



ONE-CHANCE SEALED BID SALE



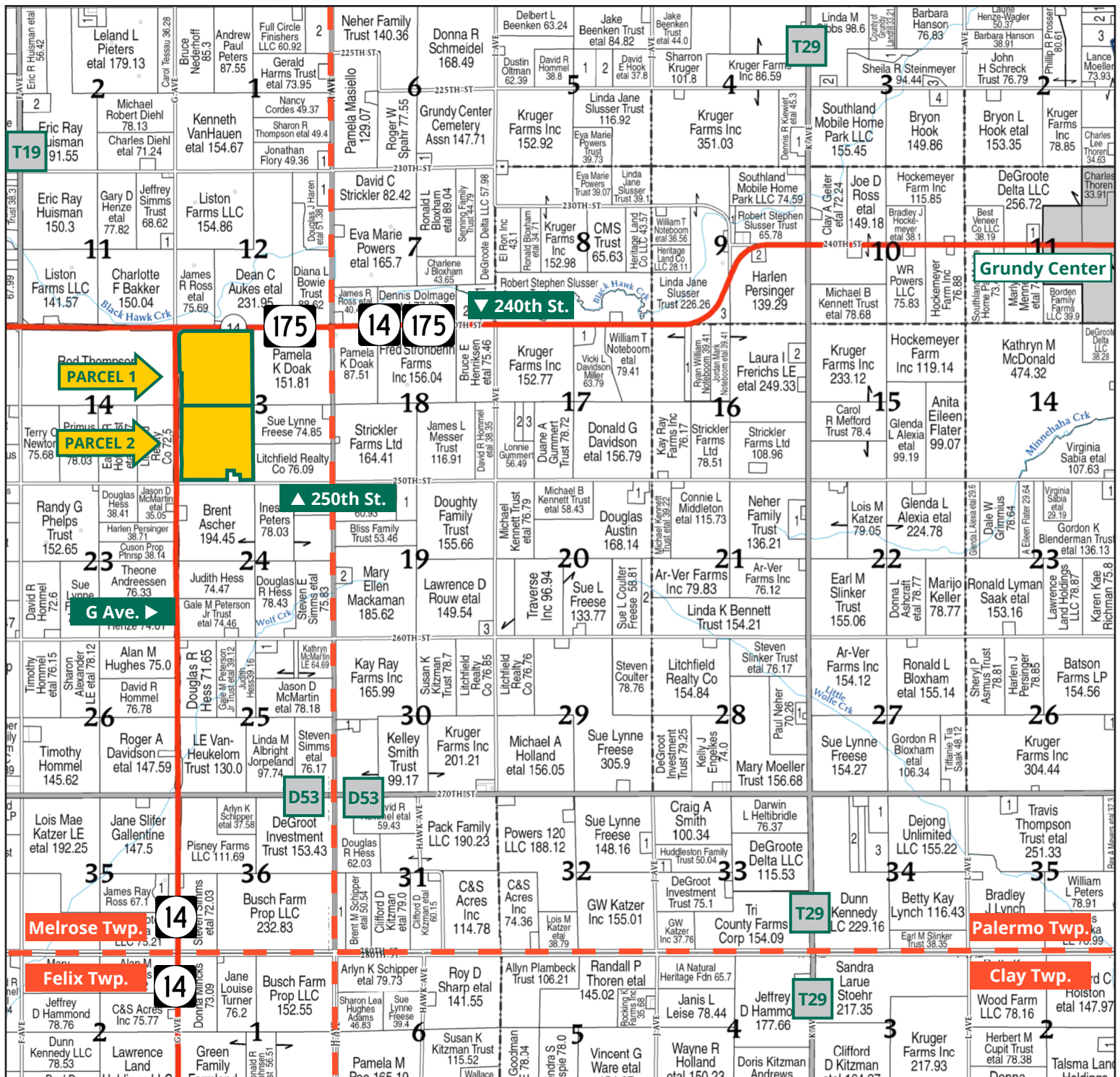
Trousdale Family Farm



CHRIS SMITH, AFM, ALC
Licensed Salesperson in IA
515.229.7262
ChrisS@Hertz.ag

Bid Deadline:
Wednesday, September 2, 2026
12:00 Noon, CDT

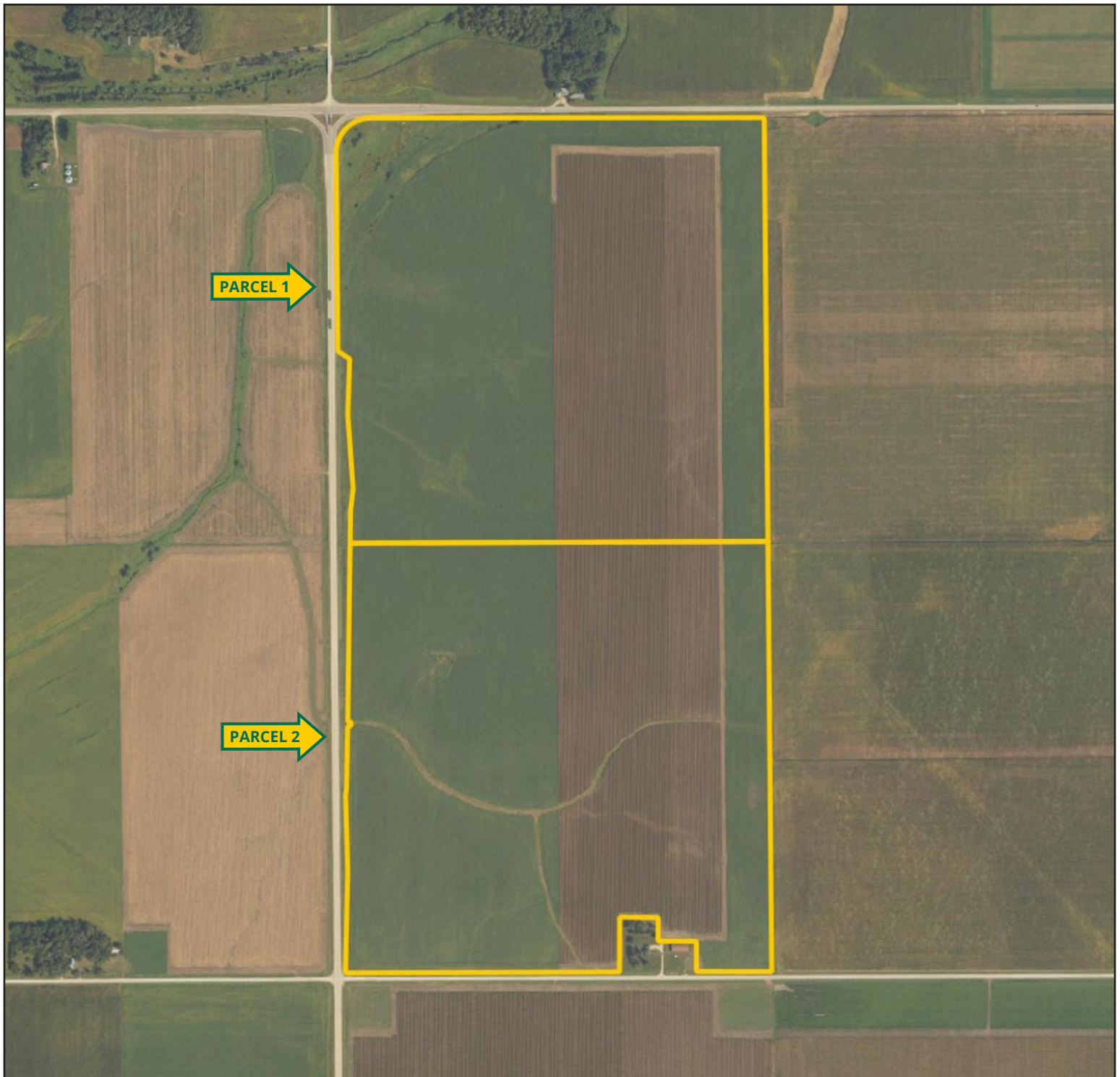
302.83 Acres, m/l
2 Parcels
Grundy County, IA



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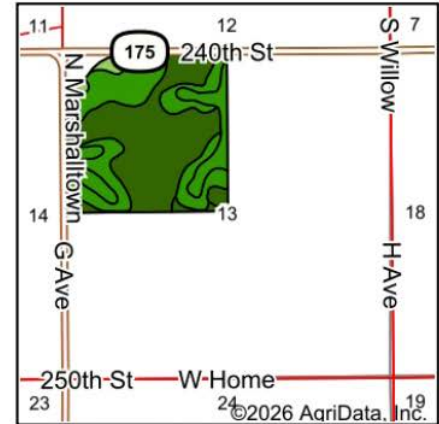


Est. FSA/Eff. Crop Acres: 143.30 | Soil Productivity: 90.70 CSR2



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State: **Iowa**
County: **Grundy**
Location: **13-87N-18W**
Township: **Melrose**
Acres: **143.3**
Date: **7/20/2026**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA075, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120B	Tama silty clay loam, 2 to 5 percent slopes	70.84	49.4%		Ile	95
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	49.59	34.6%		IIle	87
11B	Colo-Ely complex, 0 to 5 percent slopes	18.48	12.9%		IIlw	86
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.70	1.9%		IIlw	78
118	Garwin silty clay loam, 0 to 2 percent slopes	1.56	1.1%		IIlw	90
119	Muscatine silty clay loam, 0 to 2 percent slopes	0.13	0.1%		Iw	100
Weighted Average					2.35	90.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Grundy Center: Go west on IA-14 / IA-175 / 240th St. for 6 miles. Property is located on the southeast side of the intersection on IA-14 / G Ave. and IA-14 / IA-175 / 240th St.

Simple Legal

Part of the NW¼ of Section 13, Township 87 North, Range 18 West of the 5th P.M., Grundy Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$6,426.00
Net Taxable Acres: 151.98
Tax per Net Taxable Acre: \$42.28

Lease Status

Leased through the 2026 crop year.

FSA Data

Farm Number 679, Part of Tract 1055
Est. FSA/Eff. Crop Acres: 143.30*
Corn Base Acres: 83.85*
Corn PLC Yield: 191 Bu.
Bean Base Acres: 61.45*
Bean PLC Yield: 52 Bu.

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

NRCS Classification

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

Soil Types/Productivity

Primary soils are Tama silty clay loam and Colo-Ely complex. CSR2 on the estimated FSA/Eff. crop acres is 90.70. 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

Natural with some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

If Parcels 1 and 2 sell to separate Buyers, the properties will be surveyed at Seller's expense. 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.

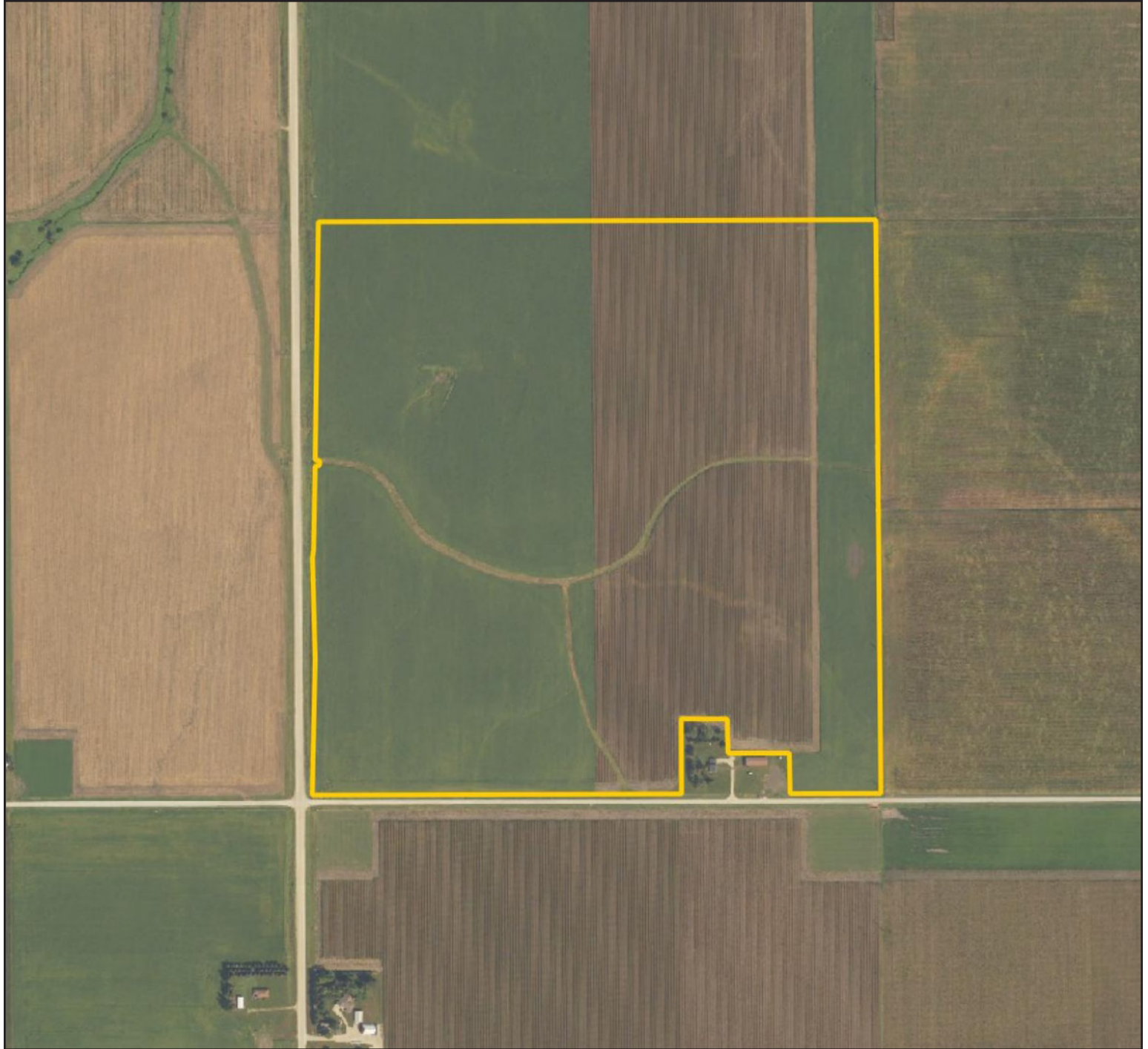
Northeast looking Southwest



Southwest looking Northeast

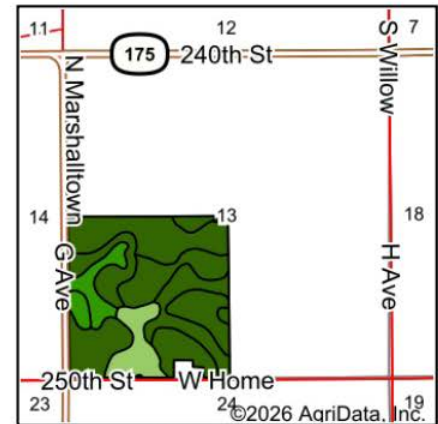


Est. FSA/Eff. Crop Acres: 150.50 | Soil Productivity: 92.80 CSR2



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State: Iowa
County: Grundy
Location: 13-87N-18W
Township: Melrose
Acres: 150.5
Date: 7/20/2026



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA075, Soil Area Version: 31						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120B	Tama silty clay loam, 2 to 5 percent slopes	46.25	30.7%		Ile	95
119	Muscatine silty clay loam, 0 to 2 percent slopes	41.23	27.4%		Iw	100
118	Garwin silty clay loam, 0 to 2 percent slopes	21.20	14.1%		Ilw	90
595	Harpster silty clay loam, 0 to 2 percent slopes	15.01	10.0%		Iiw	79
120C	Tama silty clay loam, 5 to 9 percent slopes	12.96	8.6%		Ille	90
11B	Colo-Ely complex, 0 to 5 percent slopes	10.24	6.8%		Iiw	86
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	3.61	2.4%		Ille	87
Weighted Average					1.84	92.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Grundy Center: Go west on IA-14 / IA-175 / 240th St. for 6 miles and then south on IA-14 / G Ave. for 0.7 miles. Property is located on the west side of the road.

Simple Legal

SW¼, less the acreage site, in Section 13, Township 87 North, Range 18 West of the 5th P.M., Grundy Co., IA. *Final abstract/ title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$6,208.00*

Net Taxable Acres: 150.85*

Tax per Net Taxable Acre: \$41.15*

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

Lease Status

Leased through the 2026 crop year.

FSA Data

Farm Number 679, Part of Tract 1055

FSA/Eff. Crop Acres: 150.50*

Corn Base Acres: 83.85*

Corn PLC Yield: 191 Bu.

Bean Base Acres: 61.45*

Bean PLC Yield: 52 Bu.

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HEL: Highly Erodible Land.

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Tama silty clay loam, Muscatine silty clay loam, and Garwin silty clay loam. CSR2 on the estimated FSA/Eff. crop acres is 92.80. 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

Natural with some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

If Parcels 1 and 2 sell to separate Buyers, properties will be surveyed at Seller's expense. Regardless, Parcel 2 will be surveyed to remove the acreage site. Survey well be done at Seller's expense. Final sale price will be adjusted up/down based on final gross surveyed acres.



Southwest looking Northeast



Northeast looking Southwest



Parcel 1 - 143.30 Est. FSA/Eff. Crop Acres
Parcel 2 - 150.50 Est. FSA/Eff. Crop Acres



Bid Deadline: Wed., Sept. 2, 2026

Time: 12:00 Noon, CDT

Mail To:

Hertz Real Estate Services, Inc.
Attn: Chris Smith
PO Box 500
Nevada, IA 50201

Sellers

Jean T. Trousdale Family Trust,
William H. Trousdale, Ann Trousdale
Schleck and Raymond Schleck,
Robert T. Trousdale and Mary
Trousdale, Gordon J. Trousdale and
Joanne LaMotte, John Trousdale
and Mary Margaret Trousdale, Carol
J. Trousdale Revocable Trust and
Kristina C. Garrett

Agency

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

Method of Sale

- Parcels will be offered individually and/or in combination.
- 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, Chris Smith at 515-229-7262.

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 Nevada, IA Hertz office, on or before Wednesday, September 2, 2026 by 12:00 Noon 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

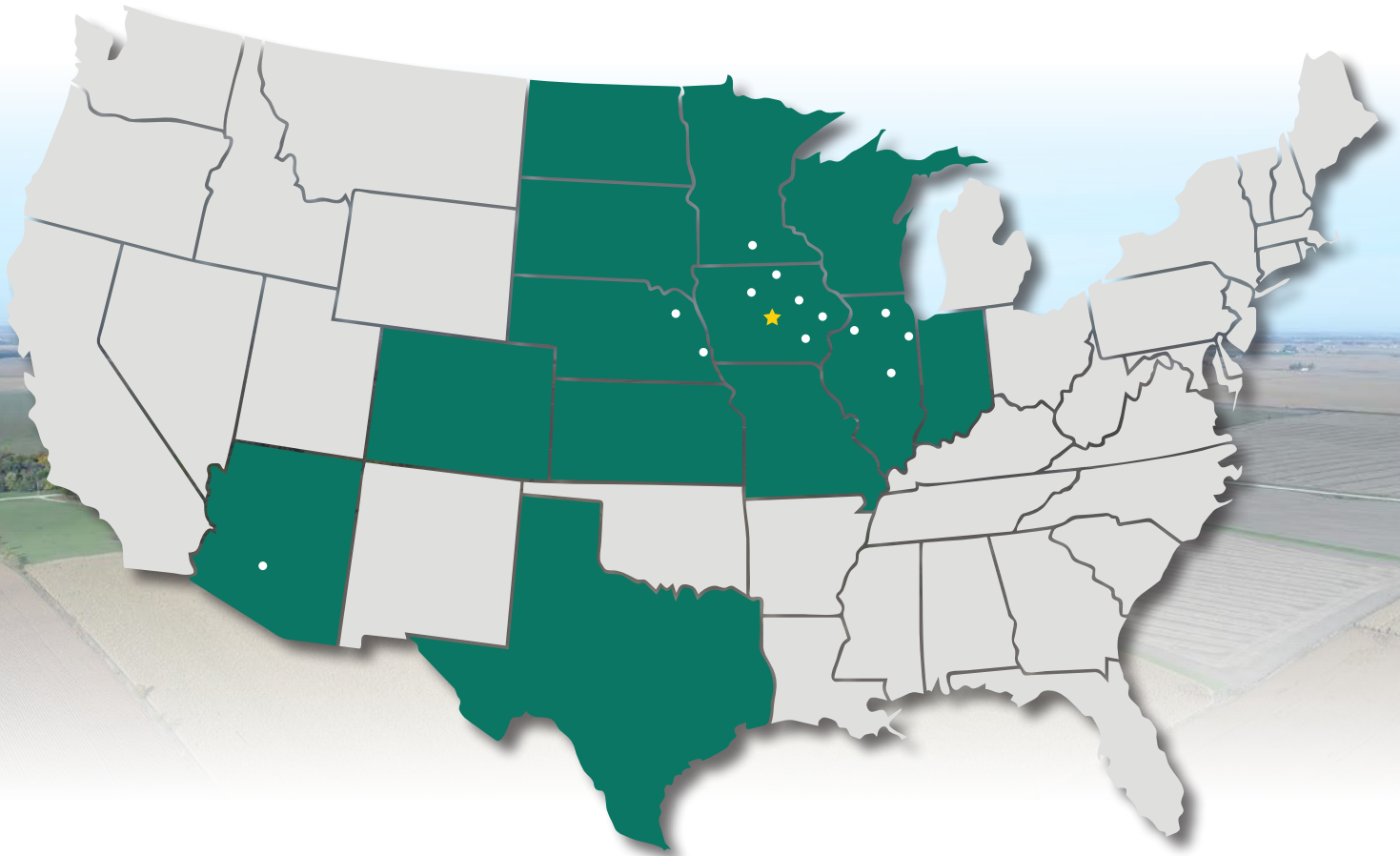
The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before January 12, 2027, 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 2/28/2027. Taxes will be prorated to the closing date.

Survey

If Parcels 1 and 2 sell to separate Buyers, prior to closing and at Seller's expense the properties will be surveyed. Final sale price will be adjusted up/down based on final gross surveyed acres. Parcel 2 will be surveyed to remove the acreage site. Final sale price will be adjusted up/down based on final gross surveyed acres.

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.



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