



High-Quality Farmland & Acreage Site Near Slater

AUCTION

Virtual Online-Only

Thursday

April 2, 2026

10:00 a.m. CDT

bid.hertz.ag

98.05 Acres, m/l

2 Parcels

Story County, IA

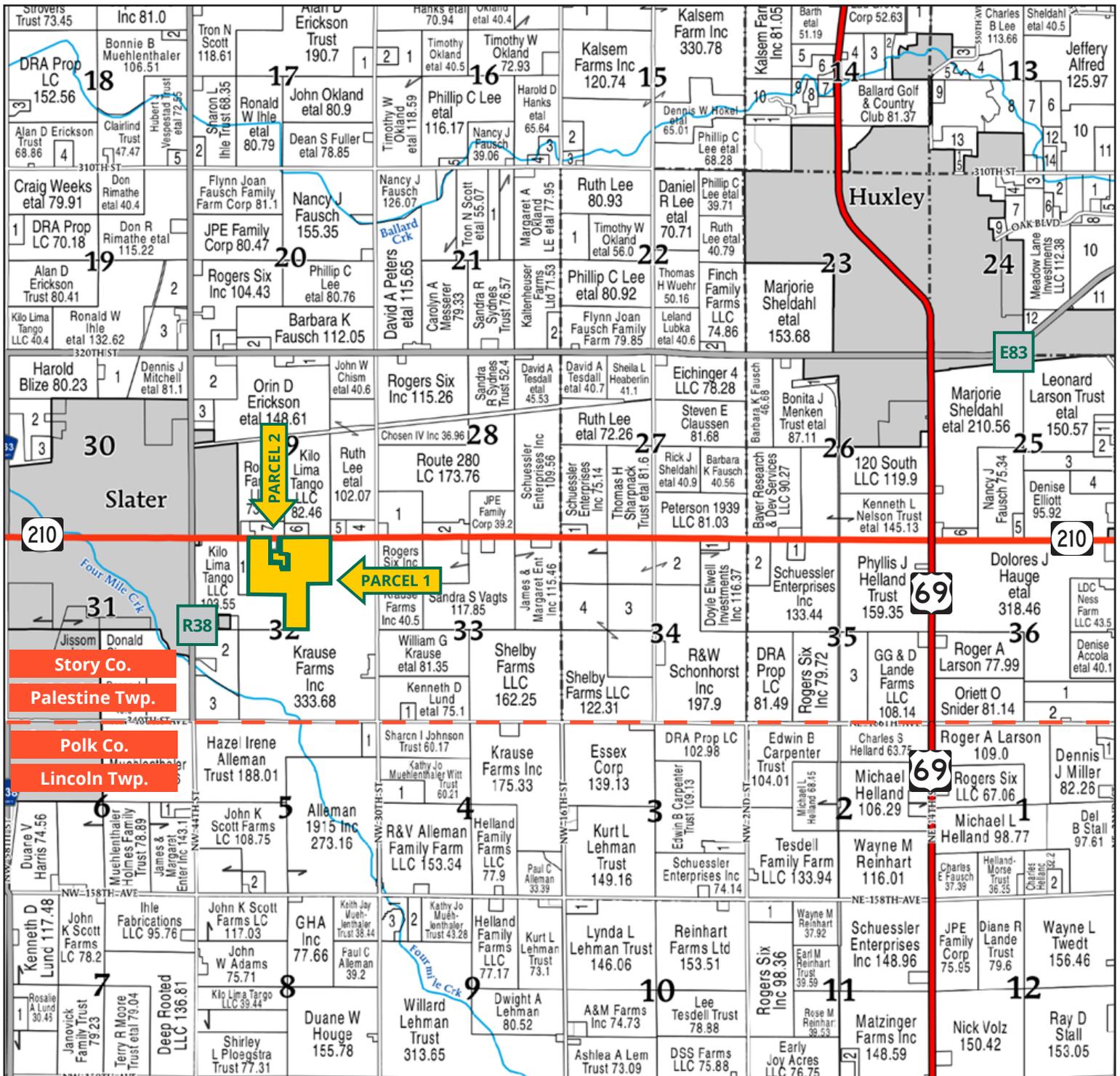


MATT VEGTER, ALC

Licensed Salesperson in IA

515.290.7286

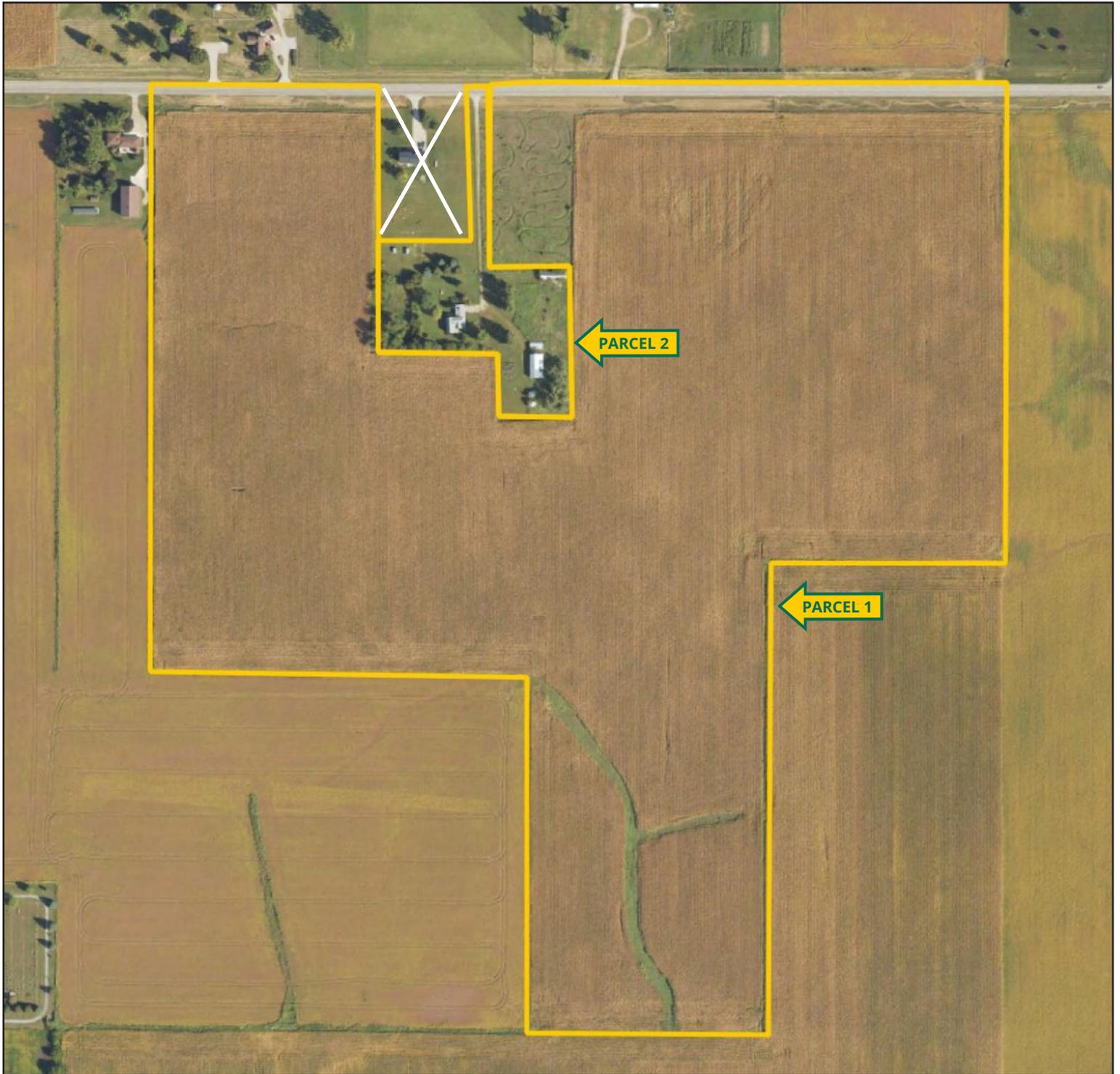
MattV@Hertz.ag



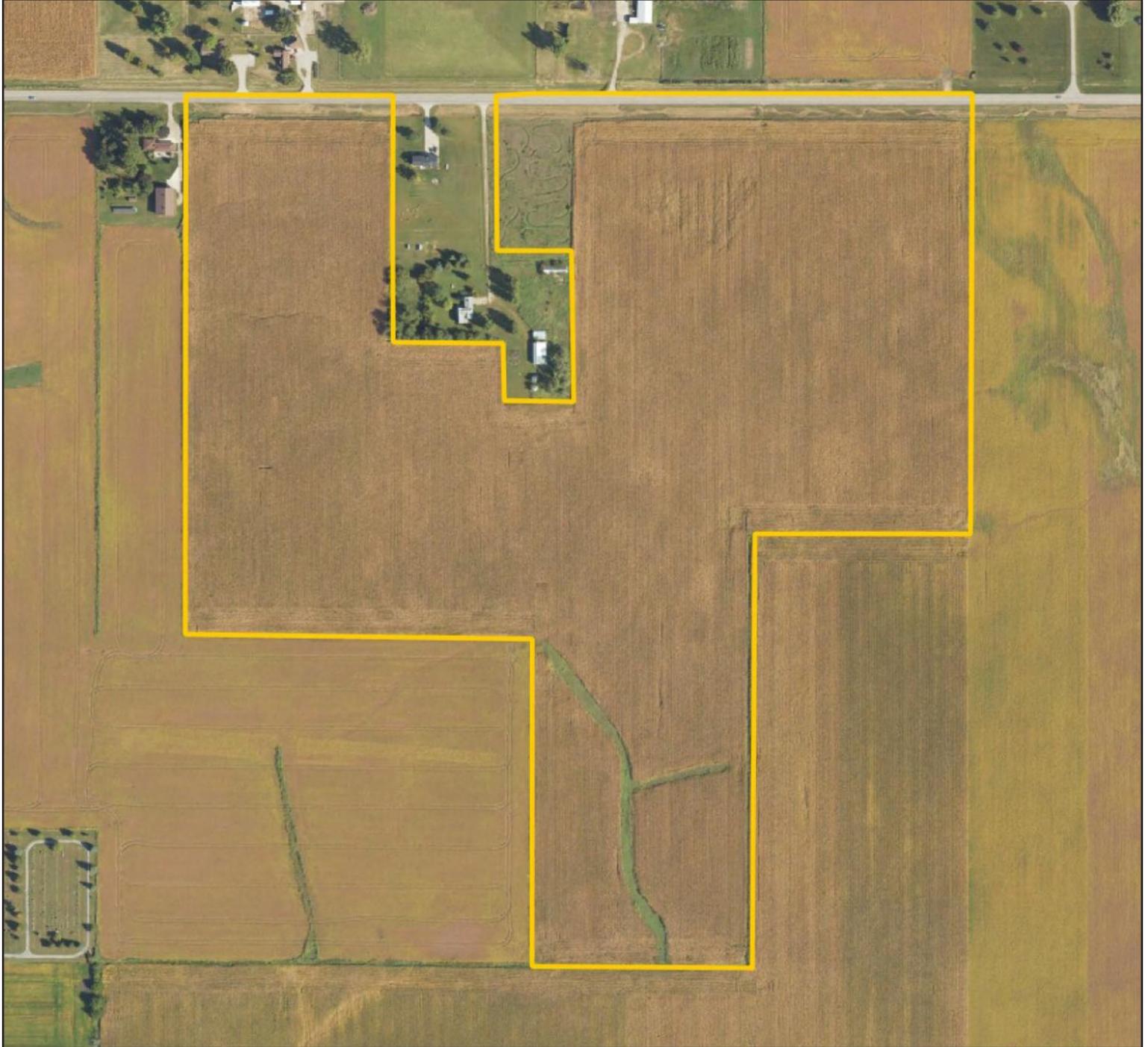
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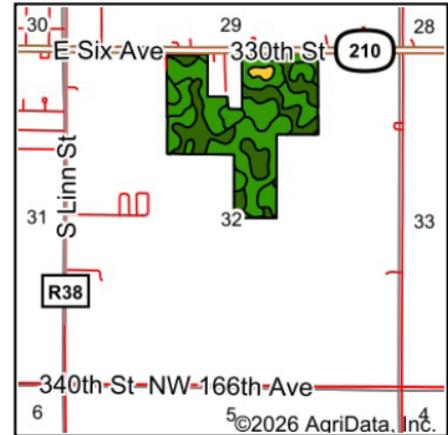


FSA/Eff. Crop Acres: 87.89 | Soil Productivity: 88.00 CSR2



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State: Iowa
 County: Story
 Location: 32-82N-24W
 Township: Palestine
 Acres: 87.89
 Date: 2/17/2026



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 37

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L55	Nicollet loam, 1 to 3 percent slopes	26.13	29.7%		le	91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	23.52	26.8%		lle	88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	22.93	26.1%		llw	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	8.54	9.7%		llw	87
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	5.30	6.0%		llle	83
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.47	1.7%		lllw	59
Weighted Average					1.78	88

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Slater: Go east on Hwy. 210 for a ½ mile. Property is on the south side of the road.

Simple Legal

Outlot B in Section 32, Township 82 North, Range 24 West of the 5th P.M., Story County, IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$4,000.00*
 Surveyed Acres: 93.19
 Net Taxable Acres: 89.97*
 Tax per Net Taxable Acre: \$44.46*

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

Lease Status

Open lease for 2026 crop year.

FSA Data

Farm Number 1671, Tract 1970
 FSA/Eff. Crop Acres: 87.89
 Corn Base Acres: 56.10
 Corn PLC Yield: 158 Bu.
 Bean Base Acres: 31.40
 Bean PLC Yield: 47 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Nicollet, Clarion and Webster clay loam. CSR2 on the FSA/ Eff. crop acres is 88.00. 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 gently sloping.

Drainage

Natural with some tile. Contact agent for details. Part of Drainage Districts 2 & 7.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

There are approximately 2.35 acres on the north side the property in grass that is not currently farmed, nor included in current crop acres.



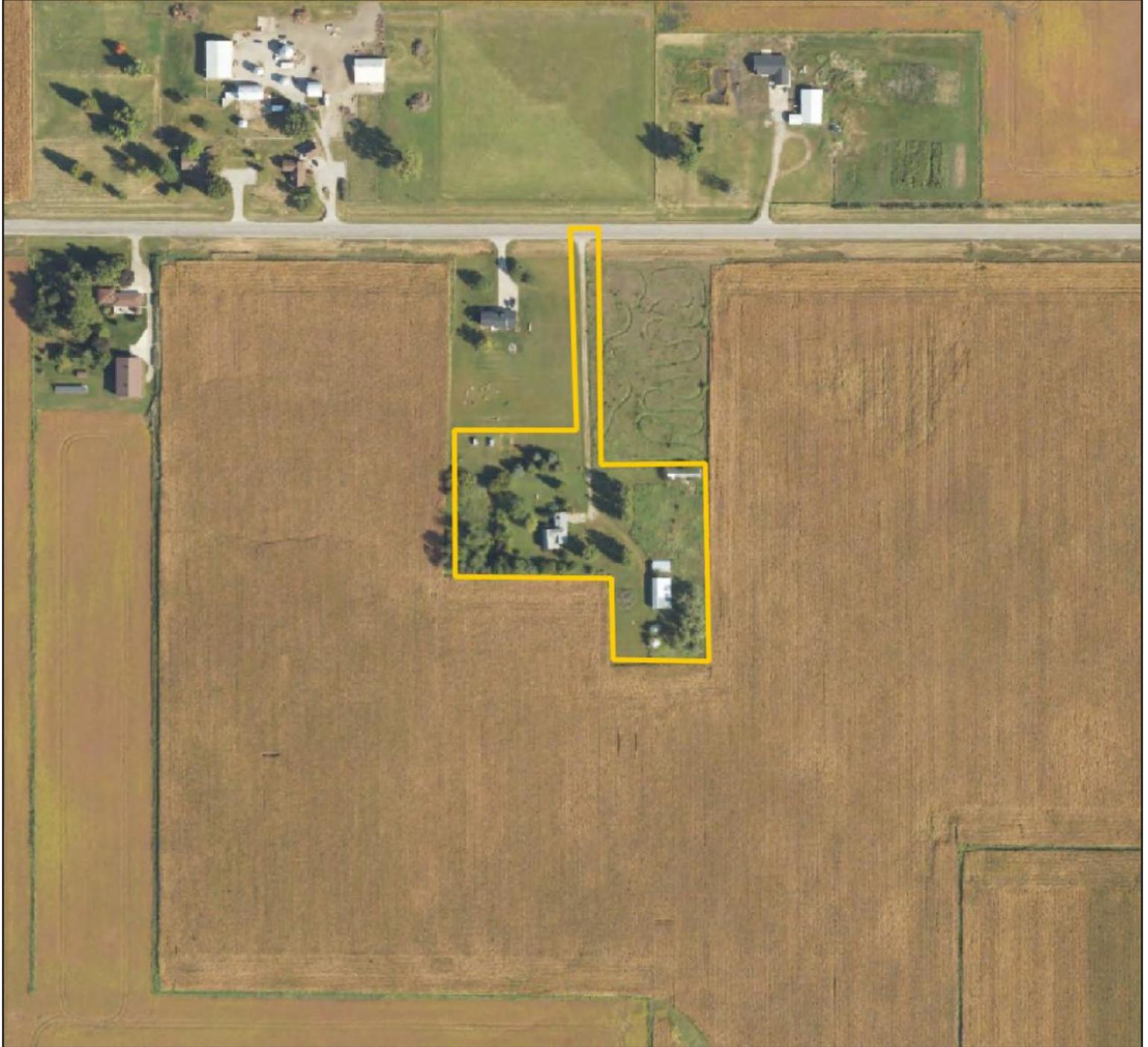
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

South looking North



East looking West





Location

From Slater: Go east on Hwy. 210 for a ½ mile. Property is on the south side of the road.

Simple Legal

Lot 1 in Section 32, Township 82 North, Range 24 West fo the 5th P.M., Story County, IA. *Final abstract/title documents to govern legal description.*

Address

51506 Highway 210
Slater, IA 50244

Open House

4:00 - 6:00 p.m., Thur., March 12, 2026

Real Estate Tax

Taxes Payable 2025 - 2026: \$2,800.00*

Surveyed Acres: 4.86

Net Taxable Acres: 4.80*

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

School District

Ballard Community School District

Dwelling

1½-story single-family home built in 1900 with 2,795 total living square feet. The home includes 3 bedrooms, 2½ bathrooms, and an unfinished basement. Additional features include an attached 2-stall garage, central air, and baseboard heat.

Condition of Home

The house has been vacant approximately 5 years and received water damage in the kitchen area from a broken pipe. Water to the house has been turned off since the incident and no repairs have been made to the kitchen or water lines. Contact Agent for details.

Buildings/Improvements

- 64' x 38' machine shed (1965)
- 58' x 20' shed (1929)
- 36' x 20' shed (1925)
- (2) small grain bins (1960)

Water & Well Information

Water is provided by the City of Slater.

Septic System

Septic tank with leach field, sold 'As-Is'. Buyer will sign a binding agreement with Story County and assume all requirements related to updating the septic at closing.

Comments

Rare opportunity to purchase an acreage in Story County, on a hard-surfaced road, in the Ballard Community School District. This 1½ story home sits down a long lane on just over four acres. There are multiple out buildings for storage or livestock, a small pasture area and many mature trees throughout the property. The acreage is serviced by the City of Slater for water and has a propane tank for gas source.



Front of House



Sheds & Grain Bins



Kitchen Ceiling - Water Damage



Living Room #1



Living Room #1 & Formal Dining Room



Master Bedroom



Bedroom



Unfinished Basement



Date: Thur., April 2, 2026

Time: 10:00 a.m. CDT

Site: Virtual Live Auction
Online Only
bid.hertz.ag

Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer 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. Navigate to the auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Matt Vegter at Phone 515-290-7286 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

- Parcels will be offered individually and will not be combined in any way.
- Parcel 1 bids will be based on \$/acre, while Parcel 2 will be based on whole dollar.
- Seller reserves the right to refuse any and all bids.

Sellers

Peggy Johns Estate, Michael S. Johns, Vickie D. Johns, Thomas J. John, & Kathleen A. Reece

Agency

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

Auctioneer

Kyle Hansen, ALC

Attorney

Rebecca A. Reisinger
Newbrough Law Firm, LLP

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 May 21, 2026 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession to Parcel #1 will be granted on auction day, subject to a signed purchase agreement and receipt of a 10% earnest money deposit. Possession of Parcel #2 will be at closing. Taxes will be prorated to May 21, 2026.

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.