



**High Soil Productivity Rating and
Wind Turbine Income!**

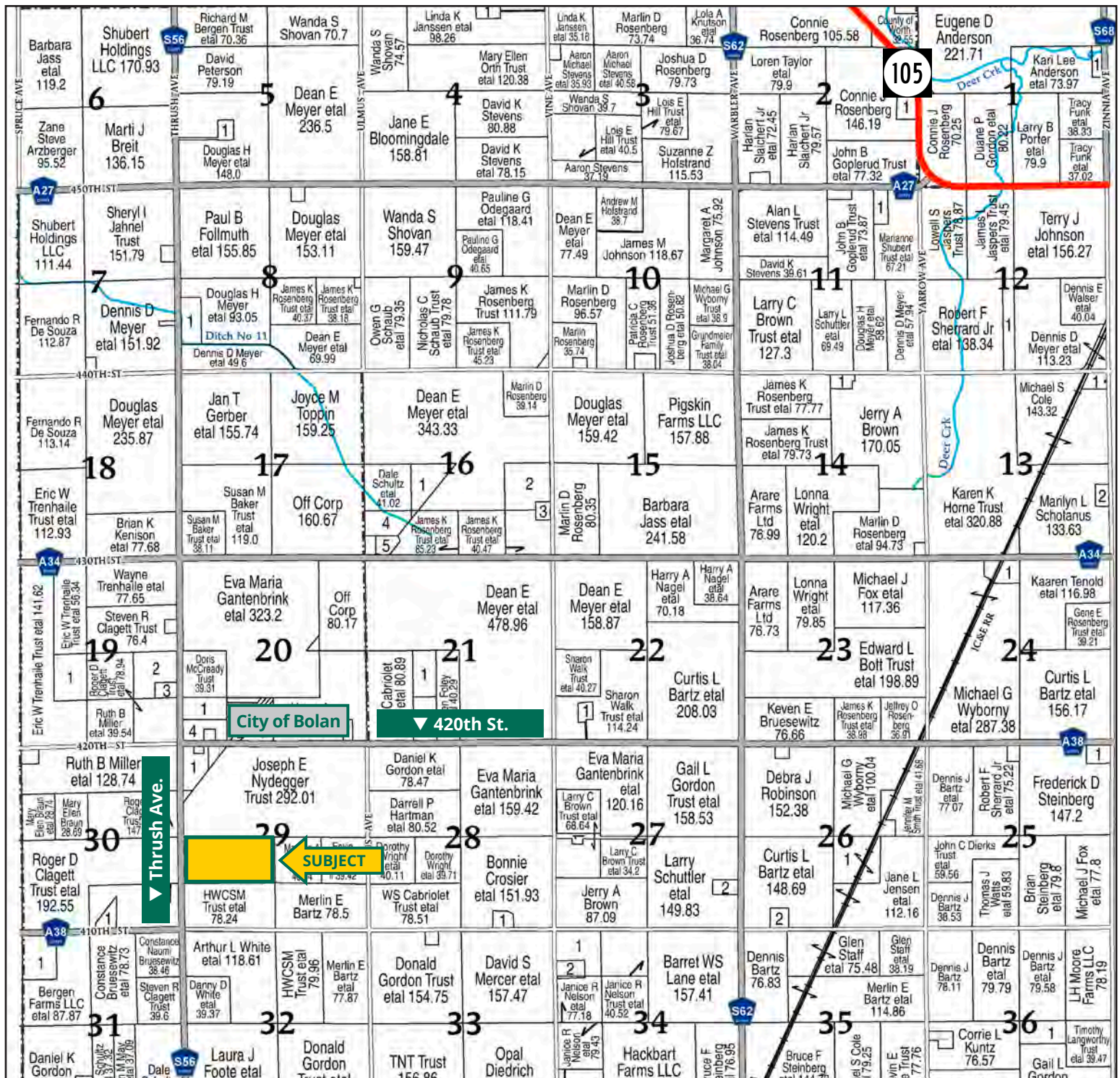
AUCTION

Hybrid
Thursday
November 20, 2025
10:00 a.m., CST
Grafton, IA &
bid.hertz.ag

80.00 Acres, m/I
Single Parcel
Worth County, IA



JAMESON ANDERS
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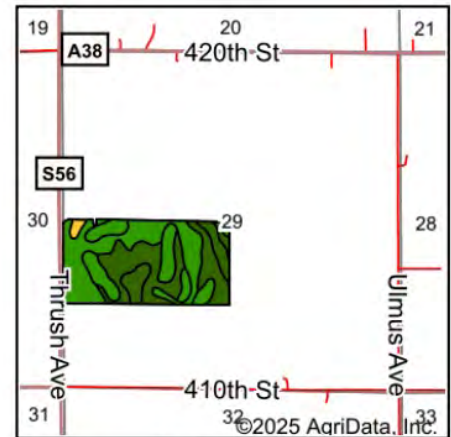
641.423.9531 | 2800 4th St. SW, Ste. 7 | Mason City, IA 50401 | www.Hertz.ag

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FSA/Eff. Crop Acres: 79.54 | Soil Productivity: 88.20 CSR2



©NAIP/Iowa Imagery: 2021



State: **Iowa**
 County: **Worth**
 Location: **29-99N-19W**
 Township: **Barton**
 Acres: **79.54**
 Date: **10/6/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA195, Soil Area Version: 28						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
682	Maxfield silt loam, 0 to 2 percent slopes	28.58	35.9%		IIw	83
184	Klinger silty clay loam, 1 to 4 percent slopes	26.56	33.4%		Iw	95
198B	Floyd loam, 1 to 4 percent slopes	11.25	14.1%		IIw	89
407	Schley silt loam, 1 to 3 percent slopes	4.35	5.5%		IIw	81
83B	Kenyon loam, 2 to 5 percent slopes	3.90	4.9%		Ile	90
377B	Dinsdale silt loam, 2 to 5 percent slopes	3.73	4.7%		Ile	95
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.17	1.5%		IIIe	50
Weighted Average					1.68	88.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Bolan: go west a ½ mile on Co. Rd. A38 / 420th St. to Co. Rd. S56 / Thrush Ave. and then go a ½ mile south. The property is on the east side of the road.

Simple Legal

N½ SW¼, Section 29, Township 99 North, Range 19 West of the 5th P.M., Worth Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025-2026: \$2,942.00
Gross Acres: 80.00
Net Taxable Acres: 78.64
Tax per Net Taxable Acre: \$37.41

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 4262, Tract 6955
FSA/Eff. Crop Acres: 79.54
Corn Base Acres: 79.27
Corn PLC Yield: 173 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Maxfield and Klinger.
CSR2 on the FSA/Eff. crop acres is 88.20.
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.

Drainage

Farm has tile. Contact agent for tile maps.

Water & Well Information

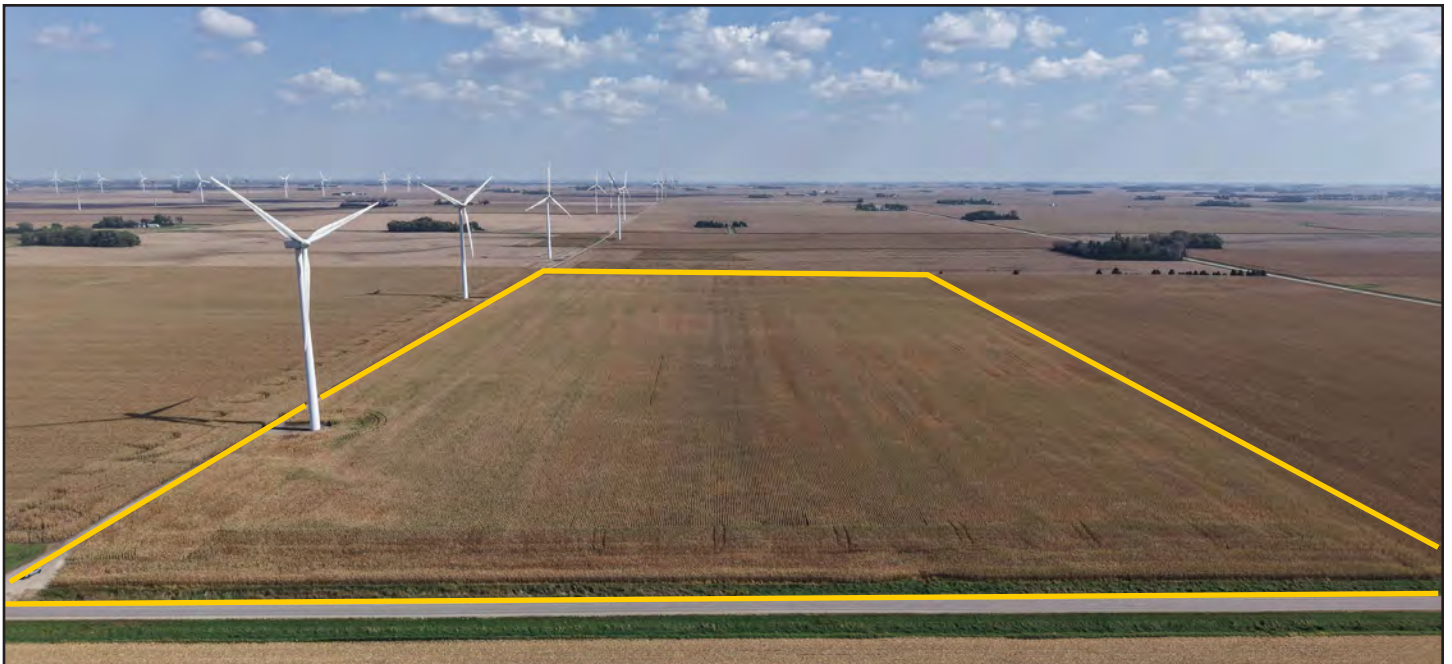
None.

Wind Turbine

There is a wind turbine lease on the property producing additional income. Contact agent for details.

Comments

This is a high-quality Worth County farm with additional income from a wind turbine lease.

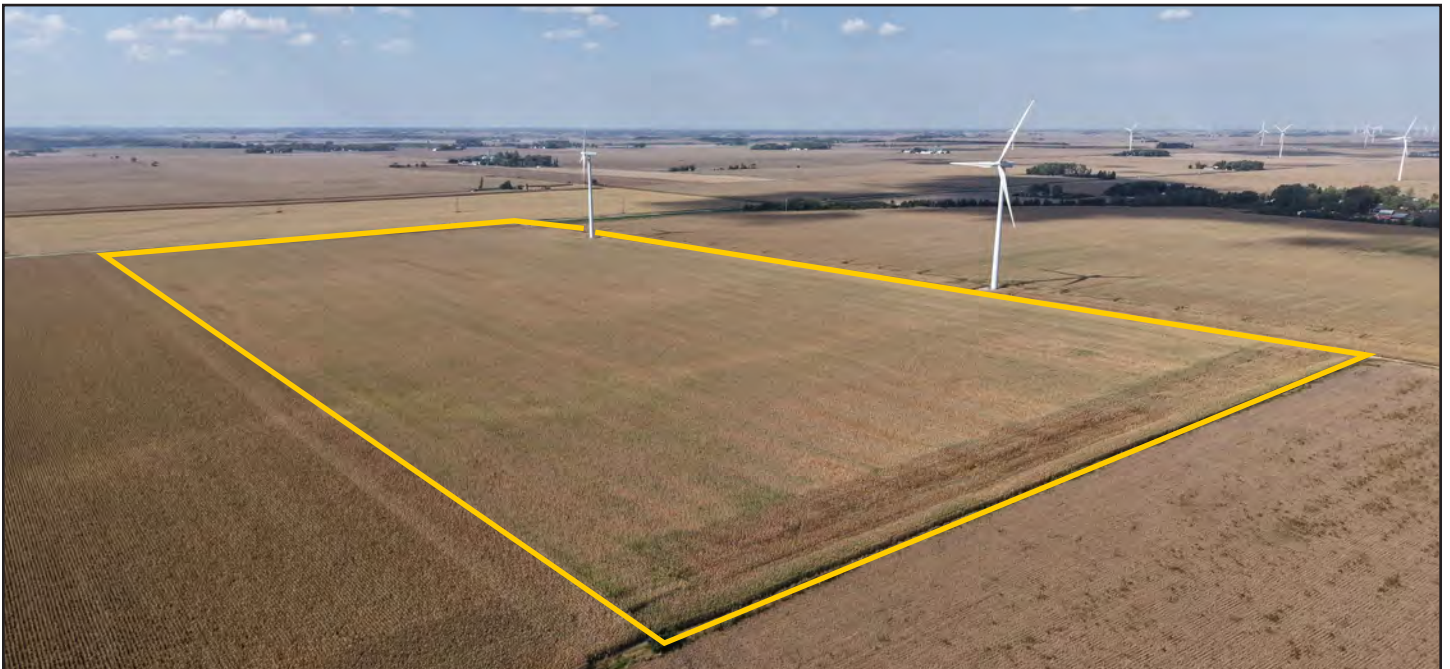


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

Southwest Looking Northeast



Southeast Looking Northwest



East Looking West



Northwest Looking Southeast





Date: Thurs., November 20, 2025

Time: 10:00 a.m.

Site: Grafton Community Center
202 6th Ave.
Grafton, IA 50440

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, Jameson Anders at 319-269-7975 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

Mary Ellen Braun, Angie Hutchins, Amy Hunt, Jennifer Davis, & Terry Braun.

Agency

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

Auctioneer

Elliott Siefert

Attorney

Gerald M. Stambaugh
Laird Law Firm

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.

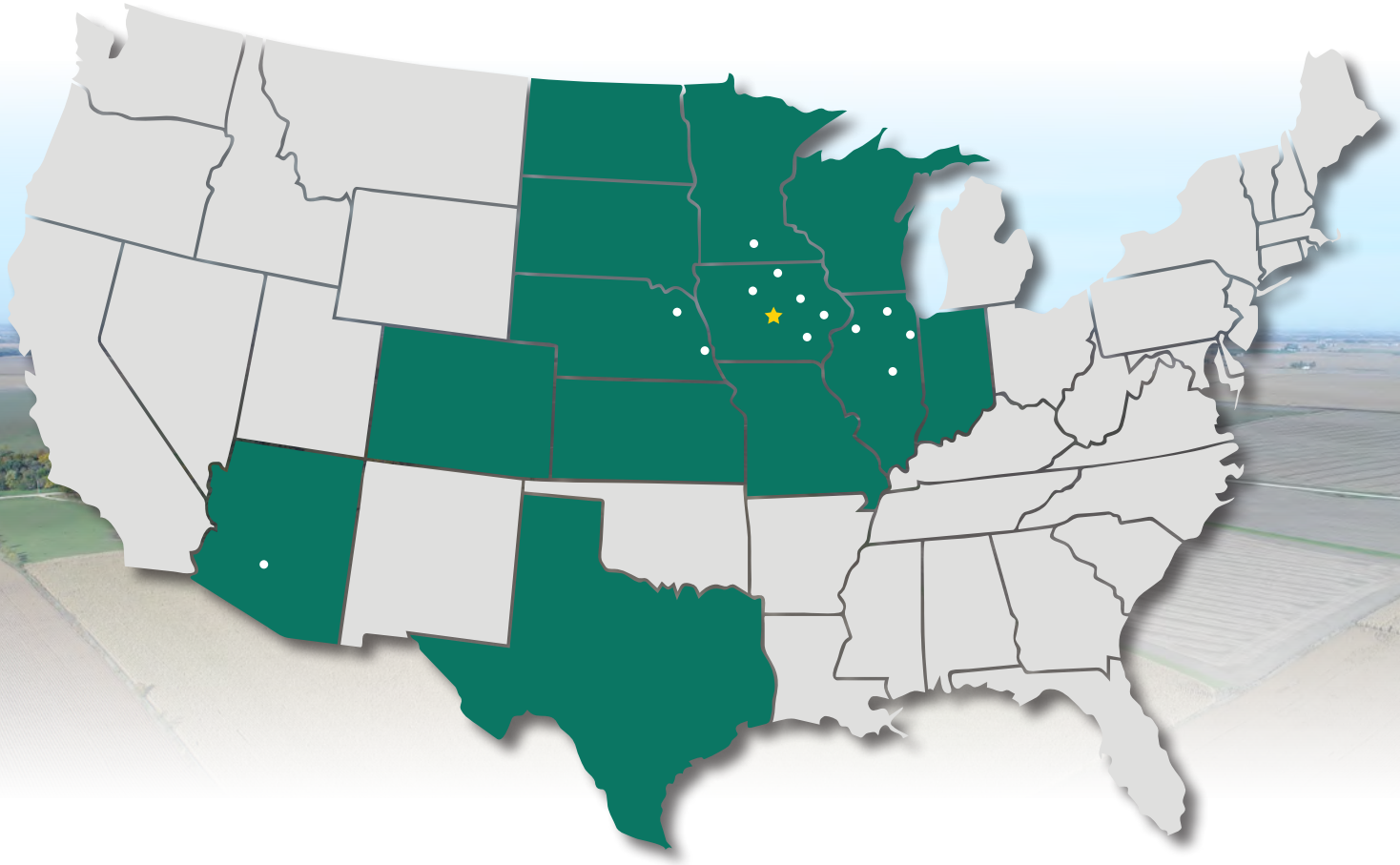
Terms of Possession

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 the closing date.

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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