



Donald E. Finnegan Trust Farm

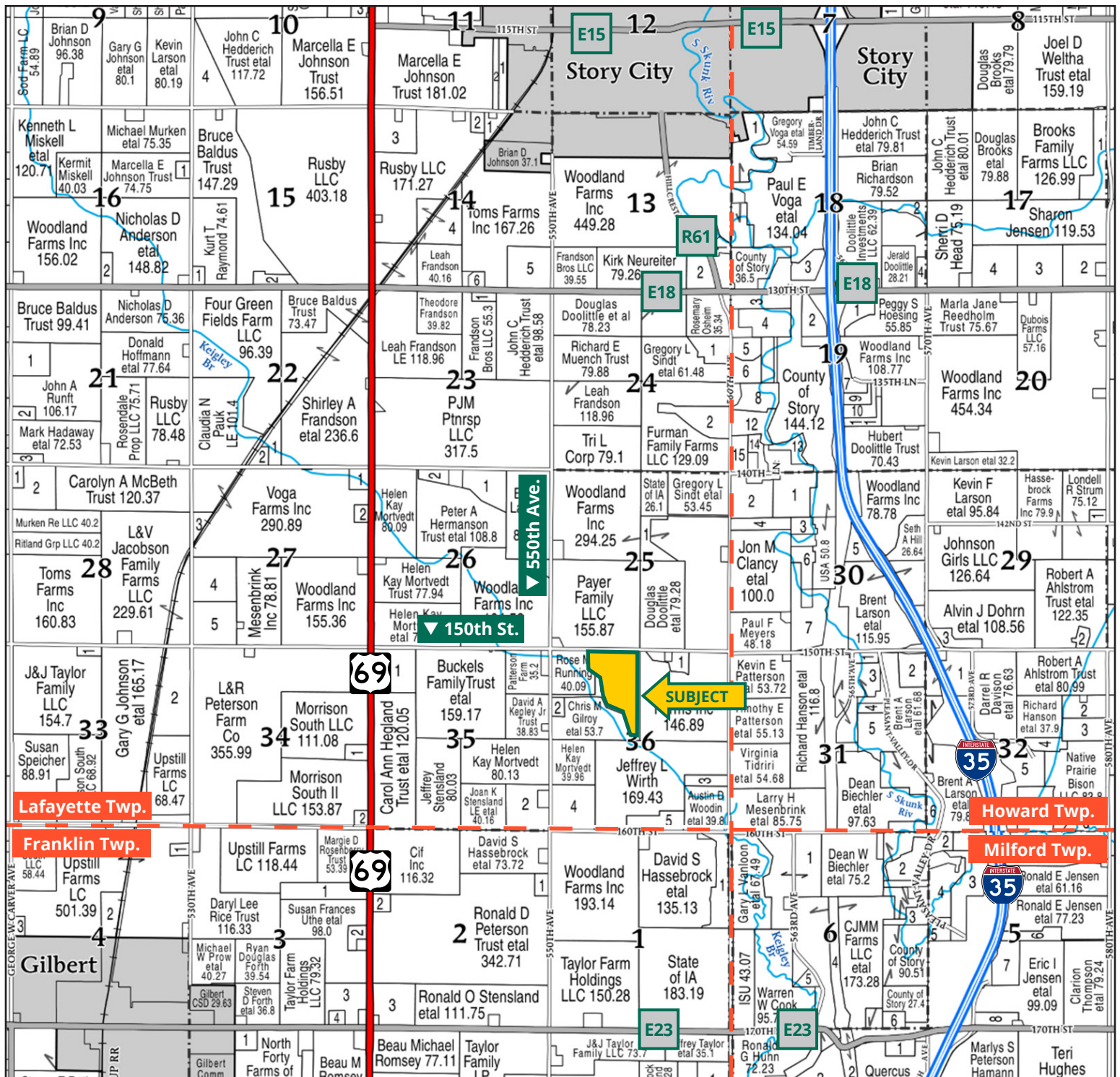
AUCTION

Hybrid
Wednesday
November 12, 2025
10:00 a.m. CST
Story City, IA &
bid.hertz.ag

61.32 Acres, m/l
Single Parcel
Story County, IA



CHAD REIFSCHNEIDER
Licensed Salesperson in IA
515.450.9529
ChadR@Hertz.ag

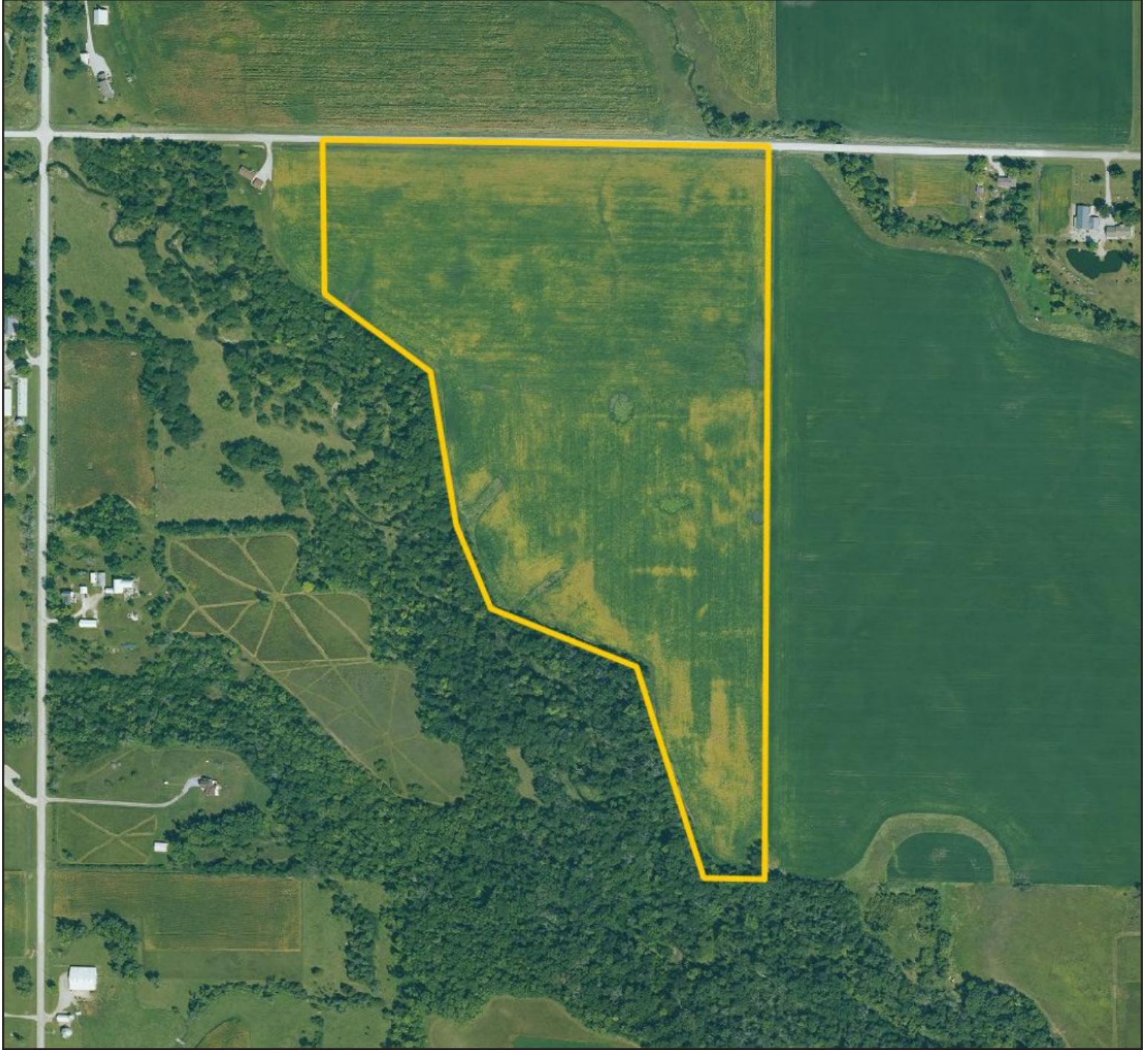


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515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | www.Hertz.ag

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Est. FSA/Eff. Crop Acres: 60.57 | Soil Productivity: 76.40 CSR2

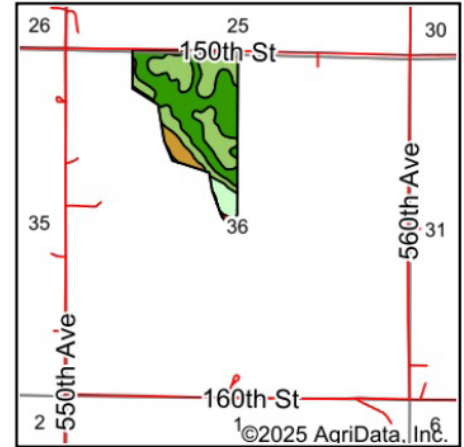


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Soils data provided by USDA and NRCS.



State: Iowa
County: Story
Location: 36-85N-24W
Township: Lafayette
Acres: 60.57
Date: 10/6/2025



Maps Provided By:



Area Symbol: IA169, Soil Area Version: 36

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
388	Kossuth silty clay loam, 0 to 2 percent slopes	26.97	44.6%		IIw	86
385	Guckeen clay loam, 1 to 3 percent slopes	25.16	41.5%		IIw	76
62E	Storden loam, 10 to 22 percent slopes, moderately eroded	3.75	6.2%		IVe	32
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	3.63	6.0%		IIIe	64
L62F	Belview loam, Bemis moraine, 16 to 30 percent slopes	0.54	0.9%		VIe	16
201B	Coland-Terril complex, 1 to 5 percent slopes	0.37	0.6%		IIw	76
1585	Spillville-Coland complex, channeled, 0 to 2 percent slopes	0.15	0.2%		Vw	34
Weighted Average					2.23	76.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Story City: Go south on 550th Ave. for 2.5 miles, then east on 150th St. for 0.25 mile. The property is on the south side of the road.

Simple Legal

N½ and Finnegan SD Lot 3, except Parcel D, all within the NW¼ of Section 36, Township 85 North, Range 24 West of 5th P.M., Story County, IA.

Possession

At closing, subject to existing lease.

Real Estate Tax

Taxes Payable 2025-2026: \$2,406.00*

Gross Acres: 61.32*

Net Taxable Acres: 60.10*

Tax per Net Taxable Acre: \$40.03*

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

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 4680, Part of Tract 10312

FSA/Eff. Crop Acres: 60.57*

Corn Base Acres: 46.11*

Corn PLC Yield: 129 Bu.

Bean Base Acres: 13.53*

Bean PLC Yield: 46 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Kossuth silty clay loam and Guckeen clay loam. CSR2 on the Est. FSA/Eff. crop acres is 76.40. 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

Gently sloping.

Drainage

Natural with some tile. No maps available.

Buildings/Improvements

None.

Comments

Good quality soils on this Story County farm.



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



Southeast looking Northwest



Date: Wed., November 12, 2025

Time: 10:00 a.m.

Site: Fairview Lodge
708 Grove Ave.
Story City, IA 50248

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, Chad Reifschneider at 515-450-9529 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

Donald E. Finnegan Trust

Agency

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

Auctioneer

Kyle Hansen, ALC

Attorney

Sam Braland
Peer, Nelson & Braland

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 December 17, 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 date.

Buyer Credit

Seller offering a \$3,500 allowance at closing toward the installation of a driveway.

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 owner's title insurance policy in the amount of the contract price. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

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.

