



LaDonna Mae Jetter Estate

AUCTION

Hybrid
Friday
August 21, 2026
10:00 a.m. CDT
Parkersburg, IA &
bid.hertz.ag

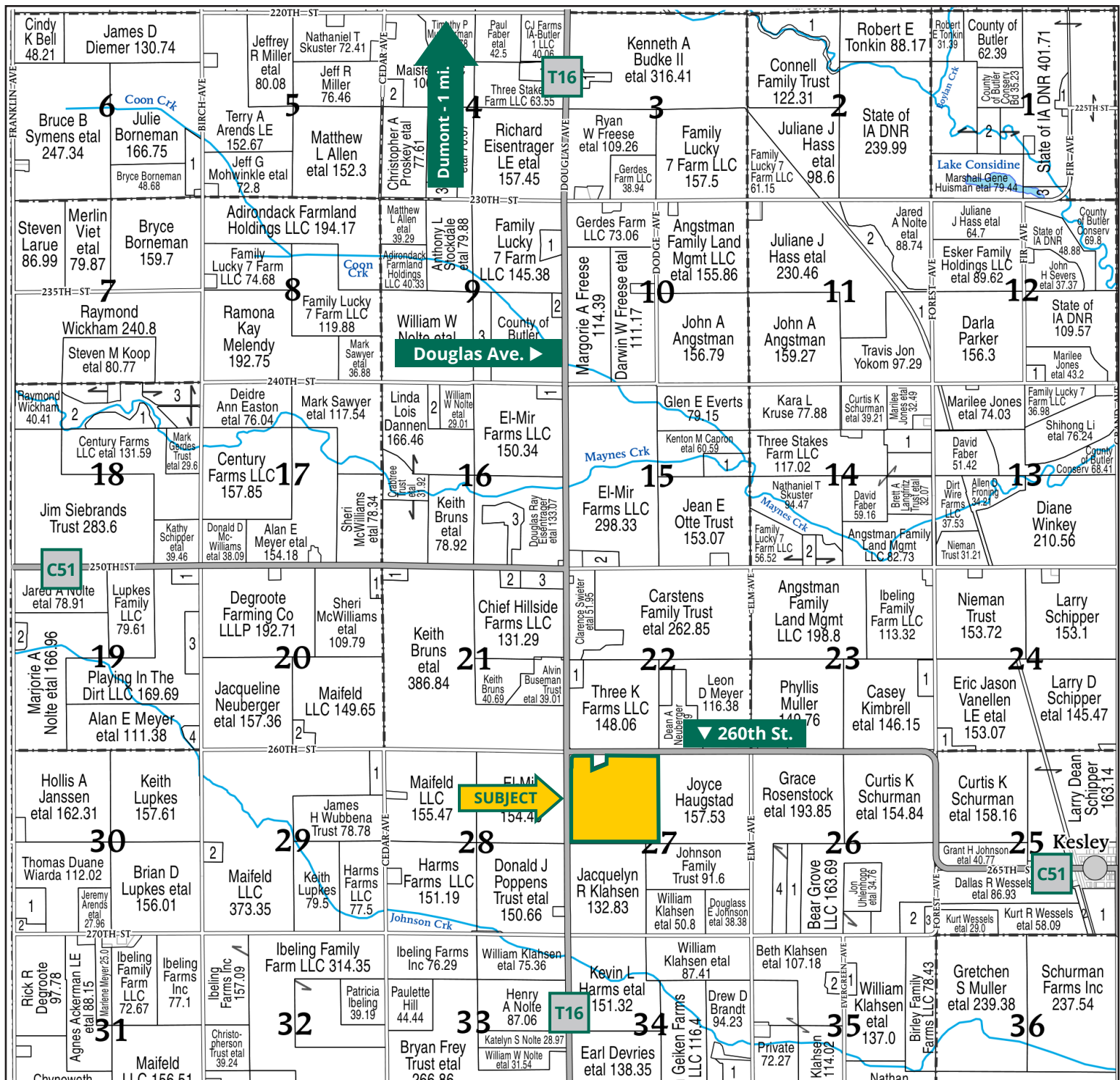
150.15 Acres, m/l
Single Parcel
Butler County, IA



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Est. FSA/Eff. Crop Acres: 146.12 | Est. Current Acres in Production: 137.88 | Soil Productivity: 83.80 CSR2



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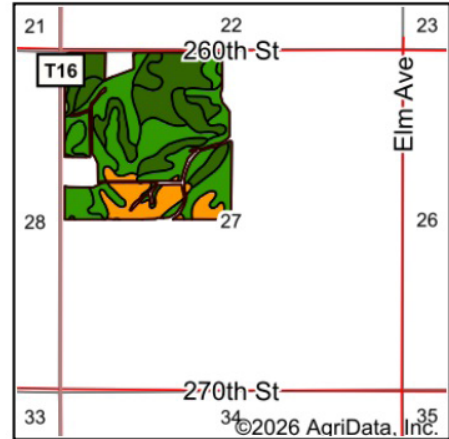
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Soils data provided by USDA and NRCS.



State: Iowa
County: Butler
Location: 27-91N-18W
Township: Madison
Acres: 137.88
Date: 7/7/2026



Maps Provided By:

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Area Symbol: IA023, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
11B	Colo-Ely complex, 0 to 5 percent slopes	42.29	30.7%		IIw	86
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	26.86	19.5%		IIe	94
184	Klinger silty clay loam, 1 to 4 percent slopes	23.15	16.8%		Iw	95
662D3	Mt. Carroll silt loam, 9 to 14 percent slopes, severely eroded	17.70	12.8%		IVe	47
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	16.31	11.8%		IIIe	84
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	7.85	5.7%		IIIe	85
83B	Kenyon loam, 2 to 5 percent slopes	3.43	2.5%		IIe	90
783B	Cresco loam, 2 to 5 percent slopes	0.29	0.2%		IIe	73
Weighted Average					2.26	83.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Dumont: Go south on T16 / Douglas Ave. for 5 miles. Property is located on the southeast side of the intersection of T16 / Douglas Ave. and 260th St.

Simple Legal

NW¼ except Parcel A, all in Section 27, Township 91 North, Range 18 West of the 5th P.M., Butler Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$5,288.00
Net Taxable Acres: 150.15
Tax per Net Taxable Acre: \$35.22

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 5618
Tracts 4882 & 4883
FSA/Eff. Crop Acres: 146.12*
Current Acres in Production: 137.88*
Corn Base Acres: 87.00*
Corn PLC Yield: 156 Bu.
Bean Base Acres: 57.60*
Bean PLC Yield: 50 Bu.
**Acres are estimated pending reconstitution of farm by the Butler County FSA office. Butler County FSA office is reporting an estimated 146.12 FSA/Eff. Crop acres; however there are only an estimated 137.88 acres currently being cropped. The remaining acres are in grass. Contact agent for details.*

NRCS Classification

NHEL: Non-Highly Erodible Land.
HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Colo-Ely, Dinsdale and Klinger. CSR2 on the estimated current acres in production is 83.80. 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 strongly sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.



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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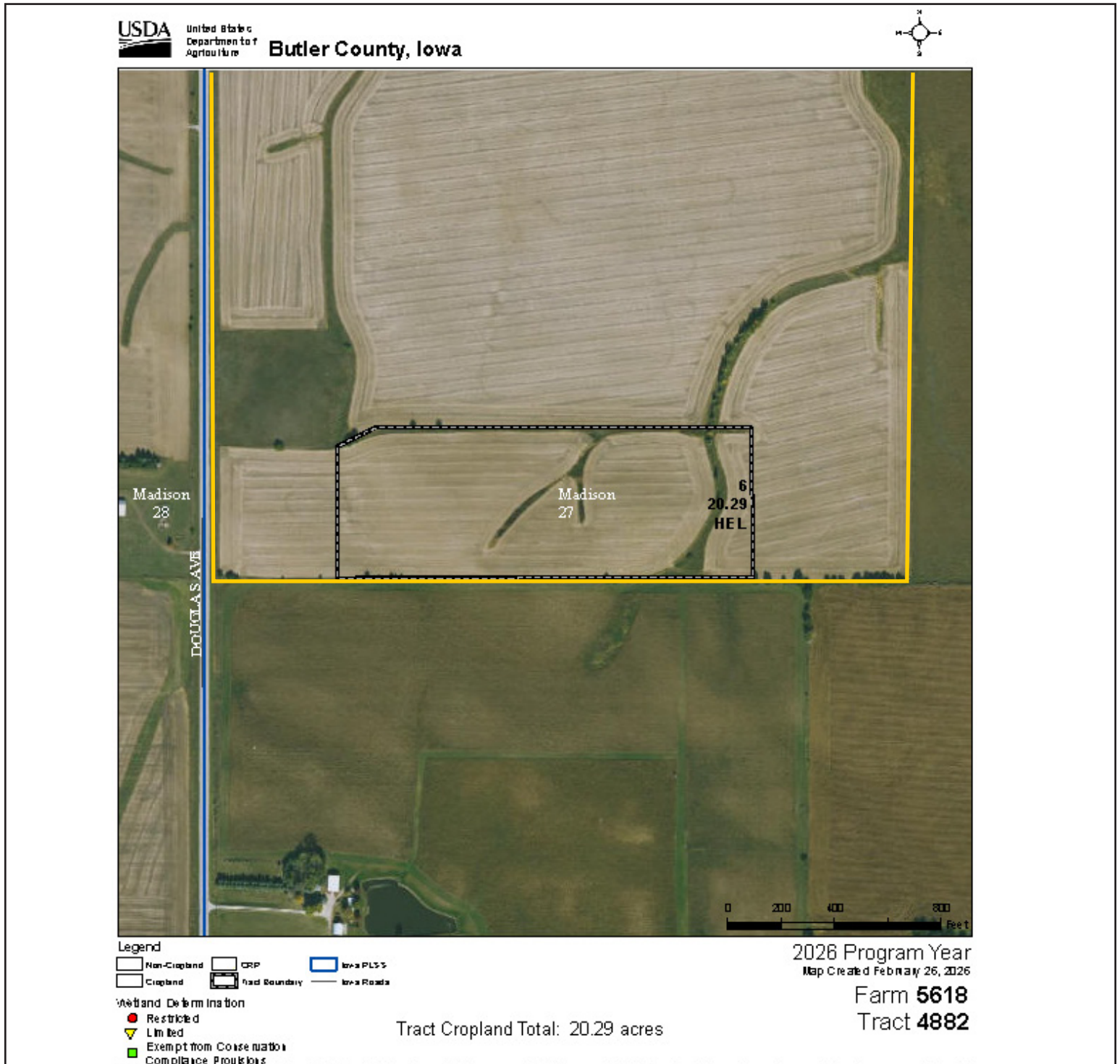
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Northwest looking Southeast



Northeast looking Southwest



Southeast looking Northwest



Southwest looking Northeast



Date: Fri., August 21, 2026

Time: 10:00 a.m.

Site: Veterans Memorial Building
102 Colfax St.
Parkersburg, IA 50665

Online: bid.hertz.ag

Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team 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. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Managers, Lawain Biermann at 319-239-1005 or Luke Velky at 319-529-0863 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 property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

LaDonna Mae Jetter Estate

Agency

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

Auctioneer

Troy Louwagie

Attorney

Gary J. Schmit
Phelan Tucker Law LLP

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.

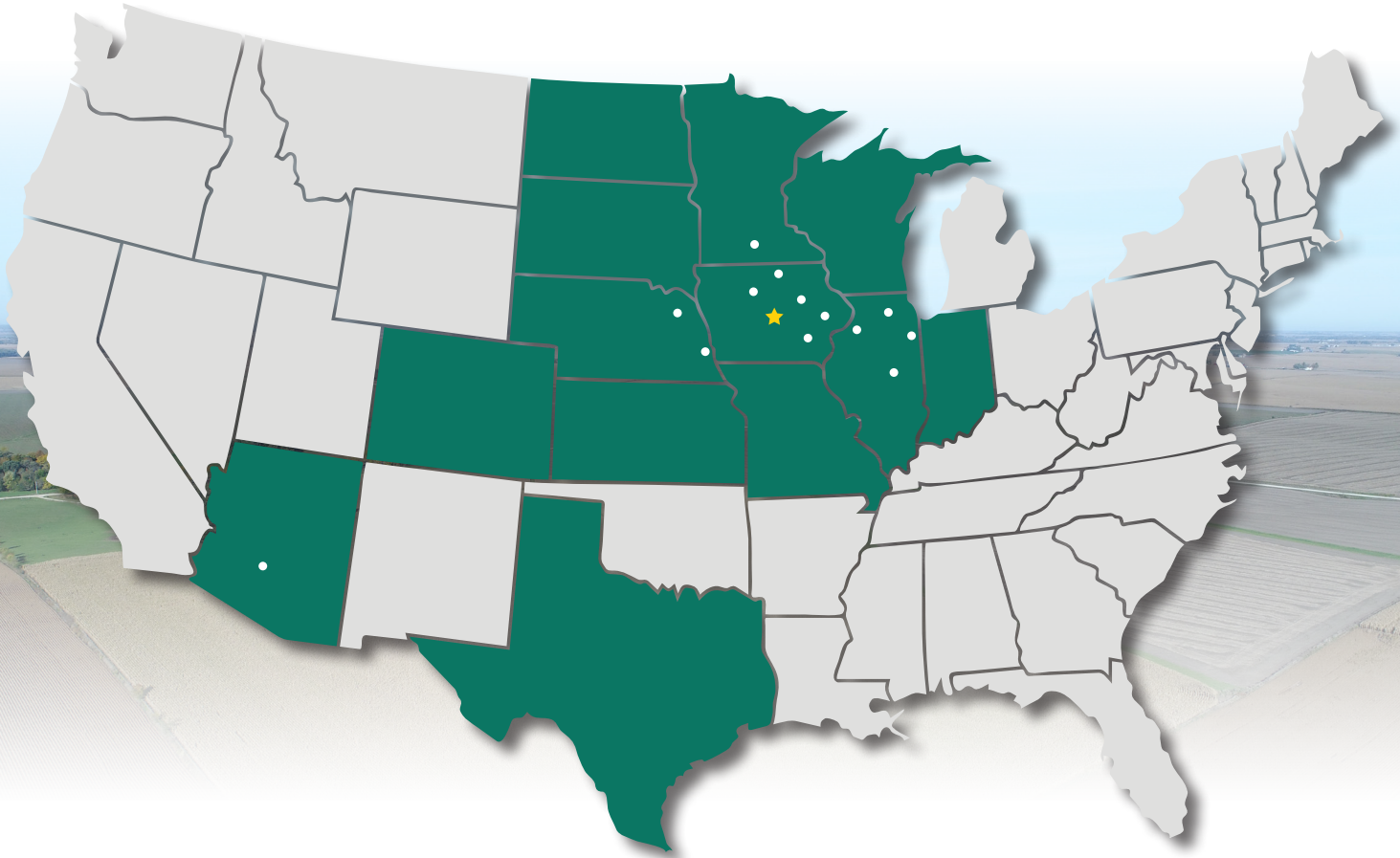
Terms of Possession

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 November 3, 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. Taxes will be prorated to closing.

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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