



ONE-CHANCE SEALED BID SALE



Large Tract of High-Quality Carroll County Farmland



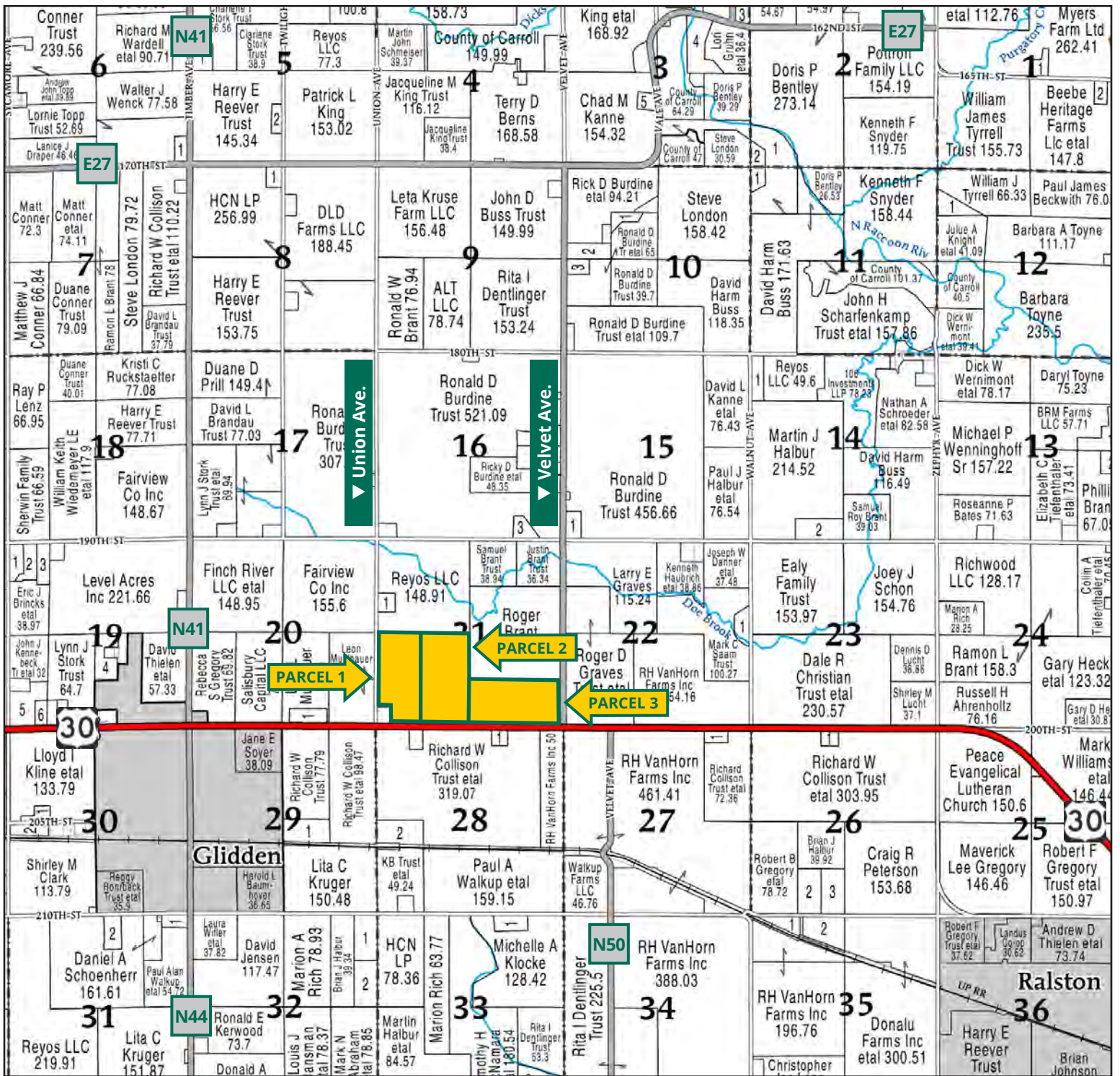
MATT VEGTER, ALC
Licensed Salesperson in IA
515.290.7286
MattV@Hertz.ag



DAVID KRIER, AFM
Licensed Salesperson in IA, NE & SD
515.332.1406
DavidK@Hertz.ag

Bid Deadline:
Friday, June 26, 2026
12:00 Noon, CDT

235.02 Acres, m/l
3 Parcels
Carroll County, IA

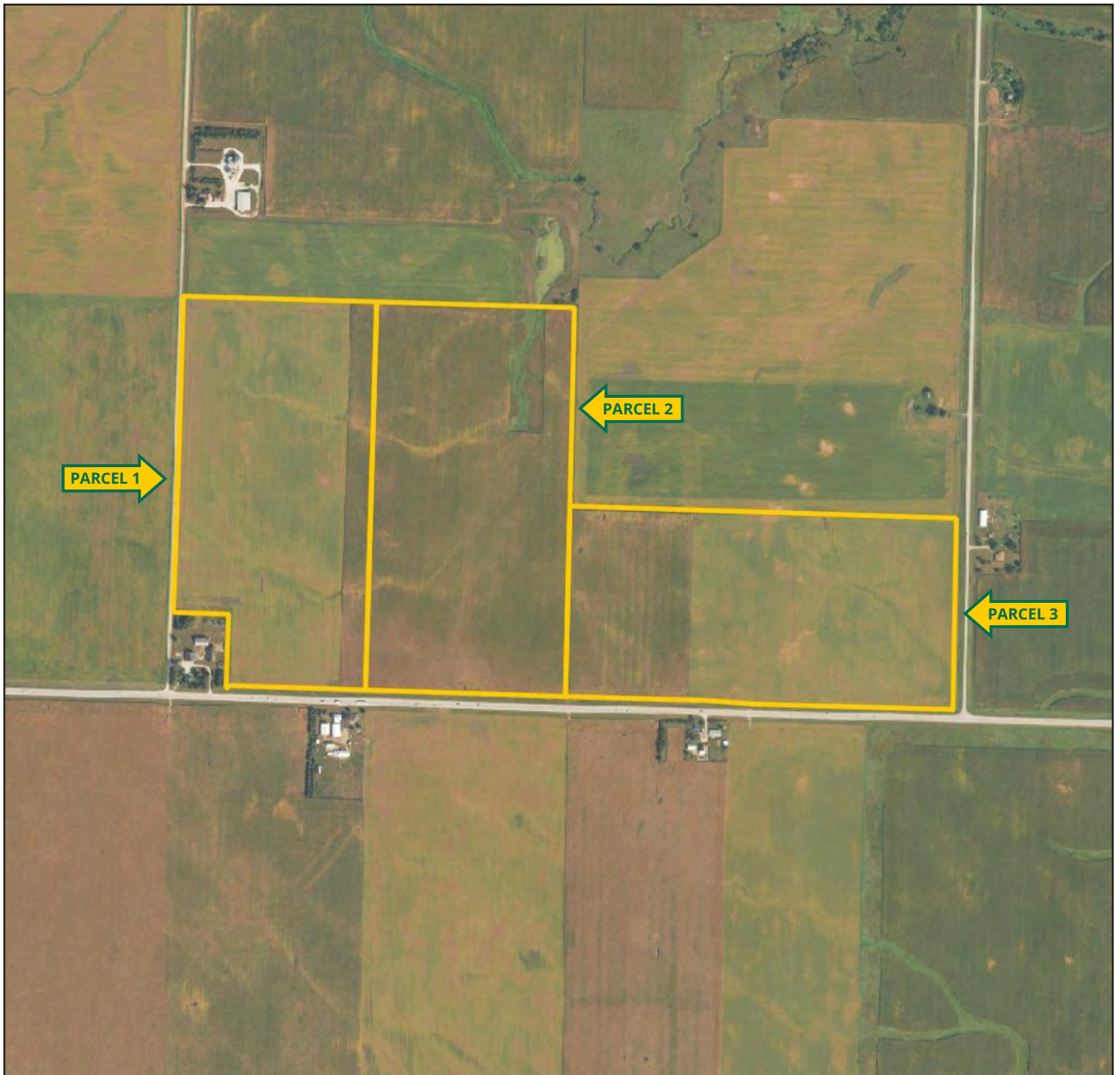


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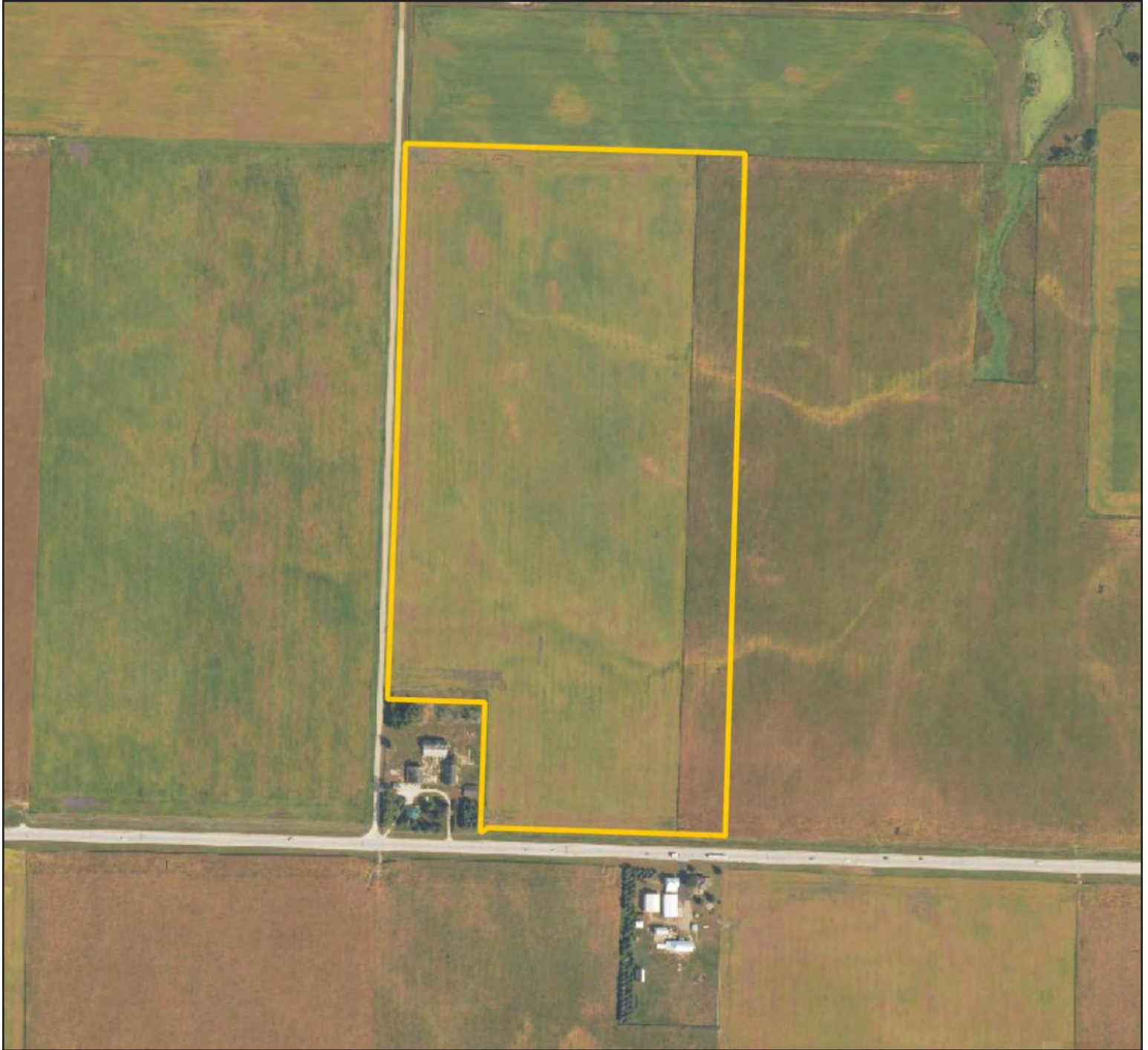
515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | www.Hertz.ag

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Est. FSA/Eff. Crop Acres: 70.59 | Soil Productivity: 88.10 CSR2



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State: Iowa
 County: Carroll
 Location: 21-84N-33W
 Township: Glidden
 Acres: 70.59
 Date: 4/6/2026










Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA027, Soil Area Version: 31

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|-------------------------|---|-------|------------------|---|------------------|-------------|
| L138B | Clarion loam, Bemis moraine, 2 to 6 percent slopes | 37.49 | 53.1% |  | Ile | 88 |
| L55 | Nicollet loam, 1 to 3 percent slopes | 17.79 | 25.2% |  | Ie | 91 |
| L107 | Webster clay loam, Bemis moraine, 0 to 2 percent slopes | 11.74 | 16.6% |  | Ilw | 88 |
| L95 | Harps clay loam, Bemis moraine, 0 to 2 percent slopes | 2.18 | 3.1% |  | Ilw | 75 |
| L138B2 | Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded | 0.61 | 0.9% |  | Ile | 85 |
| 6 | Okoboji silty clay loam, 0 to 1 percent slopes | 0.42 | 0.6% |  | Illw | 59 |
| 201B | Coland-Spillville complex, 2 to 5 percent slopes | 0.36 | 0.5% |  | Ilw | 77 |
| Weighted Average | | | | | 1.75 | 88.1 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Glidden: Go east out of town on US Hwy. 30 / Lincoln Hwy. for 1.1 miles. The property is located on the north side of the road.

Simple Legal

W $\frac{1}{2}$ SW $\frac{1}{4}$ (except acreage site) of Section 21, Township 84 North, Range 33 West of 5th P.M., Carroll Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$2,392.00
Surveyed Acres: 75.18
Net Taxable Acres: 71.93
Tax per Net Taxable Acre: \$33.25

Lease Status

Leased through the 2026 crop year.

FSA Data

Farm Number 391, Tract 567
FSA/Eff. Crop Acres: 70.59*
Corn Base Acres: 35.65*
Corn PLC Yield: 176 Bu.
Bean Base Acres: 34.94*
Bean PLC Yield: 50 Bu.

**Acres are estimated pending reconstitution of farm by the Carroll County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion, Nicollet, and Webster clay loam. CSR2 on the estimated FSA/Eff. crop acres is 88.10. 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 to moderately sloping.

Drainage

Some tile. Maps available, contact agent for details.

Buildings/Improvements

None.

Comments

High-quality Carroll County farmland along Highway 30.



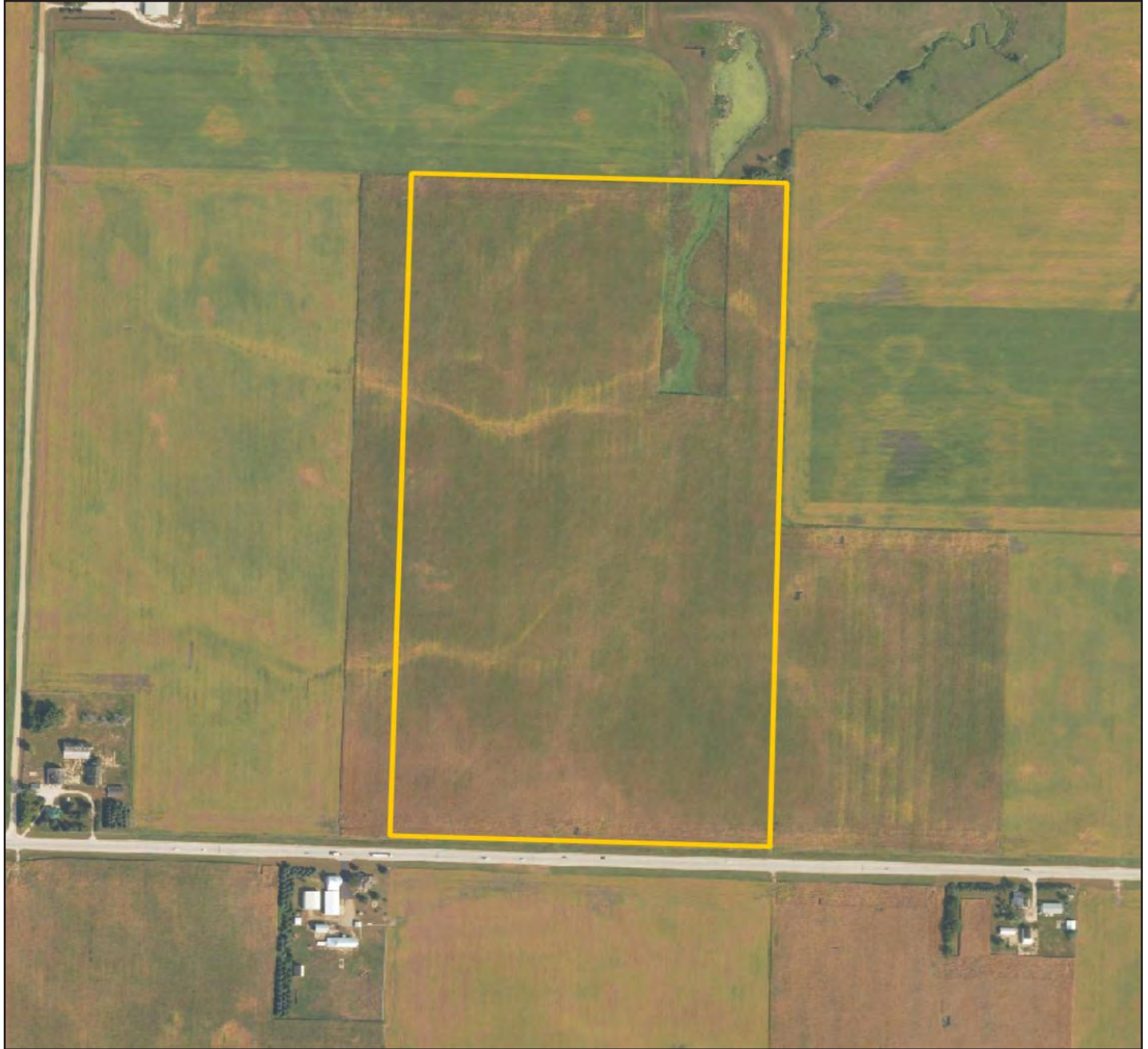
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

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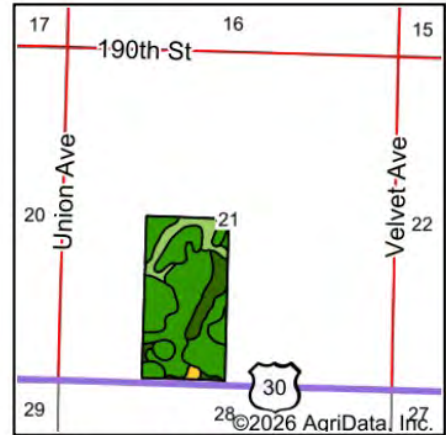
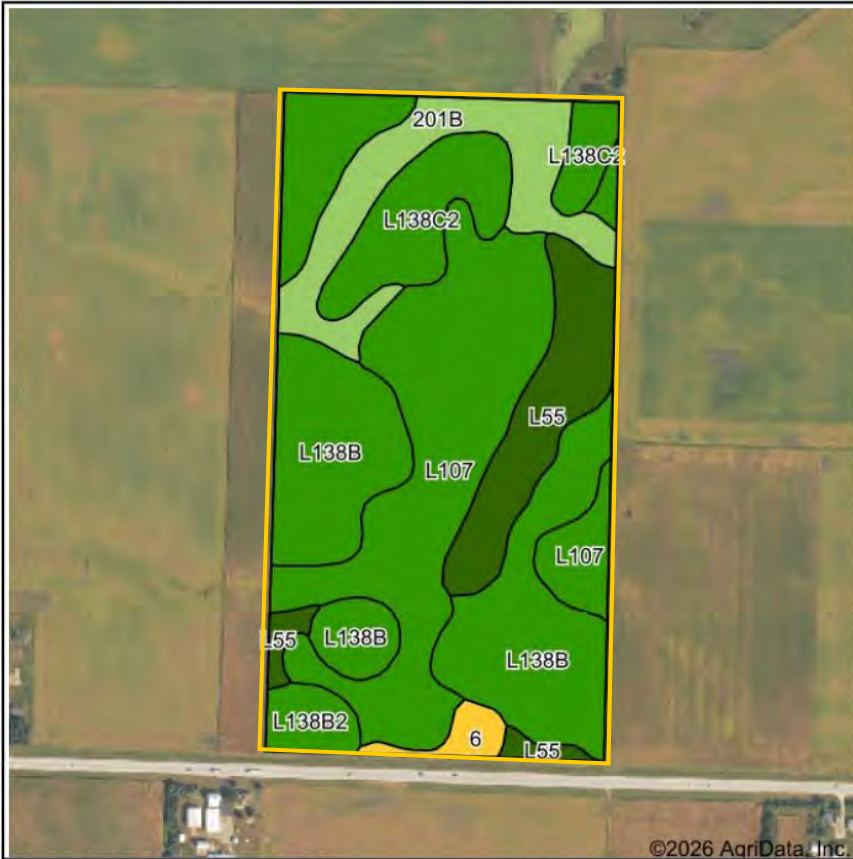
Est. FSA/Eff. Crop Acres: 77.21 | CRP Acres: 3.11 | Soil Productivity: 86.10 CSR2



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State: Iowa
 County: Carroll
 Location: 21-84N-33W
 Township: Glidden
 Acres: 77.21
 Date: 4/6/2026



Soils data provided by USDA and NRCS.

Area Symbol: IA027, Soil Area Version: 31

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|-------------------------|--|-------|------------------|-------------|------------------|-------------|
| L138B | Clarion loam, Bemis moraine, 2 to 6 percent slopes | 25.56 | 33.1% | | Ile | 88 |
| L107 | Webster clay loam, Bemis moraine, 0 to 2 percent slopes | 23.28 | 30.2% | | IIw | 88 |
| L55 | Nicollet loam, 1 to 3 percent slopes | 8.75 | 11.3% | | Ie | 91 |
| 201B | Coland-Spillville complex, 2 to 5 percent slopes | 8.63 | 11.2% | | IIw | 77 |
| L138C2 | Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded | 7.81 | 10.1% | | IIIe | 83 |
| L138B2 | Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded | 1.99 | 2.6% | | Ile | 85 |
| 6 | Okoboji silty clay loam, 0 to 1 percent slopes | 1.19 | 1.5% | | IIIw | 59 |
| Weighted Average | | | | | 2.00 | 86.1 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Glidden: Go east out of town on US Hwy. 30 / Lincoln Hwy. for 1.4 miles. The property is located on the north side of the road.

Simple Legal

E½ SW¼ of Section 21, Township 84 North, Range 33 West of 5th P.M., Carroll Co., IA. Final abstract/title documents to govern legal description.

Real Estate Tax

Taxes Payable 2025 - 2026: \$2,528.00
Surveyed Acres: 80.47
Net Taxable Acres: 78.46
Tax per Net Taxable Acre: \$32.16

Lease Status

Leased through the 2026 Crop Year.

FSA Data

Farm Number 391, Tract 567
FSA/Eff. Crop Acres: 77.21*
CRP Acres: 3.11
Corn Base Acres: 38.99*
Corn PLC Yield: 176 Bu.
Bean Base Acres: 38.22*
Bean PLC Yield: 50 Bu.
**Acres are estimated pending reconstitution of farm by the Carroll County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 3.11 acres enrolled in a CP-21 contract that pays \$933.00 annually and expires 9/30/2032.

Soil Types/Productivity

Primary soils are Clarion and Webster clay loam. CSR2 on the estimated FSA/Eff. crop acres is 86.10. 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 to moderately sloping.

Drainage

Some tile. Maps available, contact agent for details.

Buildings/Improvements

None.

Comments

High-quality Carroll County farmland along Highway 30.



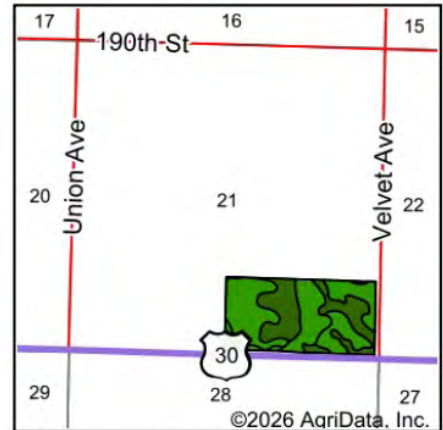
Est. FSA/Eff. Crop Acres: 72.80 | Soil Productivity: 88.10 CSR2



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State: Iowa
 County: Carroll
 Location: 21-84N-33W
 Township: Glidden
 Acres: 72.8
 Date: 4/7/2026



Soils data provided by USDA and NRCS.

Area Symbol: IA027, Soil Area Version: 31

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|-------------------------|--|-------|------------------|---|------------------|-------------|
| L55 | Nicollet loam, 1 to 3 percent slopes | 24.57 | 33.8% |  | Ie | 91 |
| L107 | Webster clay loam, Bemis moraine, 0 to 2 percent slopes | 18.20 | 25.0% |  | IIw | 88 |
| L138B | Clarion loam, Bemis moraine, 2 to 6 percent slopes | 18.15 | 24.9% |  | Ile | 88 |
| L138C2 | Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded | 11.66 | 16.0% |  | IIIe | 83 |
| 6 | Okoboji silty clay loam, 0 to 1 percent slopes | 0.22 | 0.3% |  | IIIw | 59 |
| Weighted Average | | | | | 1.83 | 88.1 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Glidden: Go east out of town on US Hwy. 30 / Lincoln Hwy. for 1.7 miles. The property is located on the north side of the road.

Simple Legal

S½ SE¼ of Section 21, Township 84 North, Range 33 West of 5th P.M., Carroll Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$2,476.00
Surveyed Acres: 79.37
Net Taxable Acres: 74.31
Tax per Net Taxable Acre: \$33.32

Lease Status

Leased through the 2026 Crop Year.

FSA Data

Farm Number 391, Tract 567
FSA/Eff. Crop Acres: 72.80*
Corn Base Acres: 36.76*
Corn PLC Yield: 176 Bu.
Bean Base Acres: 36.04*
Bean PLC Yield: 50 Bu.

**Acres are estimated pending reconstitution of farm by the Carroll County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Nicollet, Webster, and Clarion loam. CSR2 on the estimated FSA/ Eff. crop acres is 88.10. 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 to moderately sloping.

Drainage

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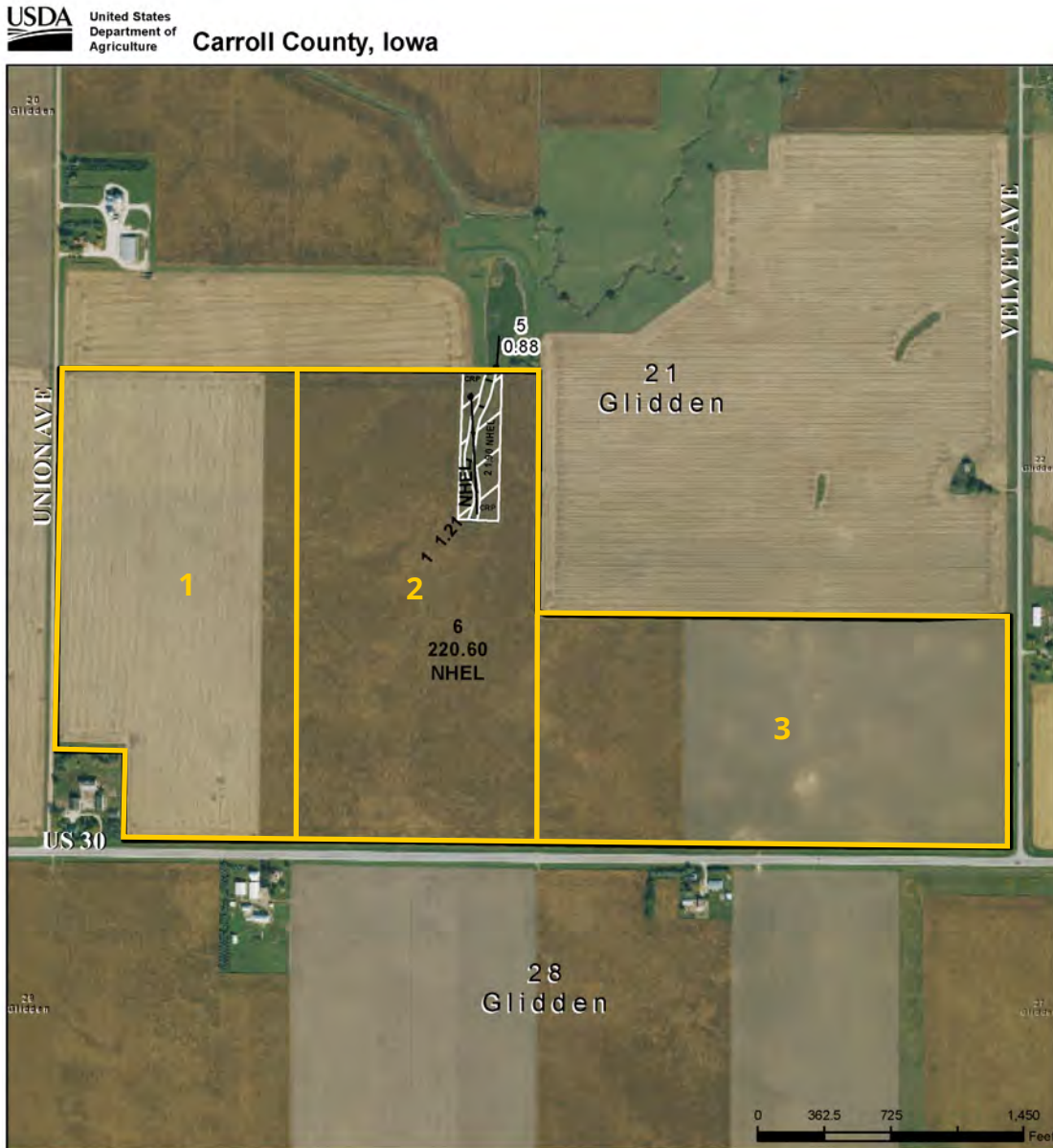
Buildings/Improvements

None.

Comments

High-quality Carroll County farmland along Highway 30.





Legend

- Non-Cropland
- Cropland
- CRP
- Iowa PLSS
- Iowa Roads
- Tract Boundary

Wetland Determination

- Restricted
- Limited
- Exempt from Conservation
- Compliance Provisions

NAME(S): _____

SHARES: _____

Tract Cropland Total: 223.71 acres

2026 Program Year

Map Created March 03, 2026

Farm 391

Tract 567

2023 IMAGERY

ALL FIELDS

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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

Southeast looking Northwest



Northwest looking Southeast



North looking South



Northeast looking Southwest



East looking West



South looking North



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DavidK@Hertz.ag

Bid Deadline: Fri., June 26, 2026
Time: 12:00 Noon, CDT

Mail To:
Hertz Real Estate Services
Attn: Matt Vegter
415 S. 11th Street
Nevada, IA 50201

Seller
Alice E. Anneberg

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

Method of Sale

- Parcels will be offered individually and/or in combination.
- Seller reserves the right to refuse any and all bids.

Announcements
Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services 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.

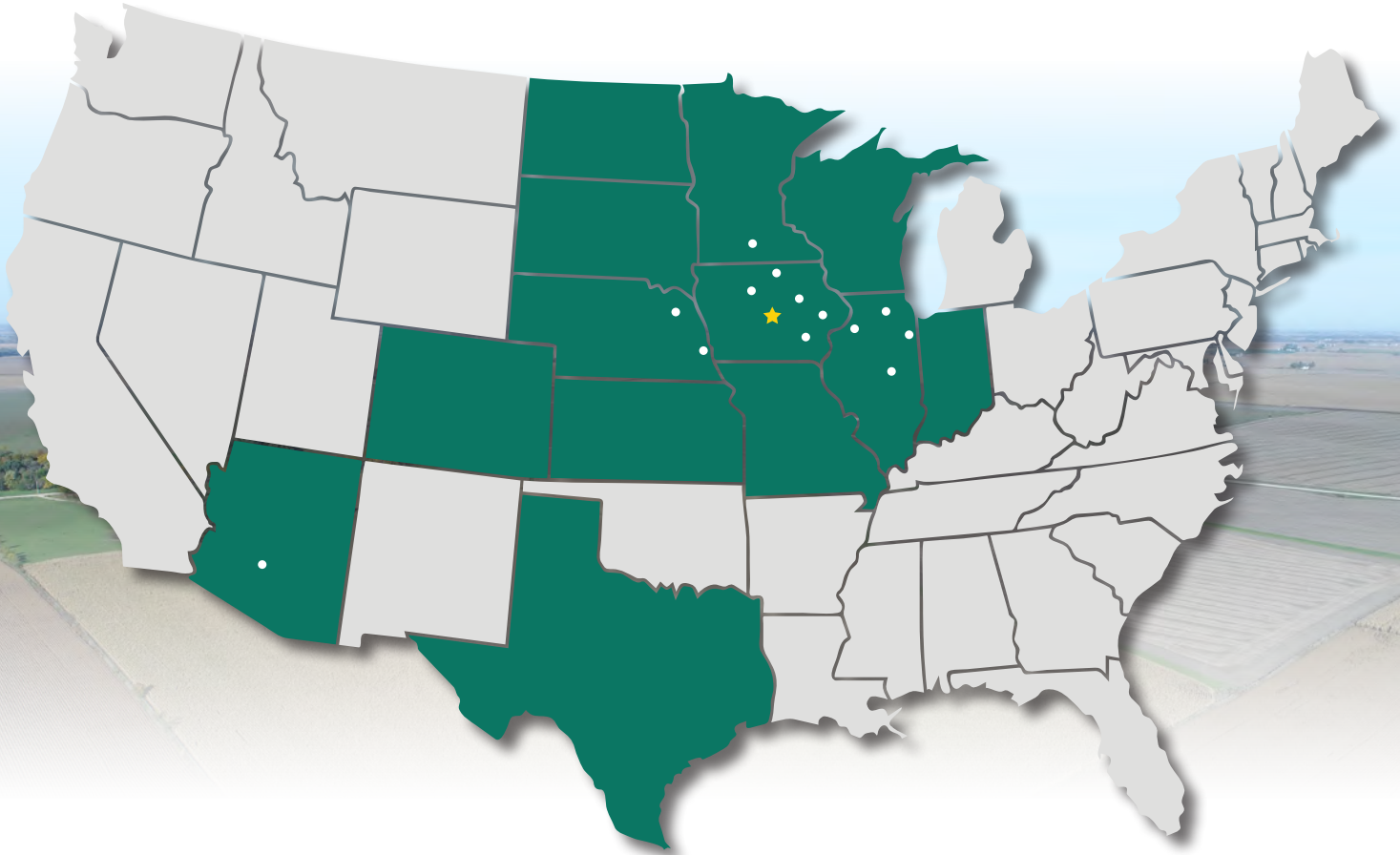
Bid Submission Process
To request a Bid Packet, please call Sale Manager, Matt Vegter at 515-290-7286.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Nevada, IA Hertz office, on or before Friday, June 26, 2026 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 4:00 p.m., CDT on June 29, 2026, 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 September 16, 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, 2027. Taxes will be prorated to closing.

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.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management

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