



High-Quality Farmland Offering in Lyon County

AUCTION

Virtual-Online Only

Thursday

November 6, 2025

10:00 a.m. CST

bid.hertz.ag

316.81 Acres, m/l
2 Parcels
Lyon County, IA



BRIAN OLSON, AFM

*Licensed Salesperson
in IA, MN & SD*

515.368.2097

BrianO@Hertz.ag

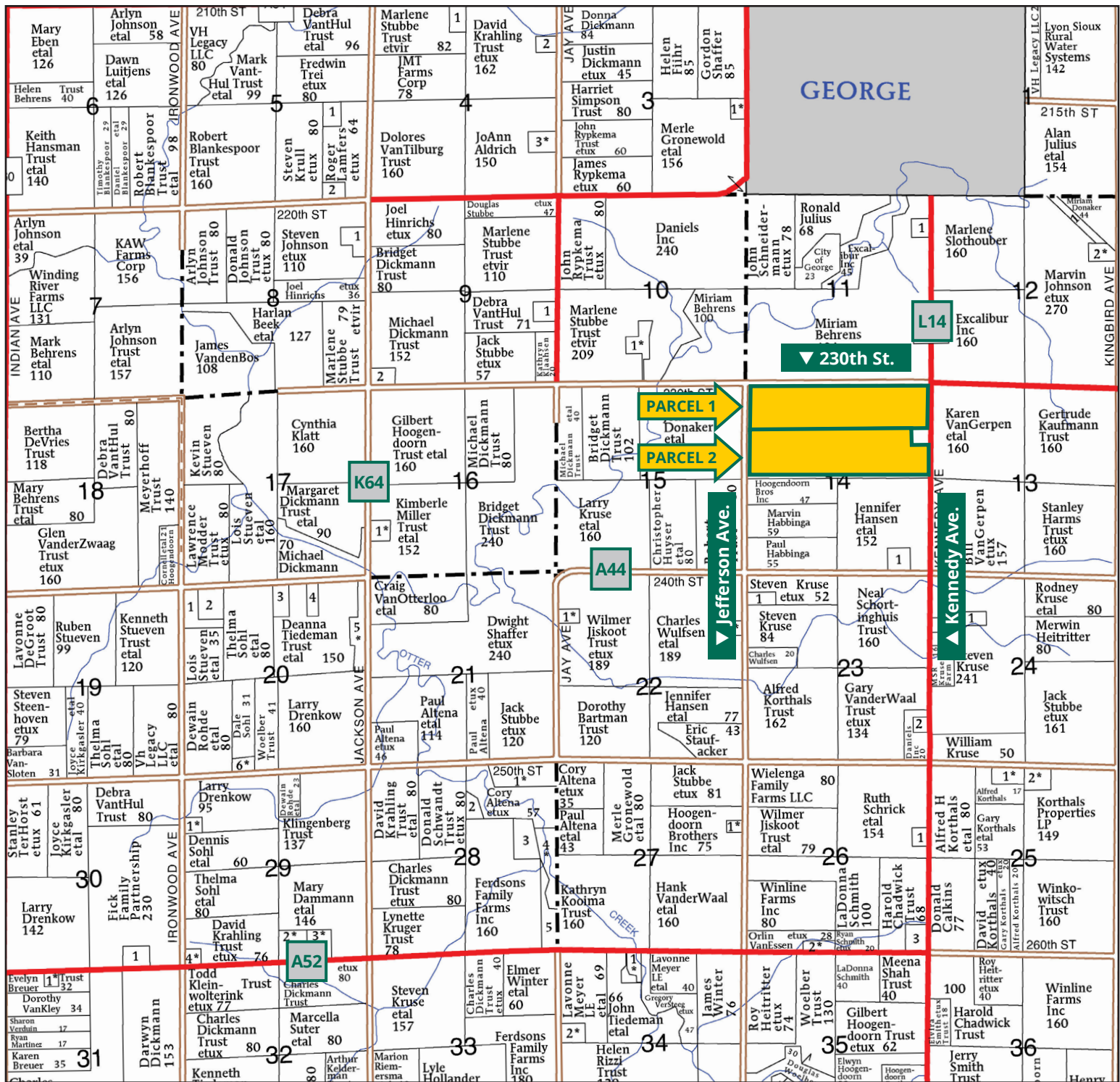


MATT VEGTER, ALC

Licensed Salesperson in IA

515.290.7286

MattV@Hertz.ag

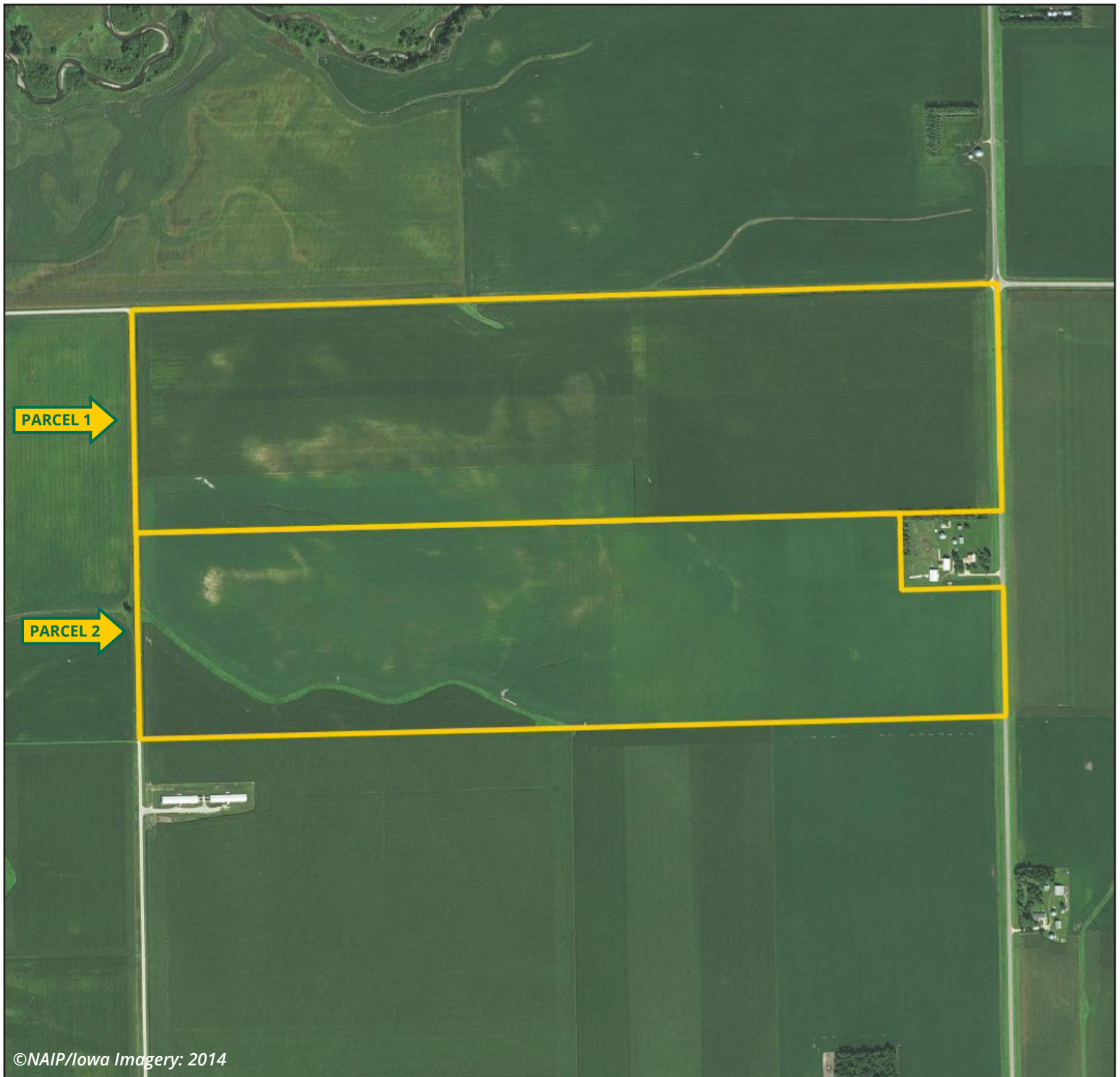


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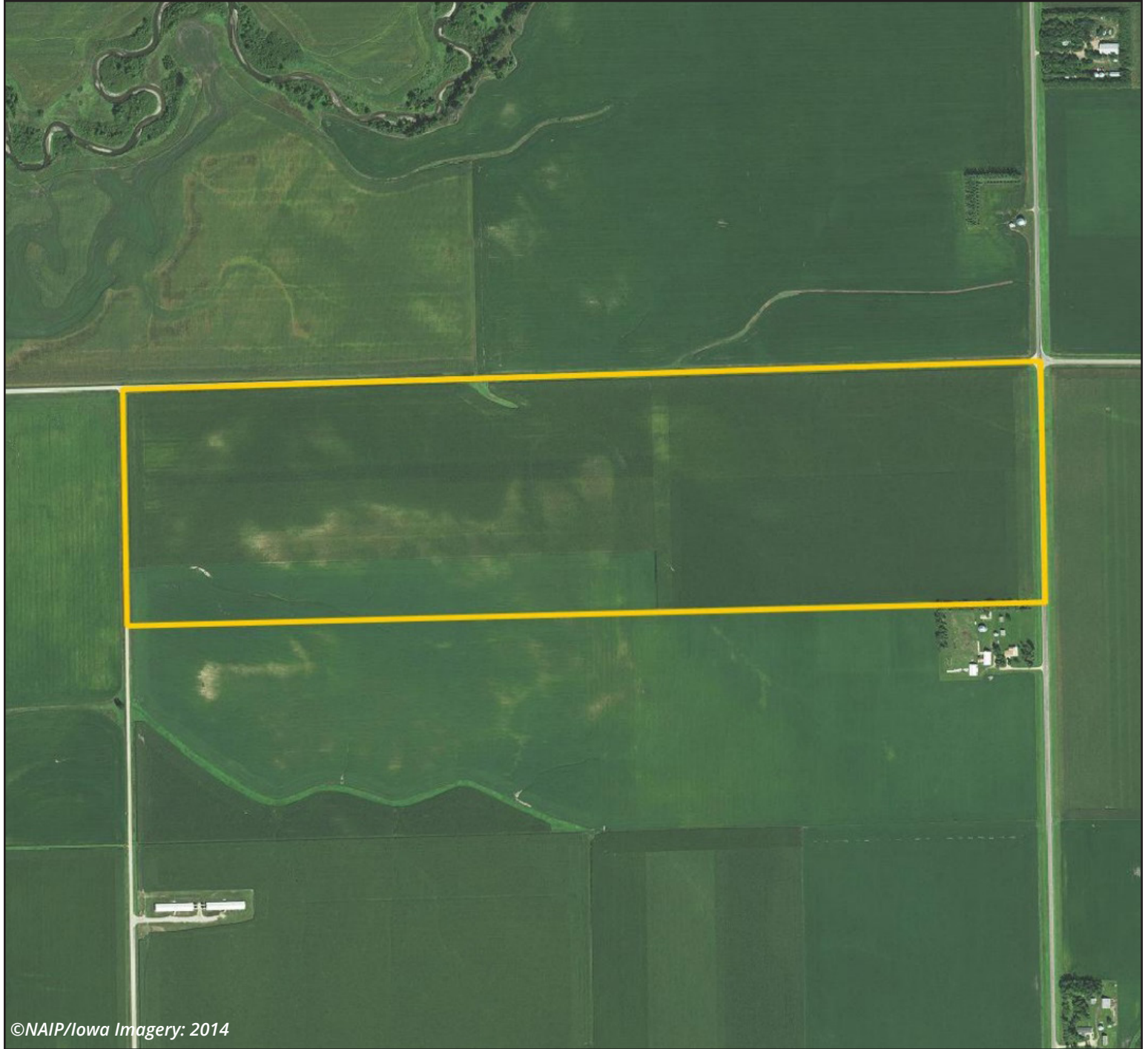
515.332.1406 | 1101 13th St. N., Ste. 2, PO Box 503 | Humboldt, IA 50548-0503 | www.Hertz.ag

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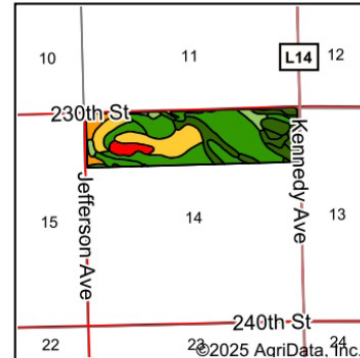


FSA/Eff. Crop Acres: 160.05 | Soil Productivity: 76.30 CSR2





Soils data provided by USDA and NRCS.



State: Iowa
County: Lyon
Location: 14-98N-44W
Township: Wheeler
Acres: 160.05
Date: 9/17/2025



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA119, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
878B	Ocheyedan loam, 2 to 5 percent slopes	63.25	39.3%		Ile		84
174B	Bolan loam, 2 to 5 percent slopes	27.78	17.4%		Ile		55
92	Marcus silty clay loam, 0 to 2 percent slopes	13.85	8.7%		Ilw		94
91	Primghar silty clay loam, 0 to 2 percent slopes	9.13	5.7%		Iw		100
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	9.07	5.7%		Ilw		80
808B	Dempster silt loam, 2 to 6 percent slopes	7.95	5.0%		Ile		40
310B	Galva silty clay loam, 2 to 5 percent slopes	6.37	4.0%		Ile		95
28C2	Dickman fine sandy loam, 5 to 9 percent slopes, moderately eroded	6.08	3.8%		IVe		14
577B	Everly clay loam, 2 to 5 percent slopes	5.72	3.6%		Ile		88
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	5.22	3.3%		Ilw		78
310	Galva silty clay loam, 0 to 2 percent slopes	2.37	1.5%		I		100
91B	Primghar silty clay loam, 2 to 5 percent slopes	1.49	0.9%		Ile		95
37	Alcester silty clay loam, cool, 0 to 2 percent slopes	0.99	0.6%		I	I	79
203	Cylinder silty clay loam, deep, 0 to 2 percent slopes	0.58	0.4%		I		60
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.20	0.1%		Ilw		78
Weighted Average					1.99	*-	76.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Location

From George: Head south on Kennedy Ave. for 1.5 miles. Property will be on the west side of the road.

Simple Legal

Parcel E in N½ of Section 14, Township 98 North, Range 44 West of 5th P.M., Lyon Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025-2026: \$4,520.00
Gross Acres: 167.23
Net Taxable Acres: 160.16
Tax per Net Taxable Acre: \$28.22

Lease Status

Open lease for 2026 crop year.

FSA Data

Farm Number 9161, Tract 13624
FSA/Eff. Crop Acres: 160.05
Corn Base Acres: 78.78
Corn PLC Yield: 169 Bu.
Bean Base Acres: 78.78
Bean PLC Yield: 49 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Ocheyedan and Bolan loam. CSR2 on the FSA/Eff. crop acres is 76.30. See soil map for detail.

Fertility Data

Soil tests available. Contact agent for details.

Land Description

Gently sloping.

Drainage

Some tile. Contact agent for tile maps.

Buildings/Improvements

None.

Survey

If Parcels 1 and 2 are sold to separate buyers, the seller shall have the boundary between the parcels marked.

Comments

Large tract of quality Lyon Co. farmland. Adjacent to Cooperative Farmers Elevator, George location.



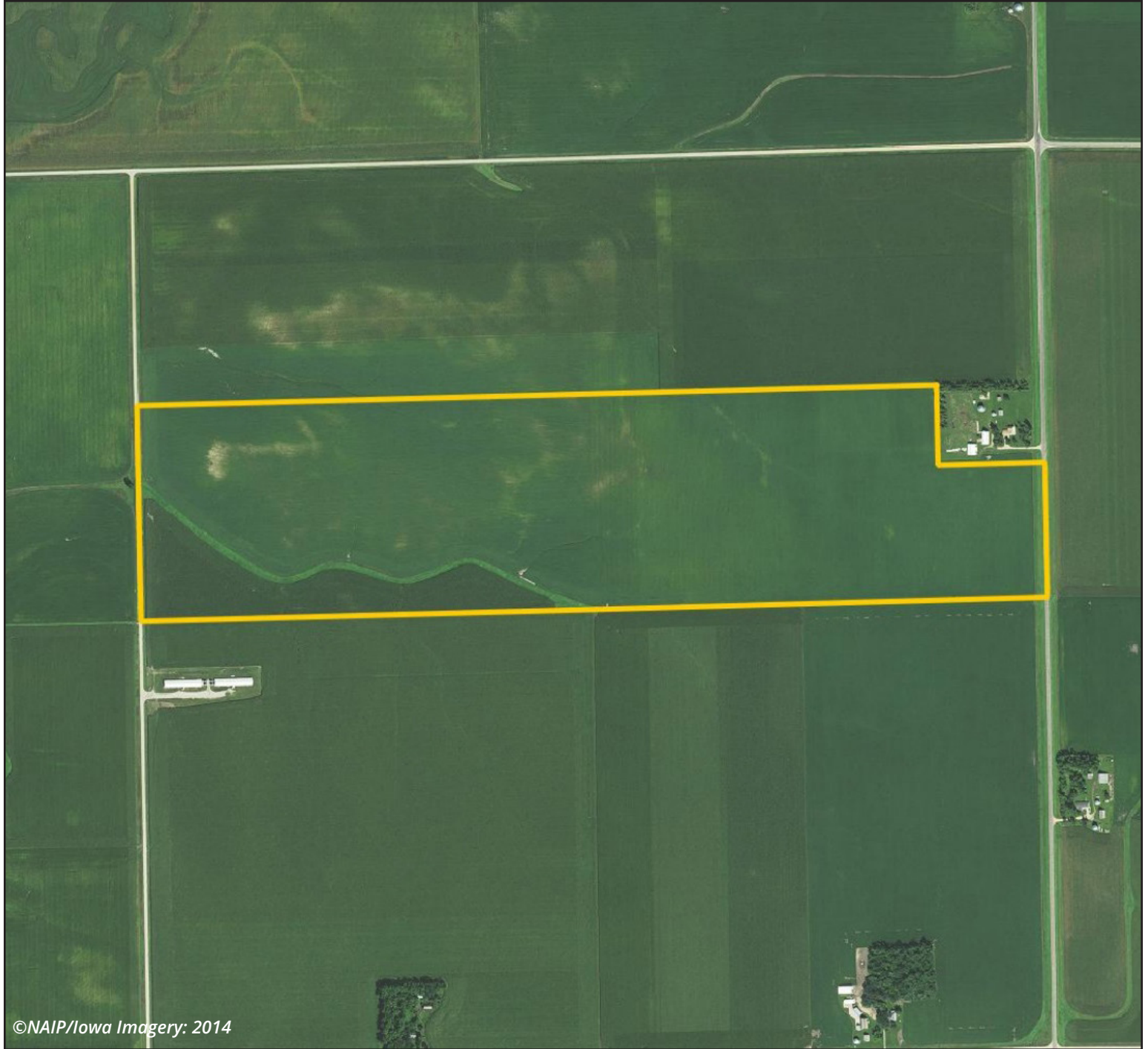
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

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FSA/Eff. Crop Acres: 143.07 | Soil Productivity: 83.20 CSR2



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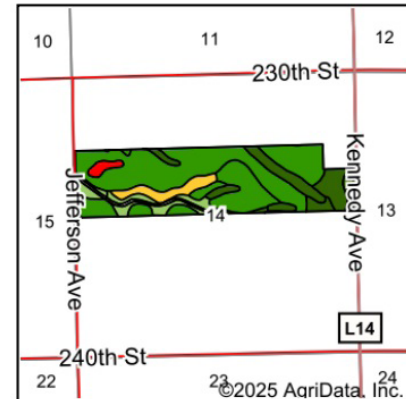
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Soils data provided by USDA and NRCS.



State: Iowa
County: Lyon
Location: 14-98N-44W
Township: Wheeler
Acres: 143.07
Date: 9/17/2025



Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA119, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
878B	Ocheyedan loam, 2 to 5 percent slopes	77.37	54.1%		Ile	84
878B2	Ocheyedan loam, 2 to 5 percent slopes, moderately eroded	16.66	11.6%		Ile	87
92	Marcus silty clay loam, 0 to 2 percent slopes	11.73	8.2%		Ilw	94
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	8.76	6.1%		Ilw	78
174B	Bolan loam, 2 to 5 percent slopes	8.34	5.8%		Ile	55
310	Galva silty clay loam, 0 to 2 percent slopes	7.45	5.2%		I	100
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	2.83	2.0%		Ilw	77
91	Primghar silty clay loam, 0 to 2 percent slopes	2.70	1.9%		Iw	100
28C2	Dickman fine sandy loam, 5 to 9 percent slopes, moderately eroded	2.52	1.8%		IVe	14
310B	Galva silty clay loam, 2 to 5 percent slopes	2.50	1.7%		Ile	95
91B	Primghar silty clay loam, 2 to 5 percent slopes	1.85	1.3%		Ile	95
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.36	0.3%		Ilw	80
Weighted Average					1.96	83.2

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

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Location

From George: Head south on Kennedy Ave. for 1.75 miles. Property will be on the west side of the road.

Simple Legal

Parcel F in N½ of Section 14, Township 98 North, Range 44 West of 5th P.M., Lyon Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025-2026: \$4,586.00
Gross Acres: 149.58
Net Taxable Acres: 147.38
Tax per Net Taxable Acre: \$31.12

Lease Status

Open lease for 2026 crop year.

FSA Data

Farm Number 9162, Tract 13625
FSA/Eff. Crop Acres: 143.07
Corn Base Acres: 70.42
Corn PLC Yield: 169 Bu.
Bean Base Acres: 70.42
Bean PLC Yield: 49 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soil is Ocheyedan loam. CSR2 on the FSA/Eff. crop acres is 83.20. See soil map for detail.

Fertility Data

Soil tests available. Contact agent for details.

Land Description

Gently sloping.

Drainage

Some tile. Contact agent for tile maps.

Buildings/Improvements

None.

Survey

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Comments

Large tract of quality Lyon Co. farmland. Adjacent to Cooperative Farmers Elevator, George location.



Northwest looking Southeast



Southwest looking Northeast



Northeast looking Southwest



Southeast looking Northwest



Date: Thurs., November 6, 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, Brian Olson, AFM at 515-368-2097 or Matt Vegter, ALC at 515-290-7286 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

- Parcels will be offered by the Choice and Privilege Sale method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Seller

L & S Farm Co. & L & S Holdings Inc.

Agency

Hertz Farm Management and their representatives are Agents of the Seller.

Auctioneer

Kyle Hansen

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

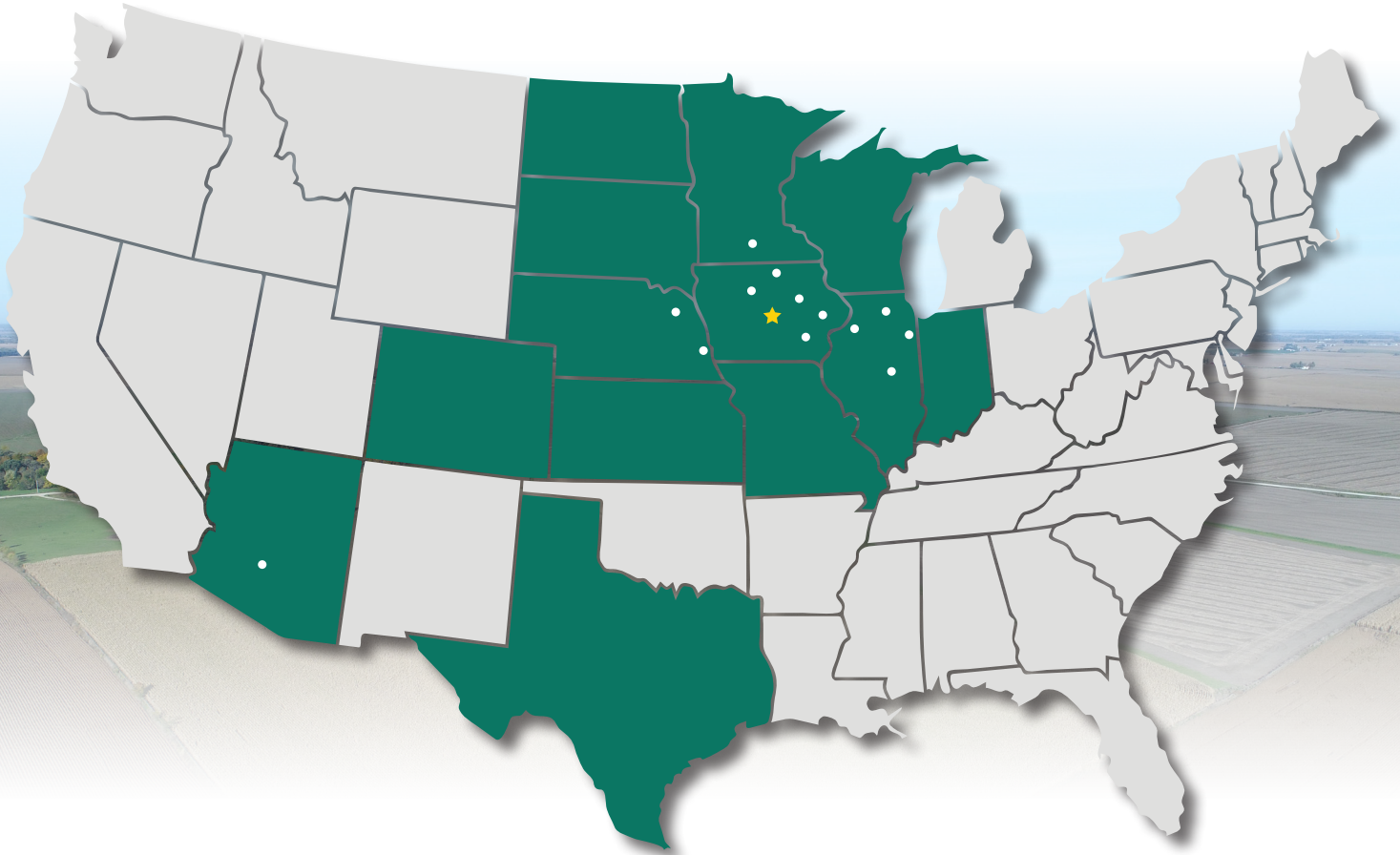
10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before January 8, 2026 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires March 1, 2026. Taxes will be prorated to closing.

Survey

If Parcels 1 and 2 are sold to separate buyers, the seller shall have the boundary between the parcels marked. Contact agent for details.

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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