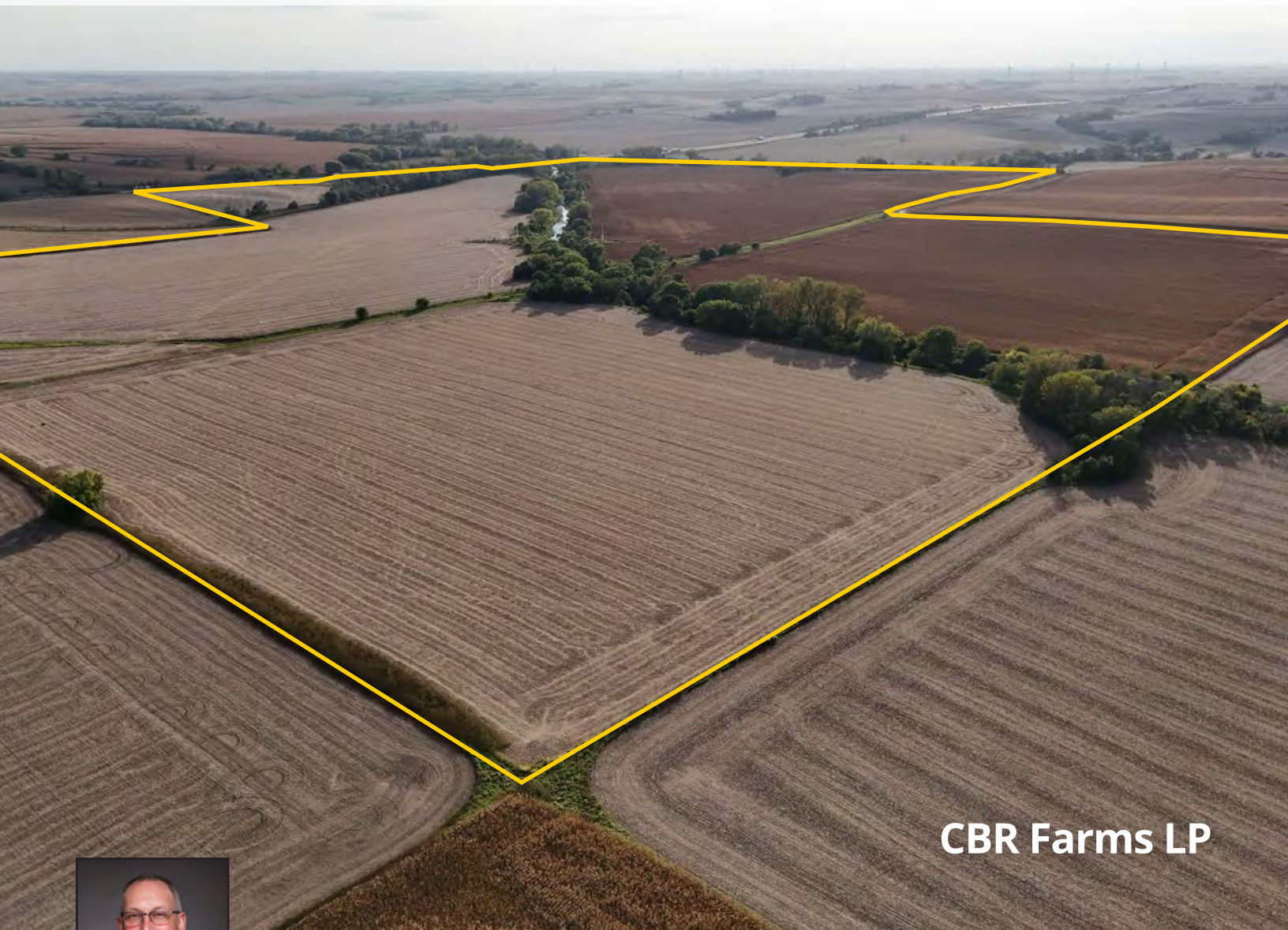




ONE-CHANCE SEALED BID SALE



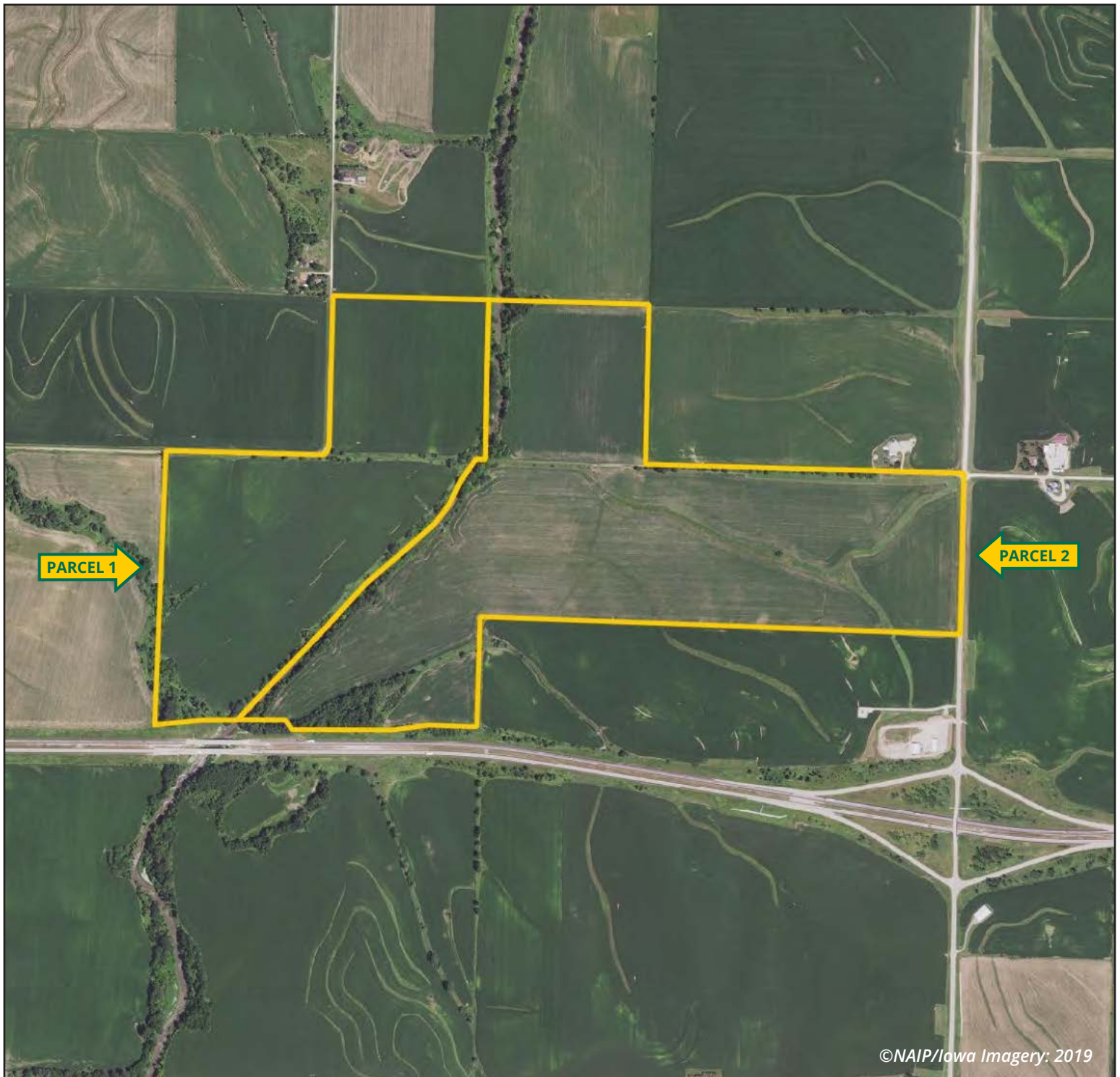
CBR Farms LP



STAN LIERZ, AFM, ALC
Licensed Salesperson
in IA, NE & KS
402.618.4114
StanL@Hertz.ag

Bid Deadline:
Wednesday, November 19, 2025
12:00 Noon, CST

333.11 Acres, m/l
2 Parcels
Cass & Shelby Co., IA

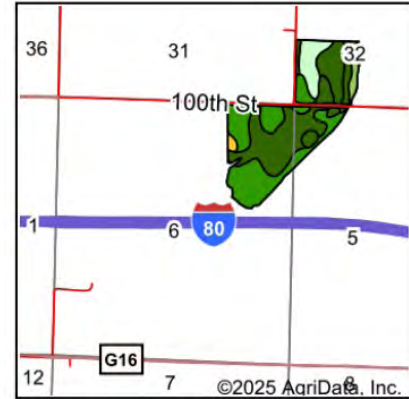


Est. FSA/Eff. Crop Acres: 108.93 | Soil Productivity: 86.60 CSR2





Soils data provided by USDA and NRCS.



State: Iowa
County: Cass
Location: 6-77N-37W
Township: Brighton
Acres: 108.93
Date: 10/9/2025



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA029, Soil Area Version: 32
Area Symbol: IA165, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	30.35	27.8%		Ile	92
Z1820	Dockery-Quiver silt loams, deep loess, 0 to 2 percent slopes, occasionally flooded	22.85	21.0%		IIw	87
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	14.51	13.3%		IIIe	87
509B	Marshall silty clay loam, terrace, 2 to 5 percent slopes	10.54	9.7%		Ile	94
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	9.97	9.2%		IIIe	61
509C	Marshall silty clay loam, terrace, 5 to 9 percent slopes	4.37	4.0%		IIIe	90
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	3.46	3.2%		IIIe	87
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	3.42	3.1%		IIw	77
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	3.39	3.1%		Ile	92
509B	Marshall silty clay loam, terrace, 2 to 5 percent slopes	2.97	2.7%		Ile	94
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	1.26	1.2%		IIIe	59
9B	Marshall silty clay loam, 2 to 5 percent slopes	1.21	1.1%		Ile	95
Z1820	Dockery-Quiver silt loams, deep loess, 0 to 2 percent slopes, occasionally flooded	0.39	0.4%		IIw	87
509C	Marshall silty clay loam, terrace, 5 to 9 percent slopes	0.24	0.2%		IIIe	90
Weighted Average					2.31	86.6

Location

From Interstate 80 at Exit 51 near Marne: Go north on 560th St. / Co. Rd. M56 for 1½ miles, then west on 200th St. for 1 mile, and then south on Woodland Rd. for ¾ mile. Property is located on the east side of the road.

Simple Legal

Part of the NW¼ NW¼ of Section 5 and part of the NW¼ NE¼; NE¼ NE¼; part of the SW¼ NE¼; part of the SE¼ NE¼ of Section 6, all in Township 77 North, Range 37 West of the 5th P.M., Cass Co., IA. And SW¼ SW¼ of Section 32, Township 78 North, Range 37 West of the 5th P.M., Shelby Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$5,052.44*
Gross Acres: 124.02*

Net Taxable Acres: 122.26*

Tax per Net Taxable Acre: \$41.33*

**Taxes estimated pending survey and tax parcel split. Cass and Shelby County Assessors will determine final tax figures.*

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 2802

Tracts 7357 & 7358

FSA/Eff. Crop Acres: 108.93*

Corn Base Acres: 75.54*

Corn PLC Yield: 173 Bu.

Bean Base Acres: 33.16*

Bean PLC Yield: 52 Bu.

**Acres are estimated pending reconstitution of farm by the Cass and Shelby County FSA offices.*

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Judson, Dockery-Quiver, and Marshall. CSR2 on the estimated FSA/Eff. crop acres is 86.60. 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

Nearly level to moderately sloping.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

At Seller's expense, the parcel will be surveyed prior to closing. Final sale price will not be adjusted up/down based on final gross surveyed acres.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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.

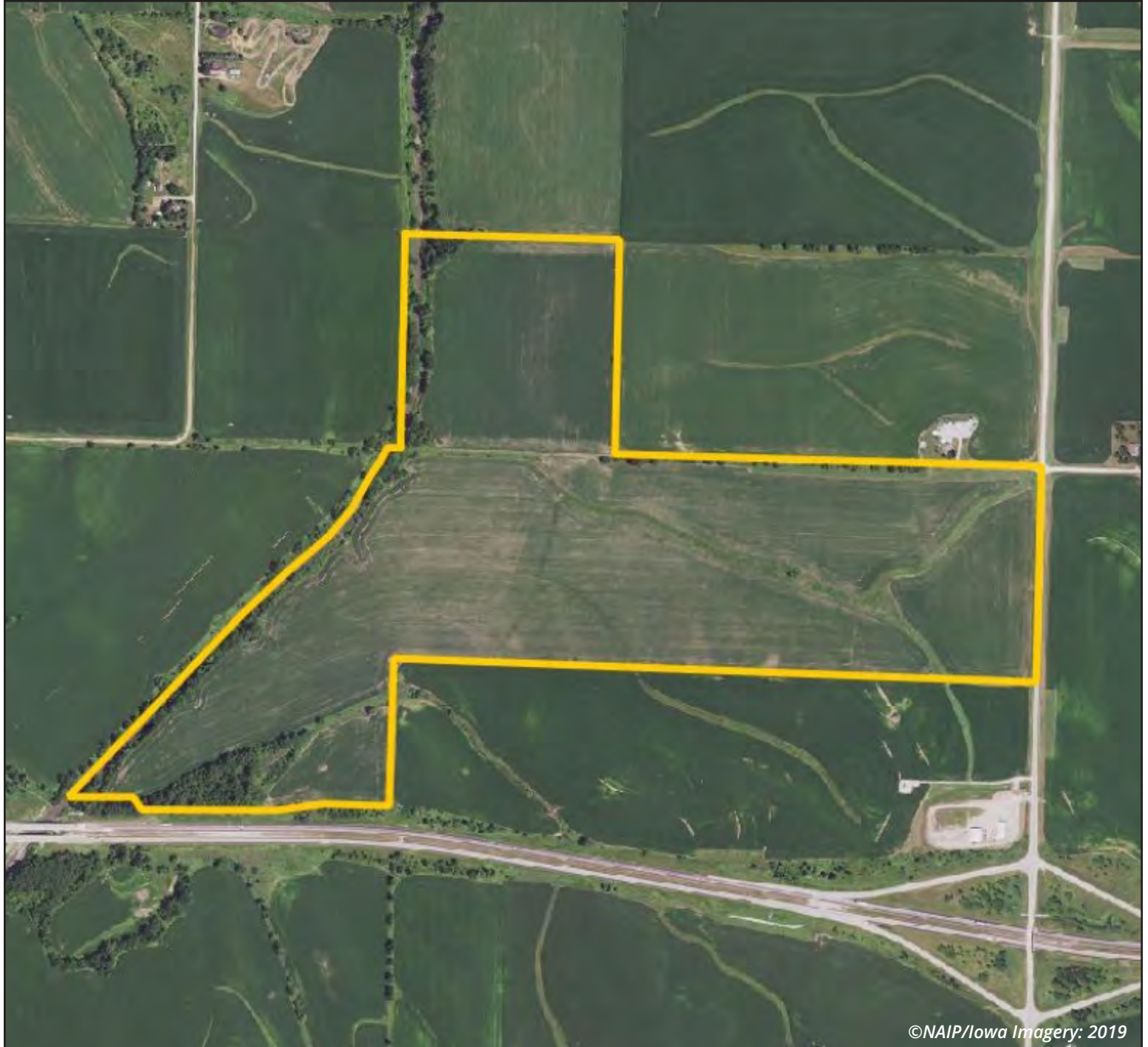
South looking North



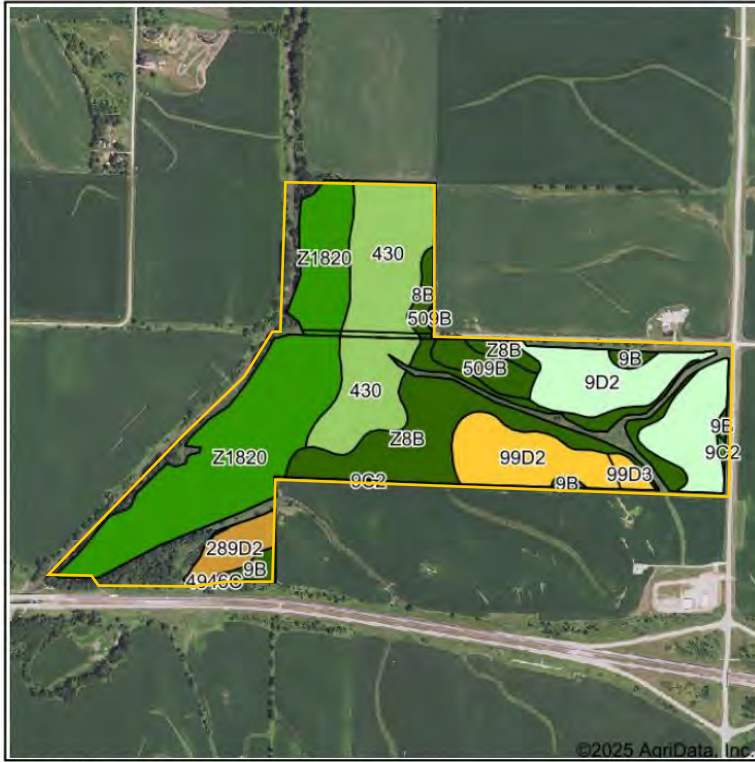
Northeast looking Southwest



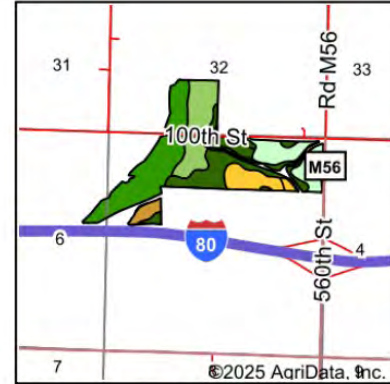
Est. FSA/Eff. Crop Acres: 179.64 | Soil Productivity: 78.40 CSR2



©NAIP/Iowa Imagery: 2019



Soils data provided by USDA and NRCS.



State: Iowa
County: Cass
Location: 5-77N-37W
Township: Brighton
Acres: 179.64
Date: 10/8/2025



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA029, Soil Area Version: 32
Area Symbol: IA165, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
Z1820	Dockery-Quiver silt loams, deep loess, 0 to 2 percent slopes, occasionally flooded	41.86	23.3%		IIw	87
Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	31.35	17.5%		IIe	92
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	25.95	14.4%		IIIe	61
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	19.46	10.8%		IIw	77
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	14.36	8.0%		IIIe	59
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	14.26	7.9%		IIw	77
Z1820	Dockery-Quiver silt loams, deep loess, 0 to 2 percent slopes, occasionally flooded	13.15	7.3%		IIw	87
289D2	Dickman, loamy substratum-Marshall complex, 9 to 14 percent slopes, eroded	5.66	3.2%		IVe	35
509B	Marshall silty clay loam, terrace, 2 to 5 percent slopes	5.29	2.9%		IIe	94
9B	Marshall silty clay loam, 2 to 5 percent slopes	3.87	2.2%		IIe	95
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	2.18	1.2%		IIe	92
99D3	Exira silty clay loam, 9 to 14 percent slopes, severely eroded	1.65	0.9%		IVe	52
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	0.29	0.2%		IIIe	87
509B	Marshall silty clay loam, terrace, 2 to 5 percent slopes	0.16	0.1%		IIe	94
4946C	Udorthents-Highway complex, 0 to 9 percent slopes	0.15	0.1%			5
Weighted Average					*-	78.4

Location

From Interstate 80 at Exit 51 near Marne: Go north on 560th St. / Co. Rd. M56 for 0.4 miles. Property is located on the west side of the road.

Simple Legal

Part of the NW¼ NW¼; part of NE¼ NW¼; N½ NE¼; part of the SW¼ NW¼ of Section 5 and part of the SE¼ NE¼ of Section 6, all in Township 77 North, Range 37 West of the 5th P.M., Cass Co. IA. And SE¼ SW¼ of Section 32, Township 78 North, Range 37 West of the 5th P.M., Shelby Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$7,869.72*
Gross Acres: 209.09*
Net Taxable Acres: 202.06*
Tax per Net Taxable Acre: \$38.95*
**Taxes estimated pending survey and tax parcel split. Cass and Shelby County Assessors will determine final tax figures.*

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 2802
Tracts 4 & 1562
FSA/Eff. Crop Acres: 179.64*
Corn Base Acres: 123.28*
Corn PLC Yield: 173 Bu.
Bean Base Acres: 54.10*
Bean PLC Yield: 52 Bu.
**Acres are estimated pending reconstitution of farm by the Cass and Shelby County FSA offices.*

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Dockery-Quiver, Judson, Marshall, and Ackmore. CSR2 on the estimated FSA/Eff. crop acres is 78.40. 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

Nearly level to moderately sloping.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

At Seller's expense, the parcel will be surveyed prior to closing. Final sale price will not be adjusted up/down based on final gross surveyed acres.



North looking South



East looking West



Bid Deadline: Wed., Nov. 19, 2025

Time: 12:00 Noon, CST

Mail To:

Hertz Farm Management
Attn: Stan Lierz
11717 M Circle
Omaha, NE 68137

Seller

CBR Farms, LP

Agency

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

Attorney

Brian Mensen
Billings & Mensen Law Firm

Method of Sale

- Parcels will be offered individually and then in combination with the property being offered to the high bidder(s) in the manner resulting in the highest sale price.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Farm Management 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, Stan Lierz at 402-618-4114.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Omaha, NE Hertz office, on or before Wednesday, November 19, 2025 by 12:00 Noon, CST. The Seller will accept or reject all bids by 1:00 p.m. on Friday, November 21, 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 January 14, 2026, 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.

Survey

At Seller's expense, both parcels will be surveyed prior to closing. Final sale price will not be adjusted up/down based on final gross surveyed acres.

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.

