



ONE-CHANCE SEALED BID SALE



Very Productive Marshall County Farmland



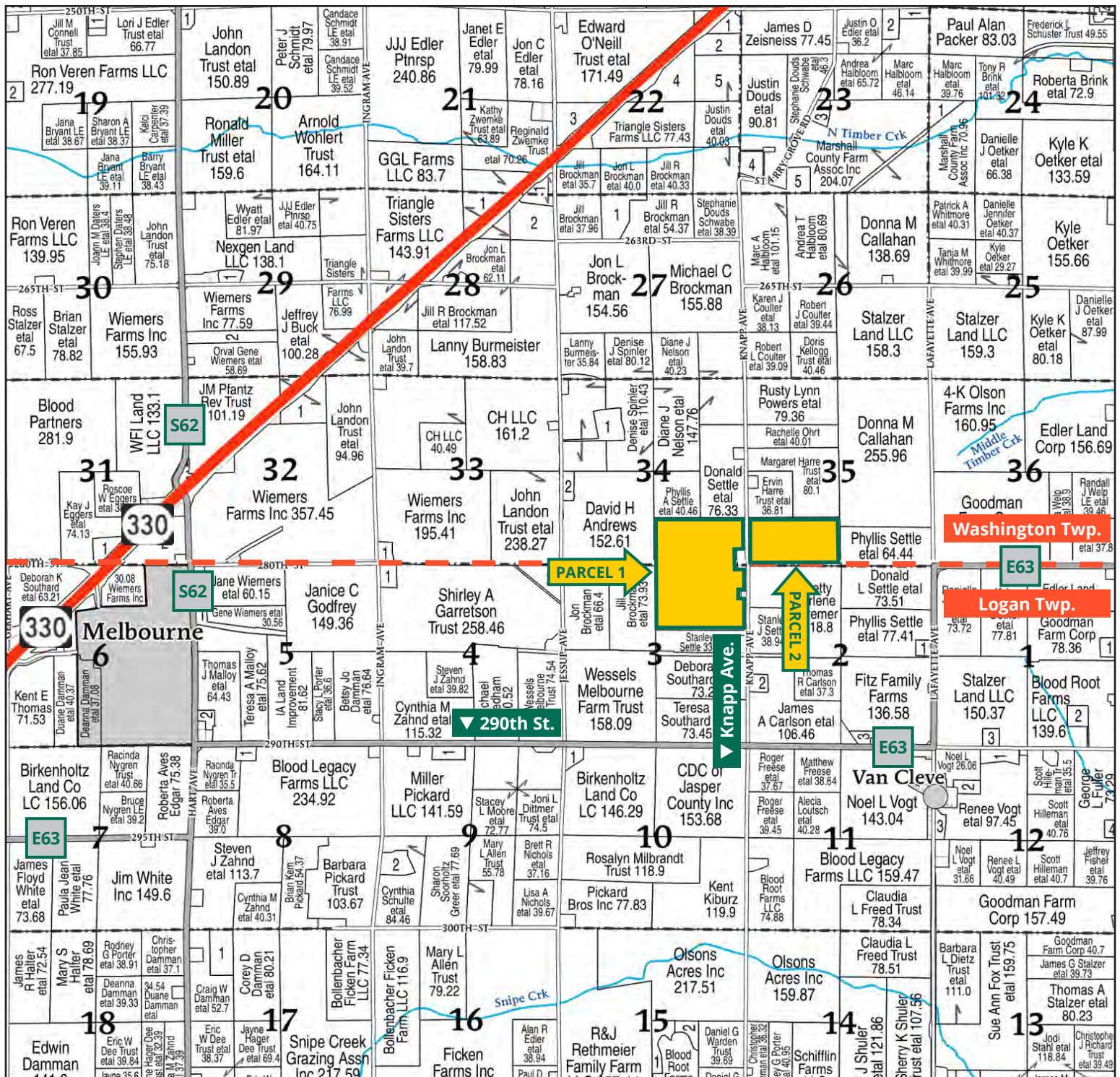
MATT VEGTER, ALC
Licensed Salesperson in IA
515.290.7286
MattV@Hertz.ag



NICK HOFFMAN
Licensed Salesperson in IA
515.689.0438
NickH@Hertz.ag

Bid Deadline:
Friday, November 7, 2025
12:00 Noon, CST

263.58 Acres, m/l
2 Parcels
Marshall County, IA

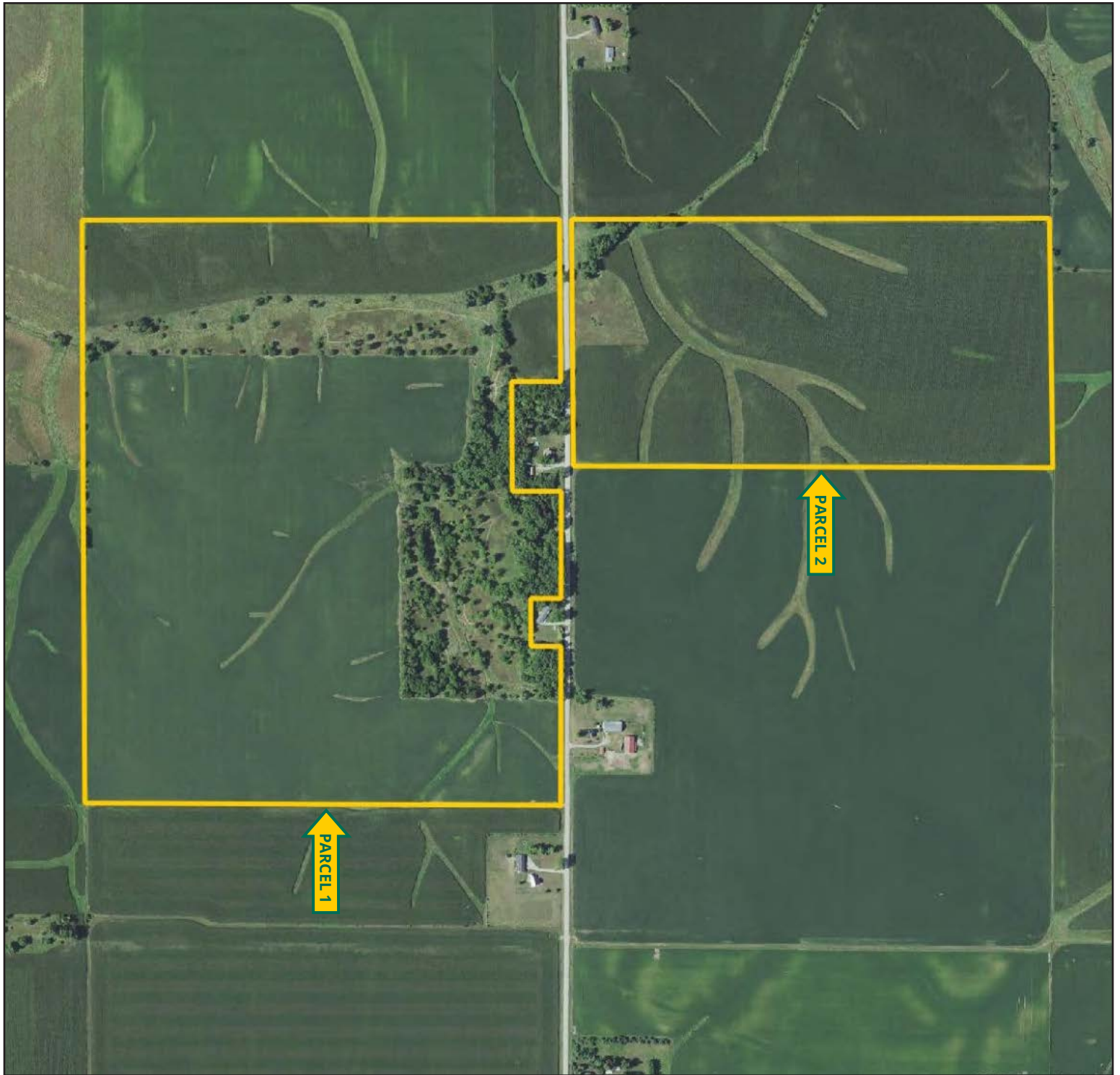


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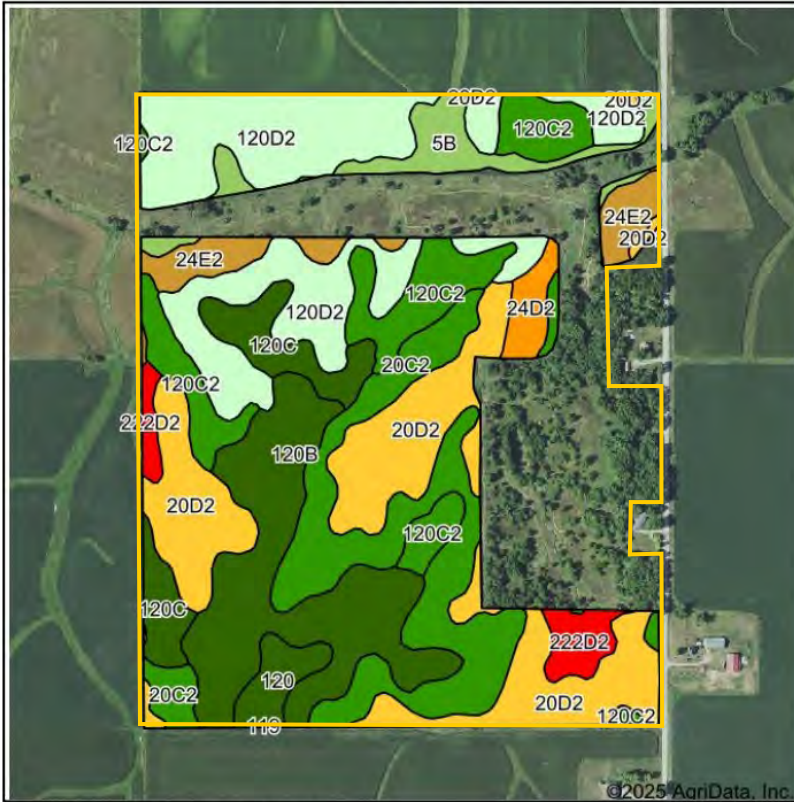
FSA/Eff. Crop Acres: 141.17 | Pasture Acres: 44.75 | Soil Productivity: 71.80 CSR2



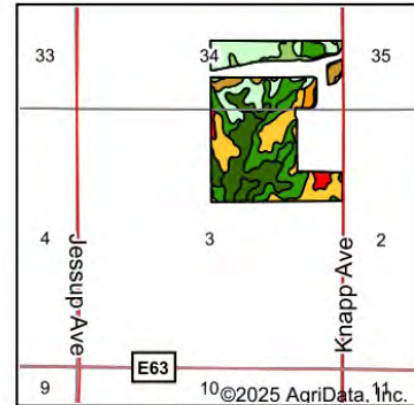
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Soils data provided by USDA and NRCS.



State: Iowa
County: Marshall
Location: 3-82N-19W
Township: Logan
Acres: 141.17
Date: 9/23/2025



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA127, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	28.67	20.1%		IIIe	62
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	27.23	19.3%		IIIe	55
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	21.69	15.4%		IIIe	81
120B	Tama silty clay loam, 2 to 5 percent slopes	21.42	15.2%		Ile	95
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	14.47	10.3%		IIIe	87
120C	Tama silty clay loam, 5 to 9 percent slopes	7.27	5.1%		IIIe	90
5B	Ackmore-Colo complex, 2 to 5 percent slopes	6.03	4.3%		IIw	77
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	5.39	3.8%		IVe	37
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	3.47	2.5%		IVe	19
120	Tama silty clay loam, 0 to 2 percent slopes	2.77	2.0%		I	100
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	2.21	1.6%		IIIe	48
11B	Colo-Ely complex, 0 to 5 percent slopes	0.55	0.4%		IIw	86
Weighted Average					2.83	71.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Melbourne: Head east on 290th St./ Co. Hwy. E63 for 3 miles. Turn north on Knapp Ave. In 1 mile the property will be on the west side of the road.

Simple Legal

S½ SE¼ of Section 34, in Township 83 North, Range 19 West of the 5th P.M., Marshall Co., IA and N½ NE¼, N½ S½ NE¼ (except acreage sites) of Section 3, all in Township 82 North, Range 19 West of the 5th P.M., all in Marshall Co., IA.

Real Estate Tax

Taxes Payable 2025-2026: \$6,632.00
Net Taxable Acres: 184.58
Tax per Net Taxable Acre: \$35.93

Lease Status

Open lease for 2026 crop year.

FSA Data

Farm Number 1693, Tract 717
FSA/Eff. Crop Acres: 141.17
Corn Base Acres: 63.35
Corn PLC Yield: 154 Bu.
Bean Base Acres: 62.91
Bean PLC Yield: 49 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Tama and Killduff silty clay loams. CSR2 on the FSA/Eff. crop acres is 71.80. See soil map for detail.

Land Description

Gently to strongly sloping.

Drainage

Tiled with maps available. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

There is an uncapped well on the East side of the farm near the corn crib.

Comments

Productive Marshall County farmland with a mix of tillable and pasture acres.



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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North looking South



South looking North

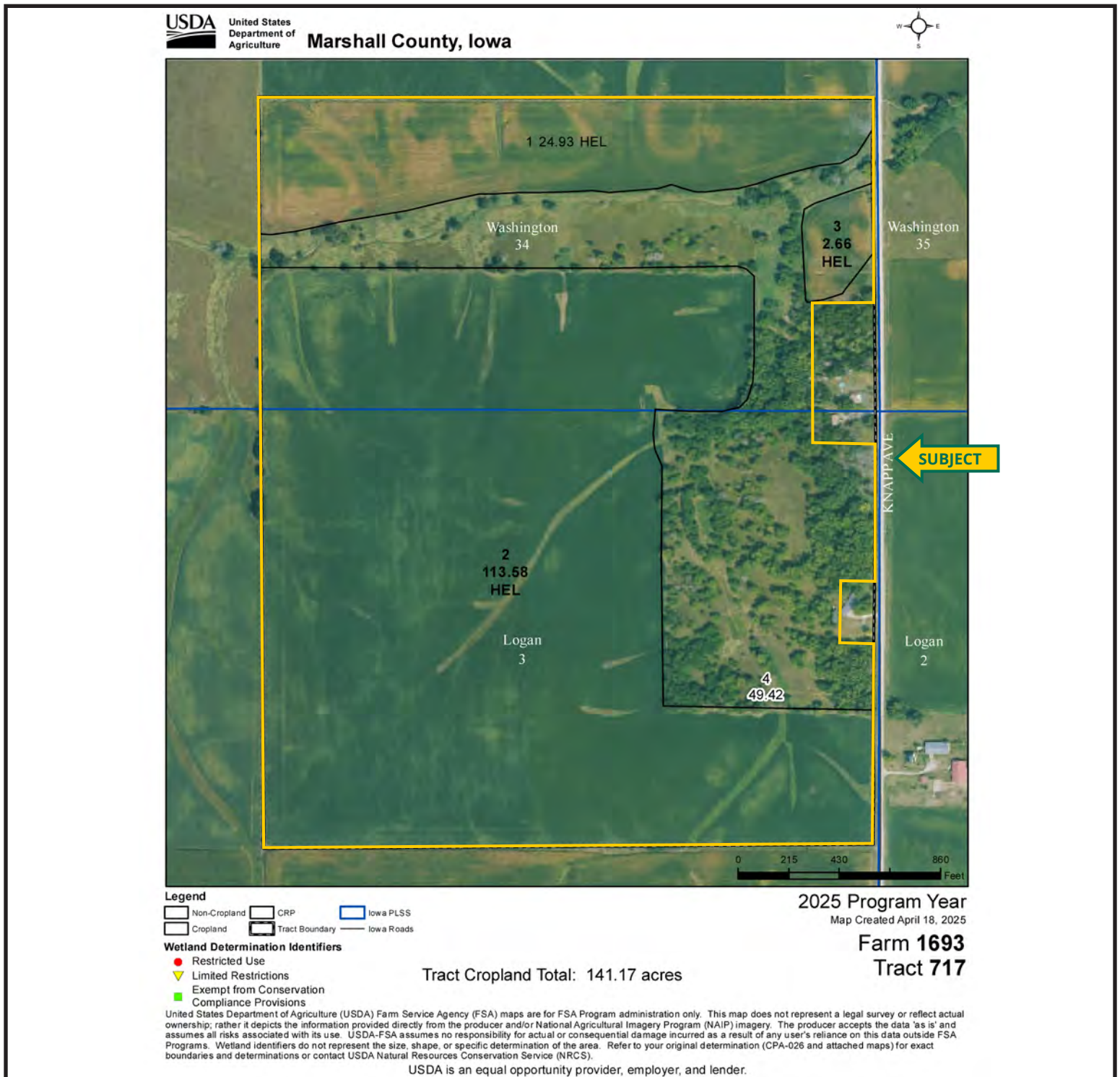


Pasture on East Side of Farm

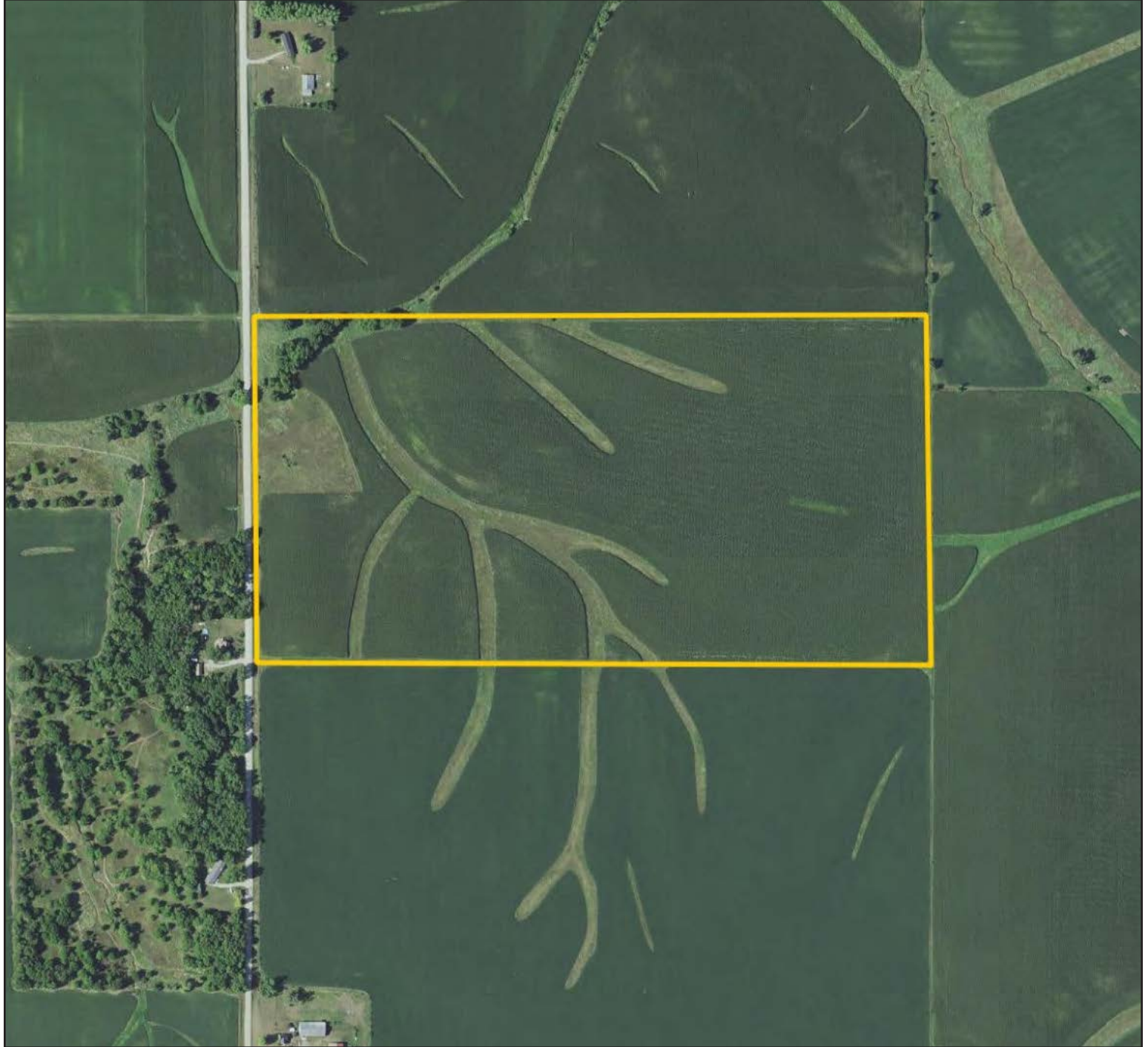


Pasture on North Side of Farm





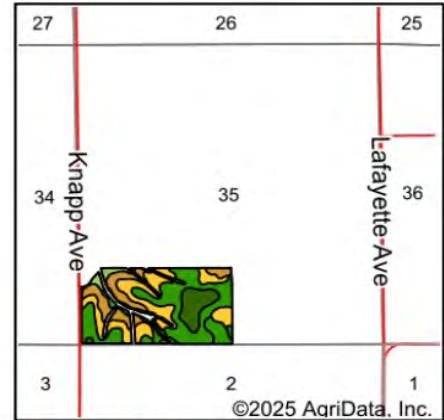
FSA/Eff. Crop Acres: 74.06 | CRP Acres: 5.10 | Soil Productivity: 70.80 CSR2



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State: **Iowa**
County: **Marshall**
Location: **35-83N-19W**
Township: **Washington**
Acres: **74.06**
Date: **9/23/2025**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA127, Soil Area Version: 29

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	25.56	34.6%		IIIe	87
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	20.30	27.4%		IIIe	55
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	9.55	12.9%		IVe	37
120B	Tama silty clay loam, 2 to 5 percent slopes	7.56	10.2%		Ile	95
11B	Colo-Ely complex, 0 to 5 percent slopes	3.59	4.8%		IIw	86
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	3.56	4.8%		IIIe	81
5B	Ackmore-Colo complex, 2 to 5 percent slopes	2.51	3.4%		IIw	77
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately erode	1.43	1.9%		IVe	31
Weighted Average					2.96	70.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Melbourne: Head east on 290th St./ Co. Hwy. E63 for 3 miles. Turn north on Knapp Ave. In 1 mile the property will be on the east side of the road.

Simple Legal

S½ SW¼ of Section 35, in Township 83 North, Range 19 West of the 5th P.M., Marshall Co., IA.

Real Estate Tax

Taxes Payable 2025-2026: \$3,018.00
Net Taxable Acres: 79.00
Tax per Net Taxable Acre: \$38.20

Lease Status

Open lease for 2026 crop year.

FSA Data

Farm Number 1693, Tract 718
FSA/Eff. Crop Acres: 74.06
CRP Acres: 5.10
Corn Base Acres: 33.23
Corn PLC Yield: 154 Bu.
Bean Base Acres: 33.01
Bean PLC Yield: 49 Bu.

NRCS Classification

HEL: Highly Erodible Land.

CRP Contracts

There are 5.10 acres enrolled in a CP-8A contract that pays \$1,700.00 annually and expires 4/30/2026.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Tama and Killduf silty clay loams. CSR2 on the FSA/Eff. crop acres is 70.80. See soil map for detail.

Land Description

Gently to strongly sloping.

Drainage

Some tile with maps available. Contact agent for details.

Comments

Productive Marshall County farmland with a mix of tillable and CRP acres.



Northeast looking Southwest



Southwest looking Northeast



Northwest looking Southeast



West looking East





Bid Deadline: Fri., Nov. 7, 2025

Time: 12:00 Noon, CST

Mail To:

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

Seller

Carol Wiedenmann
& Michael Pothast

Agency

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

Method of Sale

- Parcels will be offered individually and/or in combination.
- 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 at 515-290-7286.

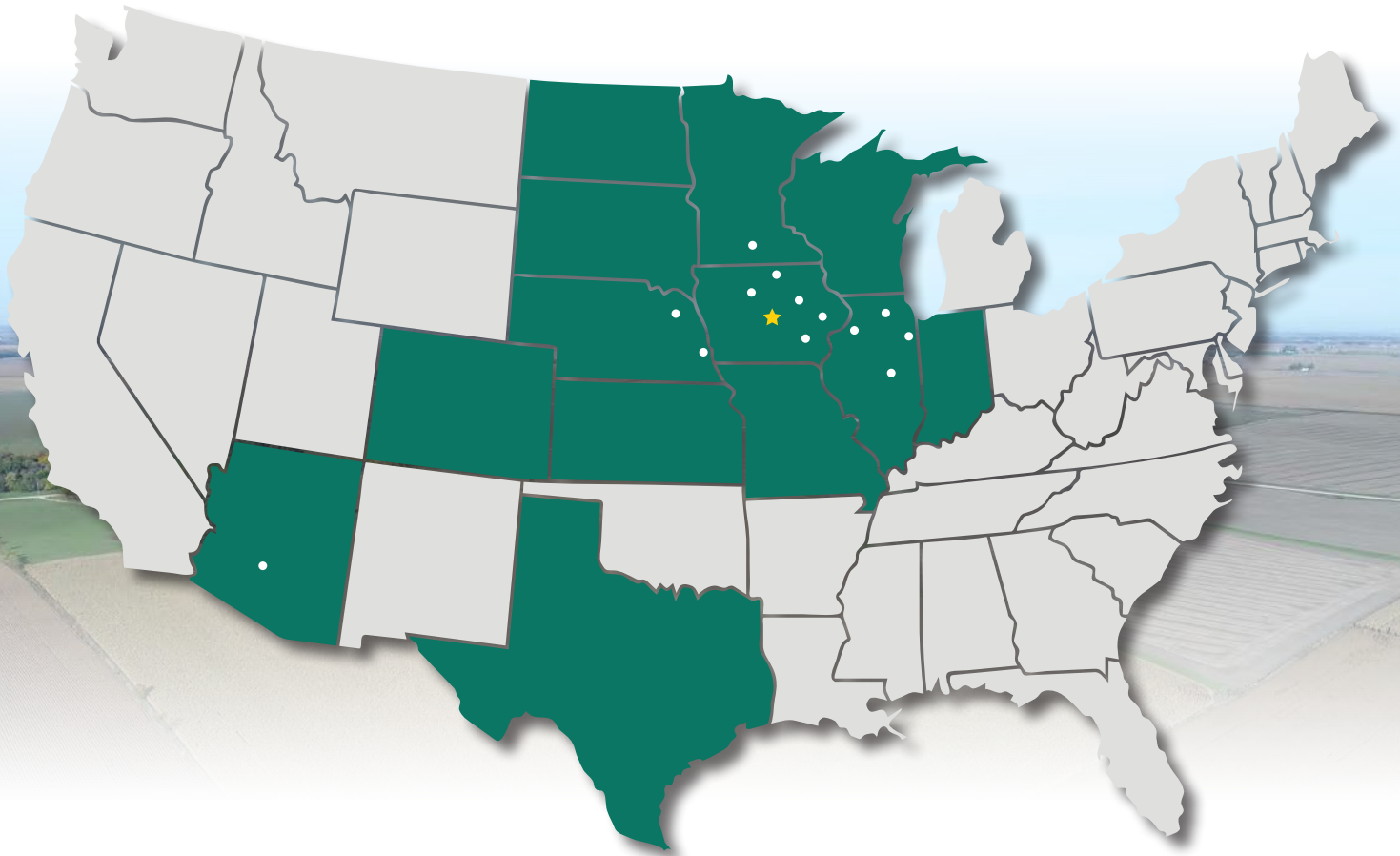
All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Nevada, IA Hertz office, on or before Friday, November 7, 2025 by 12:00 Noon, CST. The Seller will accept or reject all bids by 5:00 P.M., CST on Monday, November 10, 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 December 17, 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, subject to the existing lease which expires March 1, 2026. 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.



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