



ONE-CHANCE SEALED BID SALE



Recreational Property with CRP Income



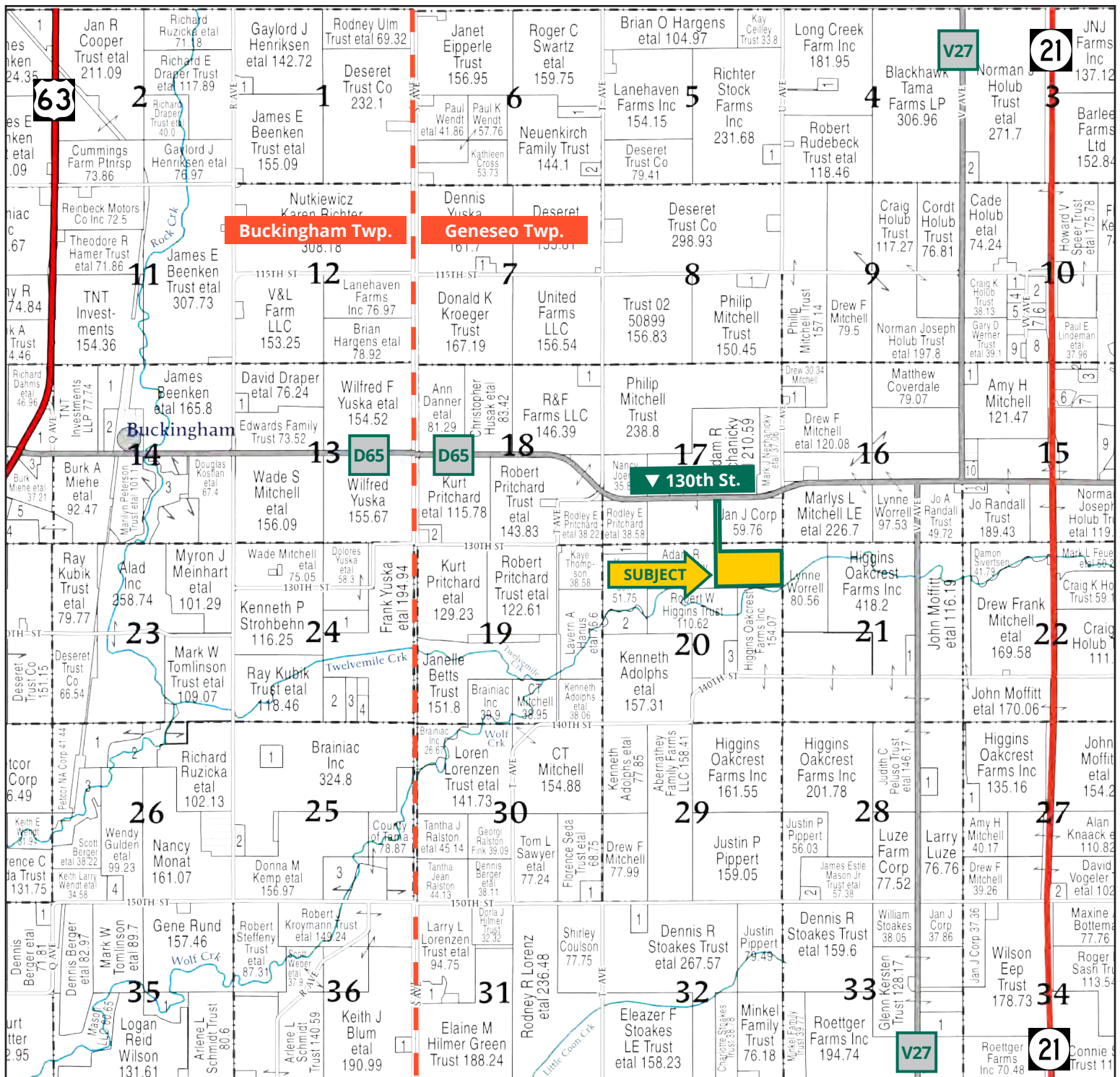
JAKE MILLER, AFM
Licensed Salesperson in IA
515.450.0011
JakeM@Hertz.ag



LUKE VELKY
Licensed Salesperson in IA
319.529.0863
LukeV@Hertz.ag

Bid Deadline:
Tuesday, August 25, 2026
12:00 Noon, CDT

50.70 Acres, m/I
Single Parcel
Tama County, IA



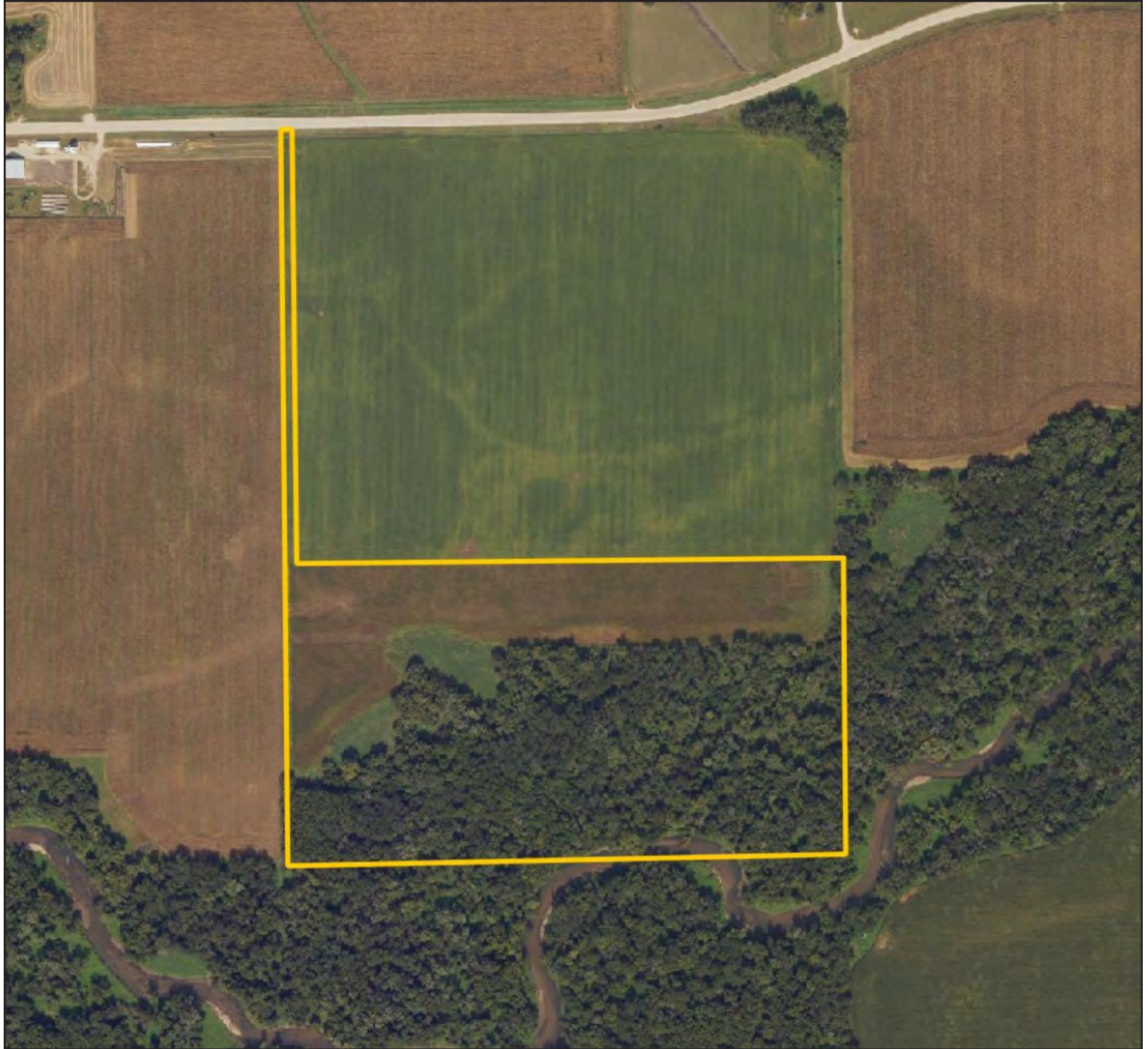
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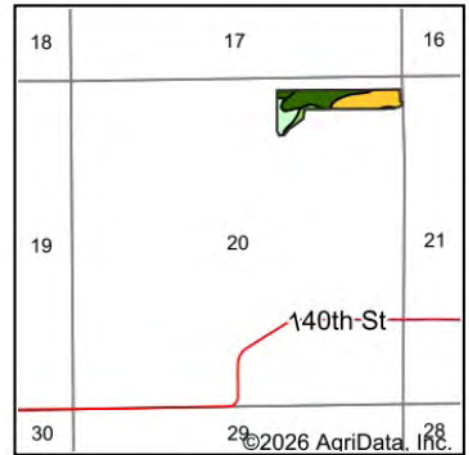
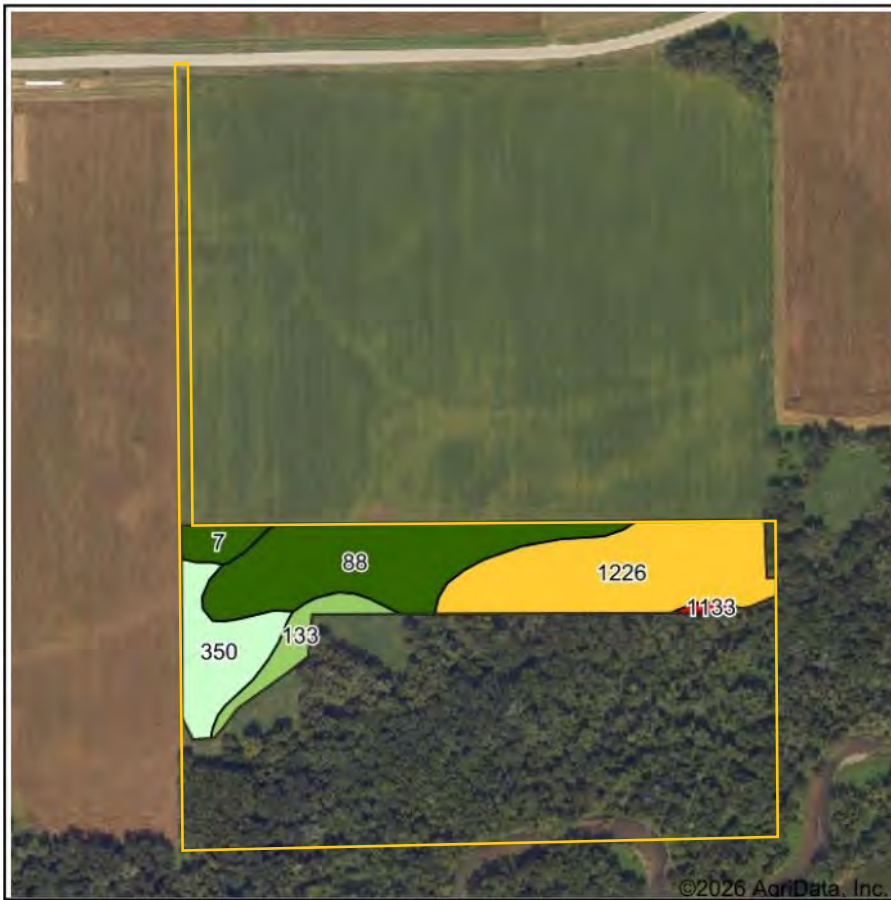
CRP Acres: 16.85 | Soil Productivity: 74.50 CSR2



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State: **Iowa**
 County: **Tama**
 Location: **17-86N-13W**
 Township: **Geneseo**
 Acres: **16.85**
 Date: **7/17/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IA171, Soil Area Version: 30						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	6.37	37.7%		Ils	59
88	Nevin silty clay loam, 0 to 2 percent slopes	5.96	35.4%		Iw	95
350	Waukegan silt loam, 0 to 2 percent slopes	2.58	15.3%		Ils	60
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.14	6.8%		Ilw	78
7	Wiota silt loam, 0 to 2 percent slopes, rarely flooded	0.69	4.1%		Iw	100
1133	Colo silty clay loam, channeled, 0 to 2 percent slopes, frequently flooded	0.11	0.7%		Ilw	5
Weighted Average					1.61	74.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Buckingham: Go east on Co. Hwy. D65 / 130th St. for 3.2 miles. Property is located on the south side of the road.

Simple Legal

The south 32.50 acres, m/l in the NE¼ NE¼, the south 16.45 acres, m/l in the E½ NW¼ SE¼ of Section 20, and a strip of land 20 feet wide starting in the NW corner of the E½ SW¼ SE¼ of Section 17, all in Township 86, Range 13 West of the 5th P.M., Tama Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$837.67*

Net Taxable Acres: 50.70*

Tax per Net Taxable Acre: \$16.52*

**Taxes estimated pending survey and tax parcel split. Tama County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 606, Part of Tract 2978

CRP Acres: 16.85

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 16.85 acres enrolled in two CRP contracts.

- There are 12.79 acres enrolled in a CP-38E-4D contract that pays \$3,466.00 annually and expires 9/30/2035.
- There are 4.06 acres enrolled in a CP-38E-25 contract that pays \$1,218.00 annually and expires 9/30/2031.

Soil Types/Productivity

Primary soils are Lawler, Nevin, and Waukegan. CSR2 on the CRP acres is 74.50. 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

Level to nearly level.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

At Seller's expense and prior to closing, property shall be surveyed to establish boundaries. Final sale price will be adjusted up/down based on final gross surveyed acres.



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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Northwest looking Southeast



Northeast looking Southwest



Southeast looking Northwest



Southwest looking Northeast



Buck walking through the Property



Buck walking through the Property



Turkeys Foraging



Turkeys Foraging





Bid Deadline: Tues., Aug. 25, 2026

Time: 12:00 Noon, CDT

Mail To:

Hertz Real Estate Services
Attn: Luke Velky
P.O. Box 1105
Cedar Falls, IA 50613

Seller

Jan J Corporation

Agency

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

Method of Sale

- Parcel will be offered as a single tract of land.
- 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, Luke Velky at 319-529-0863.

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 Cedar Falls, IA Hertz office, on or before Tuesday, August 25, 2026, by 12:00 Noon, CDT. The Seller will accept or reject all bids by 2:00 p.m., CDT on Thursday, August 27, 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 0.5% 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 15, 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 the existing lease which expires March 1, 2027. Seller will retain all CRP payments attributable to the 2025 - 2026 contract payments. Buyer shall retain all CRP payments attributable to the 2026 - 2027 contract payments and all subsequent years. Taxes will be prorated to closing.

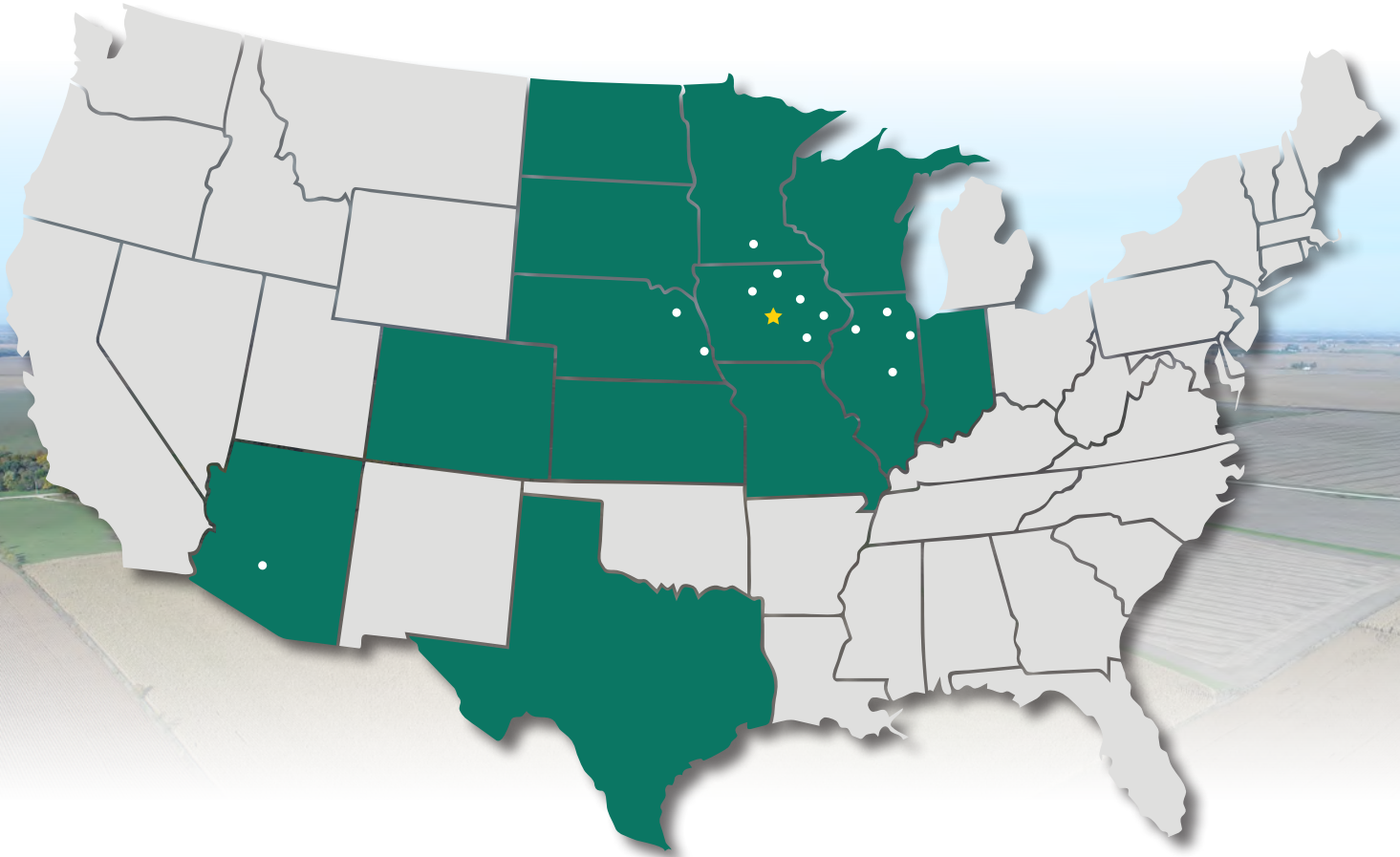
Survey

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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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Professional Farm Management

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