



High-Quality Poweshiek County Farm in Seed Corn Production!

AUCTION

Virtual Online-Only
Tuesday, June 16, 2026
10:00 a.m., CDT
bid.hertz.ag

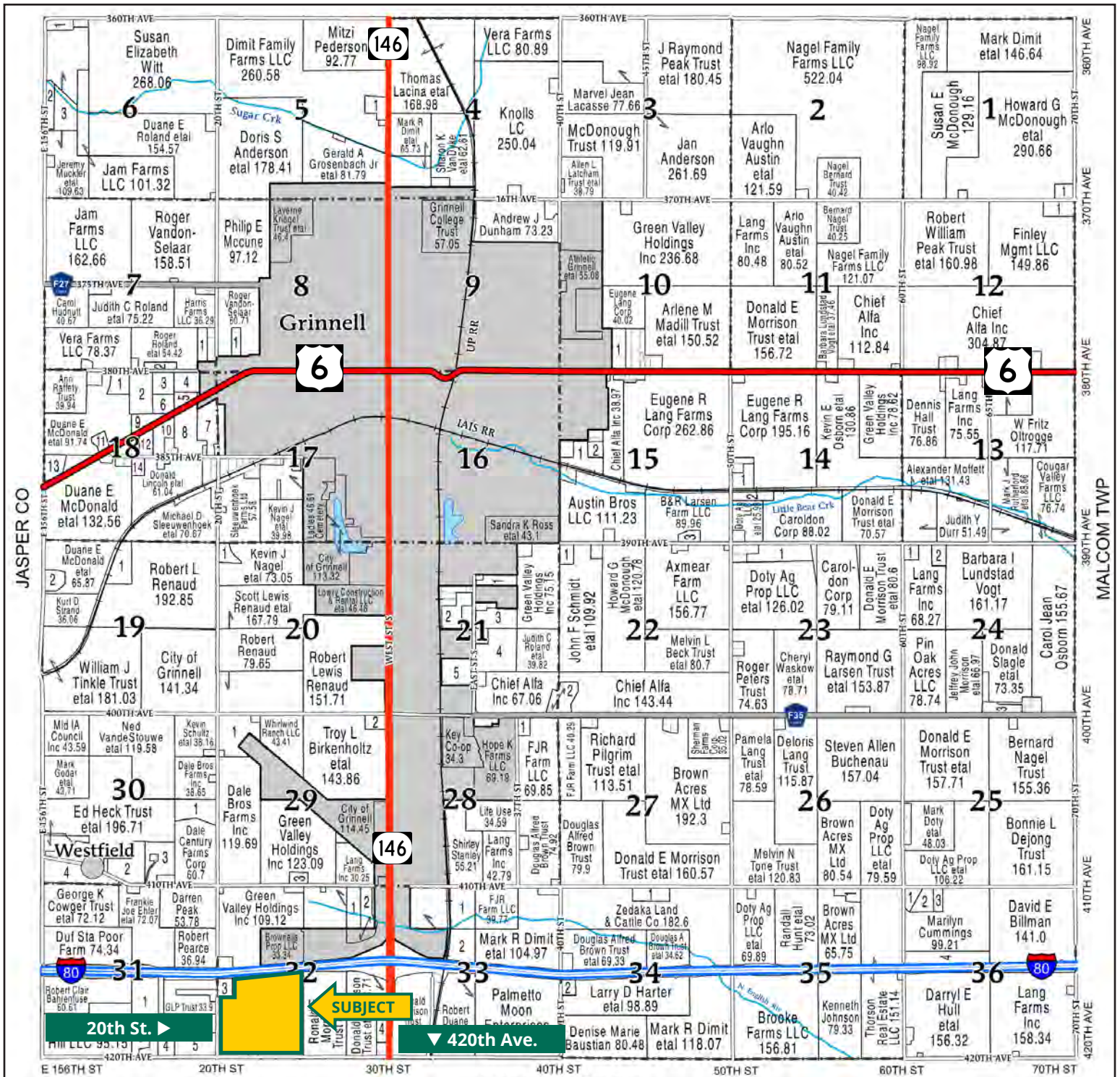
146.27 Acres, m/l
Single Parcel
Poweshiek County, IA



KYLE HANSEN, ALC
Licensed Broker in IA, AZ, NE & MO
515.370.3446
KyleH@Hertz.ag



DICK PRINGNITZ, AFM
Licensed Salesperson in IA
515.382.7937
DickP@Hertz.ag



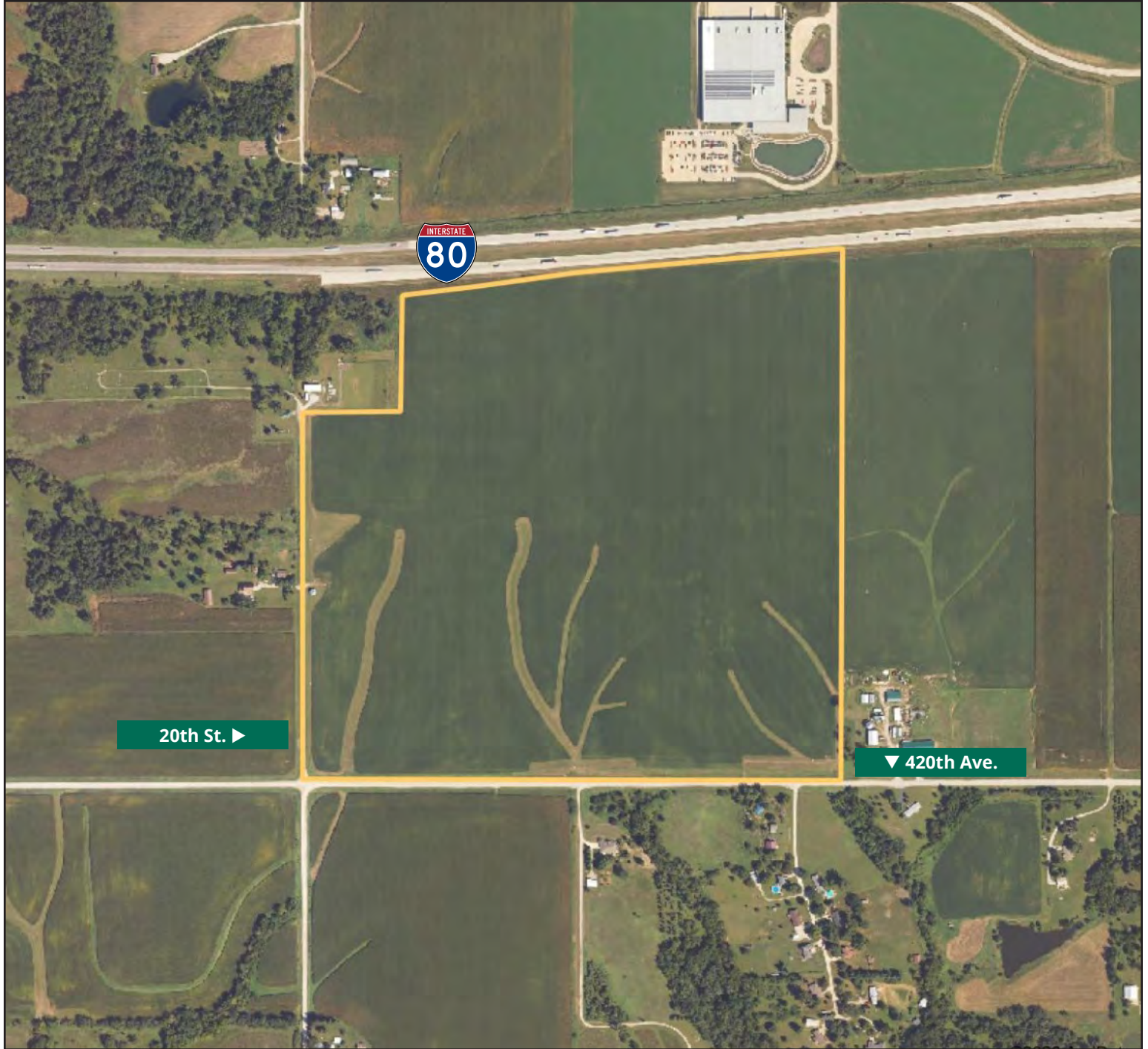
Map reproduced with permission of Farm & Home Publishers, Ltd.

515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | www.Hertz.ag

KYLE HANSEN, ALC
 515.370.3446
 KyleH@Hertz.ag

DICK PRINGNITZ, AFM
 515.382.7937
 DickP@Hertz.ag

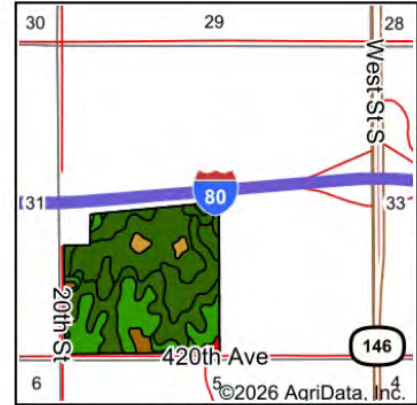
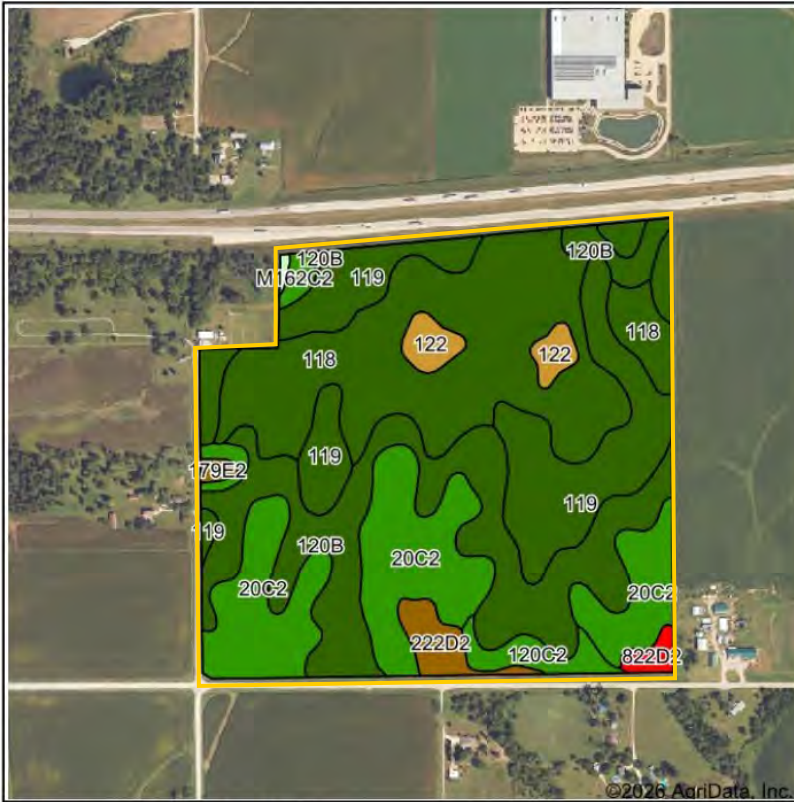
FSA/Eff. Crop Acres: 139.98 | Soil Productivity: 87.60 CSR2



515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | www.Hertz.ag

KYLE HANSEN, ALC
515.370.3446
KyleH@Hertz.ag

DICK PRINGNITZ, AFM
515.382.7937
DickP@Hertz.ag



State: Iowa
 County: Poweshiek
 Location: 32-80N-16W
 Township: Grant
 Acres: 139.98
 Date: 4/20/2026



Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA157, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
118	Garwin silty clay loam, 0 to 2 percent slopes	39.42	28.1%		IIw	90
120B	Tama silty clay loam, 2 to 5 percent slopes	32.14	23.0%		Ile	95
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	28.27	20.2%		IIIe	81
119	Muscatine silty clay loam, 0 to 2 percent slopes	26.89	19.2%		Iw	100
122	Sperry silt loam, depressional, 0 to 1 percent slopes	3.08	2.2%		IIIw	36
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	2.87	2.1%		IIIe	87
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	2.86	2.0%		IVe	21
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	1.78	1.3%		IIIe	82
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	1.11	0.8%		IVe	10
120C	Tama silty clay loam, 5 to 9 percent slopes	0.83	0.6%		IIIe	90
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.53	0.4%		VIe	26
M162D	Downs silt loam, till plain, 9 to 14 percent slopes	0.20	0.1%		IVe	60
Weighted Average					2.15	87.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Grinnell: go south on Hwy 146 for 3 miles to 420th Ave., then west for a ½ mile. The property is on the north side of the road at 20th St.

Simple Legal

SW¼, lying south of Interstate 80 except Parcel A, in Section 32, Township 80 North, Range 16 West of the 5th P.M., Poweshiek Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$5,056.00
Acres: 146.27
Net Taxable Acres: 140.64

Lease Status

Leased for the 2026 crop year. Open lease for the 2027 crop year.

FSA Data

Farm Number 6841, Tract 11467
FSA/Eff. Crop Acres: 139.98
Corn Base Acres: 107.50
Corn PLC Yield: 193 Bu.
Bean Base Acres: 29.50
Bean PLC Yield: 60 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Garwin, Tama, Killduff and Muscatine. CSR2 on the FSA/Eff. crop acres is 87.60. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Soil tests completed in 2025 by Geo Maps.
P: 65
K: 170
pH: 6.0-6.9

Yield History (Bu./Ac.)

Year	Corn	Beans
2025	-	75
2024	305	-
2023	-	72
2022	293	-
2021	-	74

Yield information is reported by Farm Management Report from Hertz Farm Management.

Land Description

Gently to strongly sloping.

Drainage

Tile present. See tile map.

Buildings/Improvements

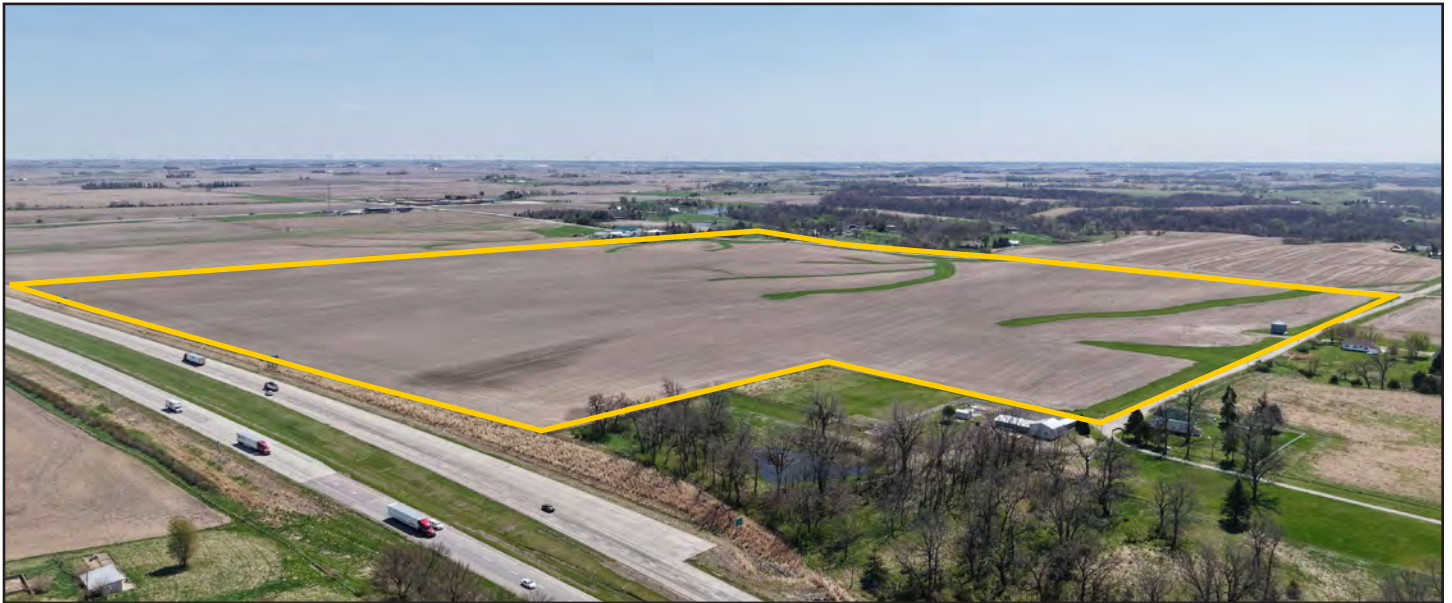
There is a 27' x 18' grain bin built in 1982 on the property.

Water & Well Information

None.

Comments

Great soils on this western Poweshiek County farm. This farm is in seed corn production. Farm is located along a hard-surfaced road and is near I-80 access.



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



515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | www.Hertz.ag

KYLE HANSEN, ALC
515.370.3446
KyleH@Hertz.ag

DICK PRINGNITZ, AFM
515.382.7937
DickP@Hertz.ag

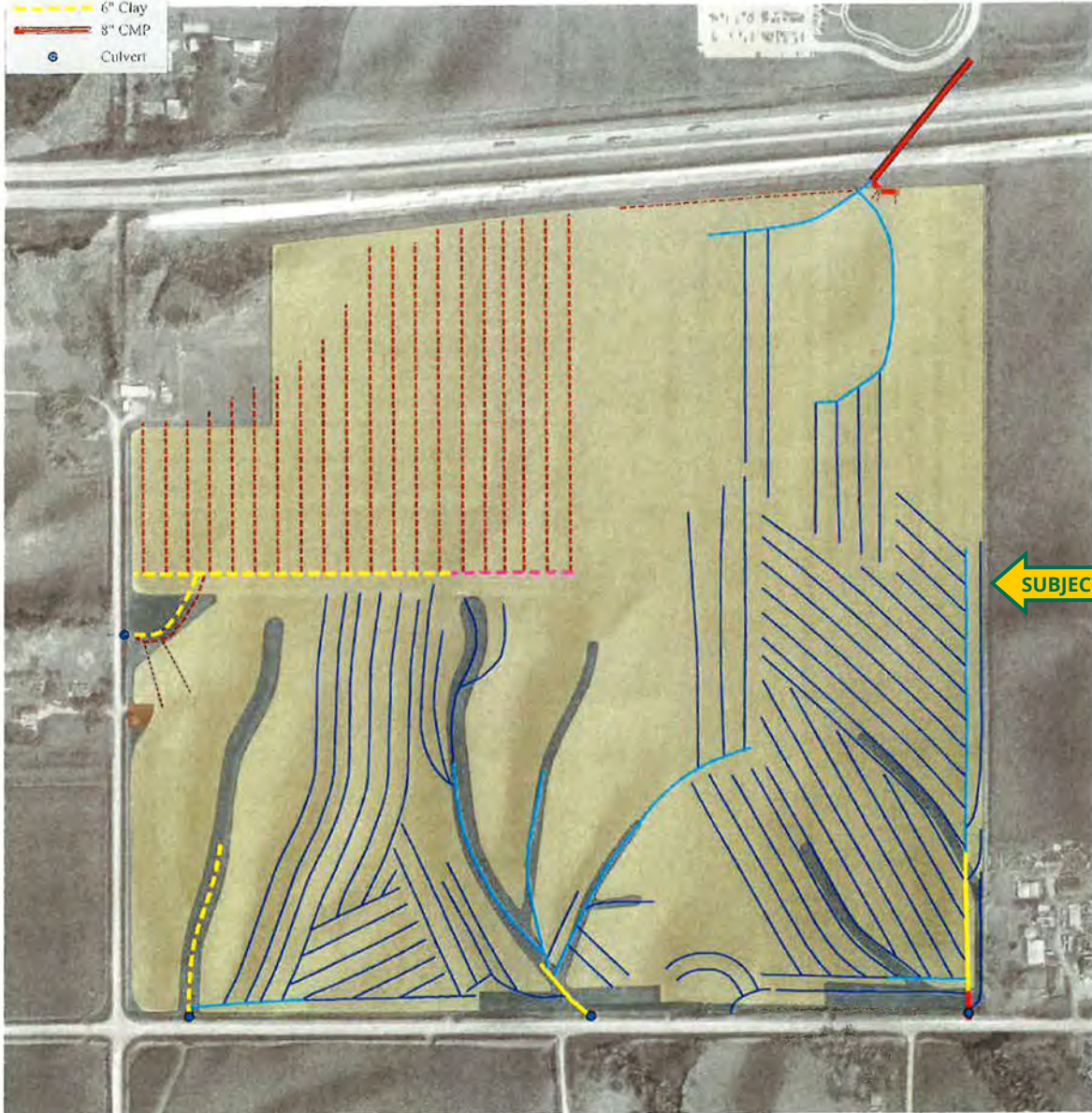
- 4" Plastic
- 5" Plastic
- 6" Plastic
- 8" Plastic
- - - 3" Clay
- - - 4" Clay
- - - 5" Clay
- - - 6" Clay
- 8" CMP
- Culvert

#623 Evans

Sec 32 - T80N - R16W
Grant Twp, Poweshiek Co

Tile - Size

updated Jan.2026
2025/LIDAR Aerials



GeoMAPS
Mapping the World's Potential



0 600 1320

Date: Tuesday, June 16, 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, Kyle Hansen at 515-370-3446 or Dick Pringnitz at 515-382-7937 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

Michael E. Evans and Beverly A. Lloyd.

Agency

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

Auctioneer

Kyle Hansen, ALC

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.

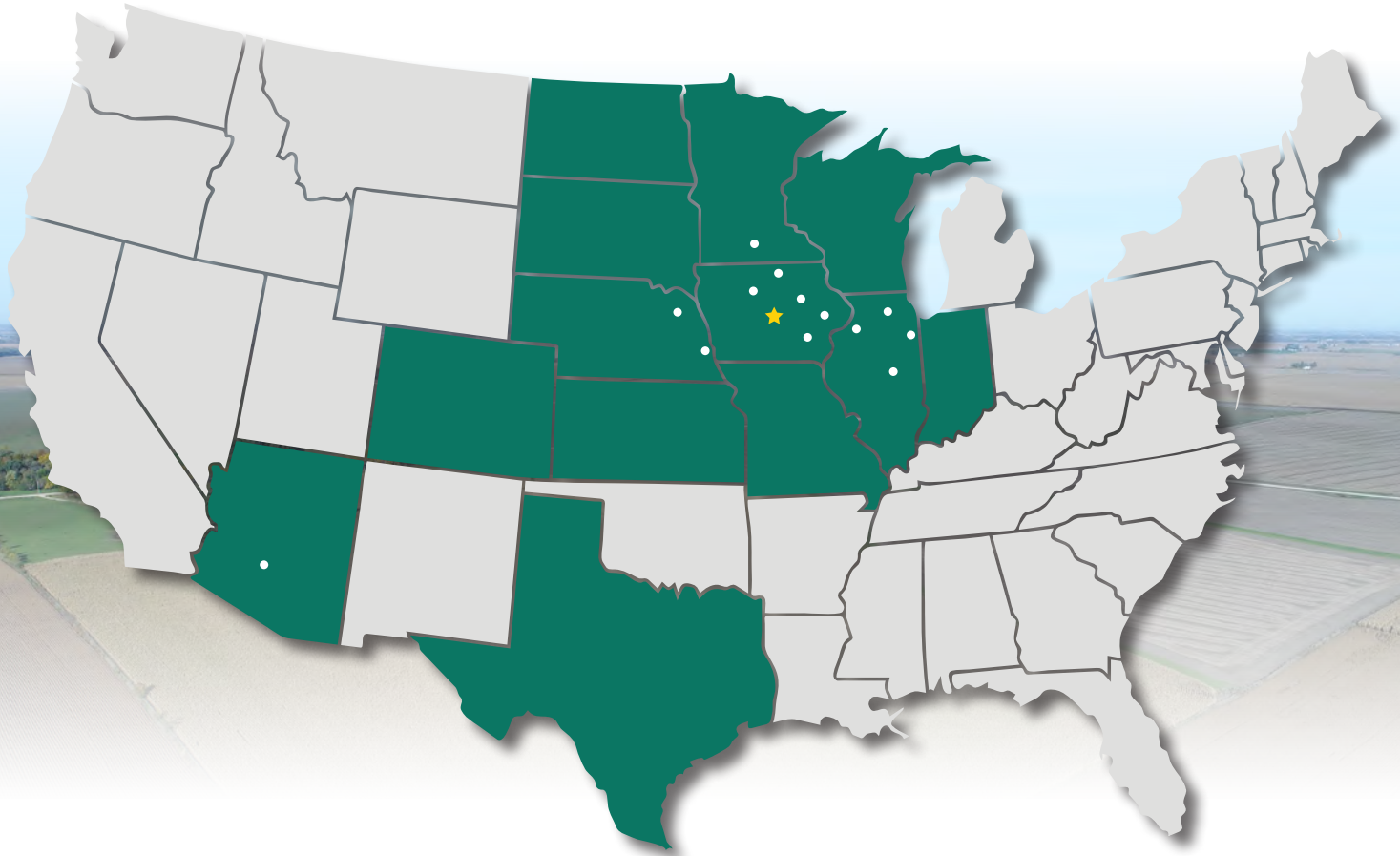
Terms of Possession

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 October 22, 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 February 28, 2027. Seller reserves the right to use the grain bin until June 1, 2027. 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.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions
Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management

515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | www.Hertz.ag

KYLE HANSEN, ALC
515.370.3446
KyleH@Hertz.ag

DICK PRINGNITZ, AFM
515.382.7937
DickP@Hertz.ag