



## Major Land Auction in Southern Iowa

# AUCTION

Virtual Online-Only

**Thursday**

**August 13, 2026**

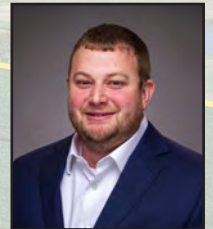
**10:00 a.m. CDT**

**bid.hertz.ag**

**705.99 Acres, m/l**

**6 Parcels**

**Clarke & Decatur Co., IA**

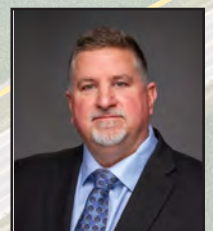


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**STEVE JOHNSTON**

*Licensed Salesperson in IA & MO*

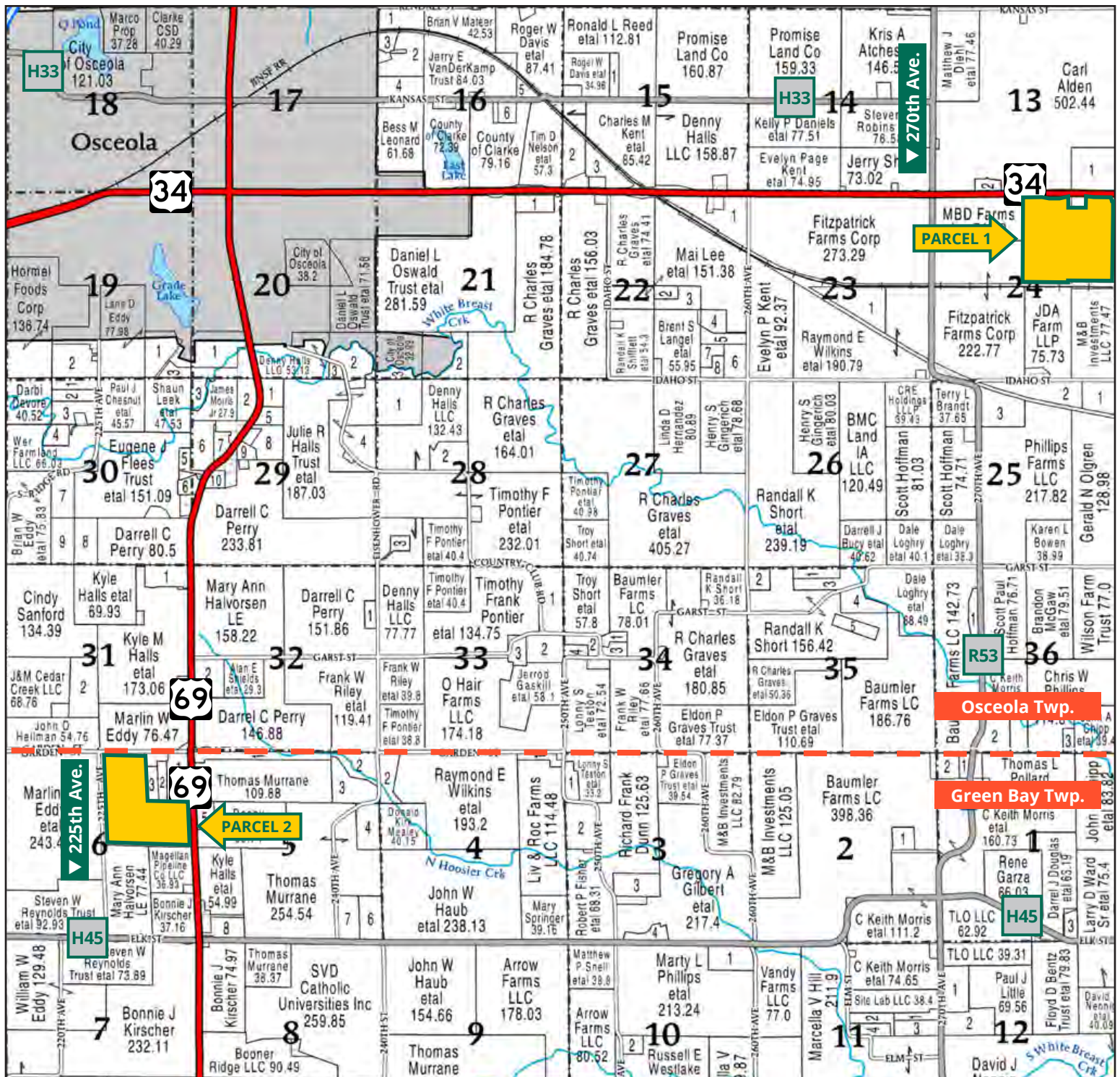
**641.895.9704**

SteveJ@Hertz.ag









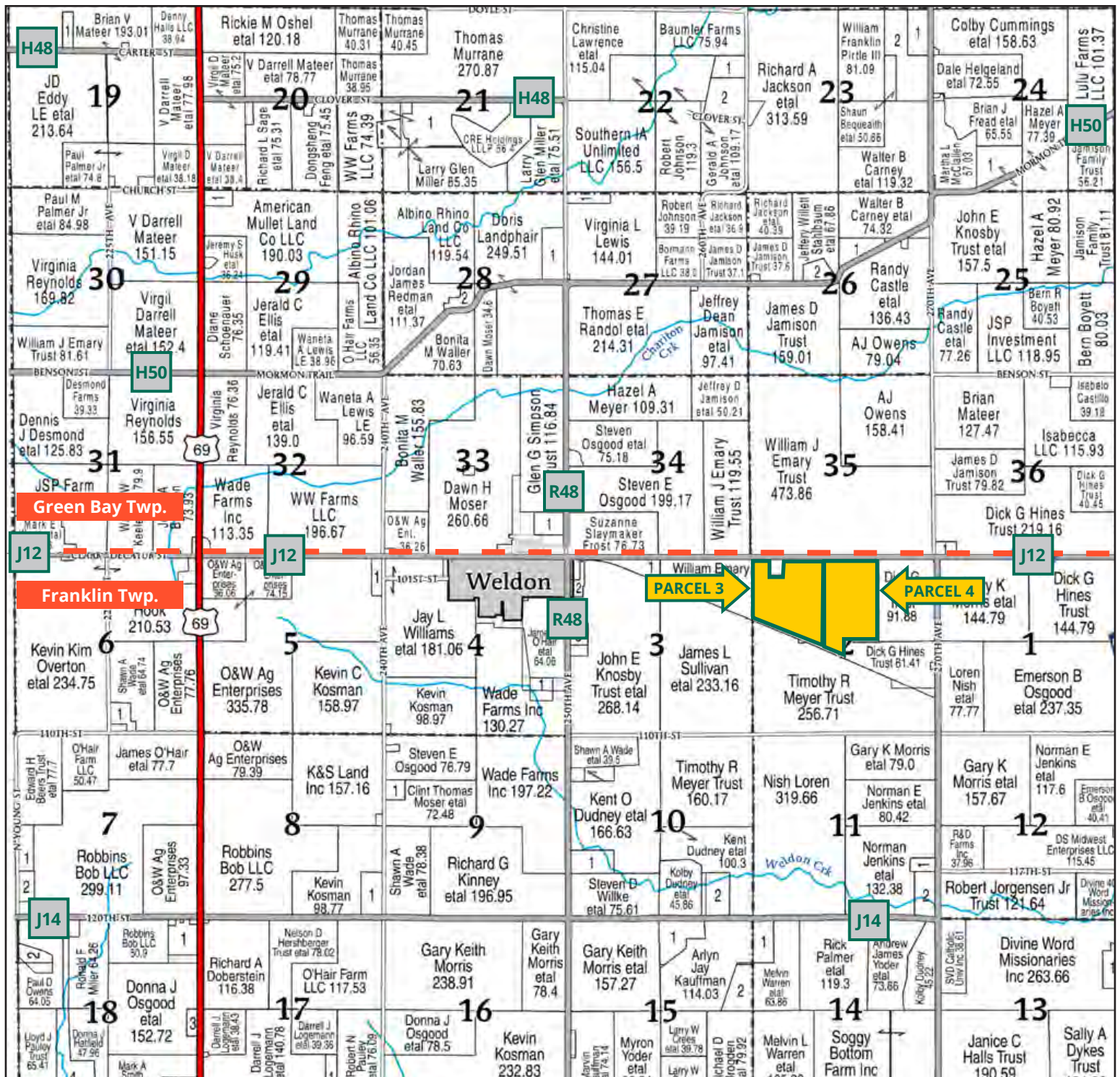
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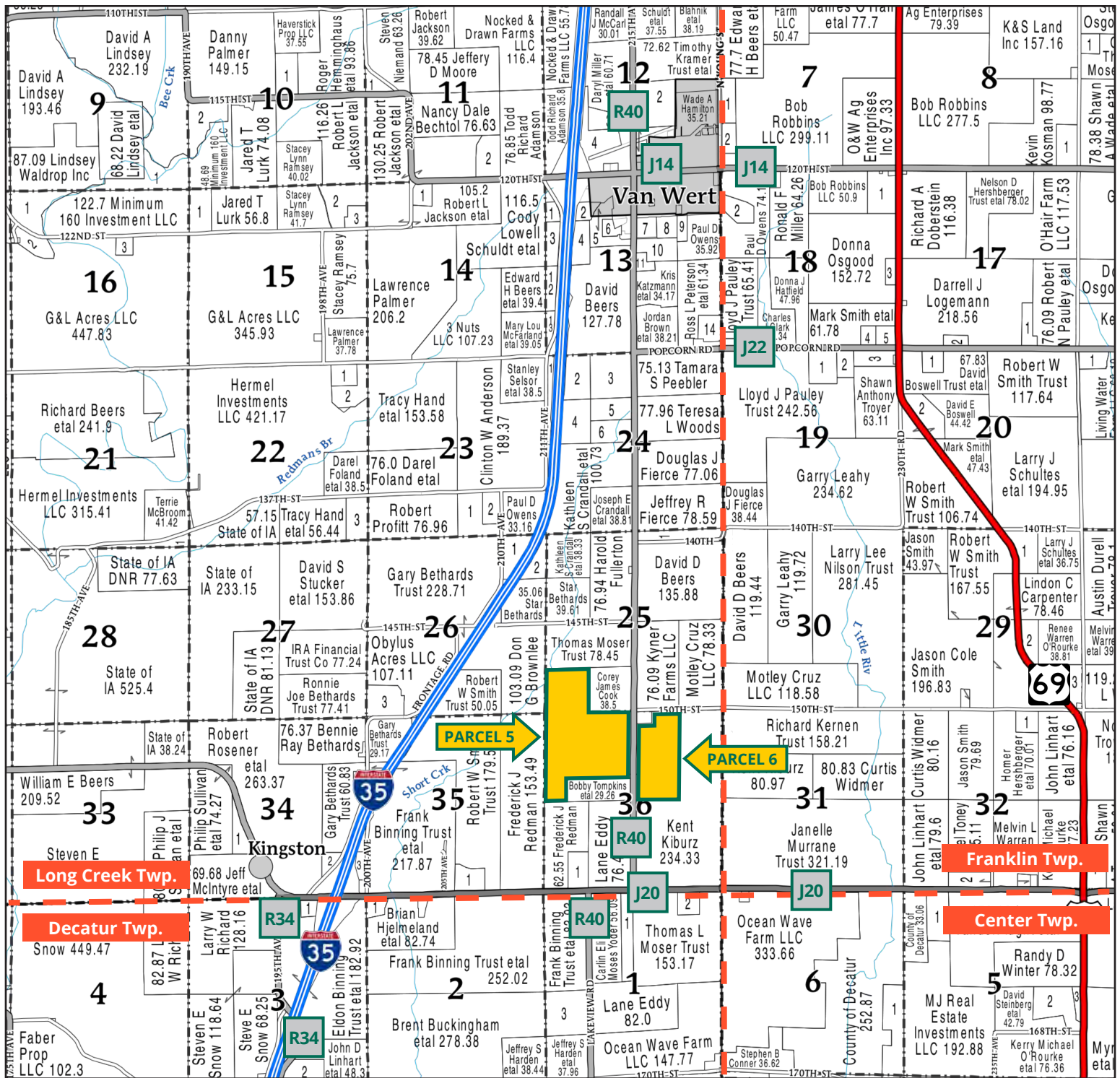
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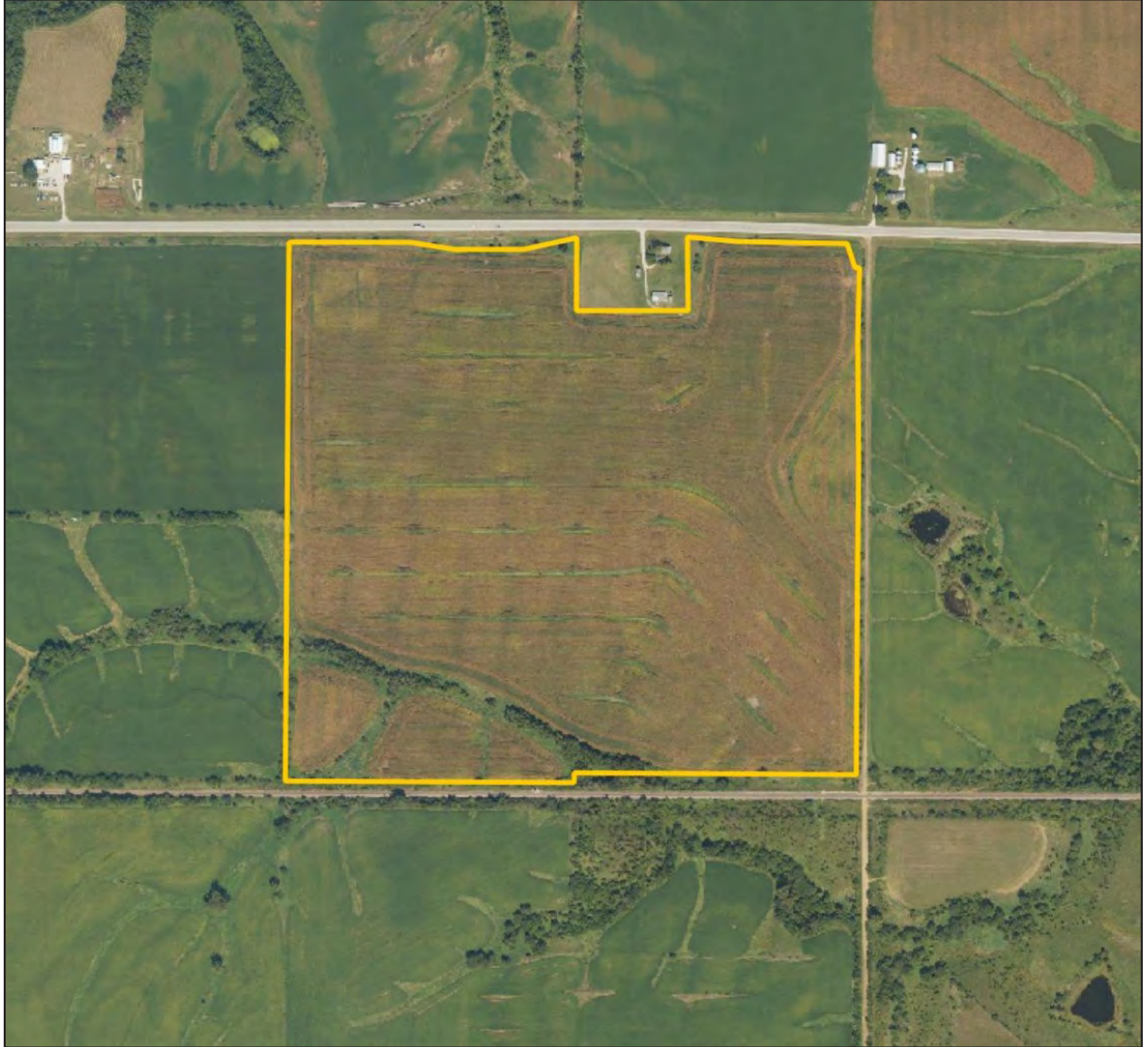
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FSA/Eff. Crop Acres: 143.59 | Soil Productivity: 59.30 CSR2

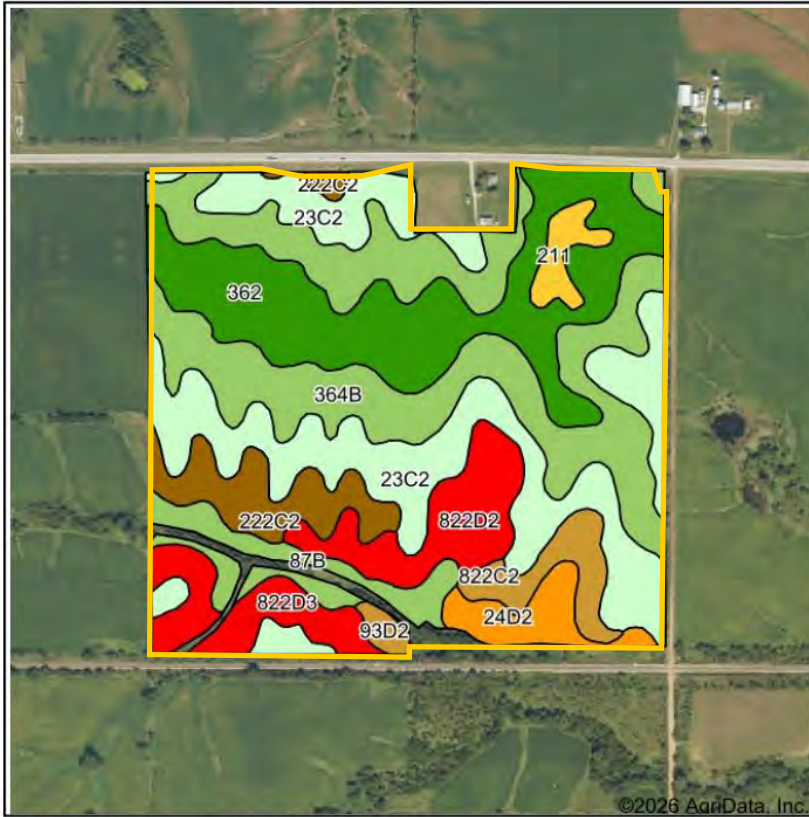


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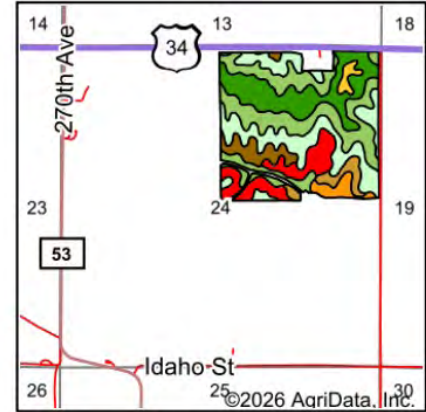
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Clarke**  
Location: **24-72N-25W**  
Township: **Osceola**  
Acres: **143.59**  
Date: **7/2/2026**



Area Symbol: IA039, Soil Area Version: 31

| Code             | Soil Description                                                        | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|------------------|-------------------------------------------------------------------------|-------|------------------|-------------|------------------|--------|
| 364B             | Grundy silty clay loam, 2 to 5 percent slopes                           | 36.48 | 25.4%            |             | Ile              | 72     |
| 23C2             | Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded        | 34.39 | 24.0%            |             | IIIle            | 62     |
| 362              | Haig silt loam, 0 to 2 percent slopes                                   | 28.24 | 19.7%            |             | IIlw             | 83     |
| 822D2            | Lamoni clay loam, 9 to 14 percent slopes, moderately eroded             | 9.17  | 6.4%             |             | IVe              | 11     |
| 222C2            | Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded      | 8.23  | 5.7%             |             | IVw              | 28     |
| 822D3            | Lamoni clay loam, 9 to 14 percent slopes, severely eroded               | 7.42  | 5.2%             |             | VIe              | 7      |
| 87B              | Zook-Colo silty clay loams, 0 to 5 percent slopes, occasionally flooded | 6.78  | 4.7%             |             | IIlw             | 71     |
| 822C2            | Lamoni clay loam, 5 to 9 percent slopes, eroded                         | 4.74  | 3.3%             |             | IIIle            | 31     |
| 24D2             | Shelby clay loam, 9 to 14 percent slopes, moderately eroded             | 4.63  | 3.2%             |             | IIIle            | 48     |
| 211              | Edina silt loam, 0 to 2 percent slopes                                  | 2.45  | 1.7%             |             | IIIlw            | 59     |
| 93D2             | Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded         | 1.06  | 0.7%             |             | IVe              | 32     |
| Weighted Average |                                                                         |       |                  |             | 2.79             | 59.3   |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Location

From Osceola: Head east on Hwy. 34. In 4 miles the property will be on the south side of the road.

## Simple Legal

Part of NE¼ of Section 24, Township 72 North, Range 25 West of the 5th P.M., Clarke Co., IA. *Final abstract/title documents to govern legal description.*

## Real Estate Tax

Taxes Payable 2025 - 2026: \$3,282.00\*  
Surveyed Acres: 147.32

Net Taxable Acres: 145.43\*

Tax per Net Taxable Acre: \$22.57\*

*\* Taxes estimated due to recent survey of property. Clarke County Treasurer/ Assessor will determine final tax figures.*

## Lease Status

Open lease for 2027 crop year.

## FSA Data

Farm Number 2036, Tract 947

FSA/Eff. Crop Acres: 143.59

Corn Base Acres: 95.70

Corn PLC Yield: 118 Bu.

Bean Base Acres: 36.00

Bean PLC Yield: 41 Bu.

## NRCS Classification

HEL: Highly Erodible Land.

## Soil Types/Productivity

Primary soils are Grundy silty clay loam, Arispe silty clay loam, and Haig silt loam. CSR2 on the FSA/Eff. crop acres is 59.30. 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

Improved with tile and terraces.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

High-quality Clarke County farmland on a hard-surfaced road just east of Osceola.



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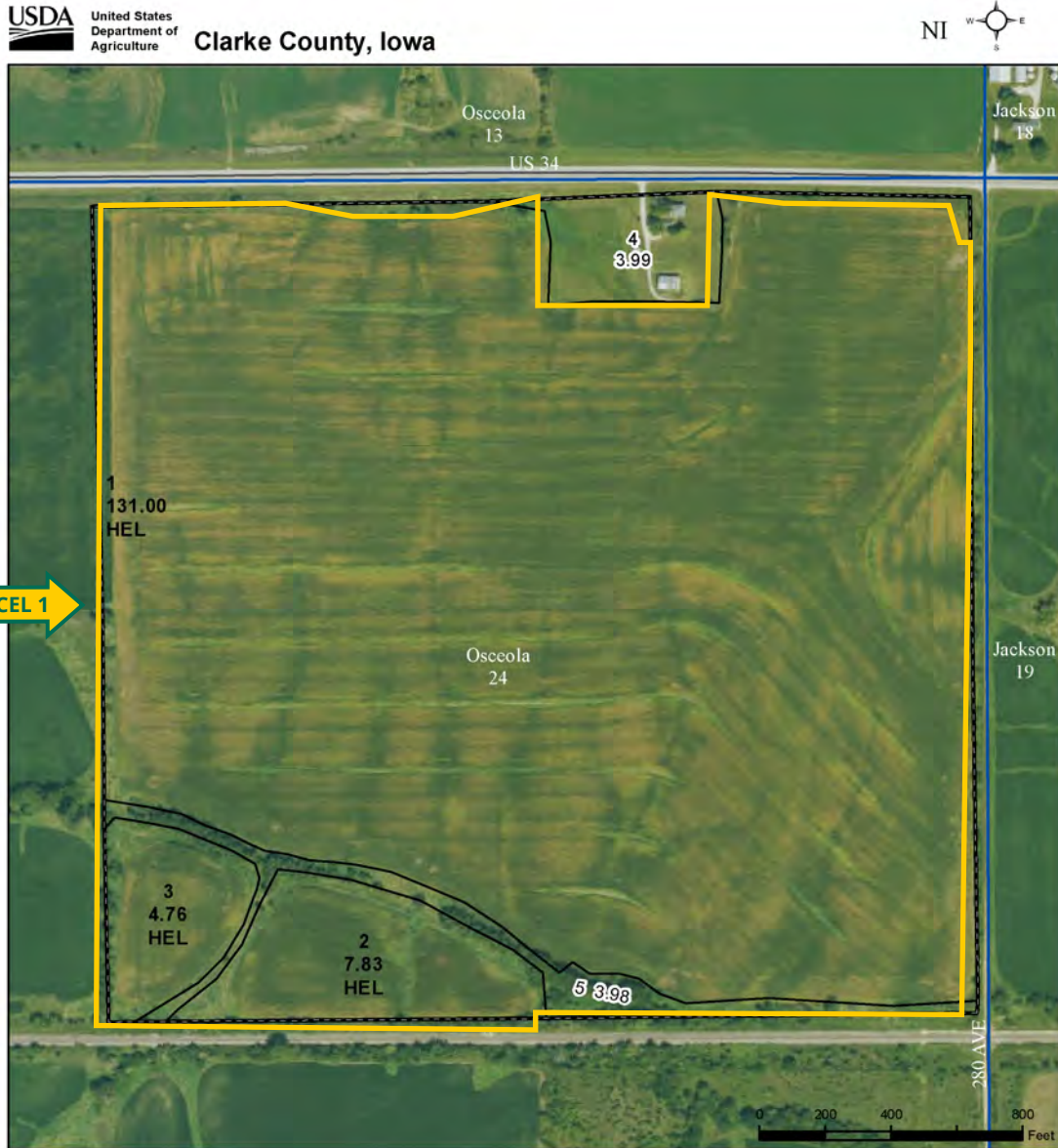
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**Legend**  
 Non-Cropland    CRP    Iowa PLSS  
 Cropland    Tract Boundary    Iowa Roads

**Wetland Determination**  
 ● Restricted  
 ▼ Limited  
 Exempt from Conservation  
 Compliance Provisions

Tract Cropland Total: 143.59 acres

2026 Program Year  
Map Created March 05, 2026

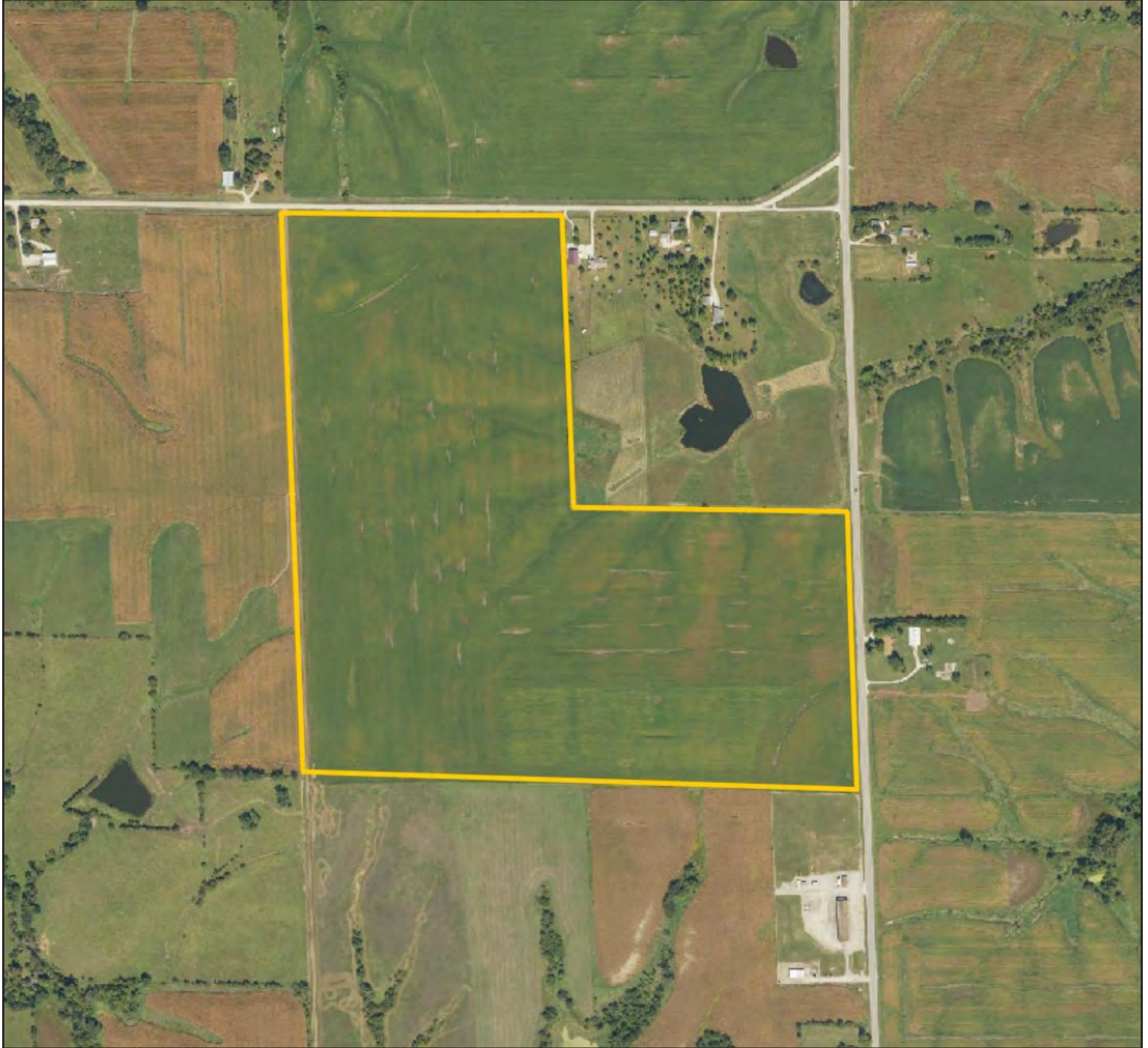
Farm 2036  
Tract 947

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



FSA/Eff. Crop Acres: 115.12 | Soil Productivity: 64.00 CSR2

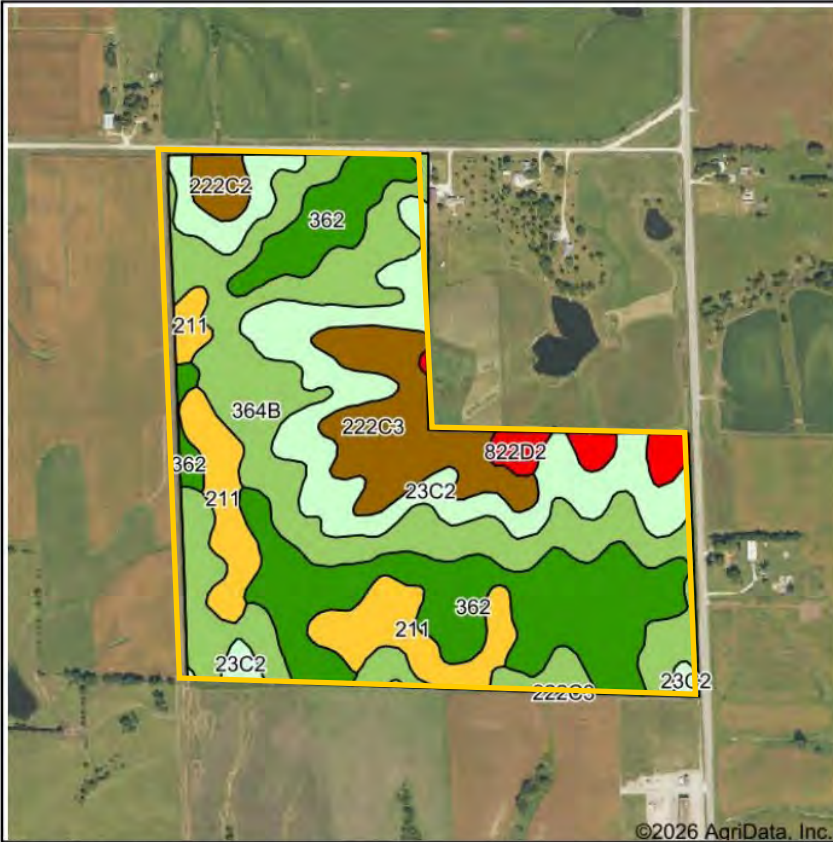


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Soils data provided by USDA and NRCS.



State: Iowa  
County: Clarke  
Location: 6-71N-25W  
Township: Green Bay  
Acres: 115.12  
Date: 7/6/2026



Maps Provided By  
  
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Area Symbol: IA039, Soil Area Version: 31

| Code             | Soil Description                                                   | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|------------------|--------------------------------------------------------------------|-------|------------------|-------------|------------------|--------|
| 364B             | Grundy silty clay loam, 2 to 5 percent slopes                      | 35.98 | 31.2%            |             | Ile              | 72     |
| 362              | Haig silt loam, 0 to 2 percent slopes                              | 27.88 | 24.2%            |             | IIw              | 83     |
| 23C2             | Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded   | 22.86 | 19.9%            |             | IIIe             | 62     |
| 211              | Edina silt loam, 0 to 2 percent slopes                             | 12.39 | 10.8%            |             | IIIw             | 59     |
| 222C3            | Clarinda silty clay, 5 to 9 percent slopes, severely eroded        | 11.01 | 9.6%             |             | VIe              | 21     |
| 822D2            | Lamoni clay loam, 9 to 14 percent slopes, moderately eroded        | 3.12  | 2.7%             |             | IVe              | 11     |
| 222C2            | Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded | 1.88  | 1.6%             |             | IVw              | 28     |
| Weighted Average |                                                                    |       |                  |             | 2.78             | 64     |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Location

From Osceola: Head south on the Hwy. 69. In 4 miles the property will be on the west side of the road.

## Simple Legal

W½ NE¼ and SE¼ NE¼ of Section 6, Township 71 North, Range 25 West of the 5th P.M., Clarke County, IA. *Final abstract/ title documents to govern legal description.*

## Real Estate Tax

Taxes Payable 2025 - 2026: \$2,984.00\*

Surveyed Acres: 120.81

Net Taxable Acres: 116.17\*

Tax per Net Taxable Acre: \$25.69\*

*\* Taxes estimated due to recent survey of property. Clarke County Treasurer/ Assessor will determine final tax figures.*

## Lease Status

Open lease for 2027 crop year.

## FSA Data

Farm Number 4238, Tract 11739

FSA/Eff. Crop Acres: 115.12

Corn Base Acres: 115.10

Corn PLC Yield: 111 Bu.

## NRCS Classification

NHEL: Non-Highly Erodible Land.

## Soil Types/Productivity

Primary soils are Grundy silty clay loam, Haig silt loam, and Arispe silty clay loam. CSR2 on the FSA/Eff. crop acres is 64.00. 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

Improved with tile and terraces.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

High-quality Clarke County farmland on a hard-surfaced road just south of Osceola.









Est. FSA/Eff. Crop Acres: 98.92 | Soil Productivity: 68.20 CSR2

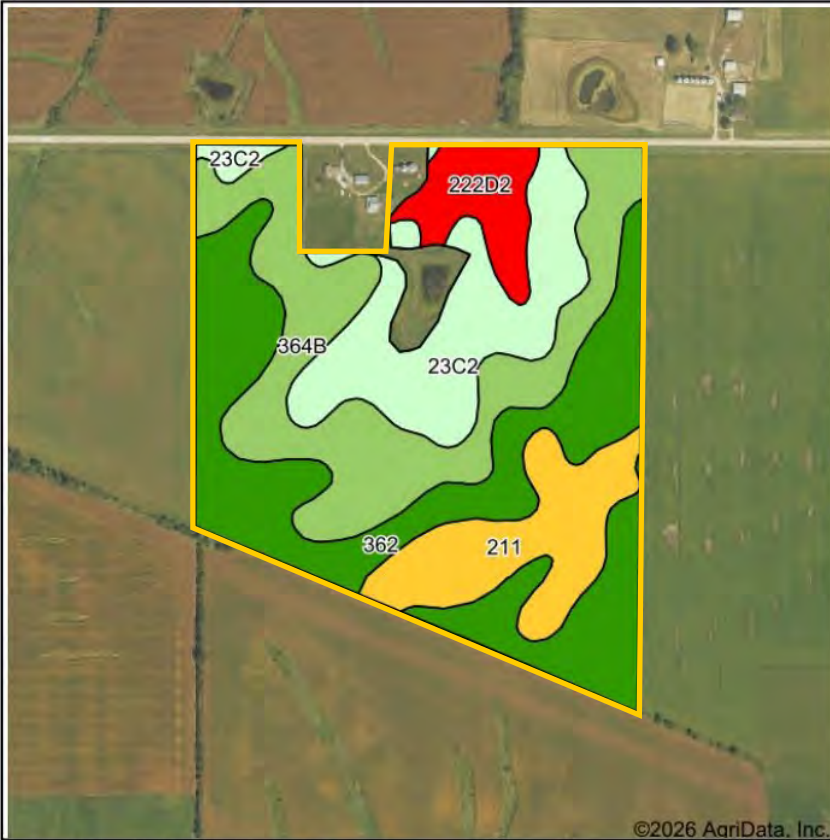


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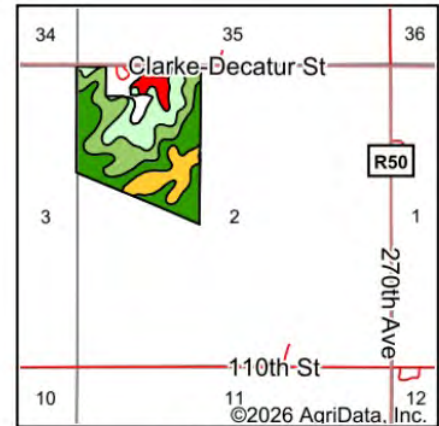
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Soils data provided by USDA and NRCS.



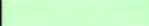
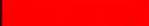
State: Iowa  
County: Decatur  
Location: 2-70N-25W  
Township: Franklin  
Acres: 98.92  
Date: 7/6/2026



Maps Provided By:  
  
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Area Symbol: IA053, Soil Area Version: 31

| Code             | Soil Description                                                    | Acres | Percent of field | CSR2 Legend                                                                           | Non-Irr Class *c | CSR2** |
|------------------|---------------------------------------------------------------------|-------|------------------|---------------------------------------------------------------------------------------|------------------|--------|
| 362              | Haig silty clay loam, 0 to 2 percent slopes                         | 34.19 | 34.5%            |  | IIw              | 83     |
| 364B             | Grundy silty clay loam, 2 to 5 percent slopes                       | 26.42 | 26.7%            |  | Ile              | 72     |
| 23C2             | Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded    | 19.26 | 19.5%            |  | IIIe             | 62     |
| 211              | Edina silt loam, 0 to 1 percent slopes                              | 12.91 | 13.1%            |  | IIIw             | 59     |
| 222D2            | Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded | 6.14  | 6.2%             |  | IVe              | 8      |
| Weighted Average |                                                                     |       |                  |                                                                                       | 2.45             | 68.2   |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Location

From Weldon: Head east on County Hwy. J12. In 1.5 miles the property will be on the south side of the road.

## Simple Legal

Part of Section 2, Township 70 North, Range 25 West of 5th P.M., Decatur County, IA. *Final abstract/title documents to govern legal description.*

## Real Estate Tax

Taxes Payable 2025-2026: \$2,675\*

Surveyed Acres: 102.55

Net Taxable Acres: 100.66\*

Tax per Net Taxable Acre: \$26.57\*

*\*Taxes estimated due to recent survey of property. Decatur County Treasurer/ Assessor will determine final tax figures.*

## Lease Status

Open lease for 2027 crop year.

## FSA Data

Farm Number 3751, Part of Tract 6949

Est. FSA/Eff. Crop Acres: 98.92\*

Corn Base Acres: 68.80\*

Corn PLC Yield: 157 Bu.

Bean Base Acres: 28.90\*

Bean PLC Yield: 44 Bu.

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

## NRCS Classification

NHEL: Non-Highly Erodible Land.

## Soil Types/Productivity

Primary soils are Haig silty clay loam, Grundy silty clay loam, and Arispe silty clay loam. CSR2 on the estimated FSA/ Eff. crop acres is 68.20. 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 gently sloping.

## Drainage

Improved with tile and terraces.

## Buildings/Improvements

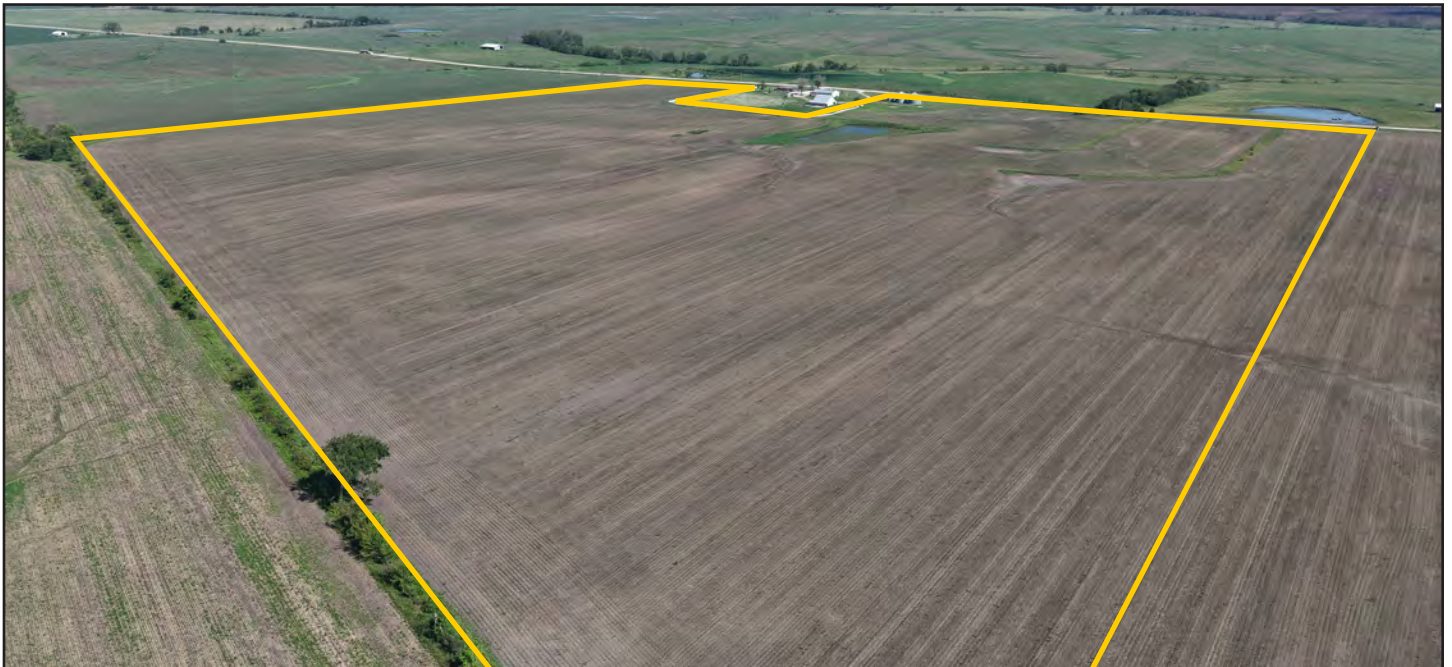
3 grain bins (1971, 1972, and 1981)

## Water & Well Information

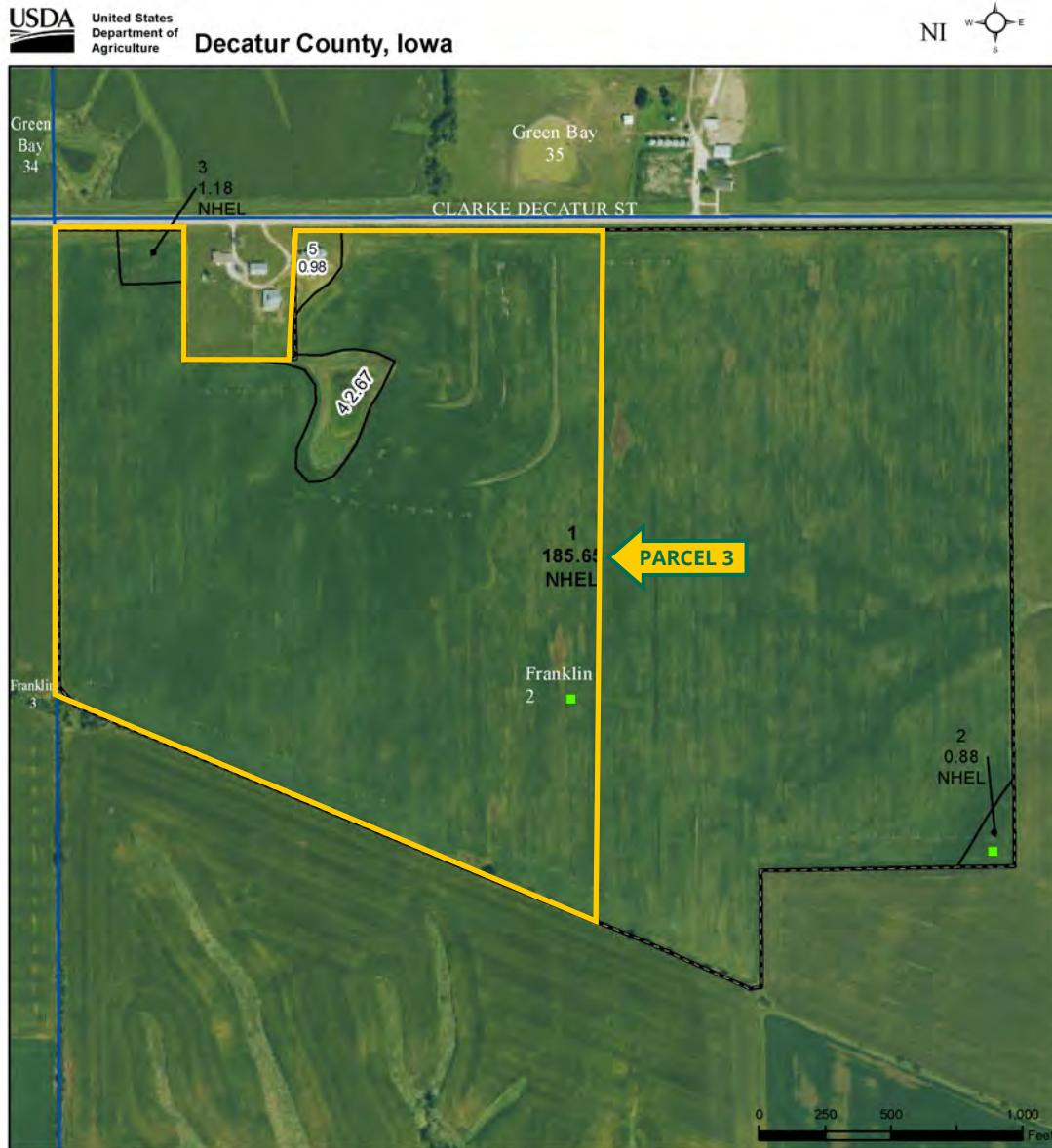
None.

## Comments

High-quality Decatur County farmland on a hard-surfaced road just east of Weldon. This parcel is the western portion of a larger tract of continuous land.







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

**Wetland Determination**  
 ● Restricted  
 ▼ Limited  
 ■ Exempt from Conservation Compliance Provisions

Tract Cropland Total: 187.71 acres

2026 Program Year  
 Map Created March 06, 2026

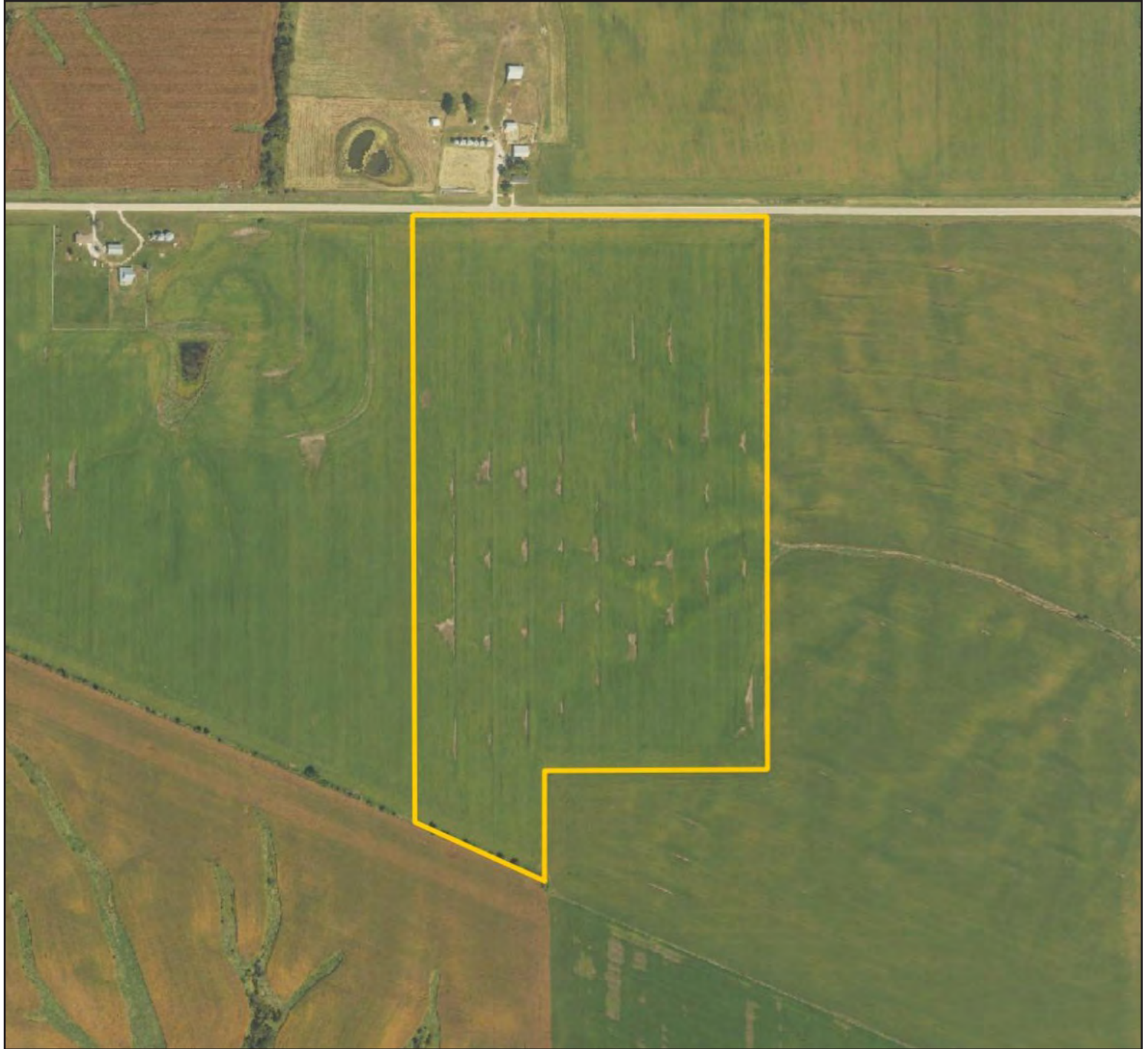
Farm 3751  
 Tract 6949

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Est. FSA/Eff. Crop Acres: 88.79 | Soil Productivity: 67.90 CSR2

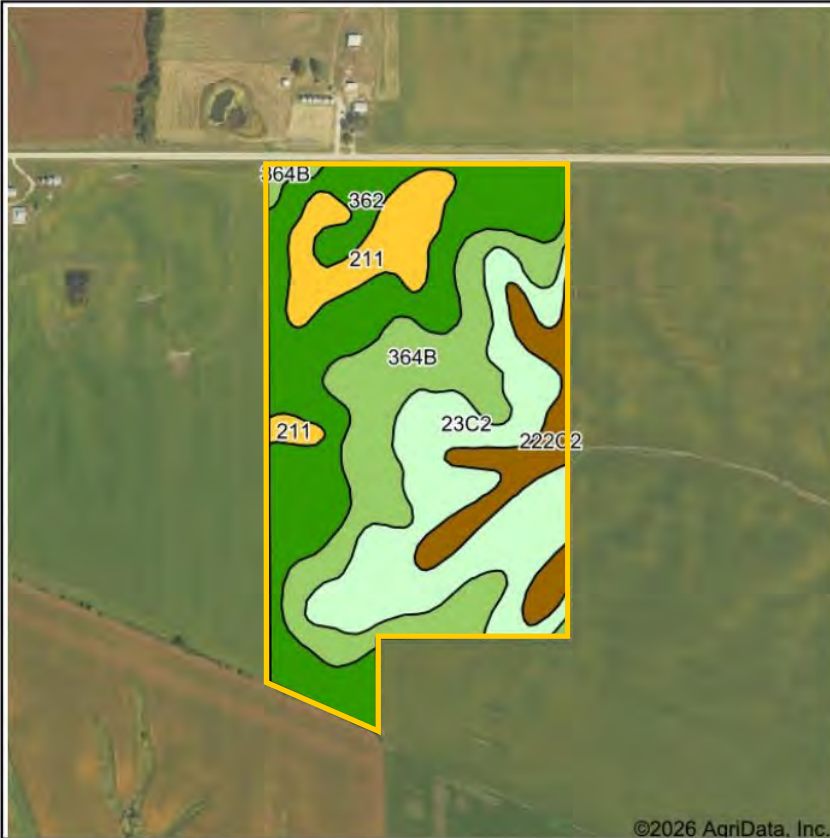


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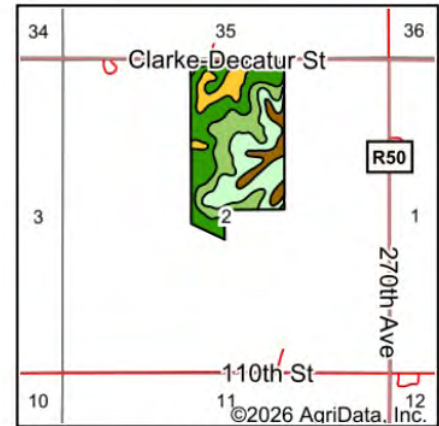
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Soils data provided by USDA and NRCS.



State: Iowa  
County: Decatur  
Location: 2-70N-25W  
Township: Franklin  
Acres: 88.79  
Date: 7/6/2026



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Area Symbol: IA053, Soil Area Version: 31

| Code             | Soil Description                                                   | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|------------------|--------------------------------------------------------------------|-------|------------------|-------------|------------------|--------|
| 362              | Haig silty clay loam, 0 to 2 percent slopes                        | 28.39 | 32.0%            |             | IIw              | 83     |
| 23C2             | Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded   | 23.37 | 26.3%            |             | IIIe             | 62     |
| 364B             | Grundy silty clay loam, 2 to 5 percent slopes                      | 21.03 | 23.7%            |             | Ile              | 72     |
| 211              | Edina silt loam, 0 to 1 percent slopes                             | 8.30  | 9.3%             |             | IIIw             | 59     |
| 222C2            | Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded | 7.70  | 8.7%             |             | IVw              | 28     |
| Weighted Average |                                                                    |       |                  |             | 2.53             | 67.9   |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Location

From Weldon: Head east on County Hwy. J12. In 1.75 miles the property will be on the south side of the road.

## Simple Legal

Parcel C in Section 2, Township 70 North, Range 25 West of 5th P.M., Decatur County, IA. *Final abstract/title documents to govern legal description.*

## Real Estate Tax

Taxes Payable 2025-2026: \$2,400\*

Surveyed Acres: 92.12

Net Taxable Acres: 90.35\*

Tax per Net Taxable Acre: \$26.56\*

*\*Taxes estimated due to recent survey of property. Decatur County Treasurer/ Assessor will determine final tax figures.*

## Lease Status

Open lease for 2027 crop year.

## FSA Data

Farm Number 3751, Part of Tract 6949

Est. FSA/Eff. Crop Acres: 88.79\*

Corn Base Acres: 61.80\*

Corn PLC Yield: 157 Bu.

Bean Base Acres: 26.00\*

Bean PLC Yield: 44 Bu.

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

## NRCS Classification

NHEL: Non-Highly Erodible Land.

## Soil Types/Productivity

Primary soils are Haig silty clay loam, Arispe silty clay loam, and Grundy silty clay loam. CSR2 on the estimated FSA/ Eff. crop acres is 67.90. 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 gently sloping.

## Drainage

Improved with tile and terraces.

## Buildings/Improvements

None.

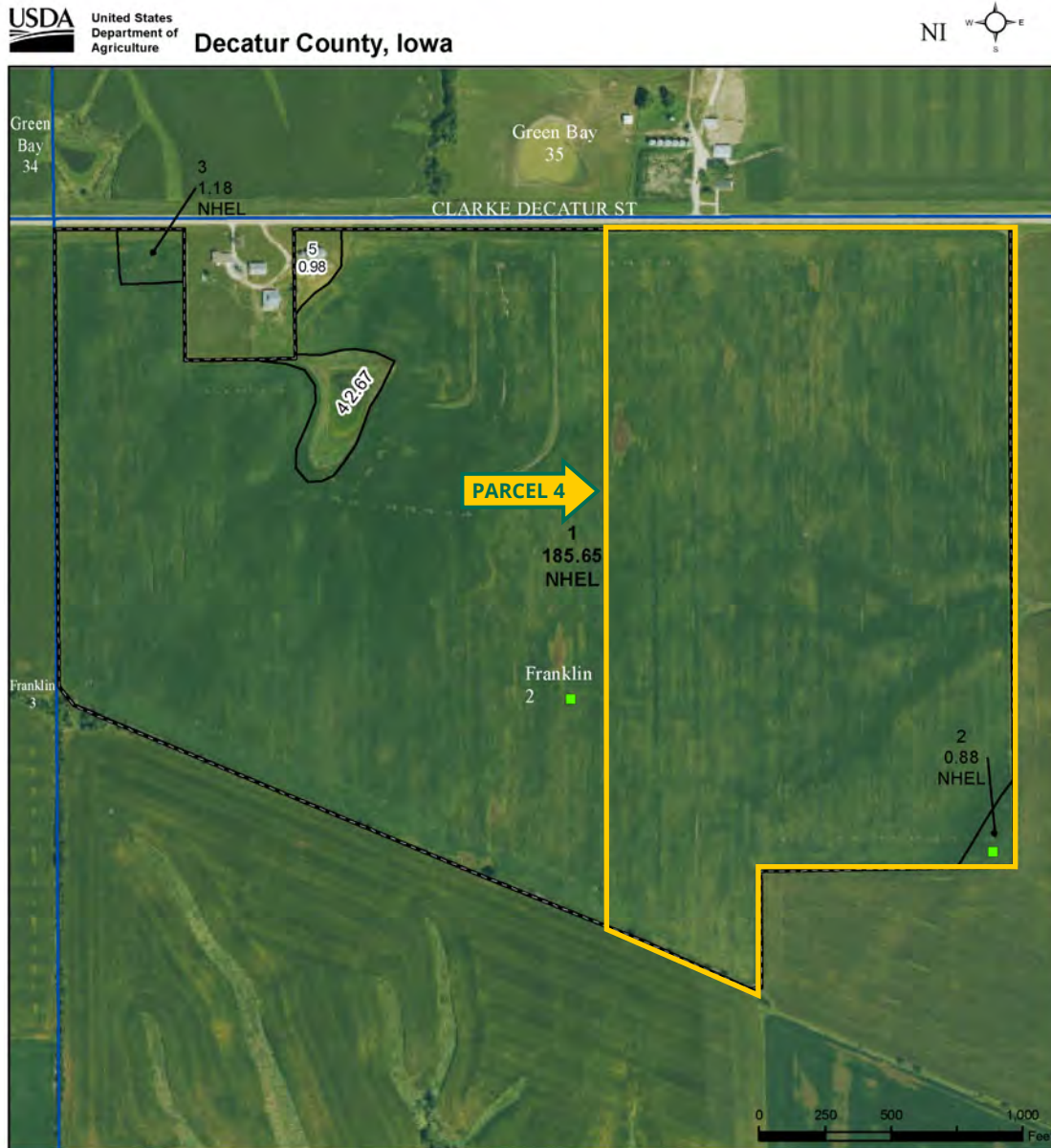
## Water & Well Information

None.

## Comments

High-quality farmland on a hard-surfaced road in Decatur County just east of Weldon. This parcel is the eastern portion of a larger tract of continuous land.





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

**Wetland Determination**  
 Restricted  
 Limited  
 Exempt from Conservation  
 Compliance Provisions

Tract Cropland Total: 187.71 acres

2026 Program Year  
 Map Created March 06, 2026

**Farm 3751**  
**Tract 6949**

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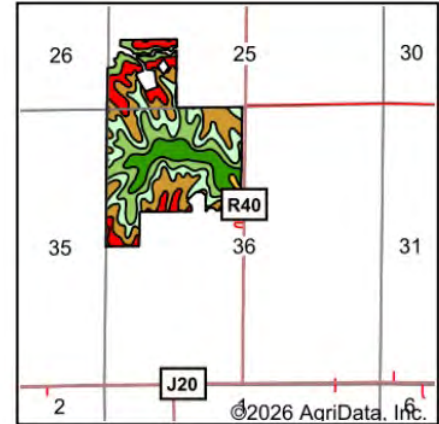
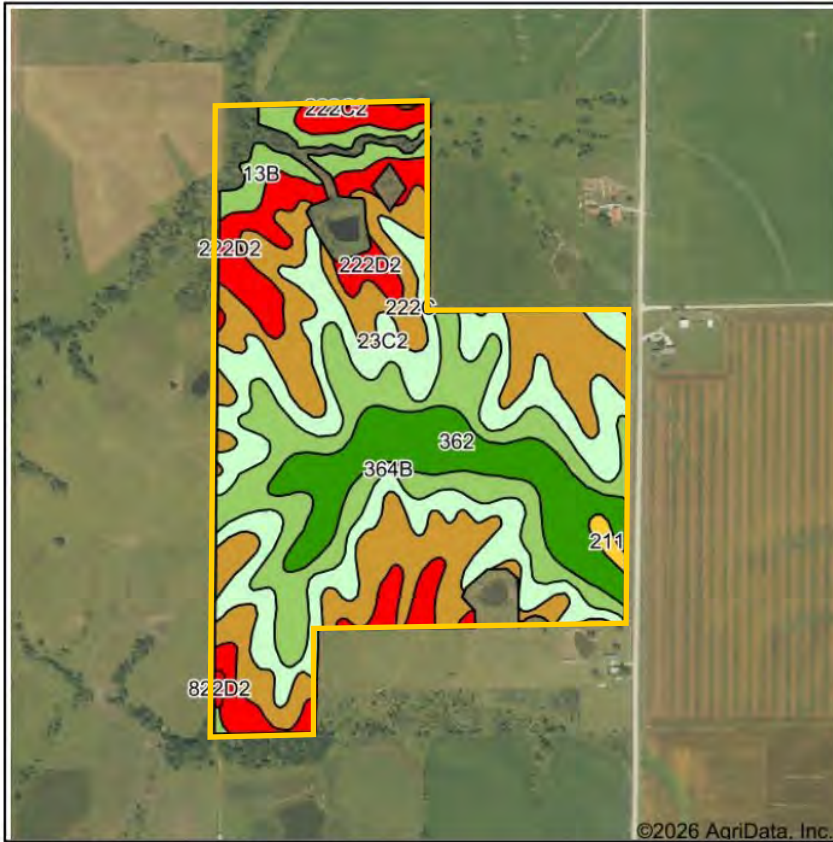
FSA/Eff. Crop Acres: 154.67 | Soil Productivity: 52.60 CSR2



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**STEVE JOHNSTON**  
641.895.9704  
SteveJ@Hertz.ag



State: Iowa  
County: Decatur  
Location: 36-70N-26W  
Township: Long Creek  
Acres: 154.67  
Date: 7/6/2026



Maps Provided By  
  
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Soils data provided by USDA and NRCS.

Area Symbol: IA053, Soil Area Version: 31

| Code             | Soil Description                                                    | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|------------------|---------------------------------------------------------------------|-------|------------------|-------------|------------------|--------|
| 222C             | Clarinda silty clay loam, 5 to 9 percent slopes                     | 39.90 | 25.7%            |             | IVw              | 31     |
| 23C2             | Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded    | 38.60 | 25.0%            |             | IIIe             | 62     |
| 364B             | Grundy silty clay loam, 2 to 5 percent slopes                       | 28.88 | 18.7%            |             | Ile              | 72     |
| 362              | Haig silty clay loam, 0 to 2 percent slopes                         | 20.66 | 13.4%            |             | IIw              | 83     |
| 222D2            | Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded | 18.60 | 12.0%            |             | IVe              | 8      |
| 13B              | Olmitz-Zook-Vesser complex, 0 to 5 percent slopes                   | 6.68  | 4.3%             |             | IIw              | 76     |
| 211              | Edina silt loam, 0 to 1 percent slopes                              | 0.86  | 0.6%             |             | IIIw             | 59     |
| 822D2            | Lamoni clay loam, 9 to 14 percent slopes, moderately eroded         | 0.30  | 0.2%             |             | IVe              | 11     |
| 222C2            | Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded  | 0.19  | 0.1%             |             | IVw              | 28     |
| Weighted Average |                                                                     |       |                  |             | 3.02             | 52.6   |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Location

From Van Wert: Head south on County Hwy. R40. In 3 miles the property will be on the west side of the road.

## Simple Legal

SE¼ SW¼ of Section 25 AND NW¼ of Section 36 all in Township 70 North, Range 26 West of the 5th P.M., Decatur County, IA. *Final abstract/title documents to govern legal description.*

## Real Estate Tax

Taxes Payable 2025 - 2026: \$3,280\*

Surveyed Acres: 168.20

Net Taxable Acres: 166.39\*

Tax per Net Taxable Acre: \$19.71\*

*\*Taxes estimated due to recent survey of property. Decatur County Treasurer/ Assessor will determine final tax figures.*

## Lease Status

Open lease for 2027 crop year.

## FSA Data

Farm Number 4479, Tract 5642

FSA/Eff. Crop Acres: 154.67

Corn Base Acres: 47.00

Corn PLC Yield: 114 Bu.

Oats Base Acres: 23.20

Oats PLC Yield: 58 Bu.

## NRCS Classification

HEL: Highly Erodible Land.

## Soil Types/Productivity

Primary soils are Clarinda silty clay loam, Arispe silty clay loam, and Grundy silty clay loam. CSR2 on the FSA/Eff. crop acres is 52.60. See soil map for detail.

## Land Description

Nearly level to moderately sloping.

## Drainage

Some tile. No maps available.

## Buildings/Improvements

None.

## Water & Well Information

There are 2 livestock ponds on the property.

## Comments

Large tract of quality farmland south of Van Wert. There is a pipeline crossing the farm from north to south. Contact agent for details.







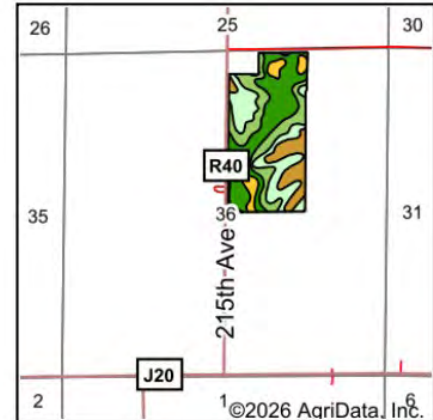
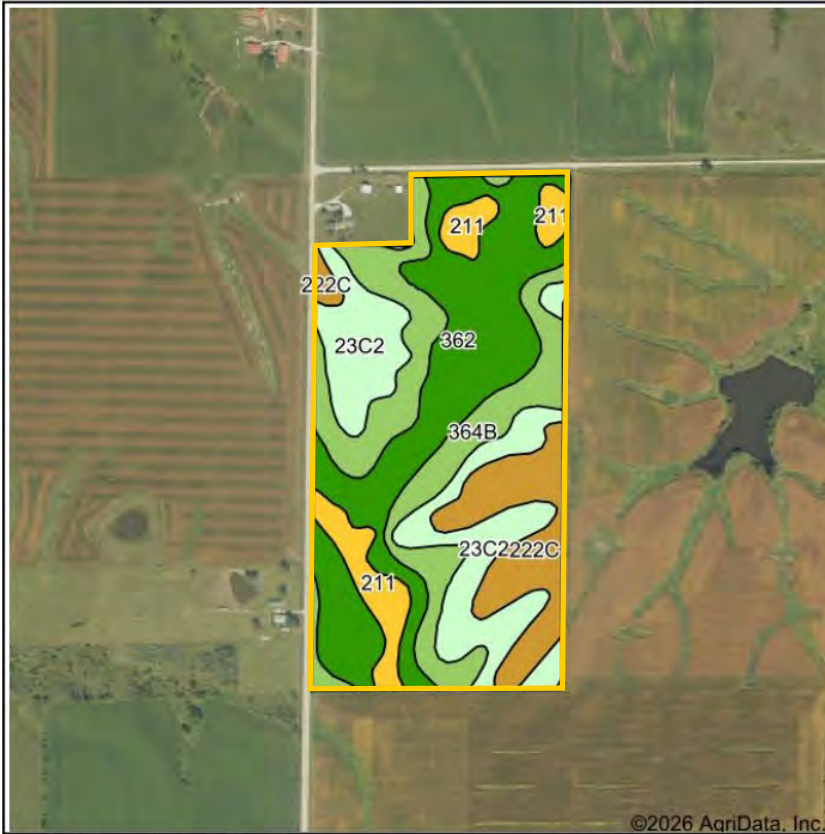
FSA/Eff. Crop Acres: 70.98 | Soil Productivity: 67.10 CSR2



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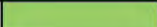
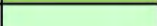
State: Iowa  
County: Decatur  
Location: 36-70N-26W  
Township: Long Creek  
Acres: 70.98  
Date: 7/6/2026



Maps Provided By:  
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Soils data provided by USDA and NRCS.

| Area Symbol: IA053, Soil Area Version: 31 |                                                                  |       |                  |                                                                                       |                  |        |
|-------------------------------------------|------------------------------------------------------------------|-------|------------------|---------------------------------------------------------------------------------------|------------------|--------|
| Code                                      | Soil Description                                                 | Acres | Percent of field | CSR2 Legend                                                                           | Non-Irr Class *c | CSR2** |
| 362                                       | Haig silty clay loam, 0 to 2 percent slopes                      | 23.32 | 32.9%            |  | IIw              | 83     |
| 364B                                      | Grundy silty clay loam, 2 to 5 percent slopes                    | 17.10 | 24.1%            |  | IIe              | 72     |
| 23C2                                      | Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded | 15.64 | 22.0%            |  | IIIe             | 62     |
| 222C                                      | Clarinda silty clay loam, 5 to 9 percent slopes                  | 9.12  | 12.8%            |  | IVw              | 31     |
| 211                                       | Edina silt loam, 0 to 1 percent slopes                           | 5.80  | 8.2%             |  | IIIw             | 59     |
| Weighted Average                          |                                                                  |       |                  |                                                                                       | 2.56             | 67.1   |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Location

From Van Wert: Head south on County Hwy. R40. In 3 miles the property will be on the east side of the road.

## Simple Legal

W½ NE¼ except Parcel A, Section 36, Township 70 North, Range 26 West of the 5th P.M., Decatur County, IA. *Final abstract/title documents to govern legal description.*

## Real Estate Tax

Taxes Payable 2025 - 2026: \$1,748.00\*  
Surveyed Acres: 74.99

Net Taxable Acres: 72.64\*

Tax per Net Taxable Acre: \$26.19\*

*\*\*Taxes estimated due to recent survey of property. Decatur County Treasurer/ Assessor will determine final tax figures.*

## Lease Status

Open lease for 2027 crop year.

## FSA Data

Farm Number 4483, Tract 7558

FSA/Eff. Crop Acres: 70.98

*Base acres and PLC yields not reported.*

## NRCS Classification

HEL: Highly Erodible Land.

## Soil Types/Productivity

Primary soils are Haig silty clay loam, Grundy silty clay loam, and Arispe silty clay loam. CSR2 on the FSA/Eff. crop acres is 67.10. See soil map for detail.

## Land Description

Nearly level to moderately sloping.

## Drainage

Some tile. No maps available.

## Buildings/Improvements

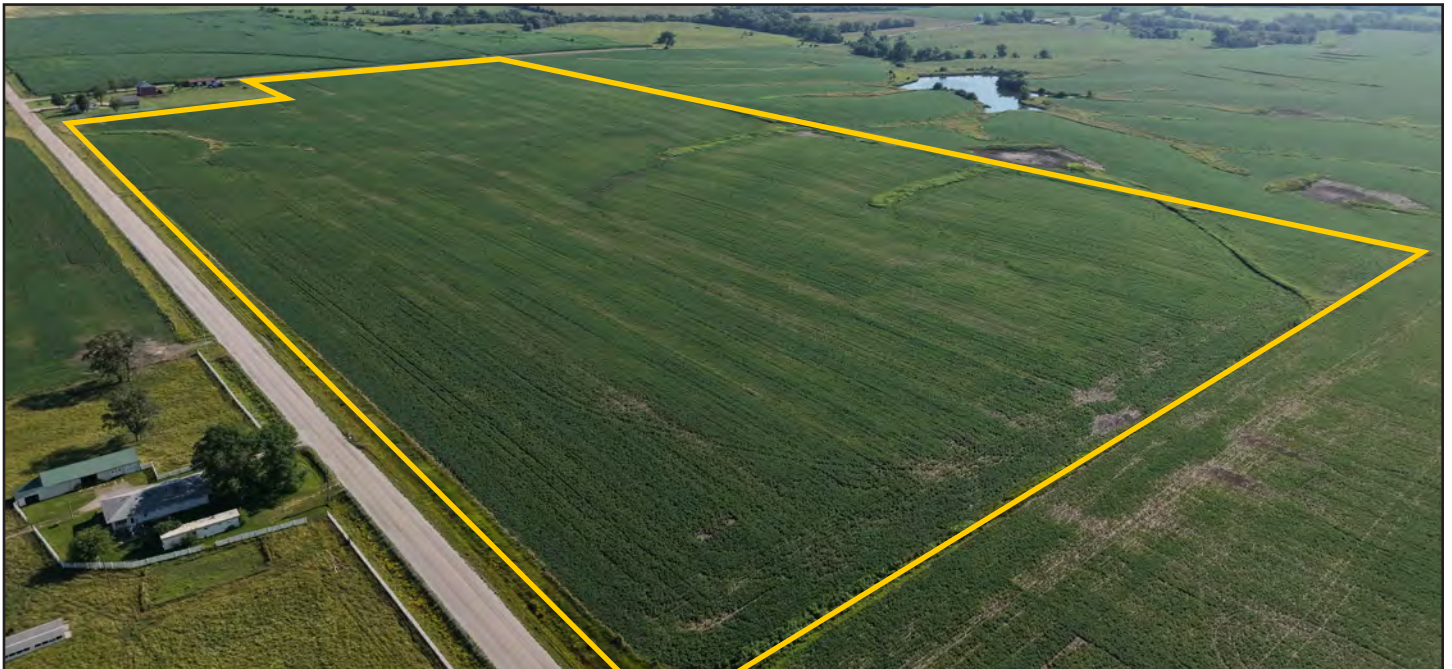
None.

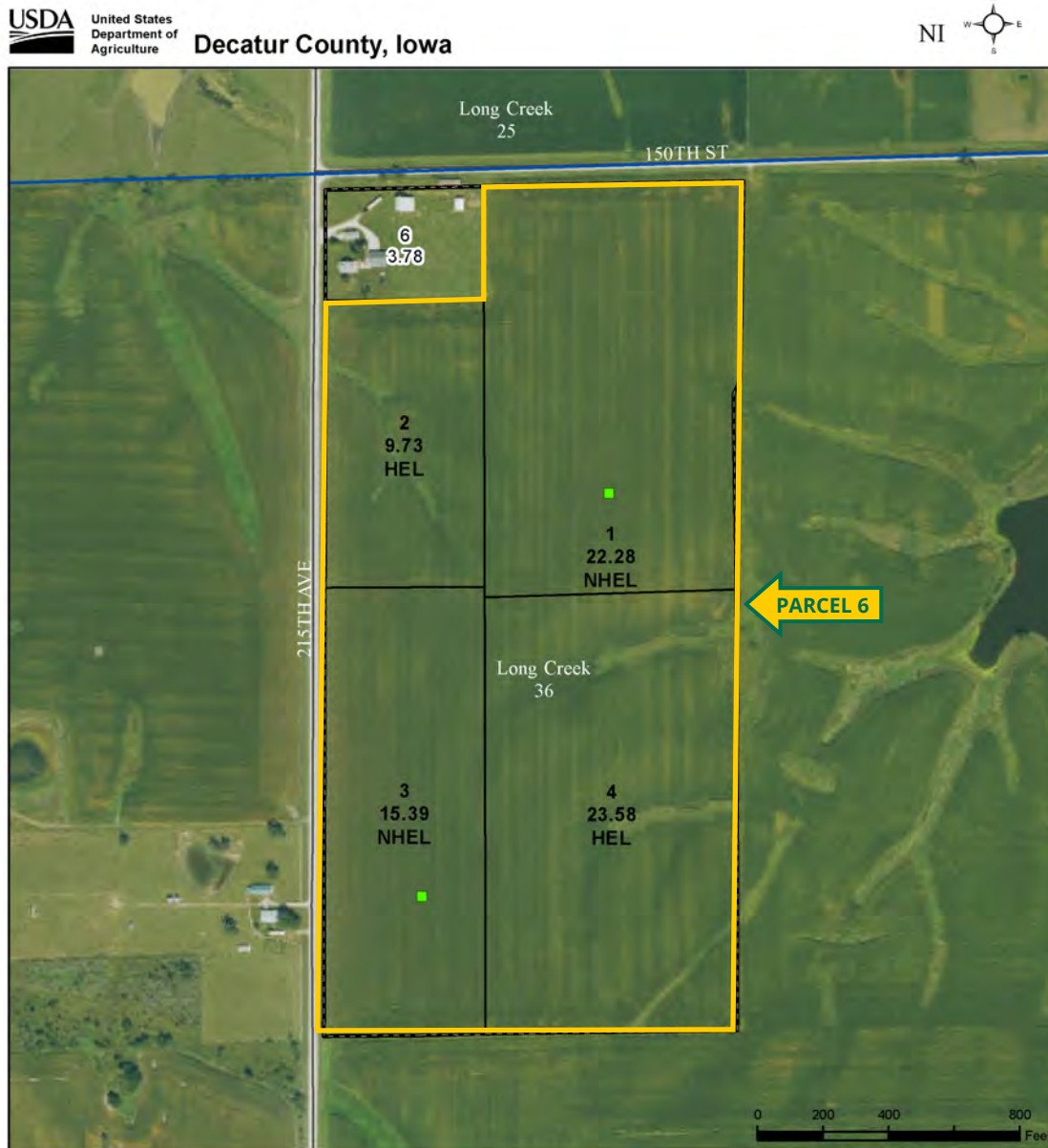
## Water & Well Information

None.

## Comments

High-quality Decatur County farmland south of Van Wert.





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

**Wetland Determination**  
 ● Restricted  
 ▼ Limited  
 ■ Exempt from Conservation  
 ■ Compliance Provisions

Tract Cropland Total: 70.98 acres

2026 Program Year  
 Map Created March 06, 2026

**Farm 4483**  
**Tract 7558**

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.



Parcel 1 - East looking West



Parcel 2 - Northwest looking Southeast



Parcels 3 & 4 - Southeast looking Northwest



Parcel 3 - Grain Bins





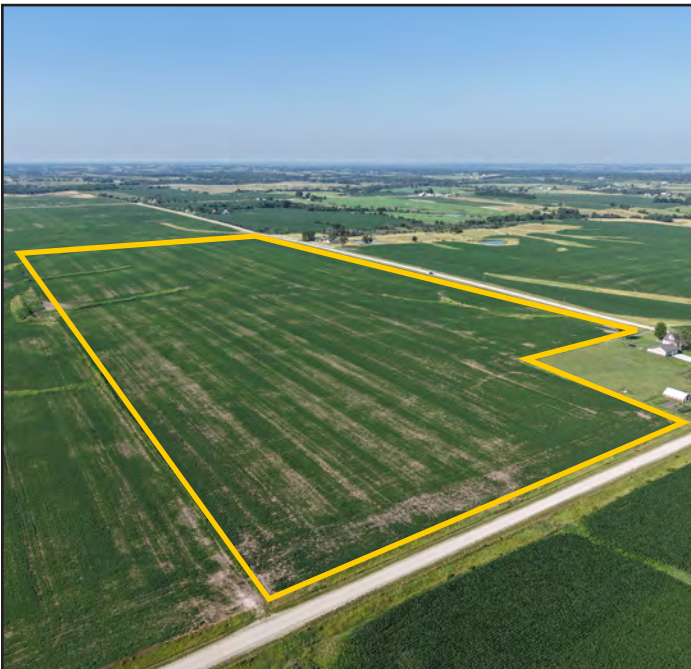
Parcel 5 - Southwest looking Northeast



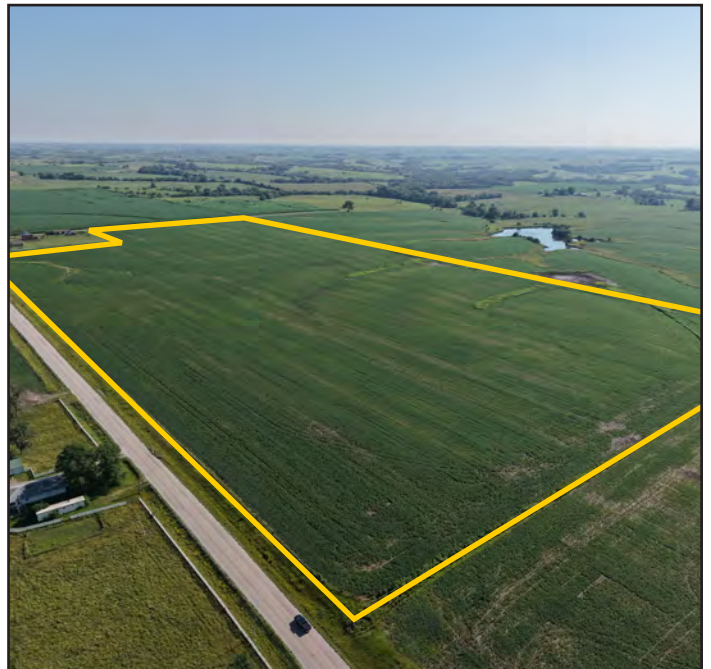
Parcel 5 - Southeast looking Northwest



Parcel 6 - Northeast looking Southwest



Parcel 6 - Southwest looking Northeast





**Date:** Thur., August 13, 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 515-290-7286 or Steve Johnston at 641-895-9704 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 any individual or combination of parcels. Should the high bidder not select all available parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- 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

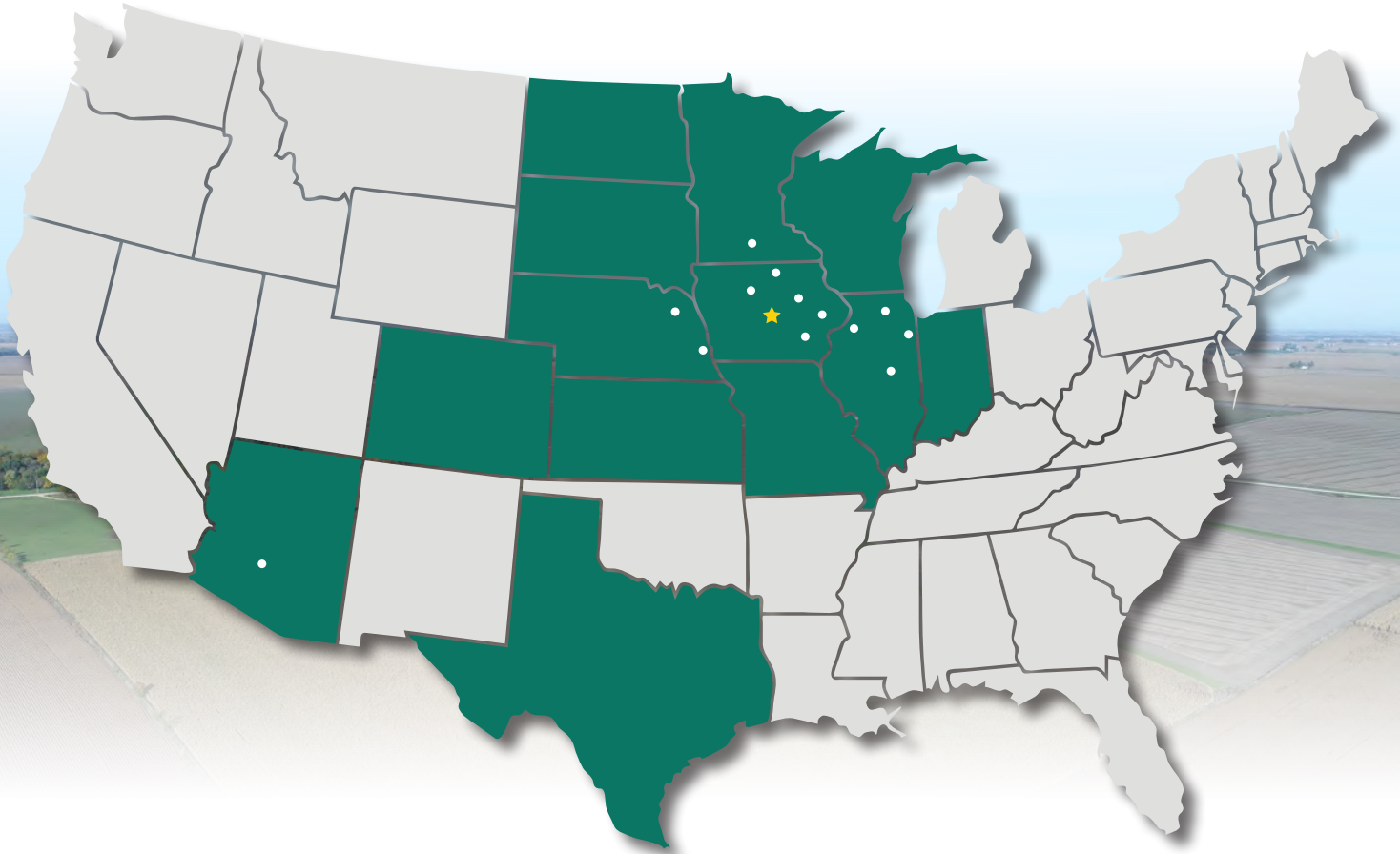
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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 25, 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 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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