



ONE-CHANCE SEALED BID SALE

High-Quality Farmland with Recreational
and Renewable Energy Opportunities



SCOTT HENRICHSEN, AFM

Licensed Salesperson in IA, NE & MO

716.310.0466

ScottH@Hertz.ag



MIKE KRAUSE, AFM, ALC

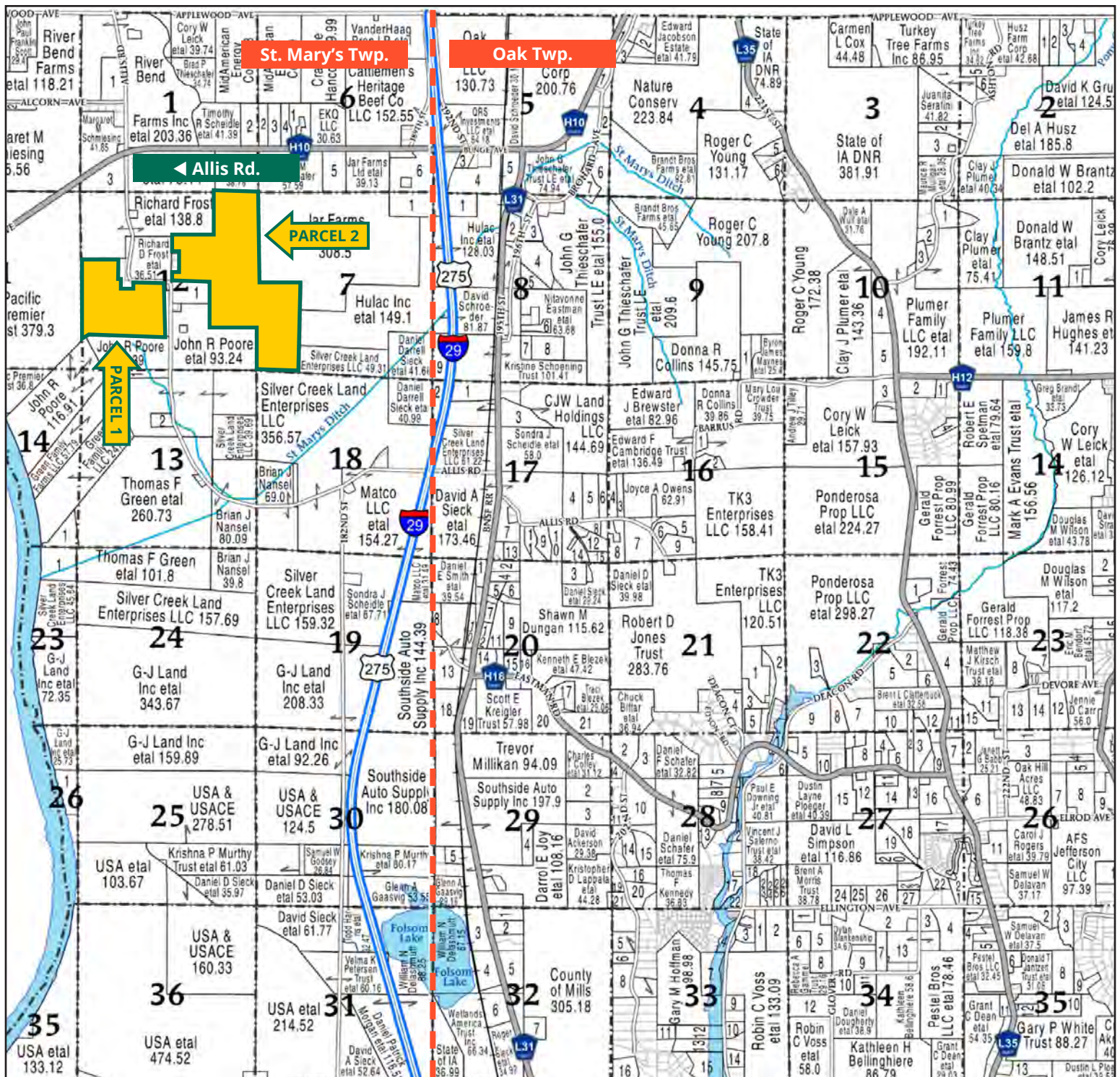
Licensed Broker in IA & NE

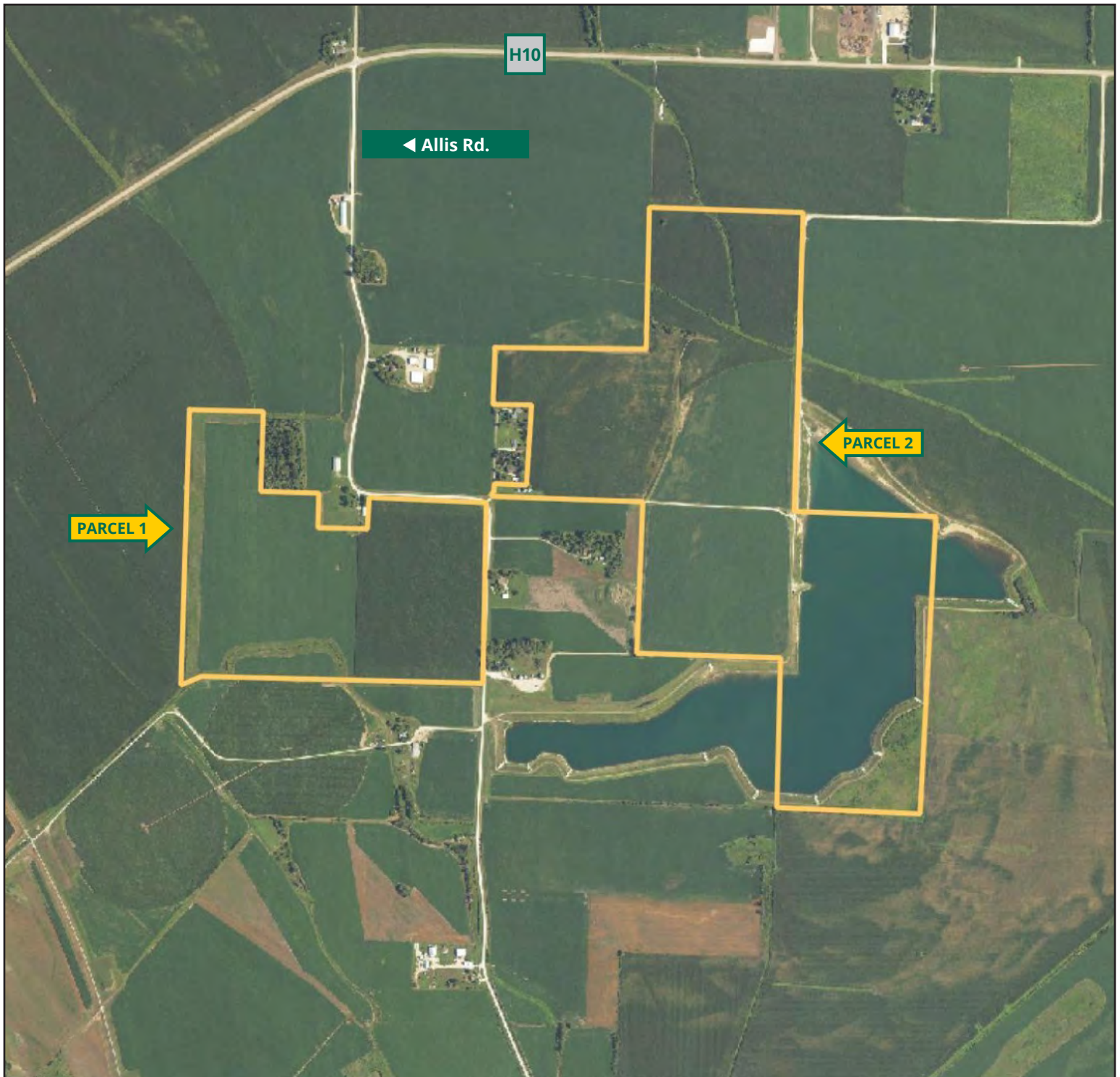
402.697.7500

MikeK@Hertz.ag

Bid Deadline:
Thursday, September 3, 2026
2:00 p.m., CDT

342.12 Acres, m/l
2 Parcels
Mills County, IA





402.697.7500 | 11717 M Circle | Omaha, NE 68137 | www.Hertz.ag

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FSA/Eff. Crop Acres: 93.75 | CRP Acres: 11.60 | Soil Productivity: 66.50 CSR2



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Soils data provided by USDA and NRCS.



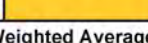
State: **Iowa**
County: **Mills**
Location: **12-73N-44W**
Township: **St. Marys**
Acres: **93.75**
Date: **7/9/2026**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA129, Soil Area Version: 36

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
156	Albaton silty clay, 0 to 2 percent slopes, occasionally flooded	34.97	37.4%		IIIw	IIIw	52
146	Onawa silty clay, 0 to 2 percent slopes	24.85	26.4%		IIw	IIw	79
149	Modale silt loam, 0 to 2 percent slopes	16.67	17.6%		Iw		69
144	Blake silty clay loam, 0 to 2 percent slopes	10.50	11.3%		Iw	Iw	92
515	Percival silty clay, 0 to 2 percent slopes	6.76	7.3%		IIw	IIw	50
Weighted Average					2.09	*-	66.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Location

From I-29, Exit 42: go west on Bunge Ave./Hwy H10 for 1¼ miles, then south on Allis Rd. for 1 mile. The property is located on the southwest side of the intersection.

Simple Legal

Part of the SW¼ of Section 12, Township 73 North, Range 44 West of the 5th P.M., Mills Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025-2026: \$3,504.00
Net Taxable Acres: 106.92
Tax per Net Taxable Acre: \$32.77

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 5526, Tract 1574
FSA/Eff. Crop Acres: 93.75
CRP Acres: 11.60
Corn Base Acres: 60.35
Corn PLC Yield: 154 Bu.
Bean Base Acres: 33.40
Bean PLC Yield: 50 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 11.60 acres enrolled in a CP-21 contract that pays \$3,480 annually and expires 9/30/2033.

Soil Types/Productivity

Primary soils are Albaton, Onawa and Modale. CSR2 on the FSA/Eff. crop acres is 66.50. 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.

Drainage

Natural. Part of St. Mary's Twp. - Lewis Central Drainage District.

Buildings/Improvements

None.

Water & Well Information

None.

Solar Lease Easement

There are 68.76 acres enrolled in a Solar Lease Easement, which includes 4 of the 5 tax parcels and an estimated 3.76 acres are excluded from consideration. Contact agent for details.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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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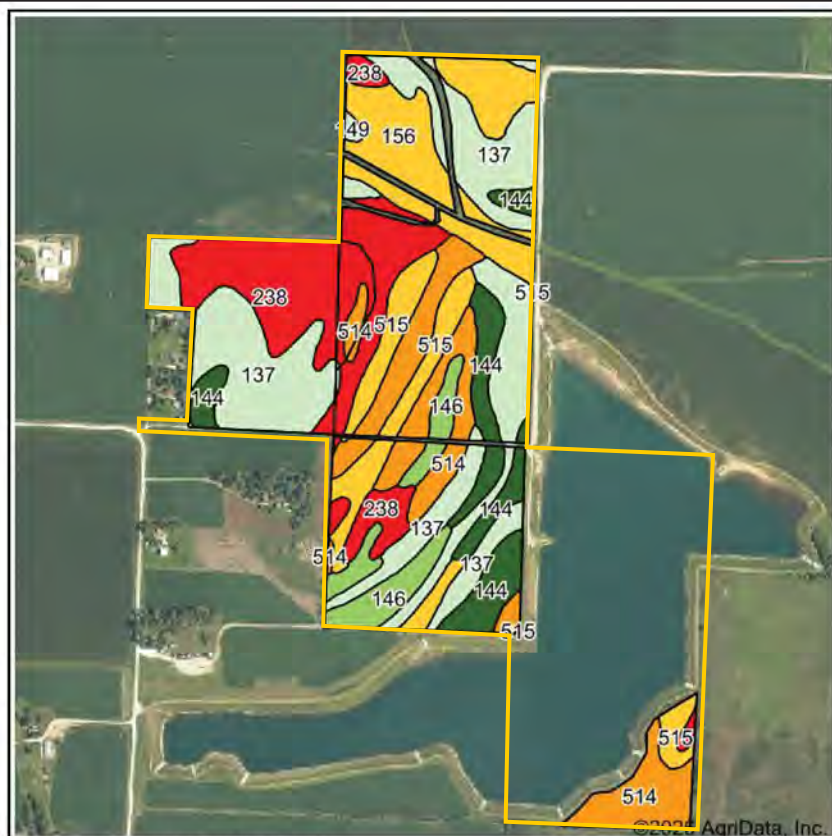
FSA/Eff. Crop Acres: 163.28 | Soil Productivity: 51.80 CSR2



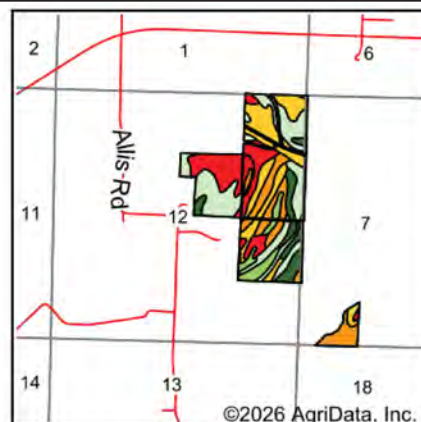
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Mills**
Location: **12-73N-44W**
Township: **St. Marys**
Acres: **163.28**
Date: **7/9/2026**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA129, Soil Area Version: 36

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
137	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	47.94	29.0%		IIw	IIw	67
238	Sarpy fine sandy loam, 0 to 2 percent slopes	31.62	19.3%		IVs		10
514	Grable silt loam, 0 to 2 percent slopes	24.59	15.0%		IIIs		43
156	Albaton silty clay, 0 to 2 percent slopes, occasionally flooded	20.91	13.0%		IIIw	IIIw	52
144	Blake silty clay loam, 0 to 2 percent slopes	14.69	9.1%		Iw	Iw	92
515	Percival silty clay, 0 to 2 percent slopes	13.72	8.5%		IIw	IIw	50
146	Onawa silty clay, 0 to 2 percent slopes	8.89	5.5%		IIw	IIw	79
237	Sarpy loamy fine sand, 1 to 3 percent slopes	0.47	0.3%		IVs		7
149	Modale silt loam, 0 to 2 percent slopes	0.45	0.3%		Iw		69
Weighted Average					2.43	*~	51.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*~ Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Location

From I-29, Exit 42: go west on Bunge Ave./Hwy H10 for 1¾ miles, then south on Allis Rd. for 1 mile. At the MFS grain bin site, turn east onto the farm lane. The property is north of the lane at the grain bin site and extends east.

Simple Legal

Part of the SW¼ of Section 7, Township 73 North, Range 43 West of the 5th P.M., AND Part of the NE¼ and Part of the SE¼ of Section 12, Township 73 North, Range 44 West of the 5th P.M., Mills Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$5,654.00
Net Taxable Acres: 235.20

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 5526, Tracts 8250 & 8251
FSA/Eff. Crop Acres: 163.28
Corn Base Acres: 148.28
Corn PLC Yield: 154 Bu.
Bean Base Acres: 15.00
Bean PLC Yield: 50 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Haynie Sarpy, Grable and Albaton. CSR2 on the FSA/Eff. crop acres is 51.80. 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.

Drainage

Natural.

Buildings/Improvements

2 - 18,000 Bushel Grain Bins
1 - 4,000 Bushel Hopper

Water & Well Information

There are 2 wells on the property and a 64.82-acre pond.

Irrigation Information

There is a 2017 Valley 3-Tower center pivot irrigation system with an electric power unit.

There is a 2017 Valley 7-Tower center pivot irrigation system with a John Deere diesel motor and well.

There is a 2004 Valley 7-Tower center pivot irrigation system that shares the power unit and well with the 2017 Valley 7-Tower system.

Solar Lease Easement

There are 80.87 acres enrolled in a Solar Lease Easement which includes 2 of the 7 tax parcels and an estimated 29.82 acres are excluded from consideration. Contact agent for details.

Access Easement

There is an easement along southwest Allis Rd. that provides access to the southeast 13.50 acres if the solar easement expires. Contact agent for details.

Comments

This is a nice Mills County farm with a large, 64.82-acre pond offering additional recreational opportunities.

East Looking West



South Looking North



Valley Irrigation Pivot Control Panel



Grain Bin Storage with Elevated Hopper-Bottom Storage



On-Site Grain Bin Storage with Drying Equipment



Bid Deadline: Thurs., Sept. 3, 2026

Time: 2:00 p.m., CDT

Mail To:

Hertz Farm Management
Attn: Scott Henrichsen
11717 M Circle
Omaha, NE 68137

Seller

Bernard B. Poore Trust and
Lois A. Poore Trust

Agency

Hertz Farm Management, Inc. and
their representatives are Agents of
the Seller.

Method of Sale

- Parcels will be offered individually and then in combination with the property being offered to the high bidder(s) in the manner resulting in the highest sale price.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Farm Management 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, Scott Henrichsen at 716-310-0466.

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 Omaha, NE Hertz office, on or before Thursday, September 3, 2026 by 2:00 p.m., CDT. The Seller will accept or reject all bids by 5:00 p.m., CDT on Friday, September 4, 2026, and all bidders will be notified shortly thereafter.

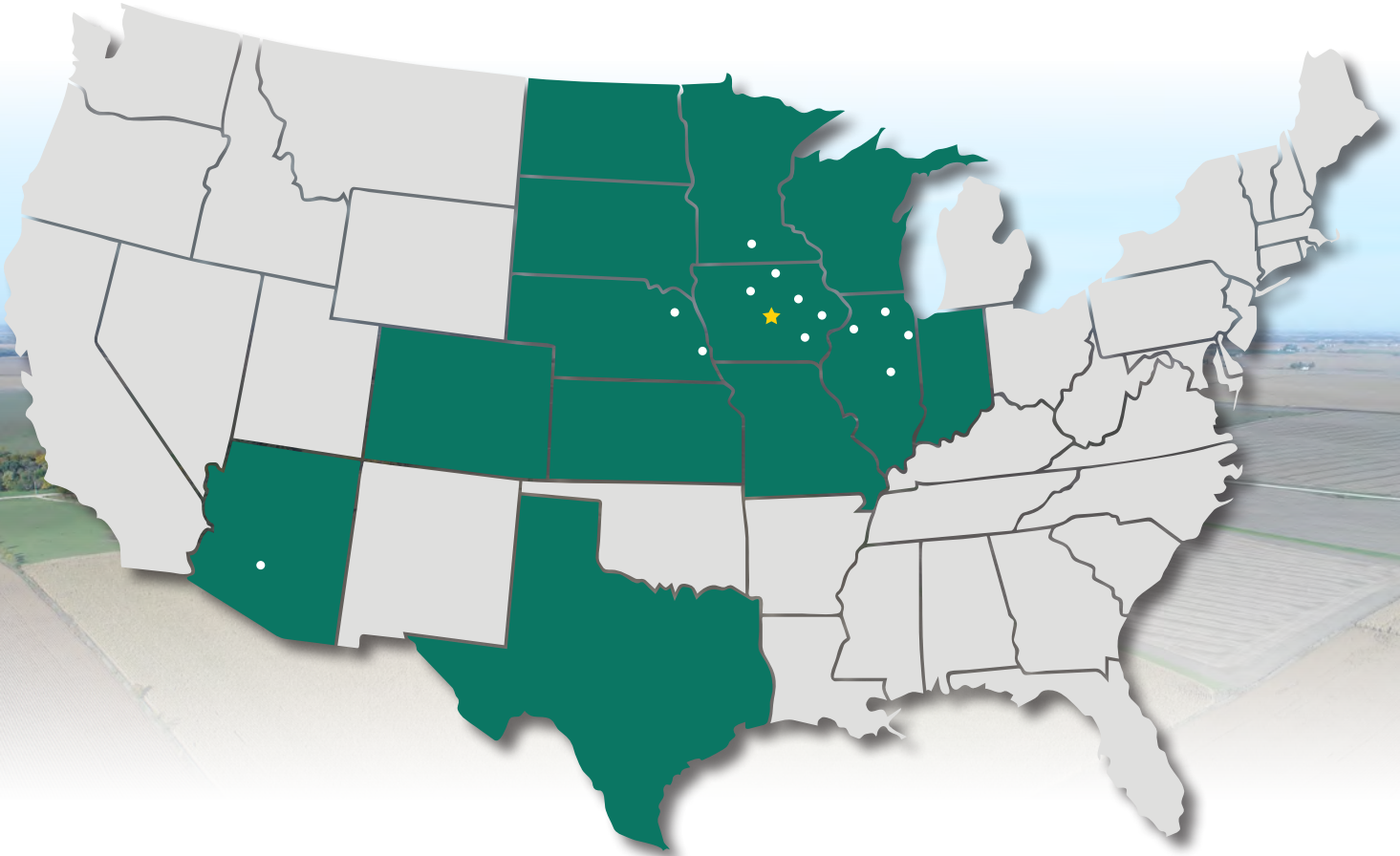
Terms of Possession

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. A 1.0% Buyer's Premium will be added to the final bid price to arrive at the final contract price. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before October 6, 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 completion of the 2026 crop harvest. Seller shall retain possession and use of the grain bins through May 1, 2027. Taxes will be prorated to the closing date.

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 owner's title insurance policy in the amount of the contract price. OR an Abstract of Title for review by Buyer's attorney. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions
Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management

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