



ONE-CHANCE SEALED BID SALE



Great Soil Quality Farm with Additional Wind Turbine Income



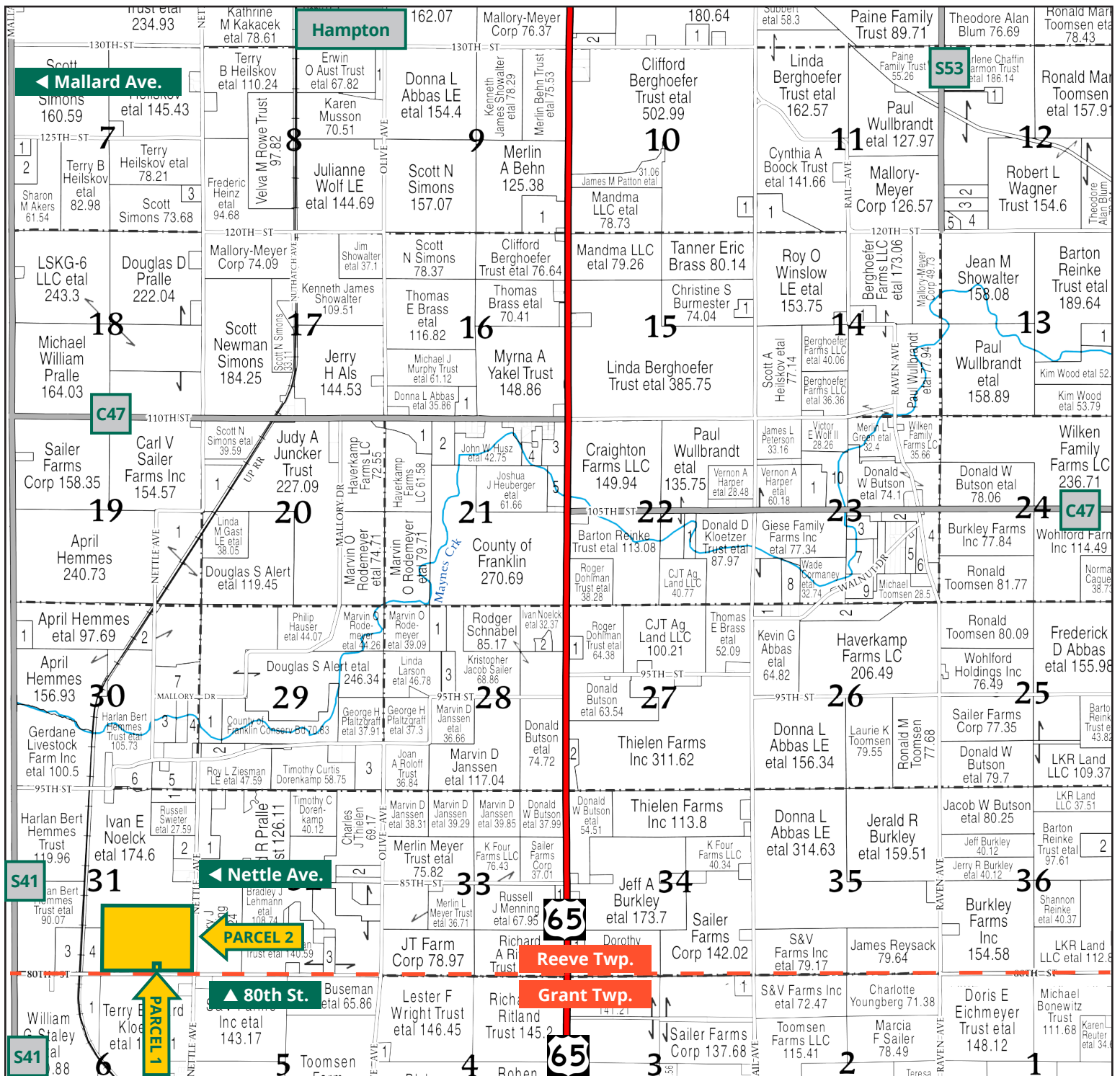
JAMESON ANDERS
Licensed Salesperson
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KYLE HANSEN, ALC
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515.370.3446
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Bid Deadline:
Tuesday, July 28, 2026
2:00 p.m., CDT

120.00 Acres, m/l
2 Parcels
Franklin County, IA



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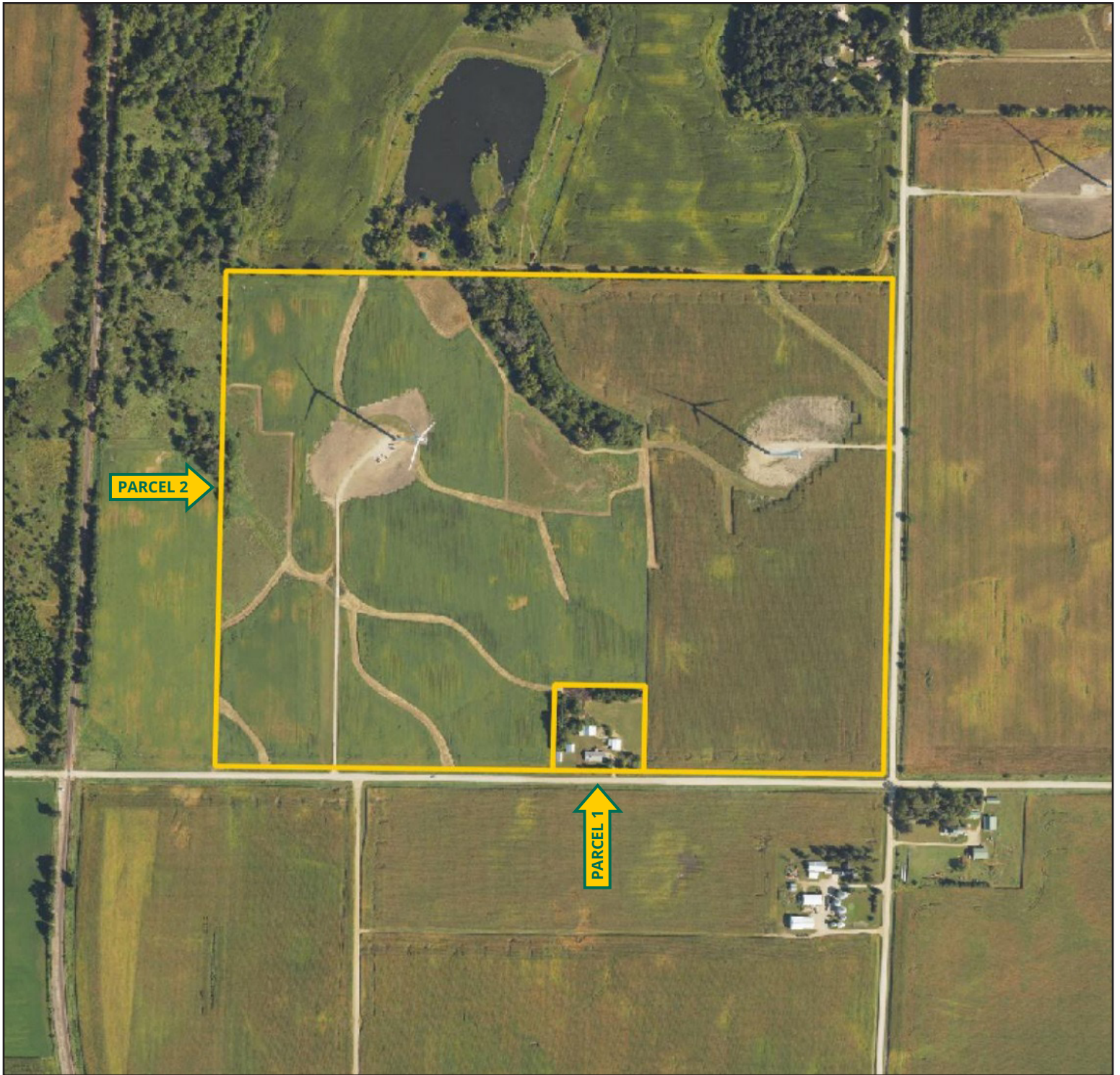
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COMBINED AERIAL PHOTO

120.00 Acres, m/l, In 2 Parcels, Franklin County, IA



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1364 80th St. Hampton, IA 50441



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Location

From Hampton: Go west on IA-3 for 2 miles, then south on Co. Rd. S41 / Mallard Ave. for 6.7 miles, and then east on 80th St. for 0.7 miles. Property is located on the north side of the road.

Simple Legal

A parcel of land designated as Parcel # 2026-14, being part of the SE¼ of Section 31, Township 91 North, Range 20 West of the 5th P.M., Franklin Co., IA. *Final abstract/title documents to govern legal description.*

Address

1364 80th St.
Hampton, IA 50441

Open House

3-6 p.m., Tuesday, July 7th
12-2 p.m., Saturday, July 25th

Real Estate Tax

Taxes Payable 2025 - 2026: \$2,060.20*
Surveyed Gross Acres: 3.09*
Net Taxable Acres: 2.81*
**Taxes estimated due to recent survey of property and pending tax parcel split. Franklin County Treasurer/Assessor will determine final tax figures.*

School District

Hampton Dumont Community School District

Land Description

Level to nearly level.

Dwelling

Single-story home built in 1981 featuring 3 bedrooms and 1½ bathrooms. This home offers 1,520 total square feet of living space, a finished basement, a metal roof, and a two-stall attached garage.

Buildings/Improvements

- 24' x 40' Machine Shed (1900)
- 28' x 30' Corn Crib (1900)
- 32' x 68' Cattle Barn (1900)
- 32' x 48' Machine Shed (1950)
- (2) Lean-To's (1982)
- 10' x 45' Wire Crib (1982)
- 10' x 16' Shed (1900)
- Briggs & Stratton LP Powered Generator

Water & Well Information

The well is estimated to be located southeast of the house.

Septic System

Buyer will be responsible for verifying and bringing the property's septic system into compliance with all applicable regulations. Contact agent for details.

LP Tank

The LP tank will be included in the sale of the property.

Disclaimer

Sale of the property is subject to court approval. Contact agent for details.

Comments

A nice acreage with loads of potential, featuring a single-story home and several outbuildings.

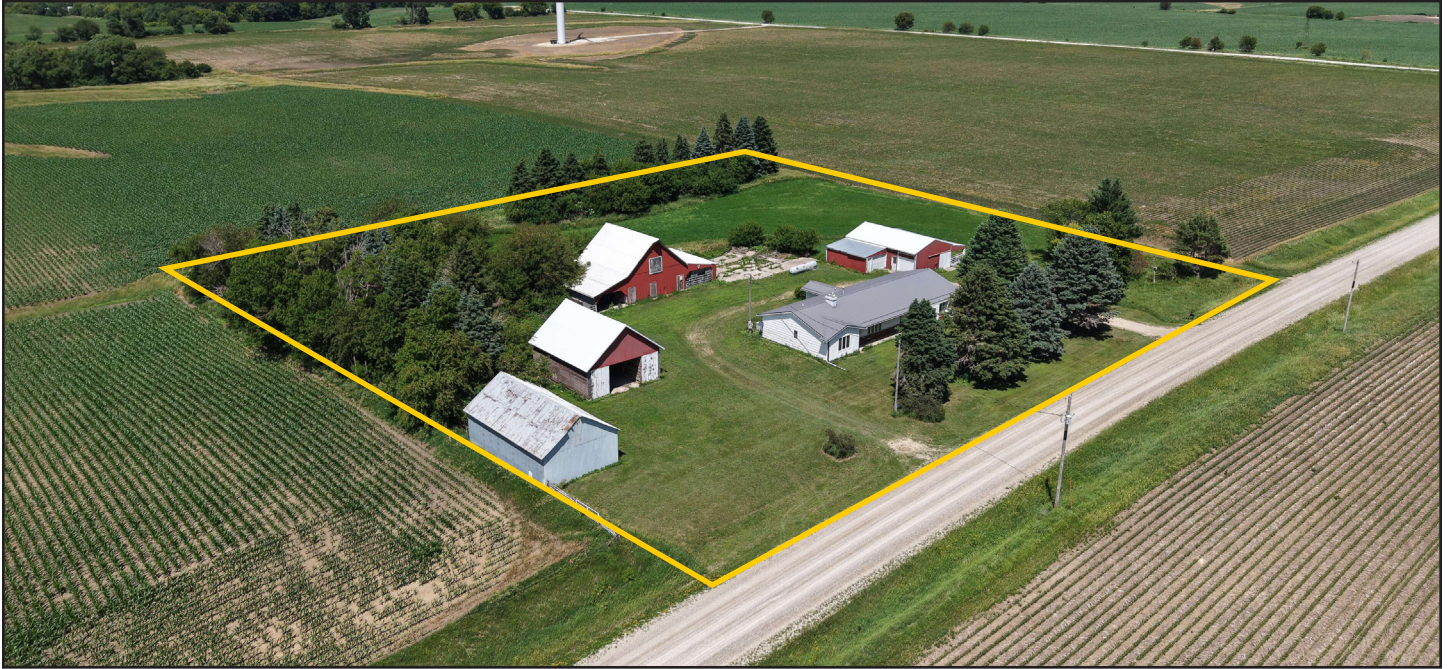
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

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Southwest looking Northeast



South looking North

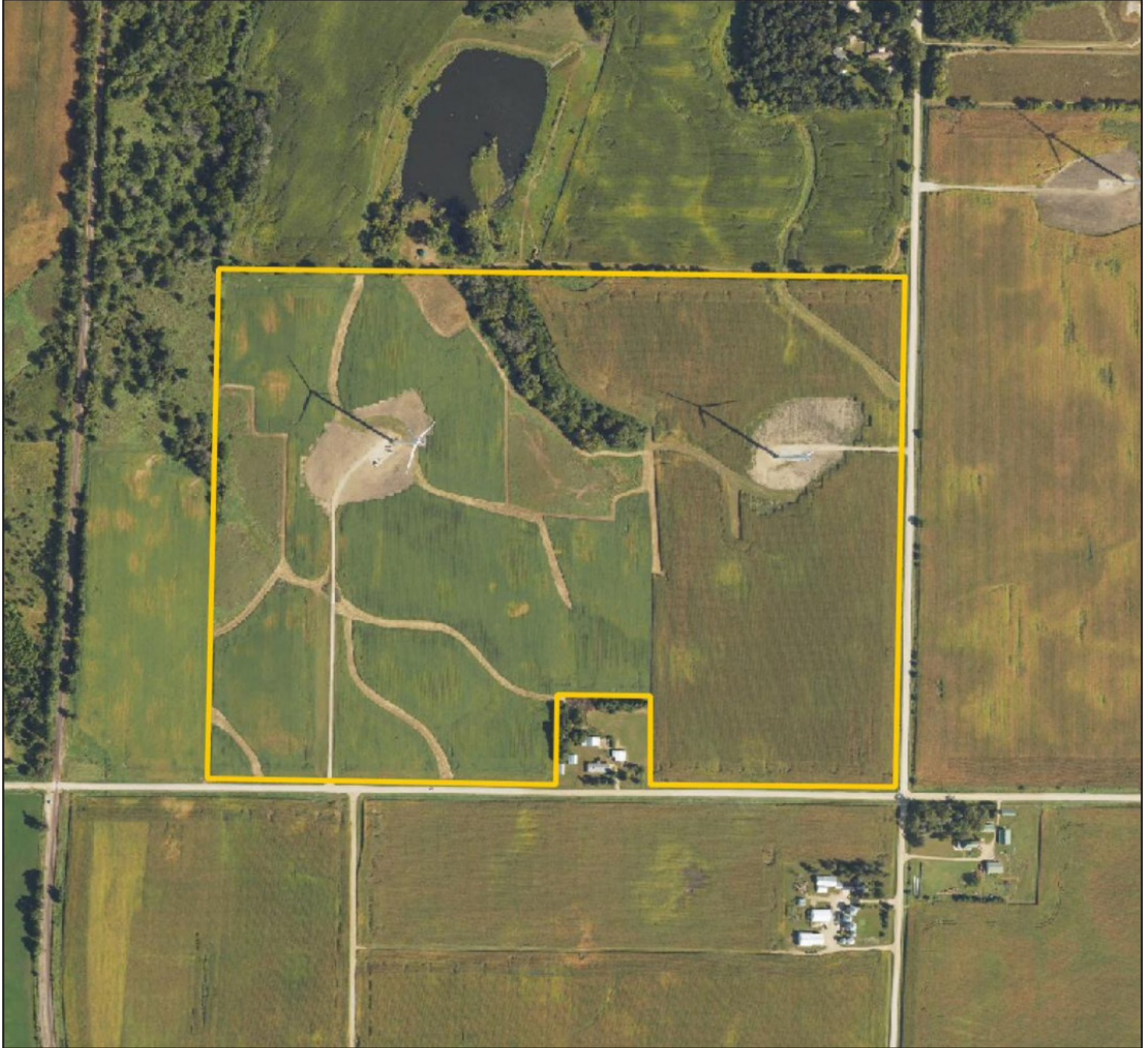


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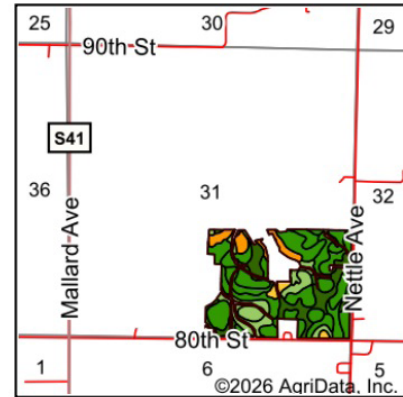
FSA/Eff. Crop Acres: 95.41 | CRP Acres: 11.50 | Soil Productivity: 81.70 CSR2



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State: Iowa
 County: Franklin
 Location: 31-91N-20W
 Township: Reeve
 Acres: 95.41
 Date: 6/18/2026



Maps Provided By:
 surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA069, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L236C	Lester loam, Bemis moraine, 6 to 10 percent slopes	15.88	16.7%		IIIe	81
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	14.77	15.5%		IIe	88
L55	Nicollet loam, 1 to 3 percent slopes	13.44	14.1%		Ie	91
L236B	Lester loam, Bemis moraine, 2 to 6 percent slopes	13.39	14.0%		IIe	85
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	12.82	13.4%		IIlw	89
201B	Coland-Terril complex, 1 to 5 percent slopes	9.02	9.5%		IIe	79
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	5.15	5.4%		IIIe	75
236D2	Lester loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	4.10	4.3%		IVe	49
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	2.12	2.2%		IVe	41
L638D2	Omsrud-Storden complex, Bemis moraine, 10 to 16 percent slopes, moderately eroded	1.64	1.7%		IVe	53
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.47	1.5%		IIIe	83
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	1.11	1.2%		IIlw	75
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.50	0.5%		IIIlw	59
Weighted Average					2.26	81.7

Location

From Hampton: Go west on IA-3 for 2 miles, then south on Co. Rd. S41 / Mallard Ave. for 6.7 miles, and then east on 80th St. for ½ mile. Property is located on the north side of the road.

Simple Legal

SE¼, except the N½ N½ SE¼ and excluding Parcel # 2026-14 in part of the SE¼ SE¼, all in Section 31, Township 91 North, Range 20 West of the 5th P.M., Franklin Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$3,815.06*
Gross Acres: 116.91*
Net Taxable Acres: 113.69*
Tax per Net Taxable Acre: \$33.56*
**Taxes estimated pending tax parcel split. Franklin County Treasurer/Assessor will determine final tax figures.*

Lease Status

Leased through the 2026 crop year.

FSA Data

Farm Number 1072, Tract 1957
FSA/Eff. Crop Acres: 95.41
CRP Acres: 11.50
Corn Base Acres: 55.86*
Corn PLC Yield: 154 Bu.
Bean Base Acres: 40.50*
Bean PLC Yield: 38 Bu.
**Acres are estimated pending reconstitution of farm by the Franklin County FSA office.*

CRP Contracts

There are 11.50 acres enrolled in 4 CRP contracts.

- There are 7.74 acres enrolled in a CP-1 contract that pays \$1,573.00 annually and expires 9/30/2035.
- There are 2.43 acres enrolled in a CP-21 contract that pays \$729.00 annually and expires 9/30/2037.
- There are 0.72 acres enrolled in a CP-8A contract that pays \$216.00 annually and expires 9/30/2031.
- There are 0.61 acres enrolled in a CP-8A contract that pays \$138.00 annually and expires 9/30/2029.

Soil Types/Productivity

Primary soils are Lester, Clarion, Nicollet, and Webster-Nicollet. CSR2 on the FSA/ Eff. crop acres is 81.70. See soil map for detail.

Land Description

Nearly level to strongly sloping.

Drainage

Natural.

Buildings/Improvements

None.

Wind Turbines

Property contains two wind turbines providing additional income. Contact agent for details.

Water & Well Information

None.

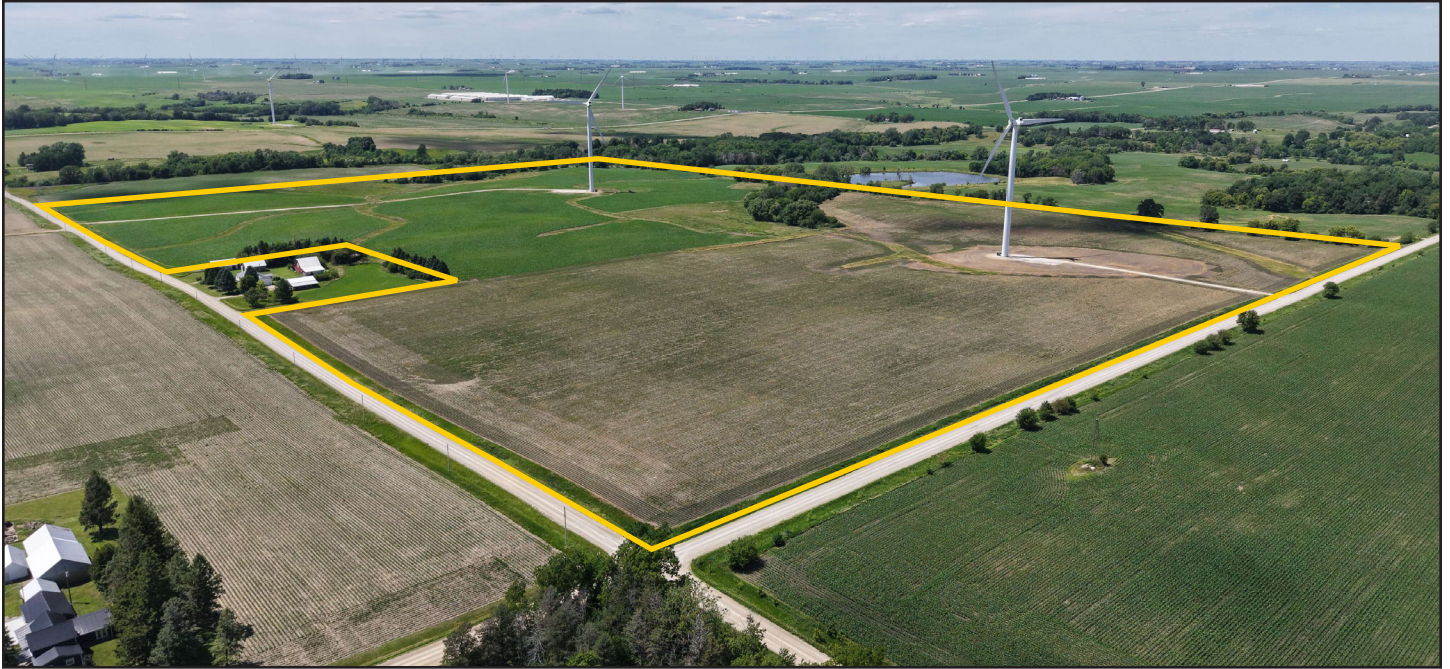
Disclaimers

A ravine containing scrap metal is located in the property's tree line in the northern section of the property. Sale of the property is subject to court approval. Contact agent for details.

Comments

Franklin County farm combining great quality soils and good road accessibility with active wind turbine income.

Southeast looking Northwest



Northeast looking Southwest





Bid Deadline: Tues., July 28, 2026

Time: 2:00 p.m., CDT

Mail To:

Hertz Real Estate Services
Attn: Jameson Anders
2800 4th St. SW, Ste. 7
Mason City, IA 50401

Seller

Kenneth Brandt Estate

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, Jameson Anders at 319-269-7975.

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 Mason City, IA Hertz office, on or before Tuesday, July 28, 2026 by 2:00 p.m., CDT. The Seller will accept or reject all bids by 5 p.m., CDT on Wednesday, July 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 3, 2026, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession of Parcel 1 will be given at settlement. Possession of Parcel 2 will be given at settlement, subject to the existing lease which expires March 1, 2027. Taxes will be prorated to closing.

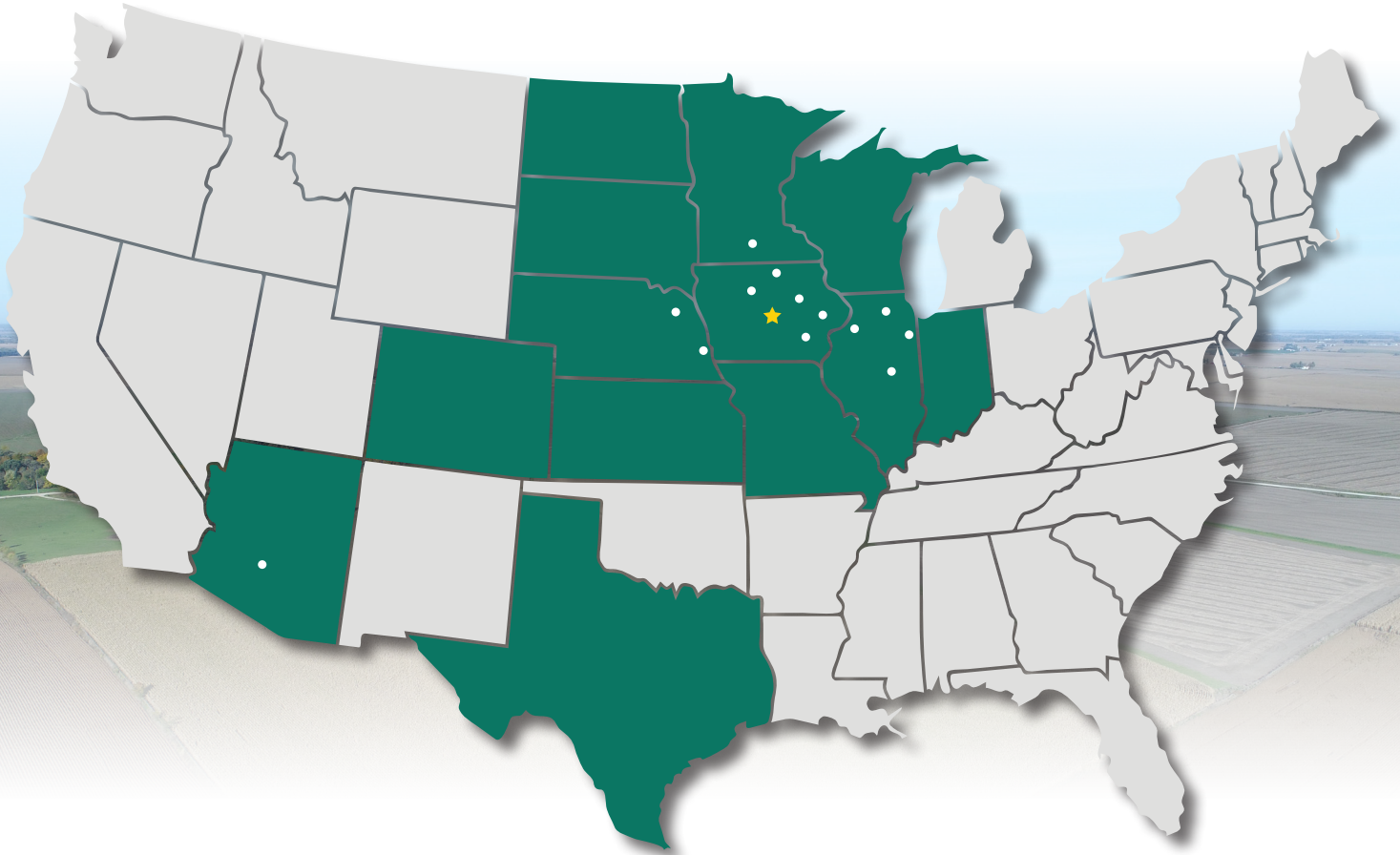
Disclaimer

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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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Certified Farm Appraisals
Professional Farm Management

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