



## Quality Farmland South of Madrid

# AUCTION

Virtual Online-Only

**Thursday**

**August 6, 2026**

**10:00 a.m. CDT**

**bid.hertz.ag**

**163.94 Acres, m/l**

**2 Parcels**

**Dallas County, IA**



**MATT VEGTER, ALC**

*Licensed Salesperson in IA*

**515.290.7286**

MattV@Hertz.ag

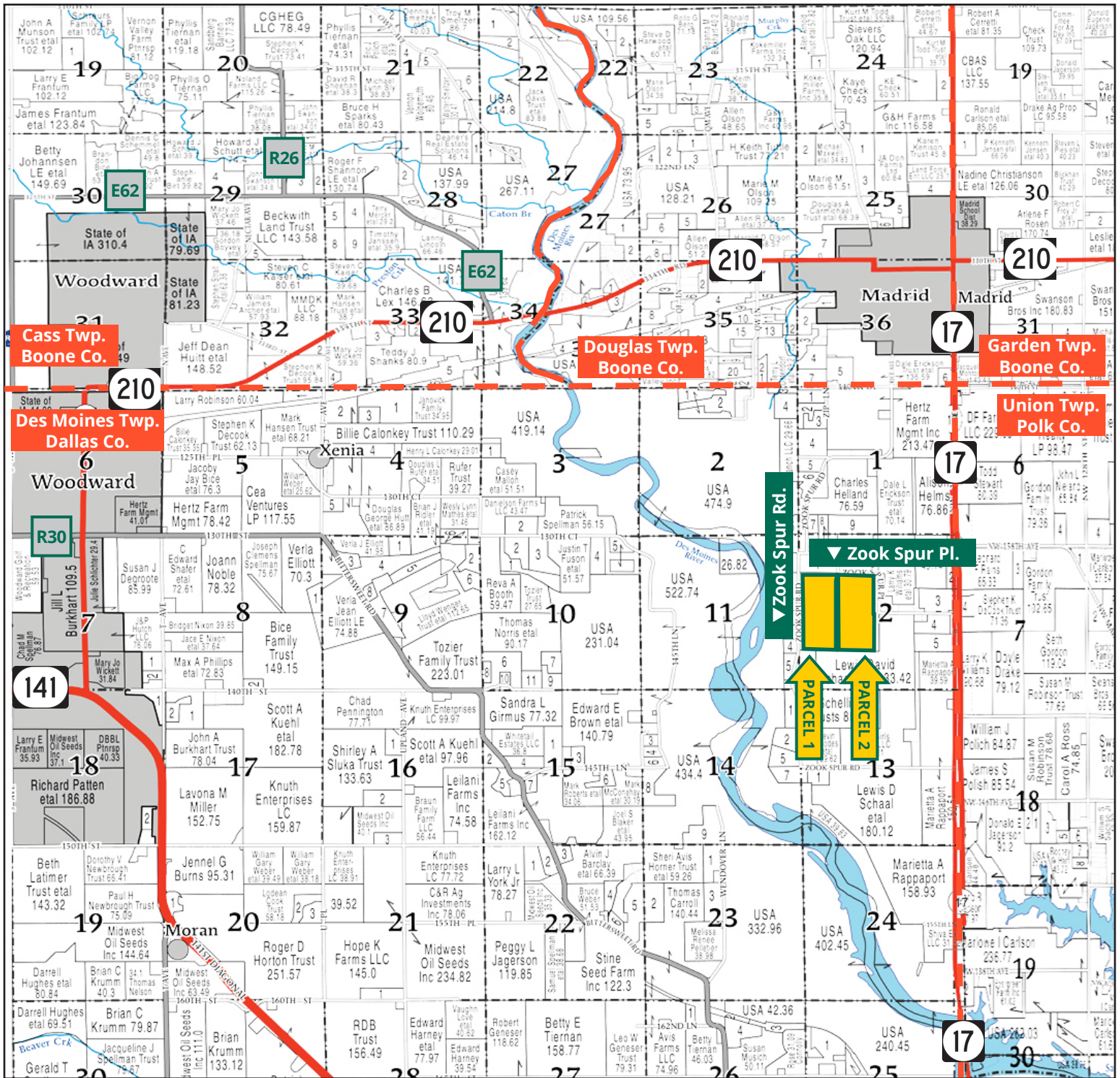


**STEVE JOHNSTON**

*Licensed Salesperson in IA*

**641.895.9704**

SteveJ@Hertz.ag

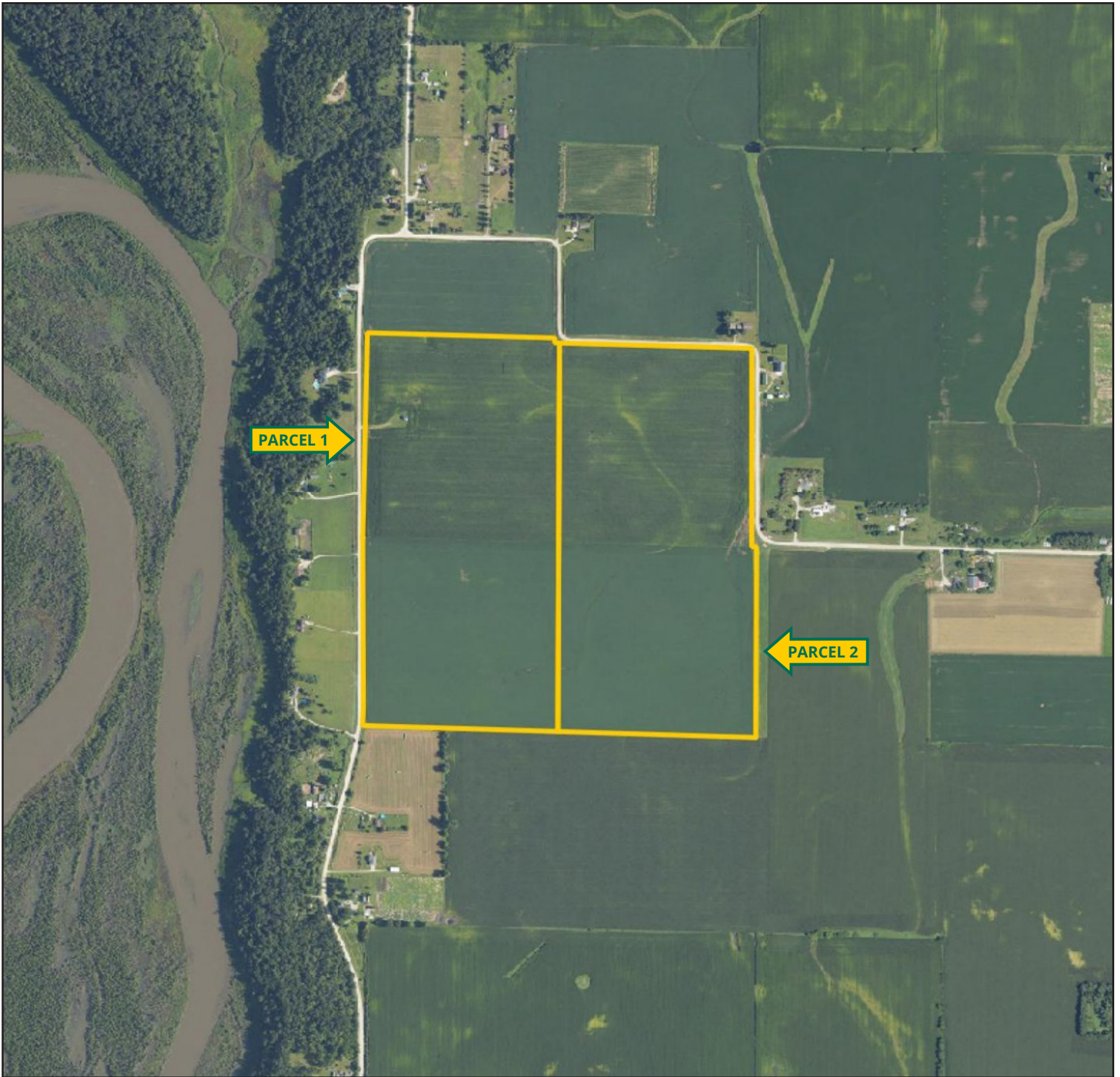


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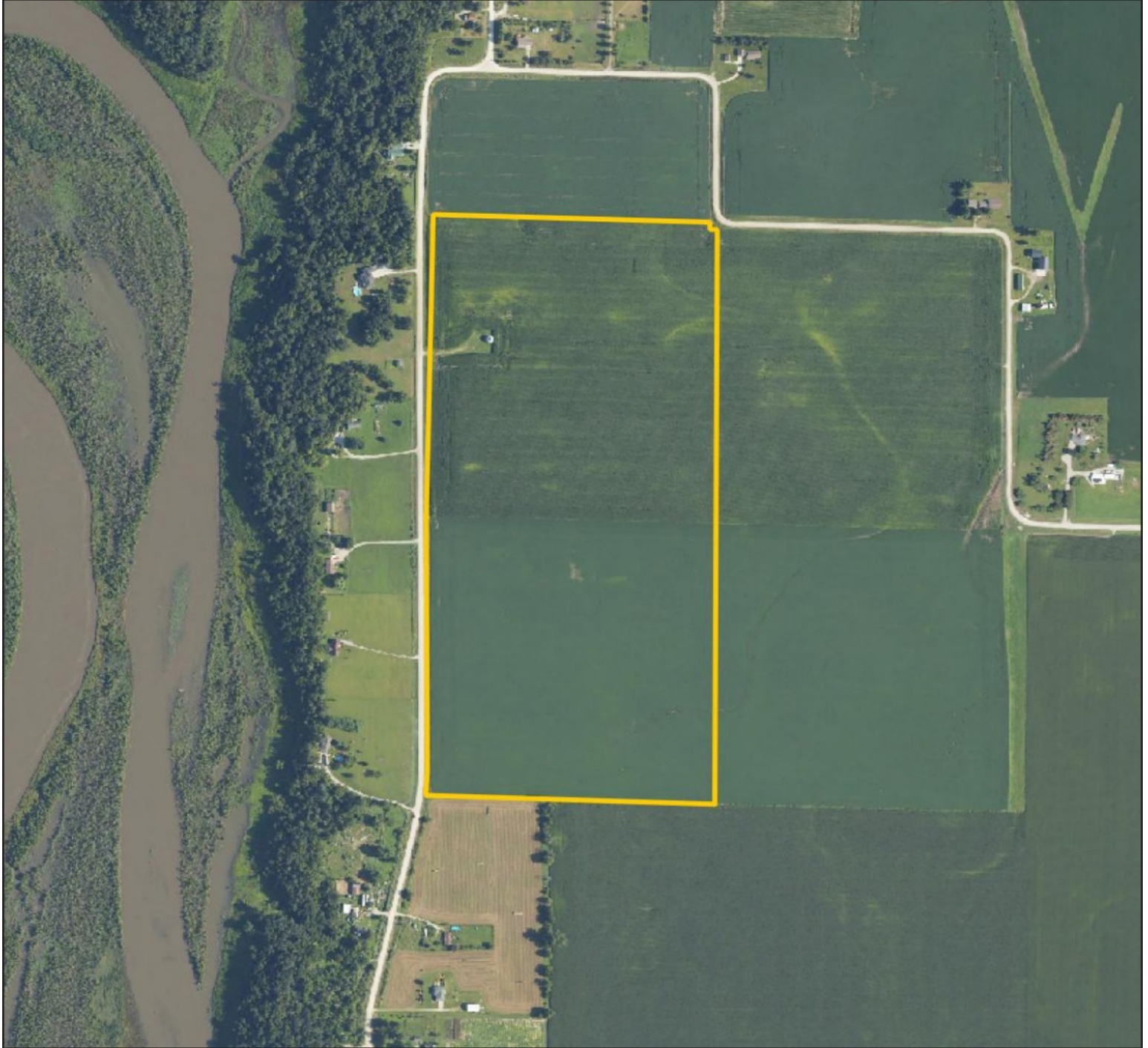
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Est. FSA/Eff. Crop Acres: 79.36 | Soil Productivity: 75.70 CSR2



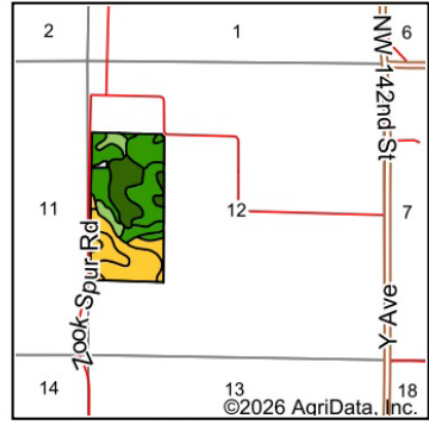
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Soils data provided by USDA and NRCS.



State: Iowa  
 County: Dallas  
 Location: 12-81N-26W  
 Township: Des Moines  
 Acres: 79.36  
 Date: 6/26/2026



Area Symbol: IA049, Soil Area Version: 32

| Code                    | Soil Description   | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2**      |
|-------------------------|--|-------|------------------|-------------|------------------|-------------|
| 259                     | Biscay clay loam, 0 to 2 percent slopes                                | 15.68 | 19.9%            |             | IIw              | 52          |
| L55                     | Nicollet loam, 1 to 3 percent slopes                                   | 13.26 | 16.7%            |             | Ie               | 91          |
| L138B                   | Clarion loam, Bemis moraine, 2 to 6 percent slopes                     | 12.85 | 16.2%            |             | IIe              | 88          |
| 203                     | Cylinder loam, 0 to 2 percent slopes                                   | 10.57 | 13.3%            |             | IIs              | 58          |
| L236B                   | Lester loam, Bemis moraine, 2 to 6 percent slopes                      | 10.17 | 12.8%            |             | IIe              | 85          |
| L107                    | Webster clay loam, Bemis moraine, 0 to 2 percent slopes                | 7.27  | 9.2%             |             | IIw              | 88          |
| L138C2                  | Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded | 3.29  | 4.1%             |             | IIIe             | 83          |
| L236C2                  | Lester loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded  | 2.80  | 3.5%             |             | IIIe             | 77          |
| L325                    | Le Sueur loam, Bemis moraine, 1 to 3 percent slopes                    | 2.57  | 3.2%             |             | Ie               | 78          |
| 308                     | Wadena loam, 0 to 2 percent slopes                                     | 0.90  | 1.1%             |             | IIs              | 56          |
| <b>Weighted Average</b> |  |       |                  |             | <b>1.88</b>      | <b>75.7</b> |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

From Madrid: Go south on Hwy 17. In 2 miles turn west on Zook Spur Pl and 1 mile turn south on Zook Spur Rd. In ¼ mile the property will be on the east side of the road.

### Simple Legal

NW¼ SW¼ and NE¼ SW¼ of Section 12, Township 81 North, Range 20 West of the 5th P.M., Dallas Co., IA. *Final abstract/title documents to govern legal description.*

### Real Estate Tax

Taxes Payable 2025 - 2026: \$2,088  
Gross Acres: 81.50  
Net Taxable Acres: 80.26  
Tax per Net Taxable Acre: \$26.02

### Lease Status

Open lease for 2027 Crop Year.

### FSA Data

Farm Number 7152, Part of Tract 2672  
FSA/Eff. Crop Acres: 79.36\*  
Corn Base Acres: 58.45\*  
Corn PLC Yield: 121 Bu.  
Bean Base Acres: 18.80\*  
Bean PLC Yield: 35 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Dallas County FSA office.*

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Biscay clay loam, Nicollet loam, and Clarion loam. CSR2 on the estimated FSA/Eff. crop acres is 75.70. 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 moderately sloping.

### Drainage

Some tile. No maps available.

### Buildings/Improvements

Grain Bin (1983)

### Water & Well Information

None.

### Comments

Productive Dallas County Farmland in a tightly held area.



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.

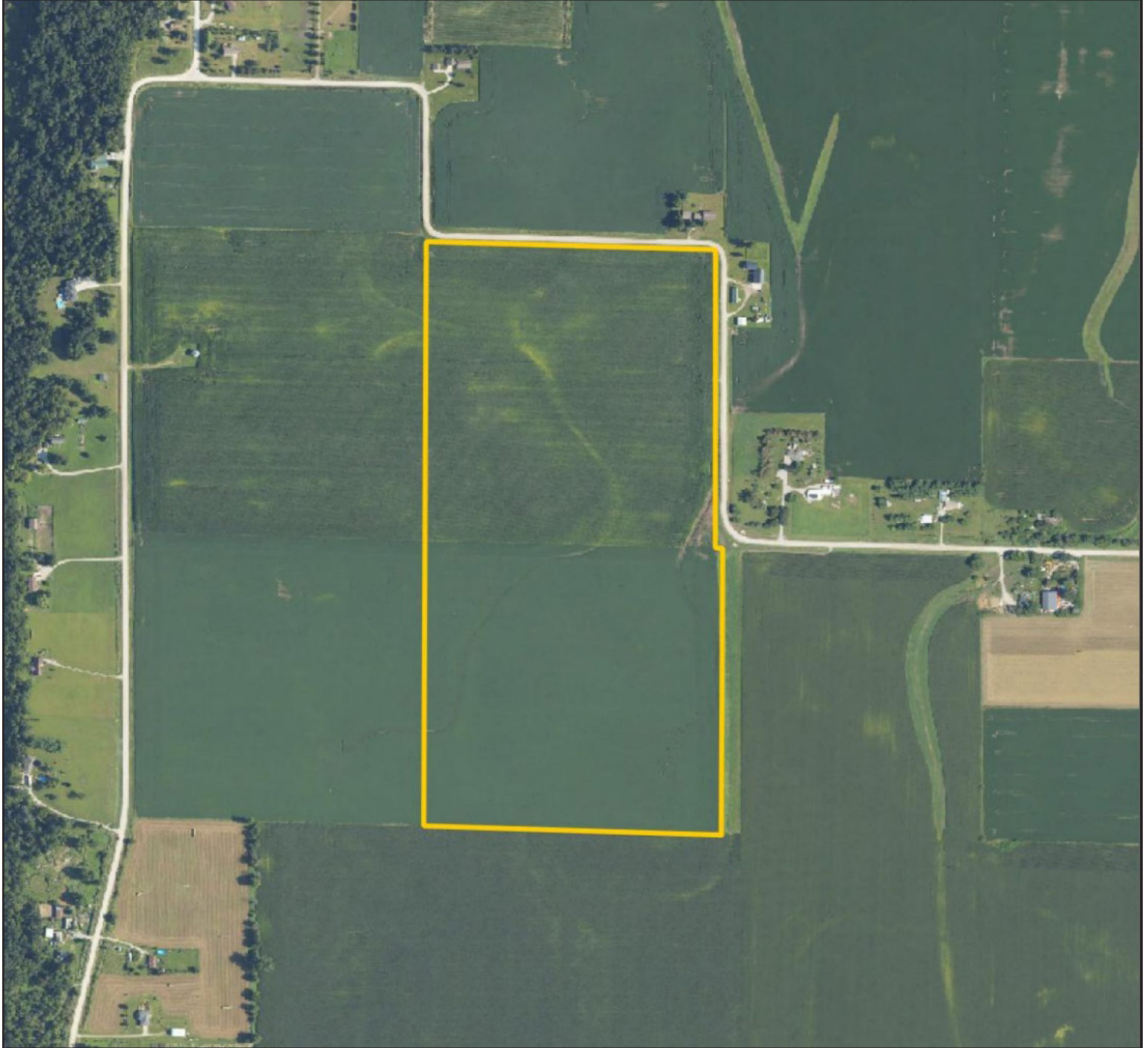
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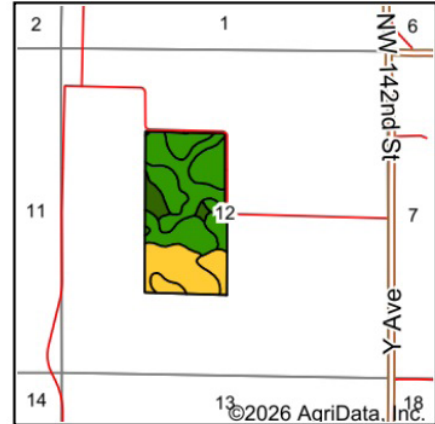
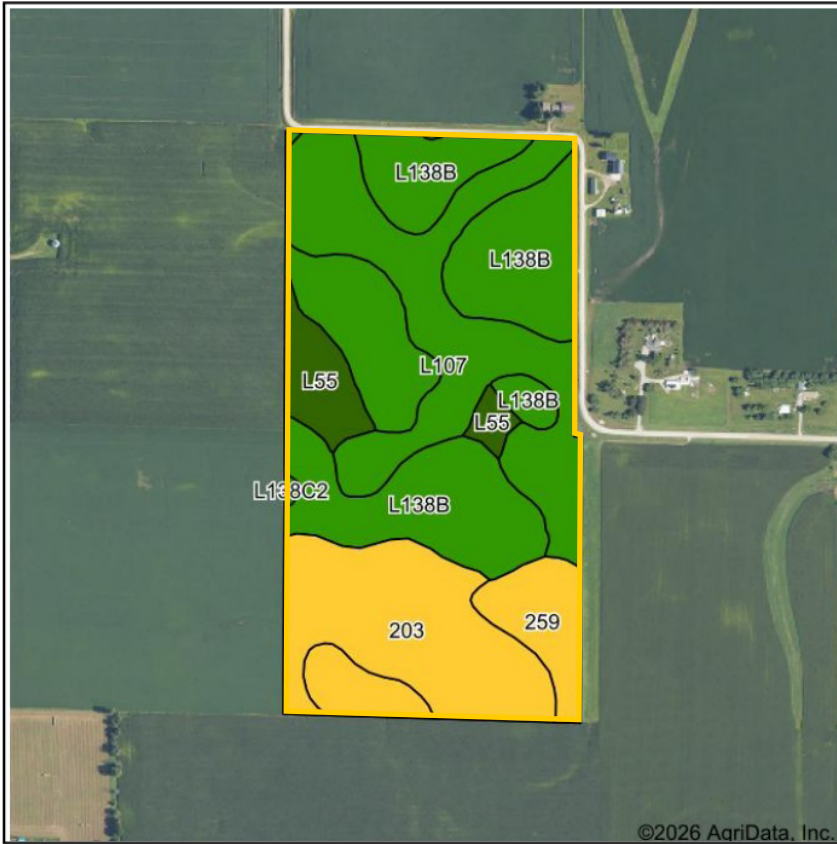
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State: Iowa  
 County: Dallas  
 Location: 12-81N-26W  
 Township: Des Moines  
 Acres: 79.36  
 Date: 6/26/2026



Soils data provided by USDA and NRCS.

Area Symbol: IA049, Soil Area Version: 32

| Code                    | Soil Description   | Acres | Percent of field | CSR2 Legend   | Non-Irr Class *c | CSR2**    |
|-------------------------|--|-------|------------------|---|------------------|-----------|
| L138B                   | Clarion loam, Bemis moraine, 2 to 6 percent slopes                     | 31.18 | 39.2%            |  | Ile              | 88        |
| L107                    | Webster clay loam, Bemis moraine, 0 to 2 percent slopes                | 20.55 | 25.9%            |  | Ilw              | 88        |
| 203                     | Cylinder loam, 0 to 2 percent slopes                                   | 15.52 | 19.6%            |  | Ils              | 58        |
| 259                     | Biscay clay loam, 0 to 2 percent slopes                                | 7.27  | 9.2%             |  | Ilw              | 52        |
| L55                     | Nicollet loam, 1 to 3 percent slopes                                   | 4.66  | 5.9%             |  | Ie               | 91        |
| L138C2                  | Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded | 0.18  | 0.2%             |  | Ille             | 83        |
| <b>Weighted Average</b> |  |       |                  |   | <b>1.94</b>      | <b>79</b> |

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### Location

From Madrid: Go south on Hwy 17. In 2 miles turn west on Zook Spur Pl. In ½ mile the property will be on the west side of the road.

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Taxes Payable 2025 - 2026: \$2,168.00  
Gross Acres: 82.44  
Net Taxable Acres: 79.19  
Tax per Net Taxable Acre: \$27.39

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Nearly level to gently sloping.

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Some tile. No maps available.

### Buildings/Improvements

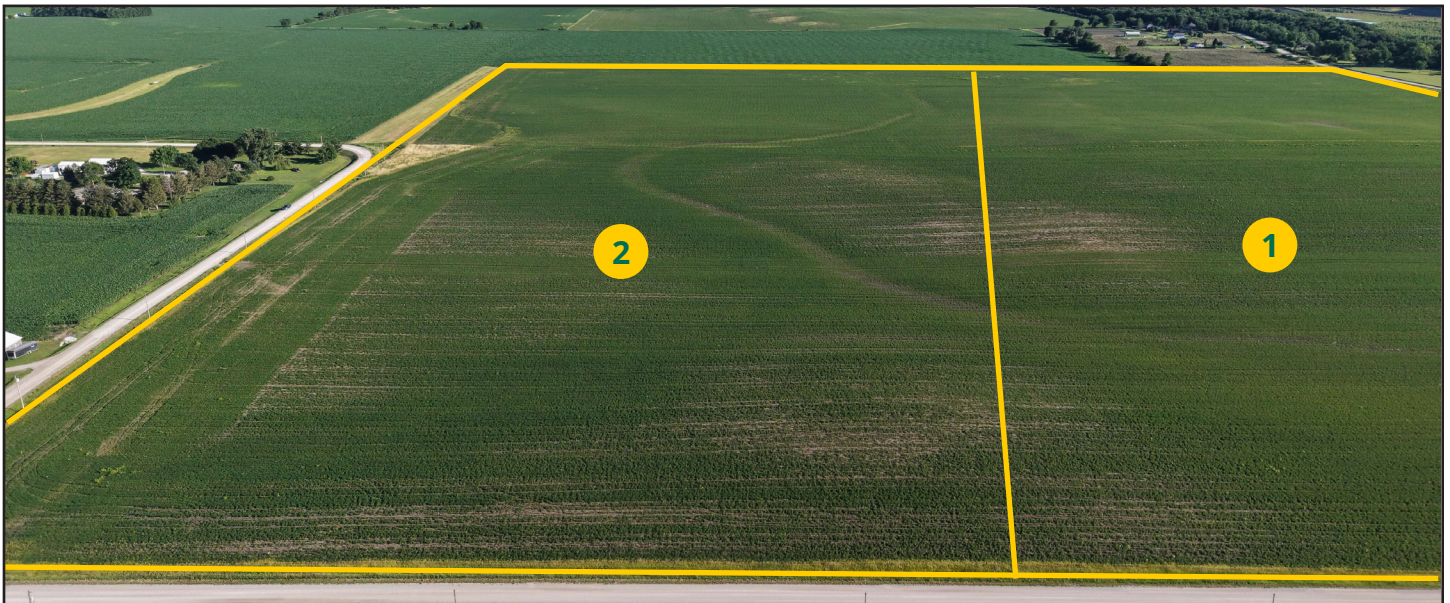
None.

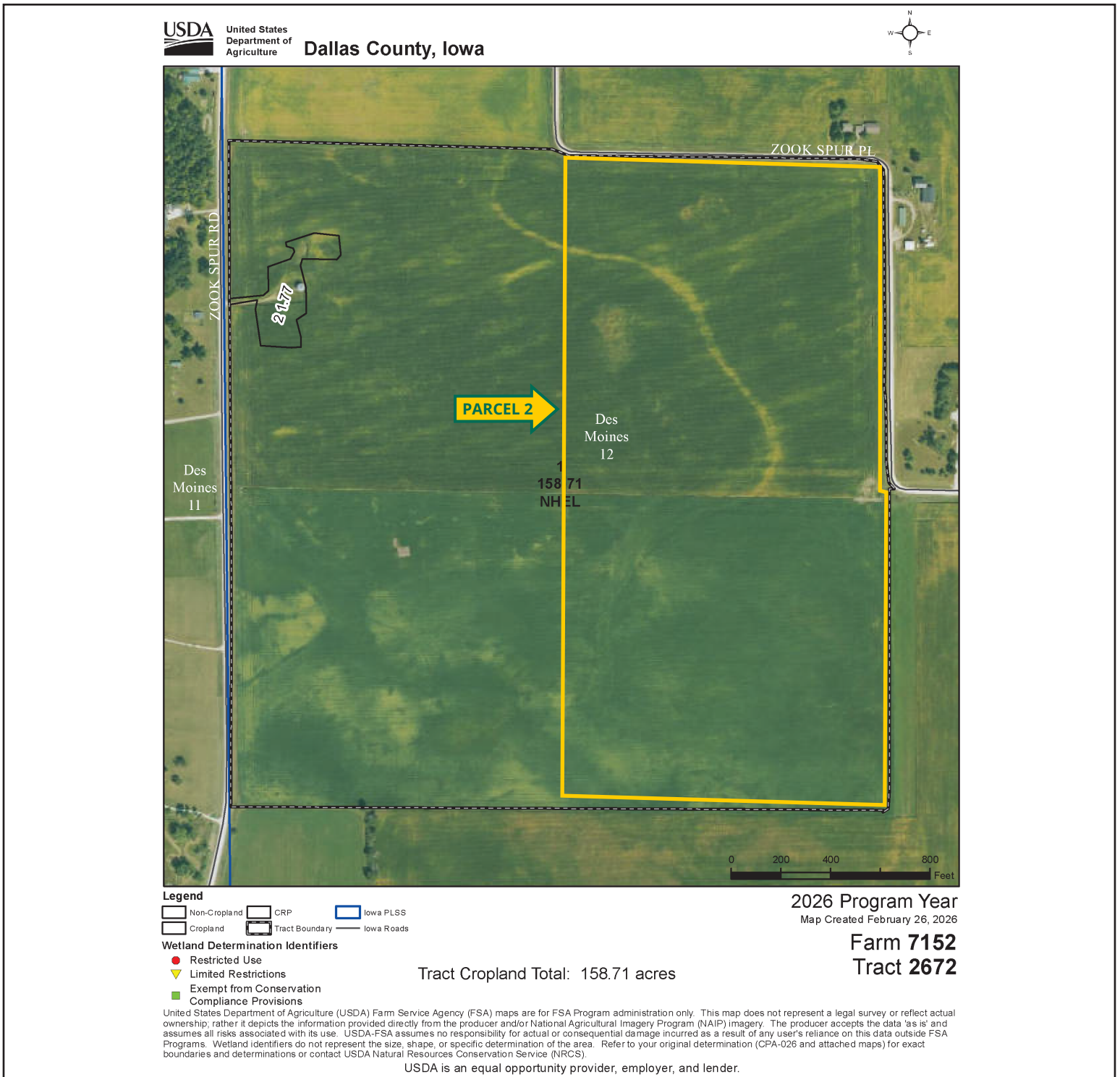
### Water & Well Information

None.

### Comments

Productive Dallas County Farmland in a tightly held area.





Southeast looking Northwest



Southwest looking Northeast



South looking North



Grain Bin on Parcel 1



**Date:** Thur., August 6, 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 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

- This land will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

### Seller

CLC Farms, LLC

### 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.

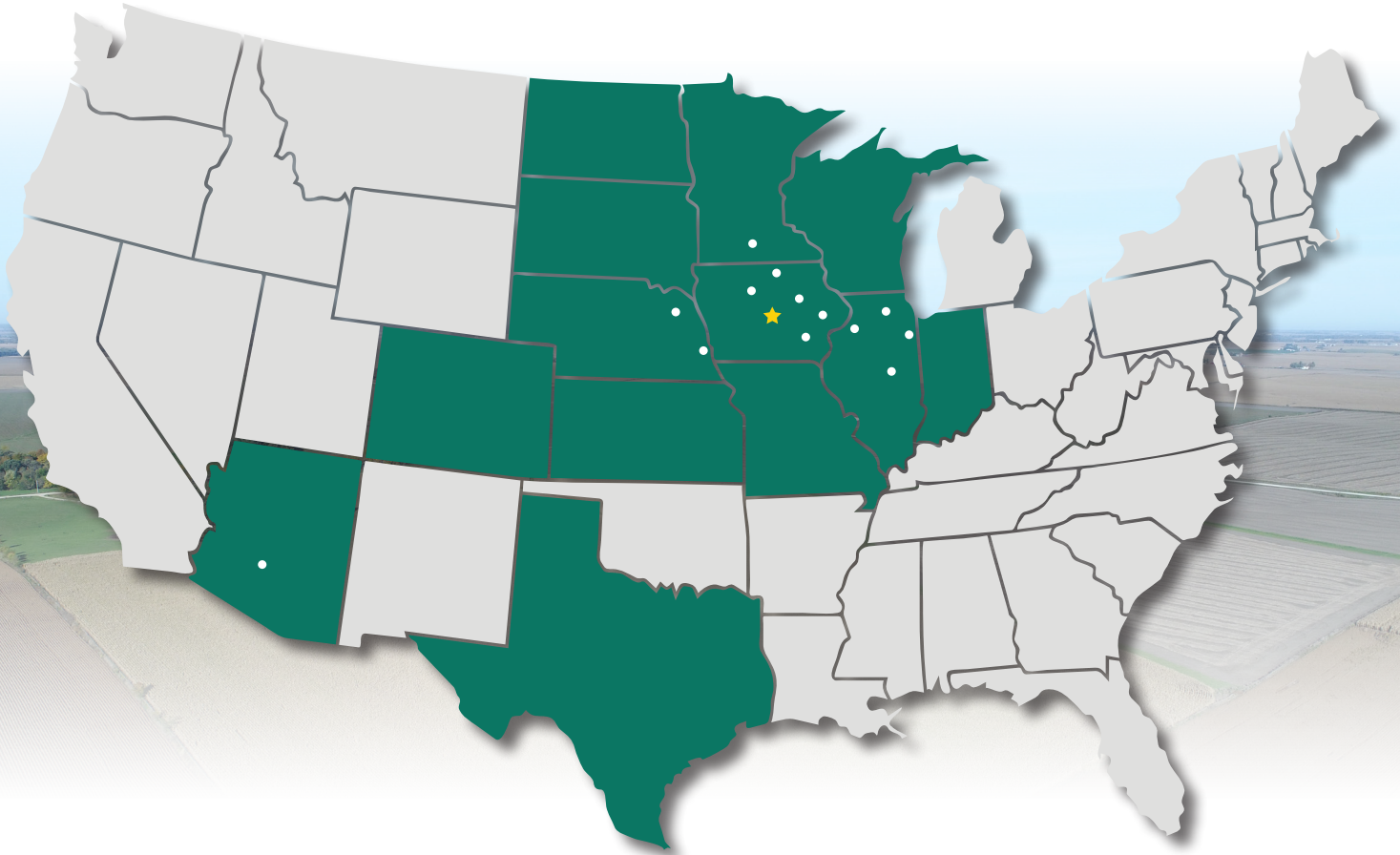
### Terms of Possession

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 September 23, 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 March 1, 2027. Taxes will be prorated to the 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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