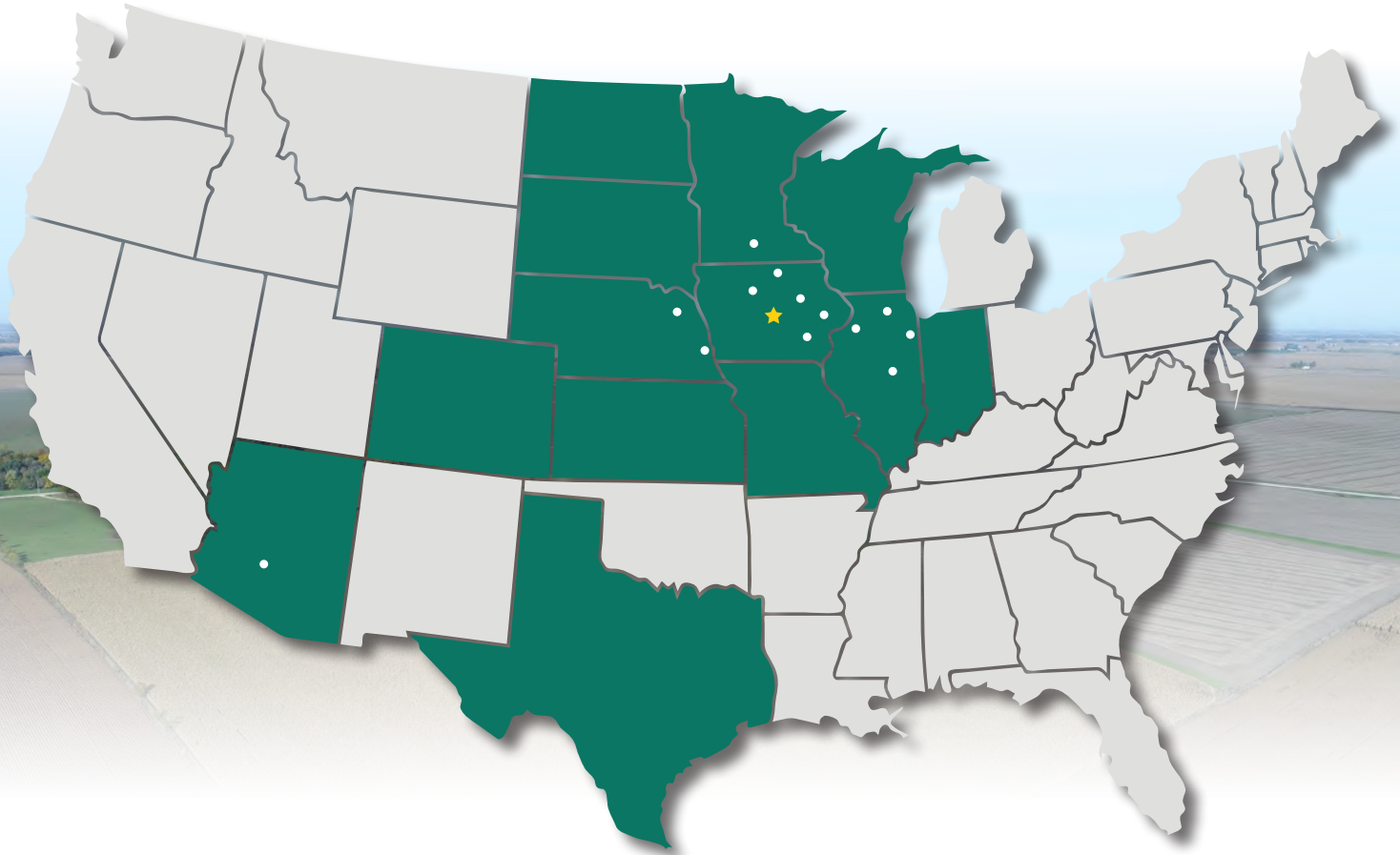
### Terms of Possession

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 4, 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 March 1, 2026. Taxes will be prorated to 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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