



Geraldine E. Eagle Estate

AUCTION

Hybrid
Thursday
November 13, 2025
10:00 a.m. CST
Klemme, IA &
bid.hertz.ag

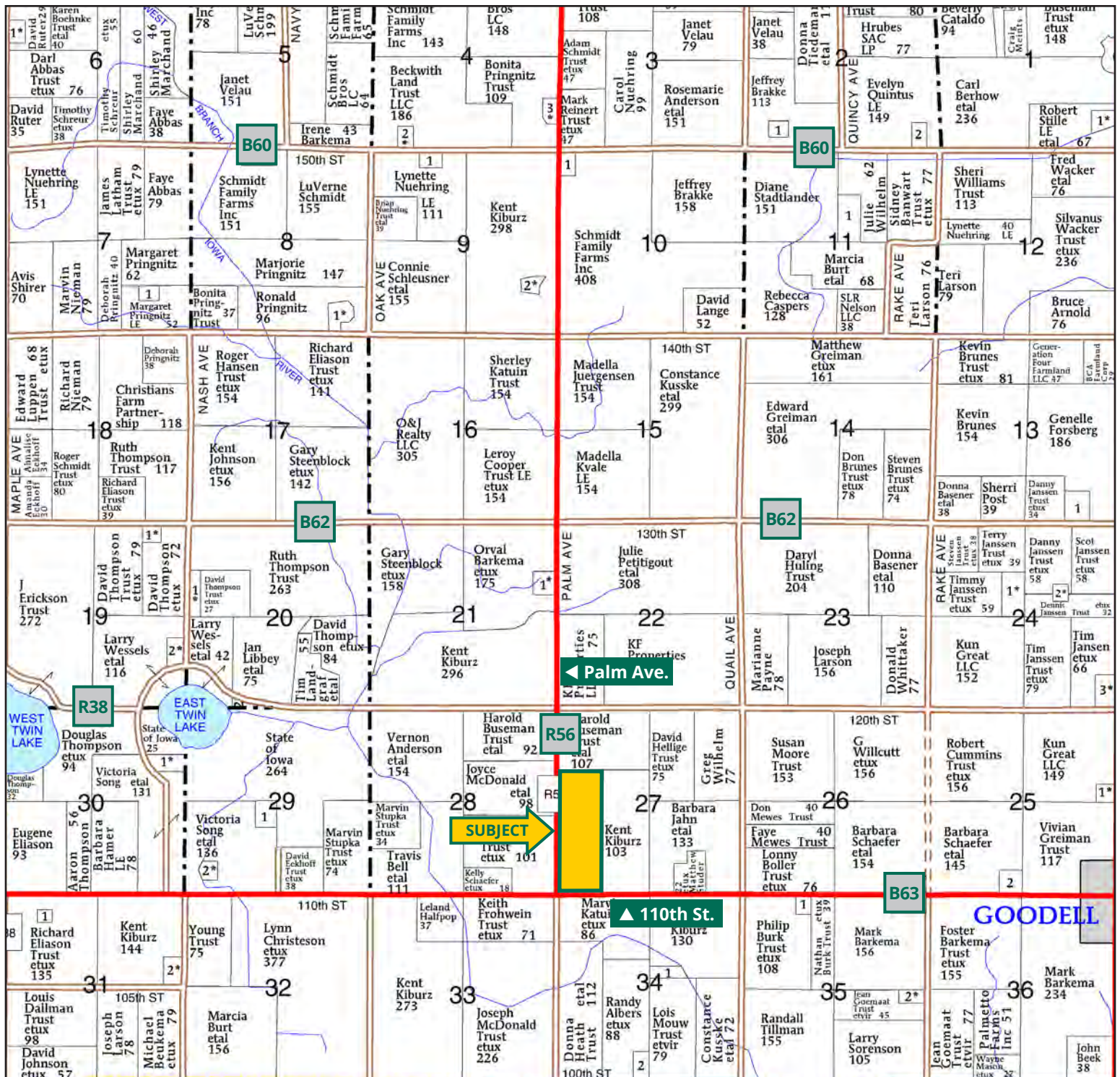
105.00 Acres, m/l
Single Parcel
Hancock County, IA



JAMESON ANDERS
Licensed Salesperson in IA & MN
319.269.7975
JamesonA@Hertz.ag



KYLE HANSEN, ALC
Licensed Broker
in IA, AZ, NE & MO
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FSA/Eff. Crop Acres: 99.52 | Soil Productivity: 83.50 CSR2



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State: Iowa
 County: Hancock
 Location: 27-94N-24W
 Township: Twin Lake
 Acres: 99.52
 Date: 10/6/2025



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA081, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
52B	Bode clay loam, 2 to 6 percent slopes	28.84	29.1%		Ile	91
388	Kossuth silty clay loam, 0 to 2 percent slopes	26.85	27.0%		IIw	86
385	Guckeen clay loam, 1 to 3 percent slopes	19.14	19.2%		IIw	76
507	Canisteo clay loam, 0 to 2 percent slopes	12.29	12.3%		IIw	84
52C2	Bode clay loam, 6 to 10 percent slopes, moderately eroded	5.13	5.2%		IIIle	82
52D2	Bode clay loam, 9 to 14 percent slopes, moderately eroded	2.72	2.7%		IIIle	55
95	Harp clay loam, 0 to 2 percent slopes	2.02	2.0%		IIw	72
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.63	1.6%		IIIw	59
655	Crippin loam, 1 to 3 percent slopes	0.90	0.9%		Ile	91
Weighted Average					2.09	83.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Goodell: Go west on 110th St. / Co. Rd. B63 for 3 miles. Property is located on the northeast side of Palm Ave. and 110th St. / Co. Rd. B63.

Simple Legal

The W $\frac{1}{2}$ SW $\frac{1}{4}$ and the W $\frac{1}{2}$ south 50 acres in the NW $\frac{1}{4}$, all in Section 27, Township 94 North, Range 24 West of the 5th P.M., Hancock Co., IA. *Final abstract/title documents to govern legal description.*

Address

1625 110th St.
Goodell, IA 50439

Real Estate Tax

Taxes Payable 2025 - 2026: \$3,404.00
Gross Acres: 105.00
Net Taxable Acres: 98.89

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 6019, Tract 10725
FSA/Eff. Crop Acres: 99.52
Corn Base Acres: 50.80
Corn PLC Yield: 148 Bu.
Bean Base Acres: 48.70
Bean PLC Yield: 39 Bu.

Soil Types/Productivity

Primary soils are Bode, Kossuth, Guckeen, and Canisteo. CSR2 on the FSA/Eff. crop acres is 83.50. 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.

Buildings/Improvements

There are two 18' x 18' grain bins on the property, both constructed in 1940.

Water & Well Information

There is a well located near the grain bins in the southeast corner of the property.



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.

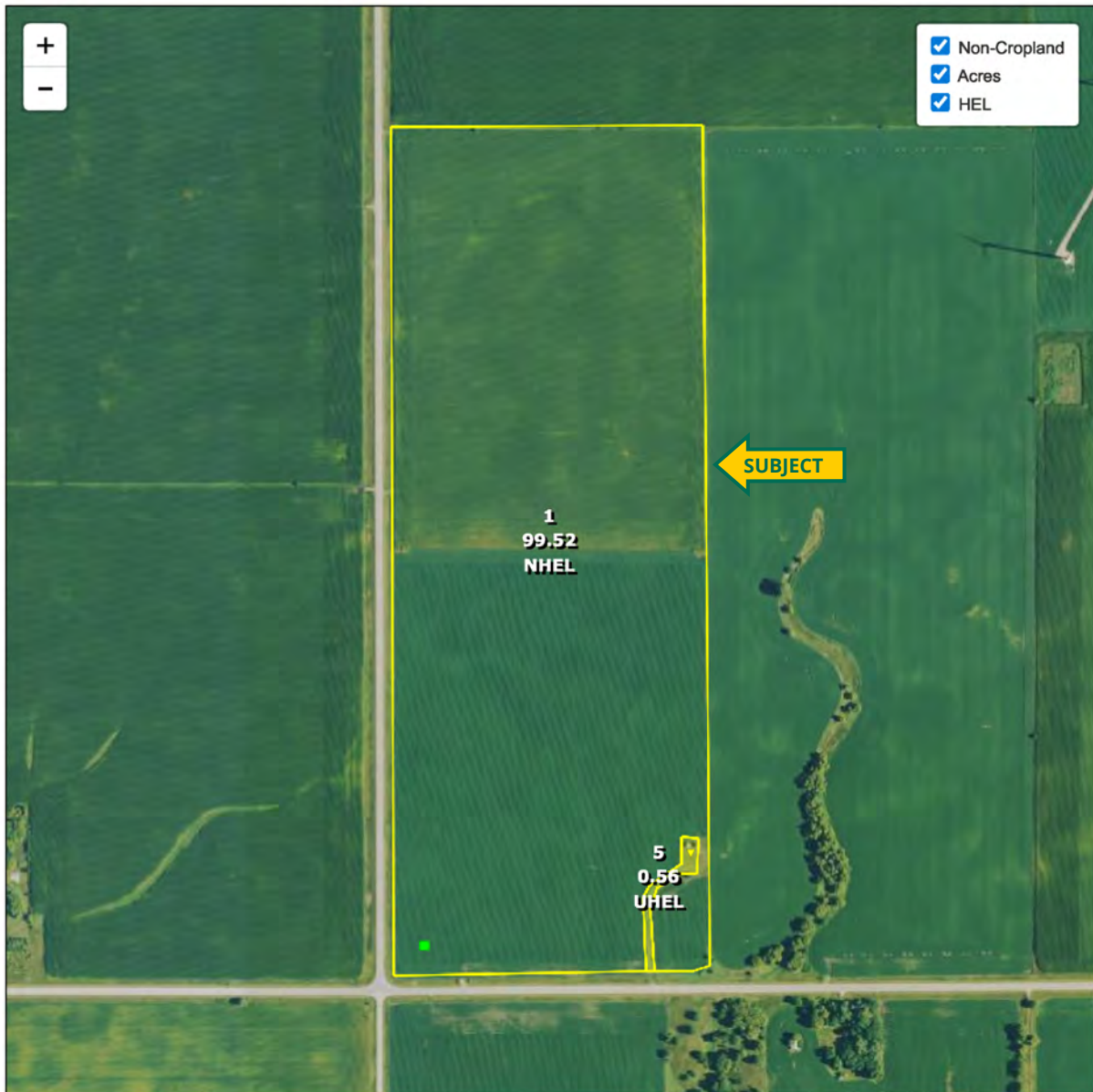
Northwest looking Southeast



Southwest looking Northeast



USDA Hancock County, Iowa



Common Land Unit

□ Cropland □ Non-cropland □ CRP

Farm **6019**
Tract **10725**

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

2025 Crop Year



Date: Thurs., November 13, 2025

Time: 10:00 a.m.

Site: Klemme Public Library
204 E Main St.
Klemme, IA 50449

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 Managers, Jameson Anders at 319-269-7975 or Kyle Hansen at 515-370-3446 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

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

Seller

Geraldine E. Eagle Estate

Agency

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

Auctioneer

Kyle Hansen, ALC

Attorney

James Eagle
Eagle and Eagle, Chartered Attorneys at Law
Attorney is related to seller.

Announcements

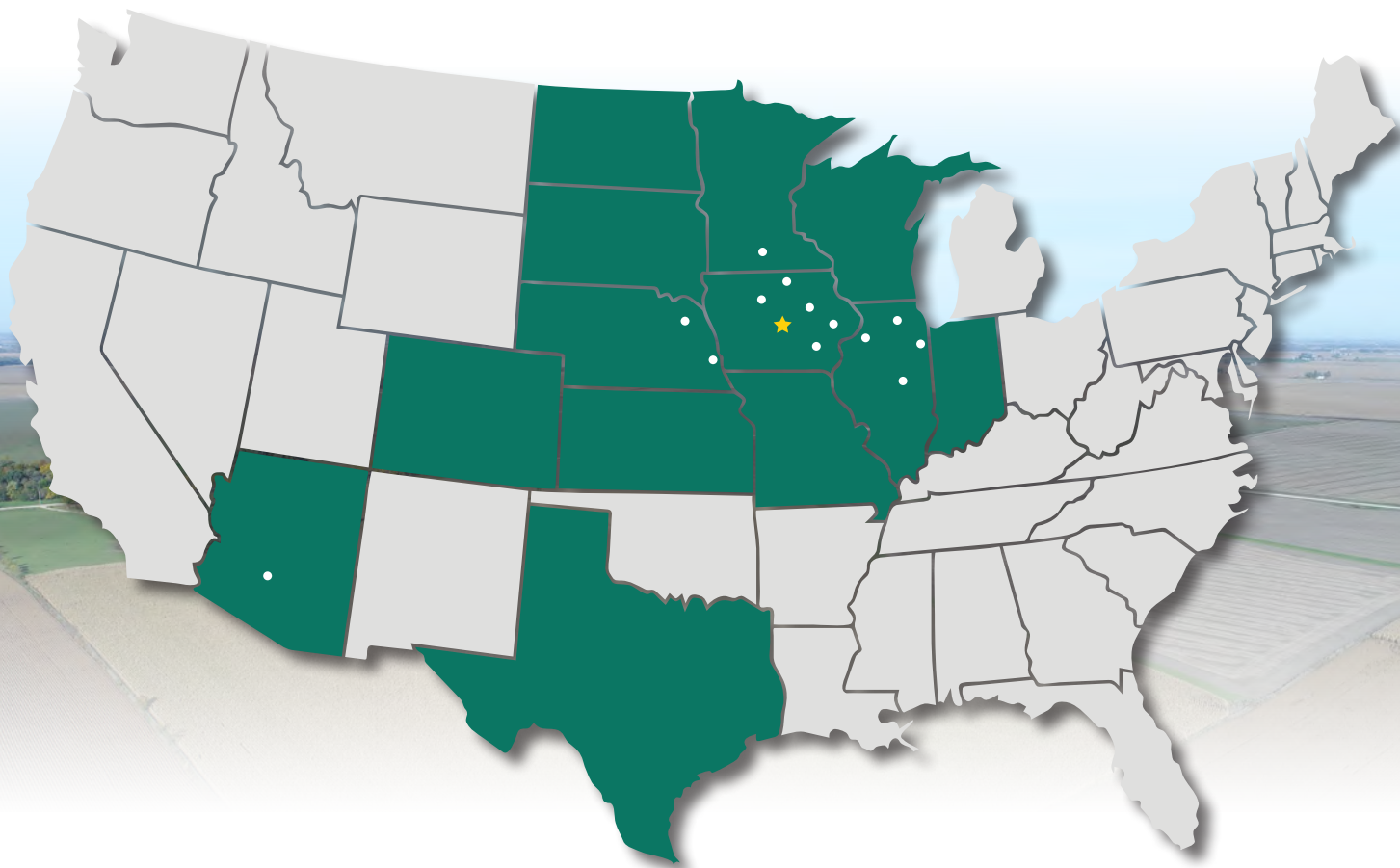
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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 19, 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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