



CRP Income with Future Farming Potential

AUCTION

Virtual Online-Only

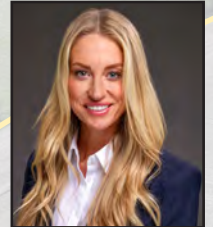
Wednesday

June 3, 2026

10:00 a.m., CDT

bid.hertz.ag

80.00 Acres, m/l
Single Parcel
Jefferson County, IA



RACHELLE HELLER, ALC

Licensed Salesperson in IA & MO

319.800.9316

RachelleH@Hertz.ag

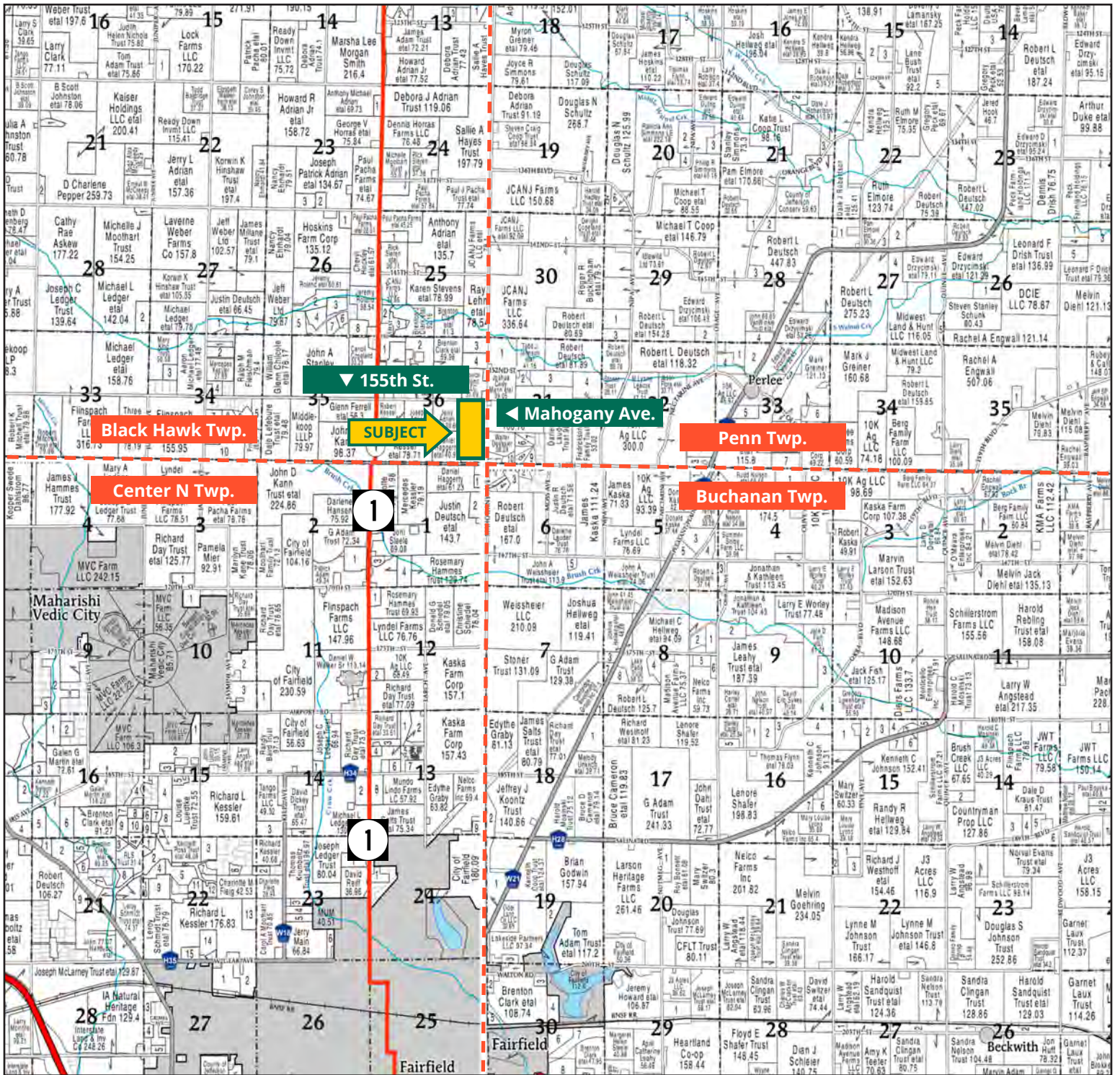


ADAM SYLVESTER, AFM

Licensed Salesperson in IA & MO

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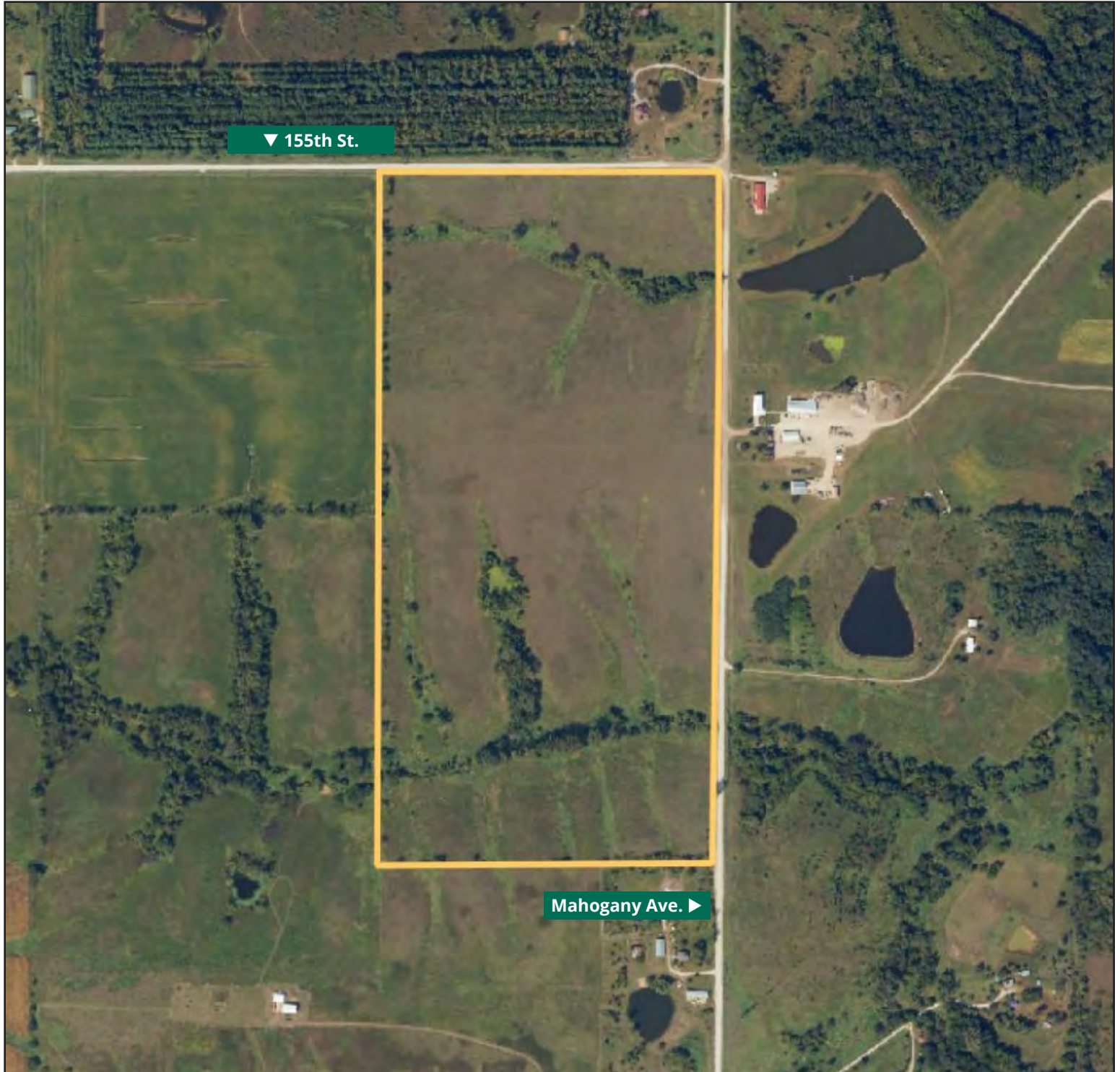
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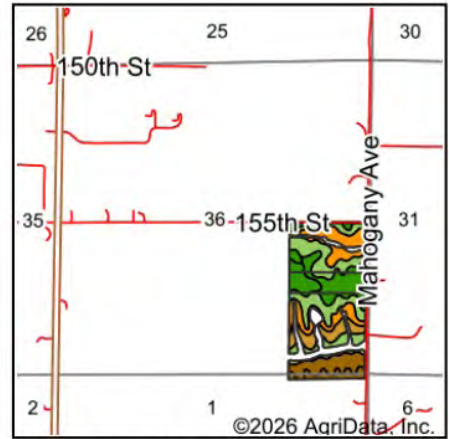
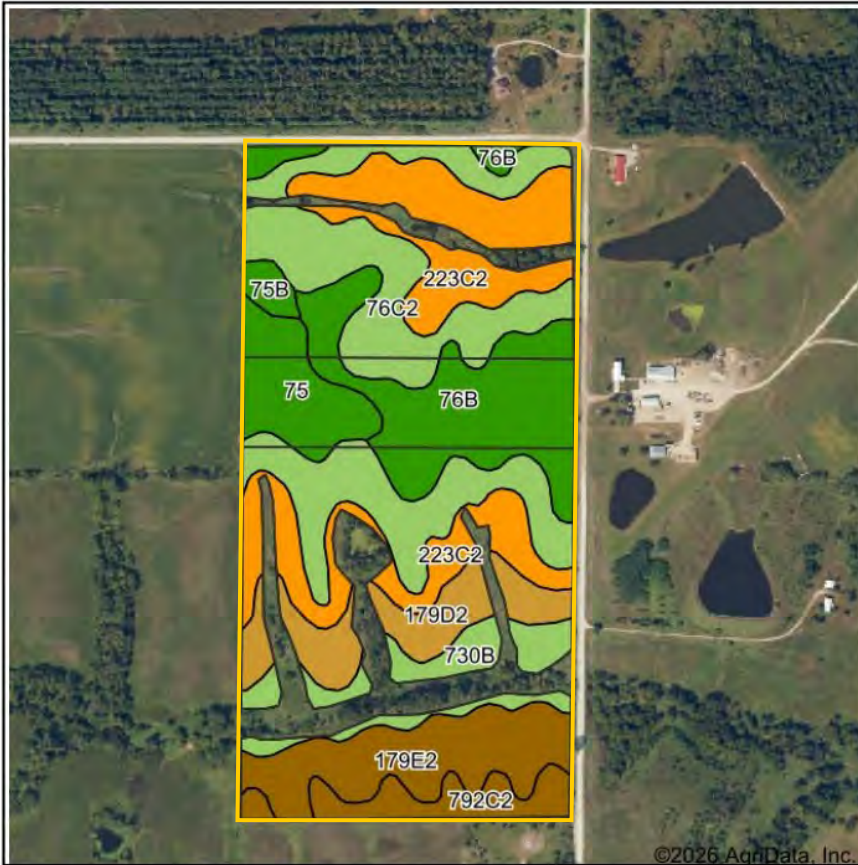
FSA/Eff. Crop Acres: 7.86 | CRP Acres: 62.06 | Soil Productivity: 60.60 CSR2



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State: **Iowa**
 County: **Jefferson**
 Location: **36-73N-10W**
 Township: **Black Hawk**
 Acres: **69.92**
 Date: **4/14/2026**



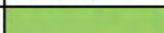






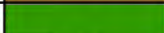

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA101, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	18.28	26.1%		IIIe	75
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	13.95	20.0%		IVw	45
76B	Ladoga silt loam, 2 to 5 percent slopes	11.03	15.8%		IIe	86
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	7.63	10.9%		VIe	26
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	5.64	8.1%		IVe	36
75	Givin silt loam, 0 to 2 percent slopes	4.46	6.4%		Iw	84
730B	Nodaway-Coppock-Cantril complex, 2 to 5 percent slopes	4.36	6.2%		IIw	74
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	3.22	4.6%		IIIe	25
75B	Givin silt loam, 2 to 5 percent slopes	1.35	1.9%		IIe	80
Weighted Average					3.24	60.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Fairfield: go 5 miles north on Hwy 1, then ¾ mile east on 155th St. The property is on the south side of the road.

Simple Legal

E½ SE¼ of Section 36, Township 73 North, Range 10 West of the 5th P.M., Jefferson Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$1,936.00
Gross Acres: 80.00
Net Taxable Acres: 78.00
Tax per Net Taxable Acre: \$24.82

FSA Data

Farm Number 6208, Tract 622
FSA/Eff. Crop Acres: 7.86
CRP Acres: 62.06
Corn Base Acres: 1.22
Corn PLC Yield: 148 Bu.
Bean Base Acres: 6.61
Bean PLC Yield: 37 Bu.
Wheat Base Acres: 0.03
Wheat PLC Yield: 37 Bu.

CRP Contracts

There are 62.06 acres enrolled in a CP-1 contract that pays \$16,489.00 annually and expires 9/30/2027.

Soil Types/Productivity

Primary soils are Ladoga and Rinda. CSR2 on the FSA/Eff. crop acres & CRP Acres is 60.60. 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

Gently sloping to steep.

Drainage

Natural with some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

There is a ¼-acre pond on the property.

Comments

The CRP contract expires in 2027, offering strong income today and future flexibility to re-enroll or convert back to tillable acres. The property is less than a mile off of Hwy 1.



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.

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Looking Southwest



North Looking South



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Looking Northwest



Looking Northeast



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USDA United States Department of Agriculture

Jefferson County, Iowa



Legend
 Non-Cropland CRP Iowa PLS
 Restricted Use Tract Boundary Iowa Roads

▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

Tract Cropland Total: 69.92 acres

2023 Program Year
 Map Created May 08, 2023

Farm 6208
 Tract 622

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USDA is an equal opportunity provider, employer, and lender.

Date: Wed., June 3, 2026

Time: 10:00 a.m.

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, Rachelle Heller at 319-800-9316 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

Kaska Farm Corp.

Agency

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

Auctioneer

Kyle Hansen, ALC

Attorney

Timothy J. Werner
Anderson, Roberts, Porth, Wallace,
Stewart & Werner 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.

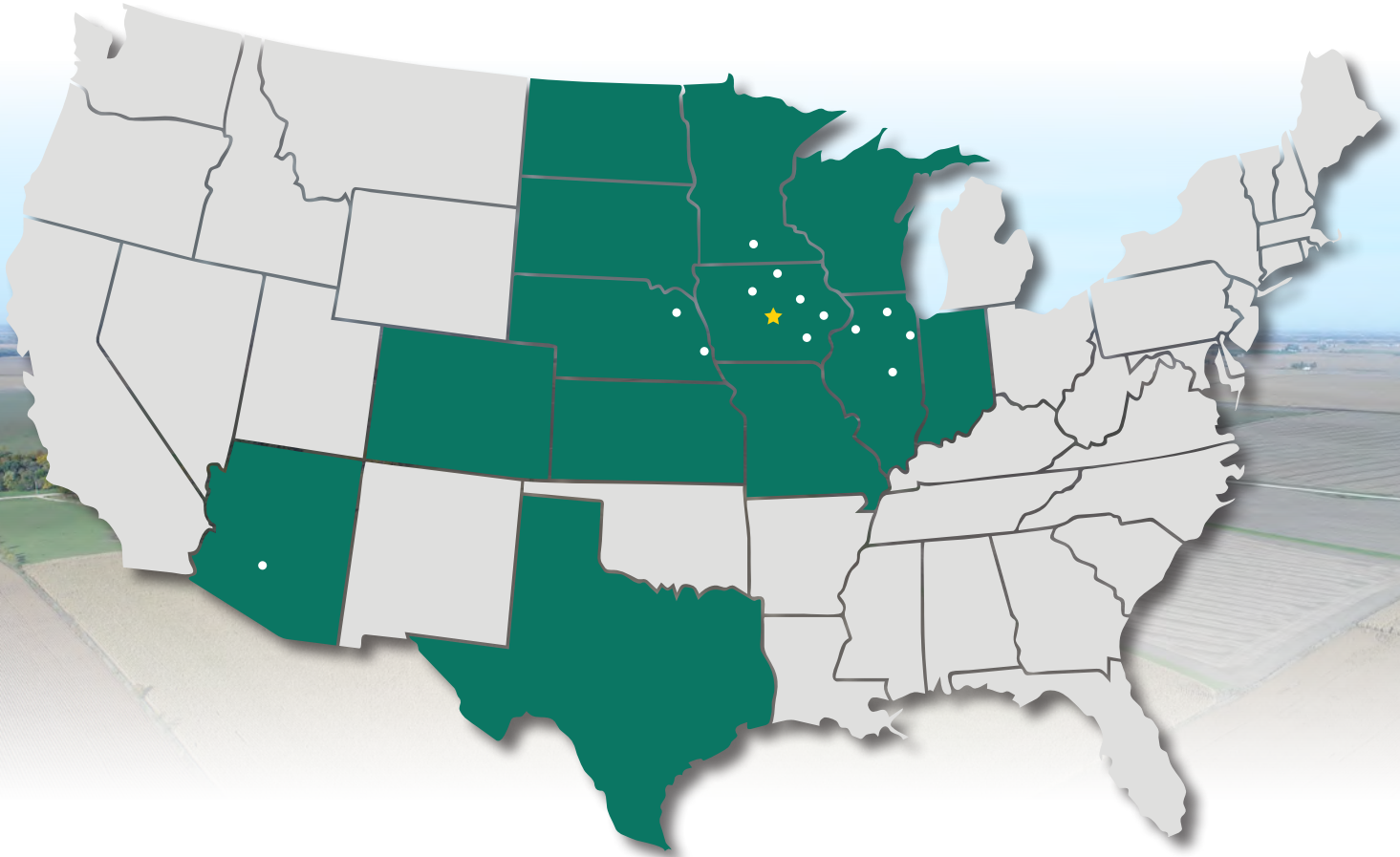
Terms of Possession

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 July 15, 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. Taxes will be prorated to 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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