



Murray Heir Farm, LLC

AUCTION

Hybrid
Wednesday
September 9, 2026
10:00 a.m. CDT
Sheldon, IA &
bid.hertz.ag

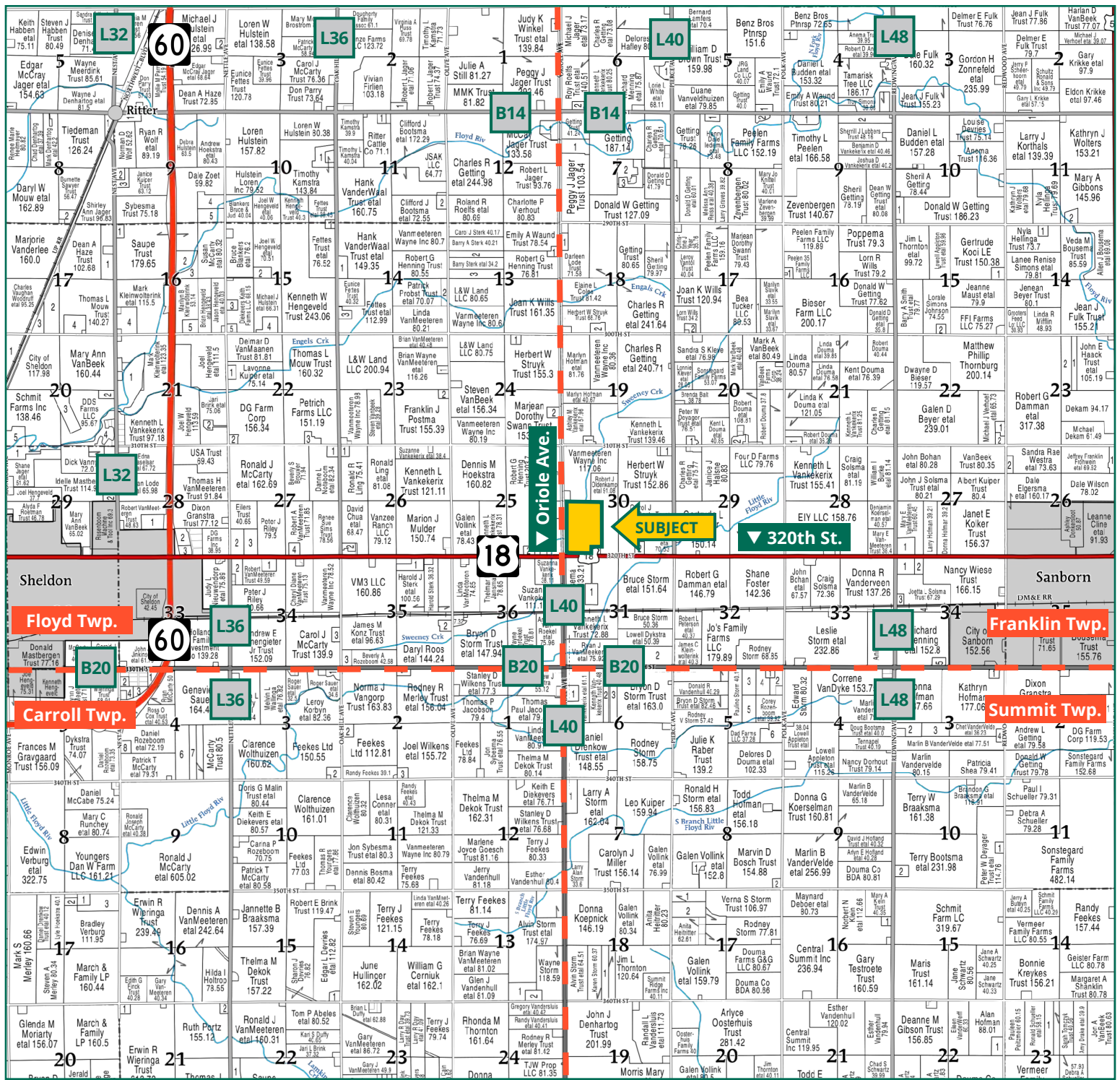
98.93 Acres, m/l
Single Parcel
O'Brien County, IA



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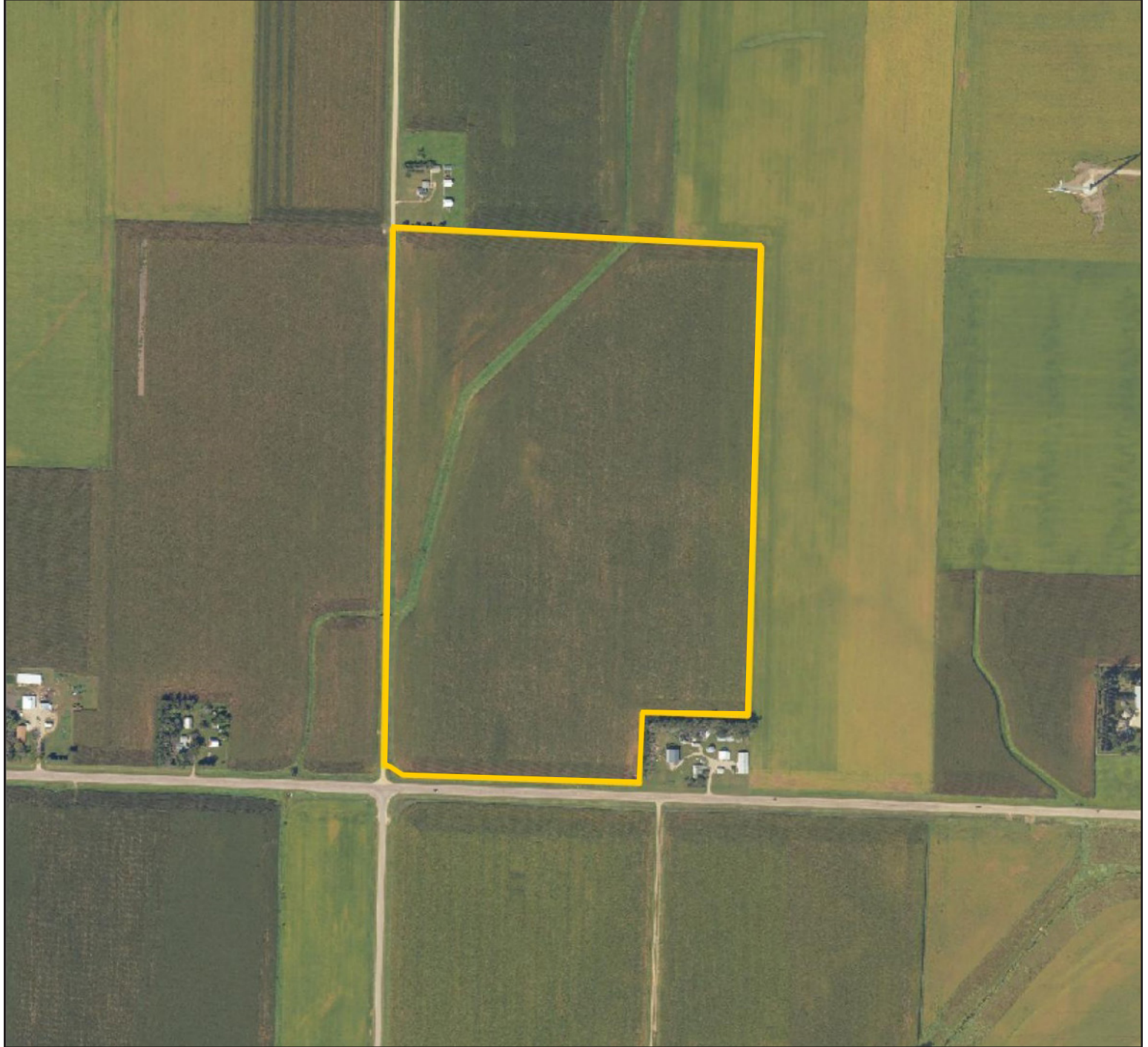
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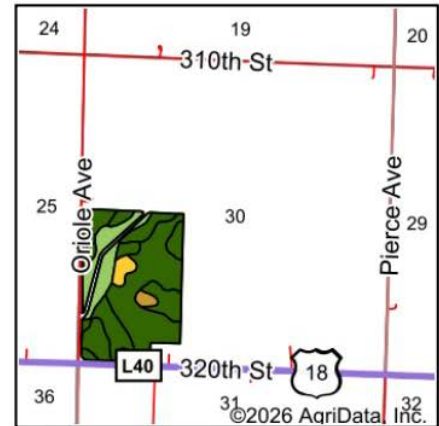
FSA/Eff. Crop Acres: 93.85 | Soil Productivity: 90.80 CSR2



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State: Iowa
County: O'Brien
Location: 30-97N-41W
Township: Franklin
Acres: 93.85
Date: 7/21/2026



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA141, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
310B	Galva silty clay loam, 2 to 5 percent slopes	44.85	47.8%		Ile	95
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	14.46	15.4%		IIw	78
91	Primghar silty clay loam, 0 to 2 percent slopes	10.47	11.2%		Iw	100
311	Galva silty clay loam, stratified substratum, 0 to 2 percent slopes	7.37	7.9%		I	100
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	4.83	5.1%		Ile	95
91B	Primghar silty clay loam, 2 to 5 percent slopes	4.61	4.9%		Ile	95
708B	Fairhaven silt loam, 24 to 32 inches to sand and gravel, 2 to 5 percent slopes	3.17	3.4%		Ile	54
505	Sperry silty clay loam, 0 to 1 percent slopes	1.79	1.9%		IIIw	33
32	Spicer silty clay loam, 0 to 2 percent slopes	1.45	1.5%		IIw	94
310	Galva silty clay loam, 0 to 2 percent slopes	0.85	0.9%		I	100
Weighted Average					1.82	90.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Sanborn: Go west on US Hwy 18/320th St. for 4 miles. The property is on the northeast corner of the intersection of US Hwy. 18/320th St. and Oriole Ave./Co. Rd. L40.

Simple Legal

W½ SW¼; Part of the NE¼ SW¼; Part of the SE¼ SW¼ of Section 30, Township 97 North, Range 41 West of the 5th P.M., O'Brien County, IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$3,358.00
Gross Acres: 98.93
Net Taxable Acres: 97.00
Tax per Net Taxable Acre: \$34.62

Lease Status

Open lease for 2027 crop year.

FSA Data

Farm Number 6541, Tract 30793
FSA/Eff. Crop Acres: 93.85
Corn Base Acres: 47.90
Corn PLC Yield: 183 Bu.
Bean Base Acres: 45.90
Bean PLC Yield: 51 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Galva silty clay loam, Calco silty clay loam, and Primghar silty clay loam. CSR2 on the FSA/Eff. crop acres is 90.80. 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 gently sloping.

Drainage

Some tile. No tile maps are available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

High-quality farmland on Highway 18 between Sanborn and Sheldon.



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.

Northeast looking Southwest



Southwest looking Northeast



Northwest looking Southeast



North looking South





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

Wetland Determination Identifiers
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation
 ■ Compliance Provisions

Non-Irrigated
 Corn-Yellow-Grain
 Soybeans-Common-Grain

Tract Cropland Total: 93.85 acres

2026 Program Year
 Map Created February 25, 2026

Farm 6541
Tract 30793

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.

Date: Wed., September 9, 2026

Time: 10:00 a.m. CDT

Site: Crossroads Event Center
301 34th Ave.
Sheldon, IA 51201

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 Manager, Brian Olson at 515-368-2097 or Matt Vegter at 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 property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Murray Heir Farm, LLC

Agency

Hertz Farm Management 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.

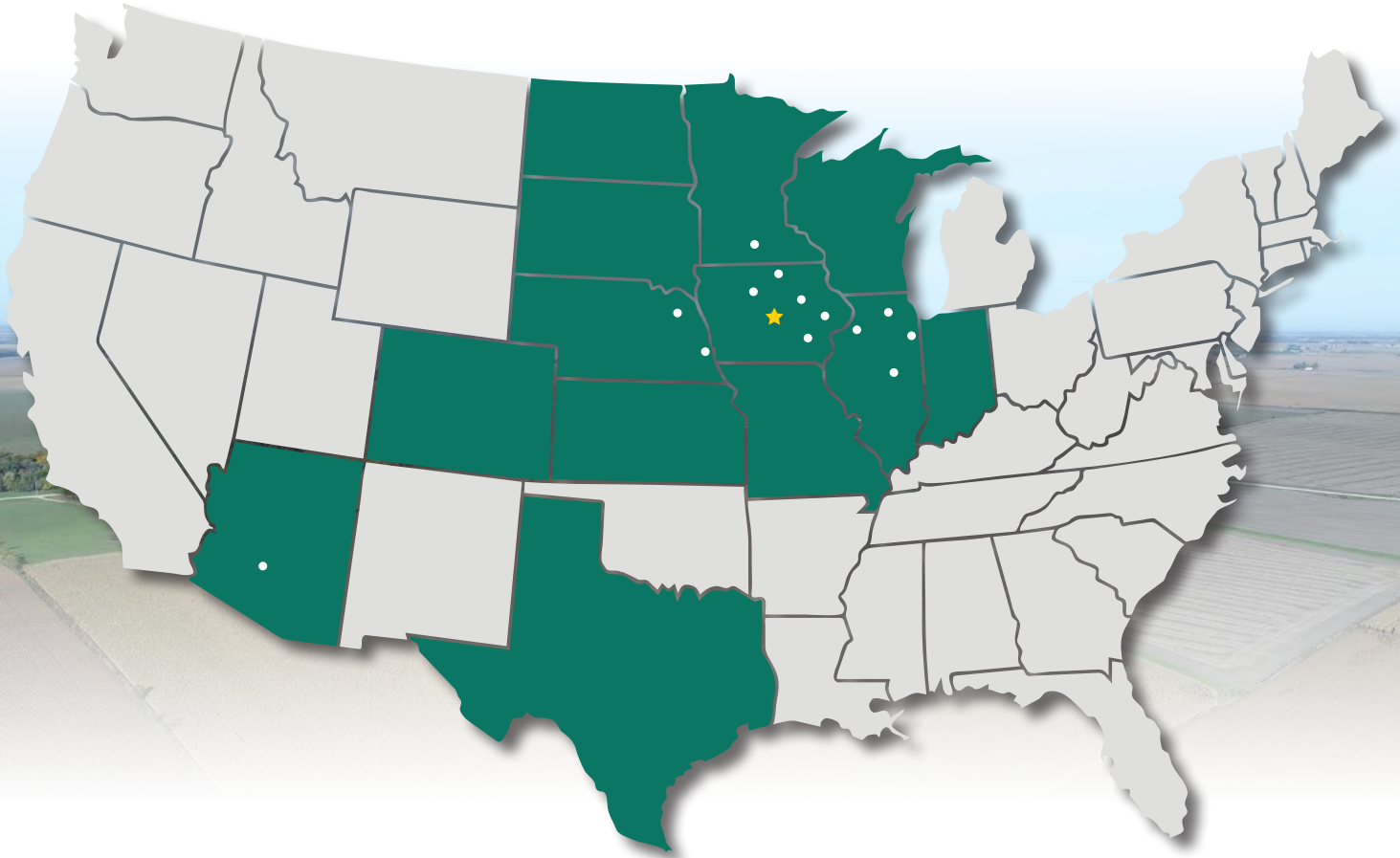
Terms of Possession

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 November 11, 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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