

◆ STORY COUNTY LAND AUCTION ◆

415 S 11th Street, Nevada, IA 50201
www.Hertz.ag ◆ 515-382-1500 ◆ KyleH@Hertz.ag



98.05 Acres, m/l – April 2, 2026 @ 10:00 a.m.

Virtual Live – Online Only

SELLERS

***PEGGY JOHNS ESTATE, MICHAEL S. JOHNS, VICKIE D. JOHNS,
THOMAS J. JOHN AND KATHLEEN A. REECE***

AUCTION METHOD & TERMS OF SALE

1. All bidding is open and public. Beneficiaries of the Estate have the same right to bid on the property just as any other bidder at this public auction. Registered bidders may be bidding through the Hertz website, through the Hertz app, or for those with inadequate technology, by phone with the assistance of a Hertz staff member.
2. This land is being offered as 2 parcel(s) and will be offered individually and will not be combined in any way.
3. Parcel 1 bidding will be on a "dollars per acre" basis. The final total purchase price will be calculated by multiplying the per acre bid amount times the number of acres per the auction brochure. Parcel 2 bidding will be on a "Total Dollars" basis. The final total purchase price will be based on the final bid, if accepted.
4. ***YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING***, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. In addition, ***YOUR BIDDING IS NOT CONDITIONAL UPON ANY BUYER OR LENDER INSPECTION***, so be certain you have completed your due diligence on the property prior to bidding.
5. Minimum bid increments are at the discretion of the auctioneer throughout the auction.
6. The successful bidder(s) will be required to execute a Real Estate Sales Agreement at the conclusion of the auction.
7. By registering to bid and obtaining a bidder's number, you are agreeing to abide by the auction method and the terms and conditions of sale at this auction.
8. The successful bidder(s) will provide a 10% cash down payment at the close of the auction upon signing a Real Estate Sales Agreement. As successful buyer, within 24 hours of contract signing, your 10% down payment will need to either be wire transferred from your bank to the trust account of *Hertz Real Estate Services* or given by physical check to Sale Manager, Matt Vegter.
9. The sale is subject to confirmation and acceptance of the final bid prices by the Seller(s).
10. Closing will take place on or before May 21, 2026, or as soon thereafter as applicable closing documents are completed.
11. The Seller(s) will provide a deed and an updated abstract upon full payment of the purchase price at the time of closing.
12. Full possession of the farmland will be granted immediately upon execution of a Sales Agreement and receipt of 10% earnest money. Buyer(s) shall have full farming rights for the 2026 crop year. Any improvements, field work, crop inputs and/or labor will be forfeited if Buyer(s) fails to fulfill terms of the Sales Agreement.

* ANNOUNCEMENTS MADE BY THE AUCTIONEER TAKE PRECEDENCE OVER THIS PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. *

13. Full possession of the acreage will be granted at closing.
14. Real Estate Taxes will be prorated to closing. Any closing credits shall be based upon the most recently ascertainable real estate tax information, and the Buyer(s) will be responsible for all real estate tax payments thereafter.
15. Any mineral rights owned by the Seller(s) will be transferred to the Buyer(s) at closing.
16. Buyers will be required to reimburse sellers, at closing, for fall tillage performed on Parcel 1, in the amount of \$1,925.00
17. Buyer(s) of Parcel 2 will be required to enter into a binding agreement with Story County and assume all responsibility and requirements related to updating the septic system.
18. Your bidding at this auction is based solely upon your inspection and due diligence. All real estate and any improvements are sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis without any warranties or representations as to fitness for a particular use, access, water quantity or quality, physical or environmental condition. Neither the Seller(s) nor the Auction Company are warranting any specific zoning classification, location of utilities, assurance of building permits, driveway permits or water or septic permits. Please refer to the auction brochure and the Purchase Agreement, each of which is available for your review, for any applicable disclaimers and disclosures. It is the responsibility of each bidder to become familiar with this information.
19. Hertz Real Estate Services, its auctioneer, and its representatives are agents of the Seller.
20. All real estate is sold subject to all other terms and conditions set forth in the Real Estate Sales Agreement.

Thanks very much for your interest in this auction!

Please contact Sale Manager, Matt Vegter, with *Hertz Real Estate Services* if you have any questions.

IMPORTANT PHONE NUMBERS

Property #'s: 515-290-7286

Bidding #'s: 515-686-0911

or

800-593-5263

Request Break: 515-686-0921