



Friar Farms Partnership

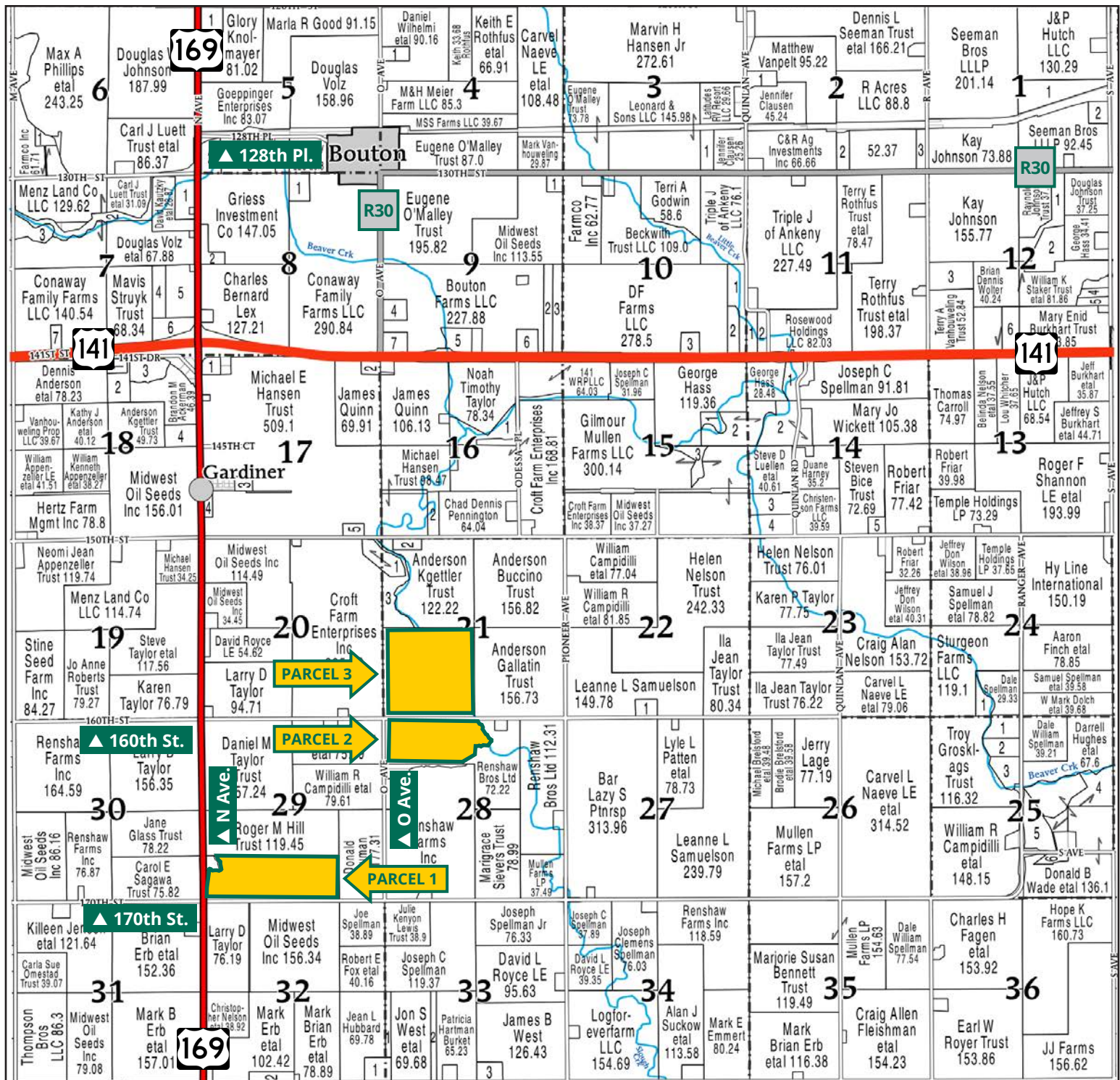
AUCTION

Hybrid
Tuesday
September 1, 2026
10:00 a.m. CDT
Perry, IA &
bid.hertz.ag

351.33 Acres, m/l
3 Parcels
Dallas County, IA



CHRIS SMITH, AFM, ALC
Licensed Salesperson in IA
515.229.7262
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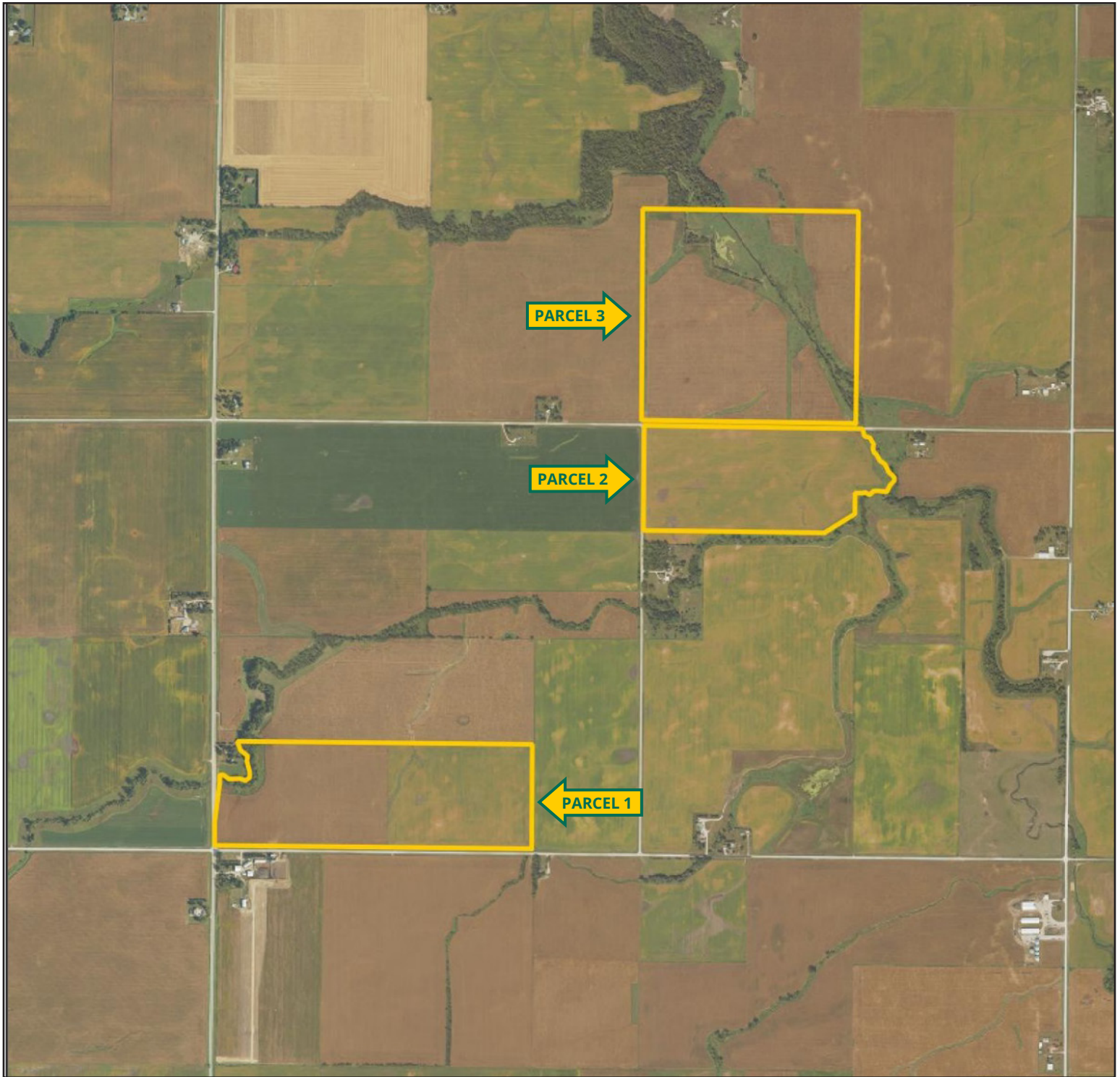


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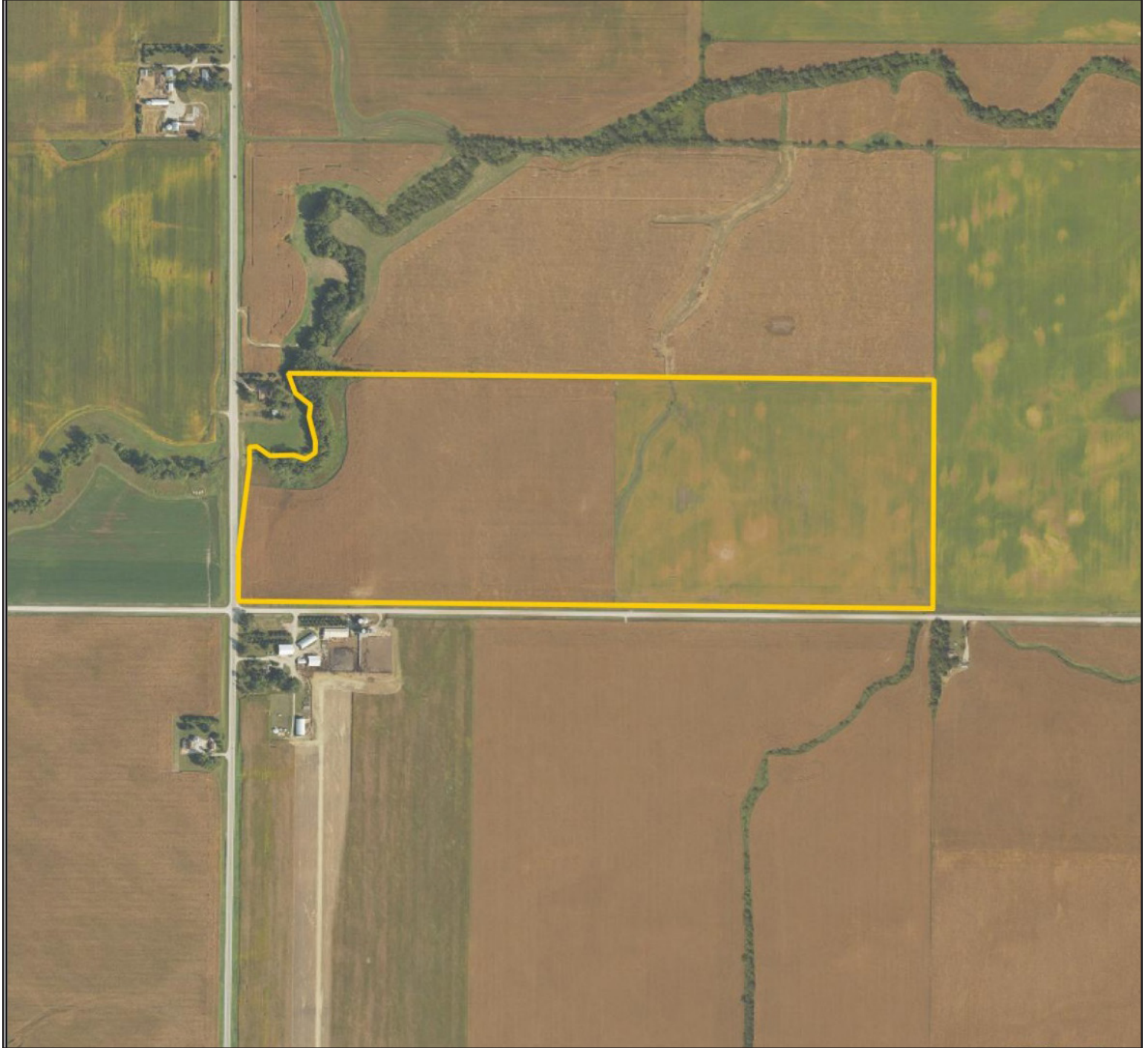
515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | www.Hertz.ag

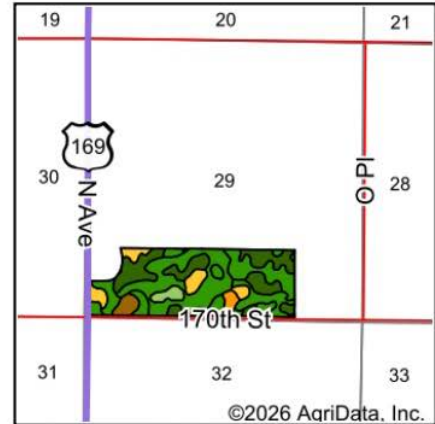
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RD



FSA/Eff. Crop Acres: 106.87 | CRP Acres: 2.80 | Soil Productivity: 82.30 CSR2





State: **Iowa**
County: **Dallas**
Location: **29-81N-27W**
Township: **Beaver**
Acres: **106.87**
Date: **7/20/2026**



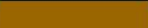
Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA049, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	29.30	27.4%		IIw	87
L55	Nicollet loam, 1 to 3 percent slopes	26.73	25.0%		Ie	91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	24.94	23.3%		Ile	88
828B	Zenor sandy loam, 2 to 5 percent slopes	9.22	8.6%		IIIe	52
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	8.23	7.7%		IIw	88
829D2	Zenor-Storden complex, 9 to 14 percent slopes, moderately eroded	3.39	3.2%		IVe	29
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	2.94	2.8%		IIw	75
828C2	Zenor sandy loam, 5 to 9 percent slopes, moderately eroded	2.12	2.0%		IIIe	45
Weighted Average					1.92	82.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Bouton: Go west on 128th Pl. to Hwy 169; then south 4 miles to 170th St.; then turn east and the property is on the north side of the road.

Simple Legal

SW $\frac{1}{4}$ SW $\frac{1}{4}$ Exc. 4 ac.; SE $\frac{1}{4}$ SW $\frac{1}{4}$; and SW $\frac{1}{4}$ SE $\frac{1}{4}$ all in Section 29, Township 81 North, Range 27 West of the 5th P.M., Dallas Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$3,326.00
Net Taxable Acres: 112.01
Tax per Net Taxable Acre: \$29.69

Lease Status

Leased through the 2026 crop year.

FSA Data

Farm Number 8013, Tract 2711
FSA/Eff. Crop Acres: 106.87
CRP Acres: 2.80
Corn Base Acres: 56.50
Corn PLC Yield: 158 Bu.
Bean Base Acres: 50.36
Bean PLC Yield: 42 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 2.80 acres enrolled in a CP-21 contract that pays \$633.00 annually and expires 9/30/2028.

Soil Types/Productivity

Primary soils are Canisteo clay loam, Nicollet loam, and Zenor sandy loam. CSR2 on the FSA/Eff. crop acres is 82.30.

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

Gently 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.

Northeast looking Southwest

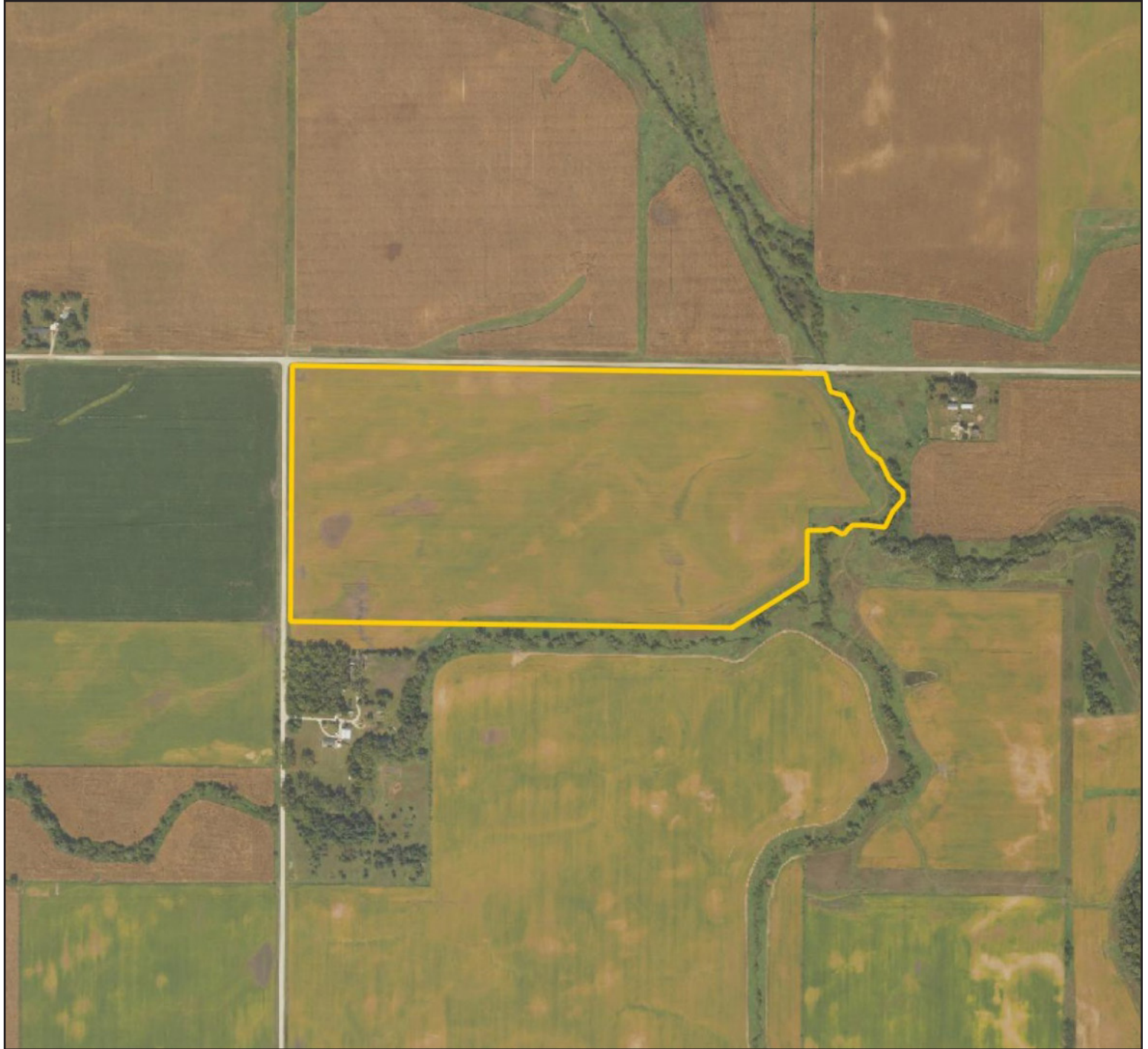


East looking West



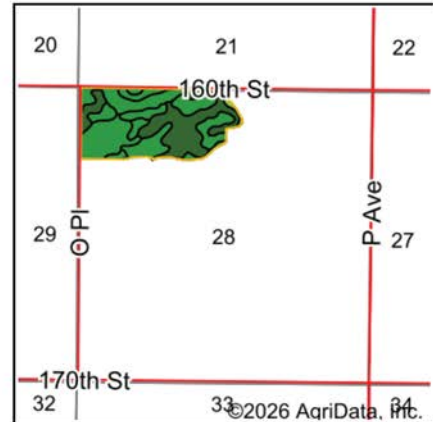
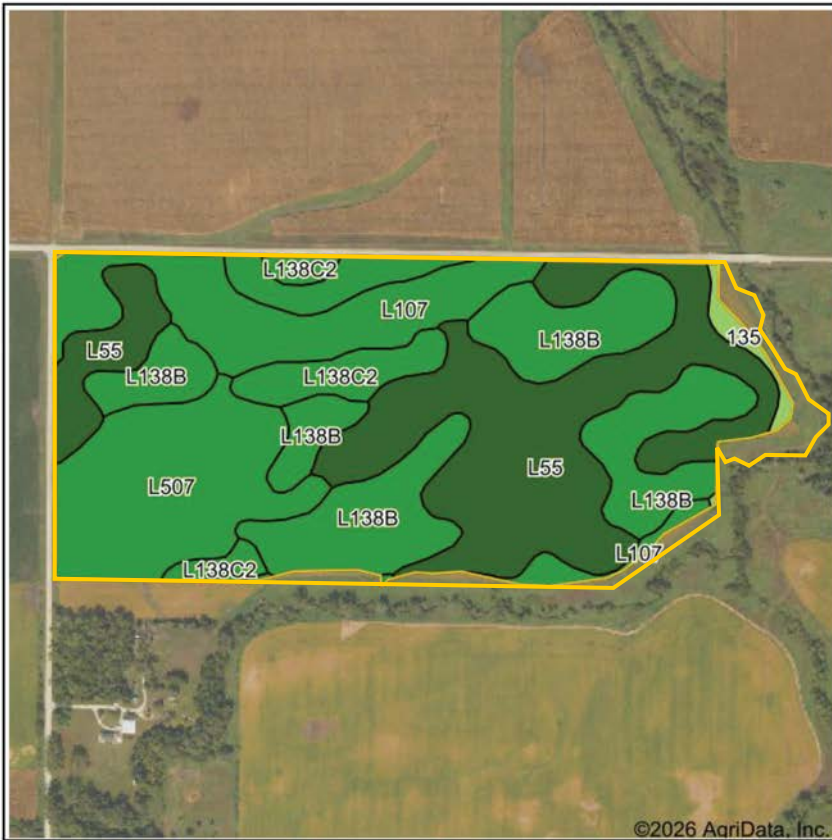


Est. FSA/Eff. Crop Acres: 77.02 | Est. CRP Acres: 2.20 | Soil Productivity: 88.40 CSR2



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State: **Iowa**
County: **Dallas**
Location: **28-81N-27W**
Township: **Beaver**
Acres: **77.02**
Date: **7/24/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IA049, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L55	Nicollet loam, 1 to 3 percent slopes	24.97	32.4%		Ie	91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	22.75	29.5%		Ile	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	12.76	16.6%		Ilw	87
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	11.16	14.5%		Ilw	88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	4.48	5.8%		Ille	83
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.90	1.2%		Ilw	76
Weighted Average					1.73	88.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Bouton: Go west on 128th Pl. to Hwy 169; then south 3 miles to 160th St.; and then east on 160th St. 1 mile. The property is on the south side of the road.

Simple Legal

Parcel 17-226 and N½ NW¼, except Parcel 17-227 all in Section 28, Township 81 North, Range 27 West of the 5th P.M., Dallas Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$2,594.00
Net Taxable Acres: 81.36
Tax per Net Taxable Acre: \$31.88

Lease Status

Leased through the 2026 crop year.

FSA Data

Farm Number 8013, Tract 2718
FSA/Eff. Crop Acres: 37.60*
CRP Acres: 0.55*
Corn Base Acres: 37.10*
Corn PLC Yield: 158 Bu.

Farm Number 8013, Part of Tract 28438

FSA/Eff. Crop Acres: 39.00
CRP Acres: 1.65*
Corn Base Acres: 20.90*
Corn PLC Yield: 158 Bu.
Bean Base Acres: 12.03*
Bean PLC Yield: 42 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Estimated CRP Contracts*

There are 1.65 acres enrolled in a CP-21 contract that pays \$338.25 annually and expires 9/30/2030.

There are 0.55 acres enrolled in a CP-21 contract that pays \$112.75 annually and expires 9/30/2030.

**Acres and contract payments are estimated pending reconstitution of farm/contracts by the Dallas County FSA/NRCS offices.*

Soil Types/Productivity

Primary soils are Nicollet loam, Clarion loam, and Canisteo clay loam. CSR2 on the estimated FSA/Eff. crop acres is 88.40. 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

Gently sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

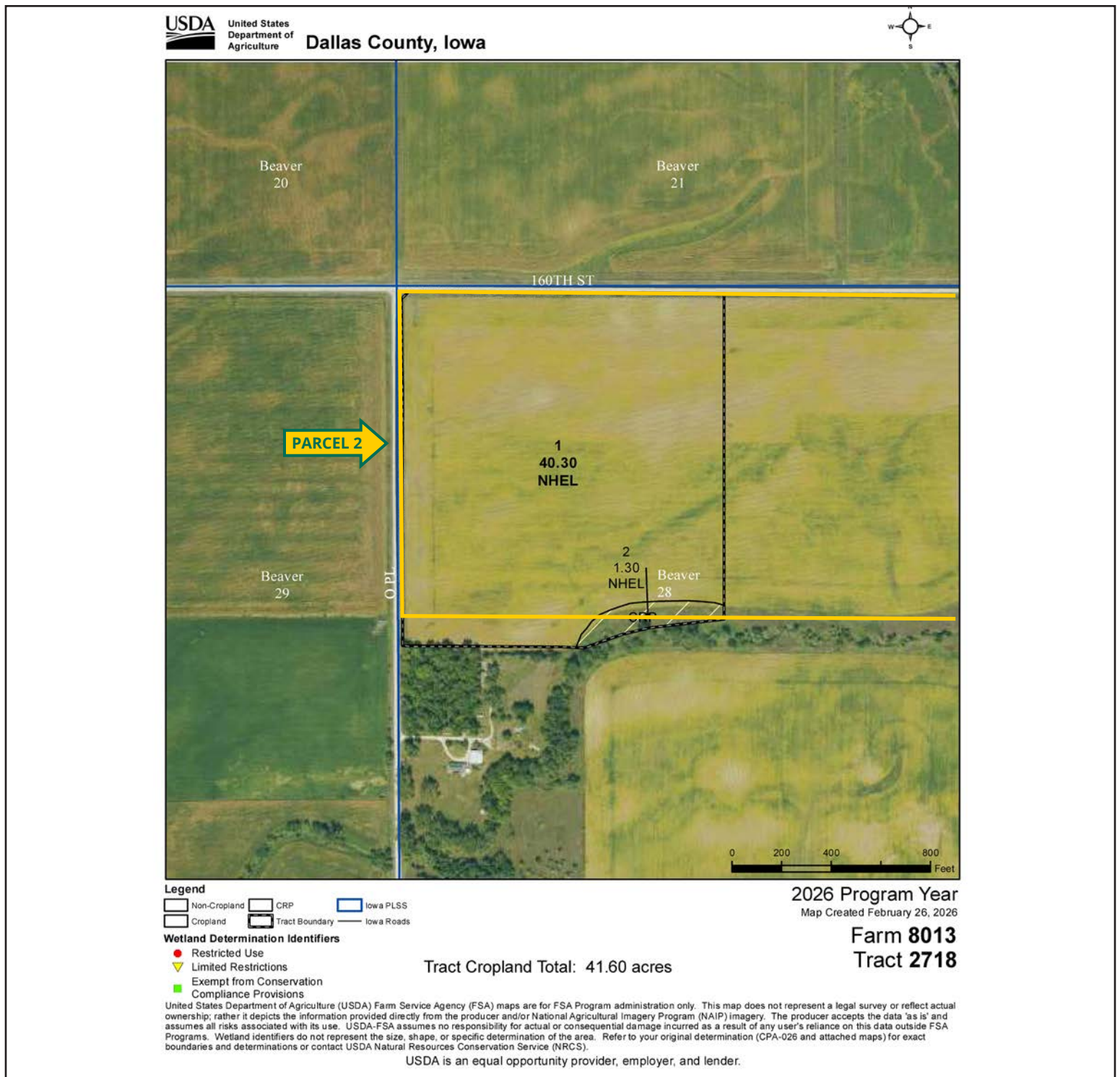


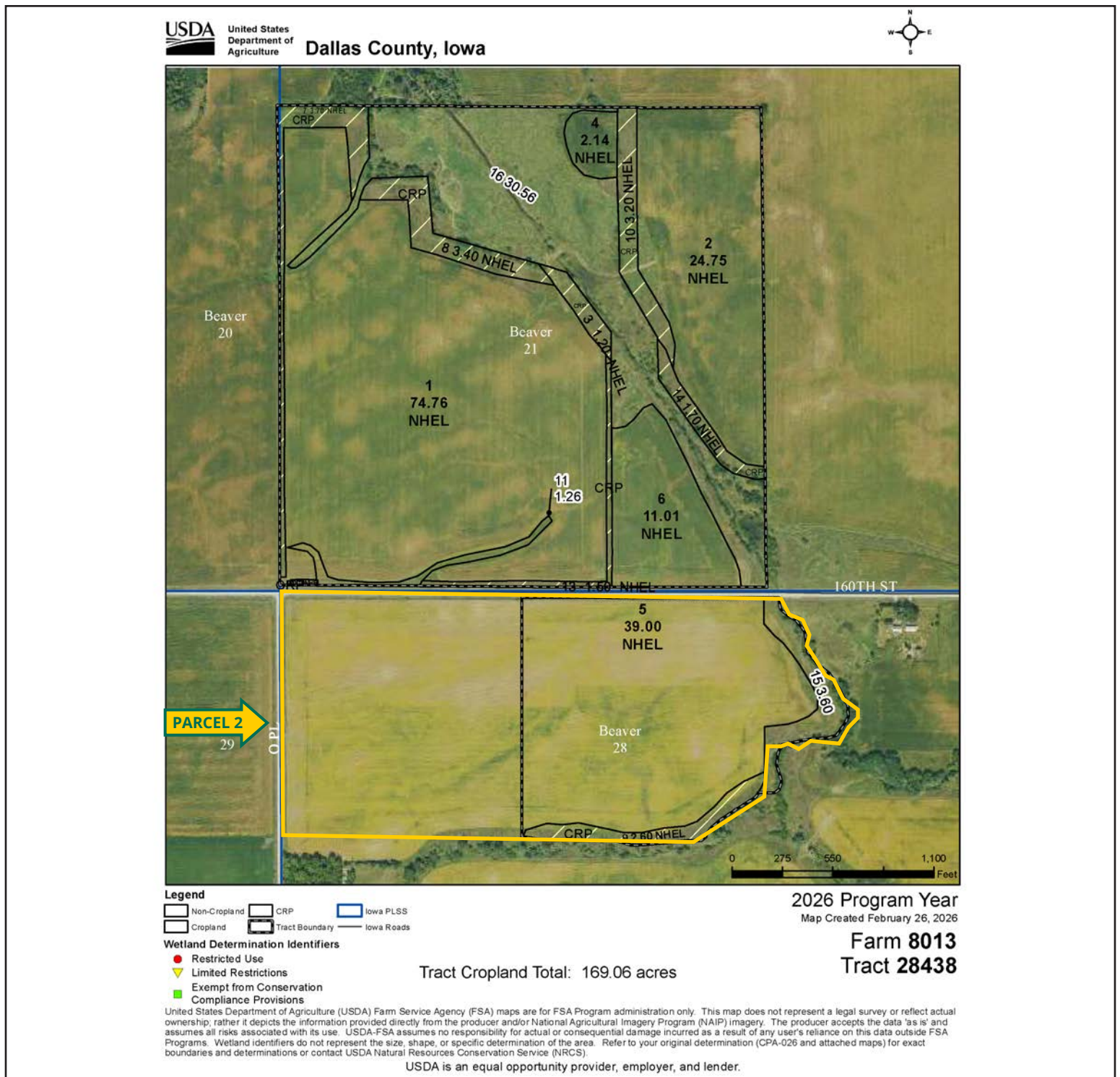
Northwest looking Southeast



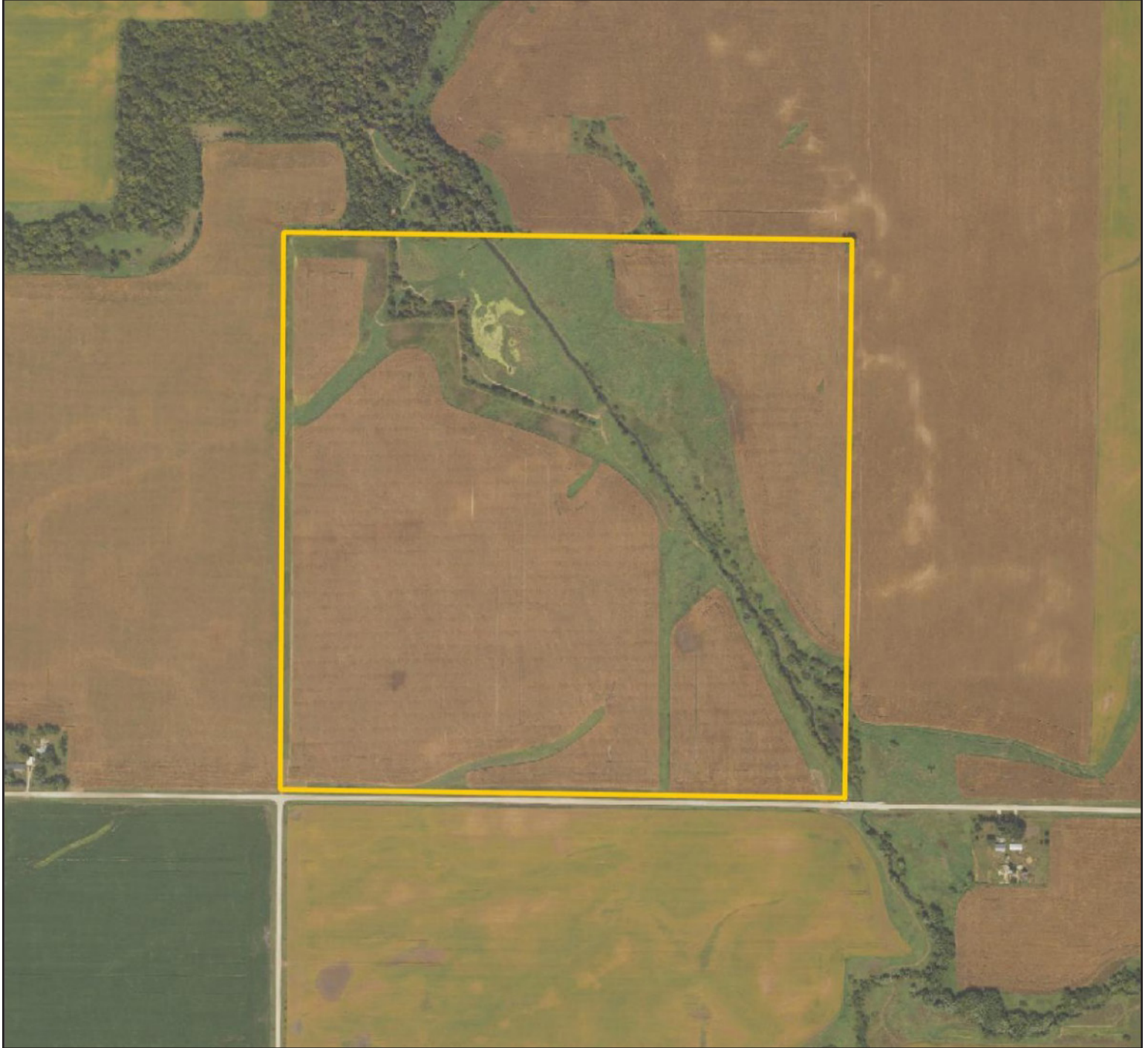
Southeast looking Northwest







FSA/Eff. Crop Acres: 112.66 | CRP Acres: 14.80 | Soil Productivity: 83.30 CSR2

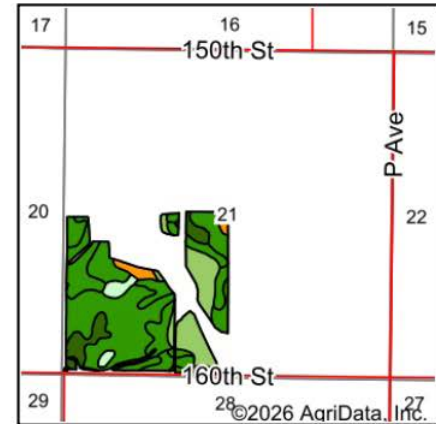


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Soils data provided by USDA and NRCS.



State: Iowa
County: Dallas
Location: 21-81N-27W
Township: Beaver
Acres: 112.66
Date: 7/20/2026



Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA049, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	51.64	45.9%		Ile	88
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	18.04	16.0%		Ilw	76
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	16.94	15.0%		Ille	83
L55	Nicollet loam, 1 to 3 percent slopes	9.57	8.5%		Ie	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	5.84	5.2%		Ilw	88
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	3.73	3.3%		Ille	64
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	3.46	3.1%		Ille	84
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	2.42	2.1%		Ive	41
828C2	Zenor sandy loam, 5 to 9 percent slopes, moderately eroded	1.02	0.9%		Ille	45
Weighted Average					2.18	83.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Bouton: Go west on 128th Pl. to Hwy. 169, then go south 3 miles to 160th St.; then east for 1 mile to O Ave. The property is on the north side of the road.

Simple Legal

SW¼ of Section 21, Township 81 North, Range 27 West of the 5th P.M., Dallas Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$4,614.00

Net Taxable Acres: 157.96

Tax per Net Taxable Acre: \$29.21

Lease Status

Leased through the 2026 crop year.

FSA Data

Farm Number 8013, Part of Tract 28438

FSA/Eff. Crop Acres: 112.66

CRP Acres: 14.80

Corn Base Acres: 60.20*

Corn PLC Yield: 158 Bu.

Bean Base Acres: 34.77*

Bean PLC Yield: 42 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 11.90 acres enrolled in a CP-33 contract that pays \$3,357.00 annually and expires 9/30/2026.

There are 2.90 acres enrolled in a CP-21 contract that pays \$595.00 annually and expires 9/30/2030.

Soil Types/Productivity

Primary soils are Clarion loam and Coland clay loam. CSR2 on the FSA/Eff. crop acres is 83.30. 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

Gently sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

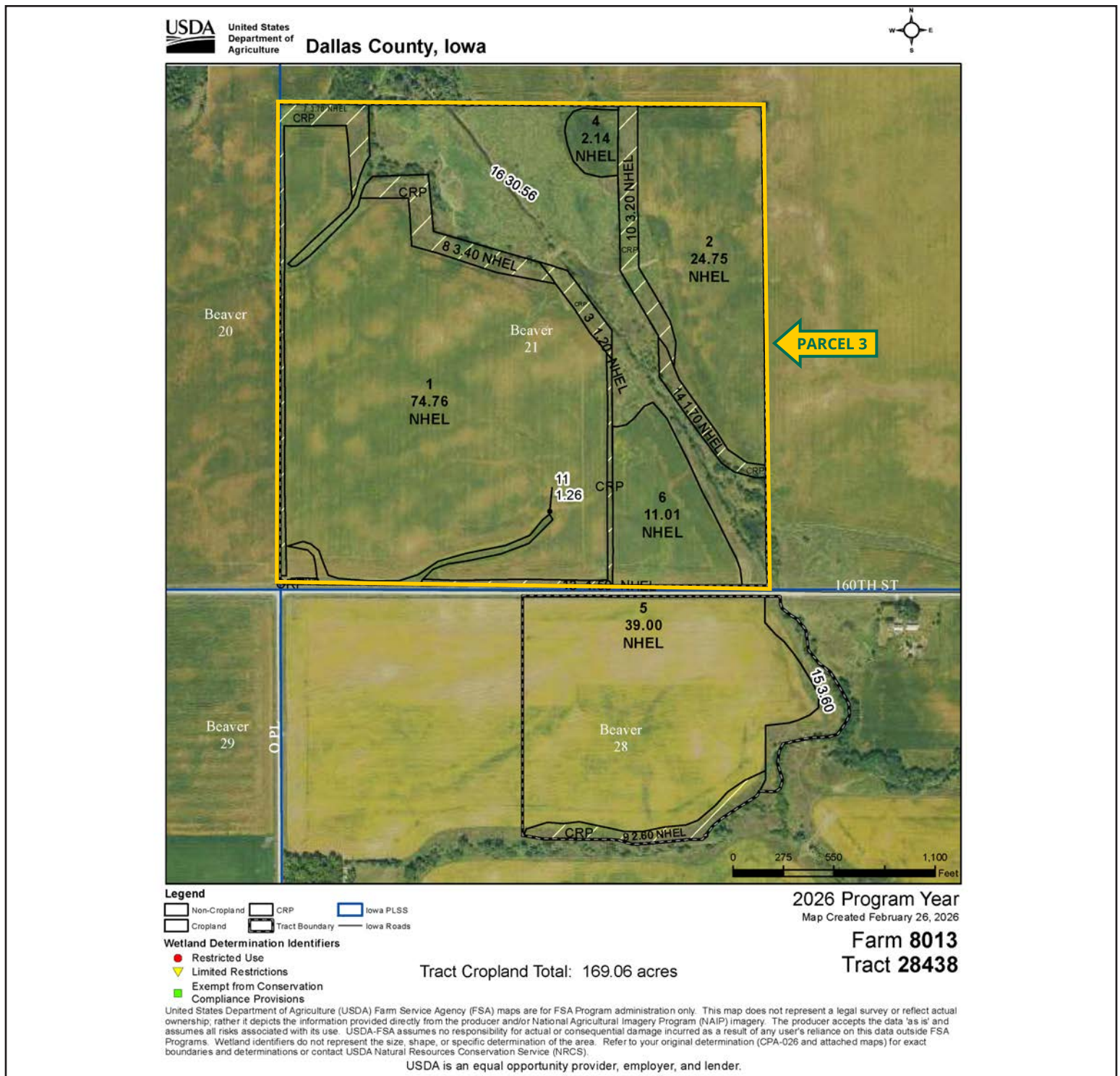


Southwest looking Northeast



Northeast looking Southwest





Date: Tues., September 1, 2026

Time: 10:00 a.m. CDT

Site: Elks Lodge
2823 Willis Avenue
Perry, IA 50220

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, Chris Smith at Phone 515-229-7262 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 land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

Seller

Friar Farms Partnership

Agency

Hertz Real Estate Services 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.

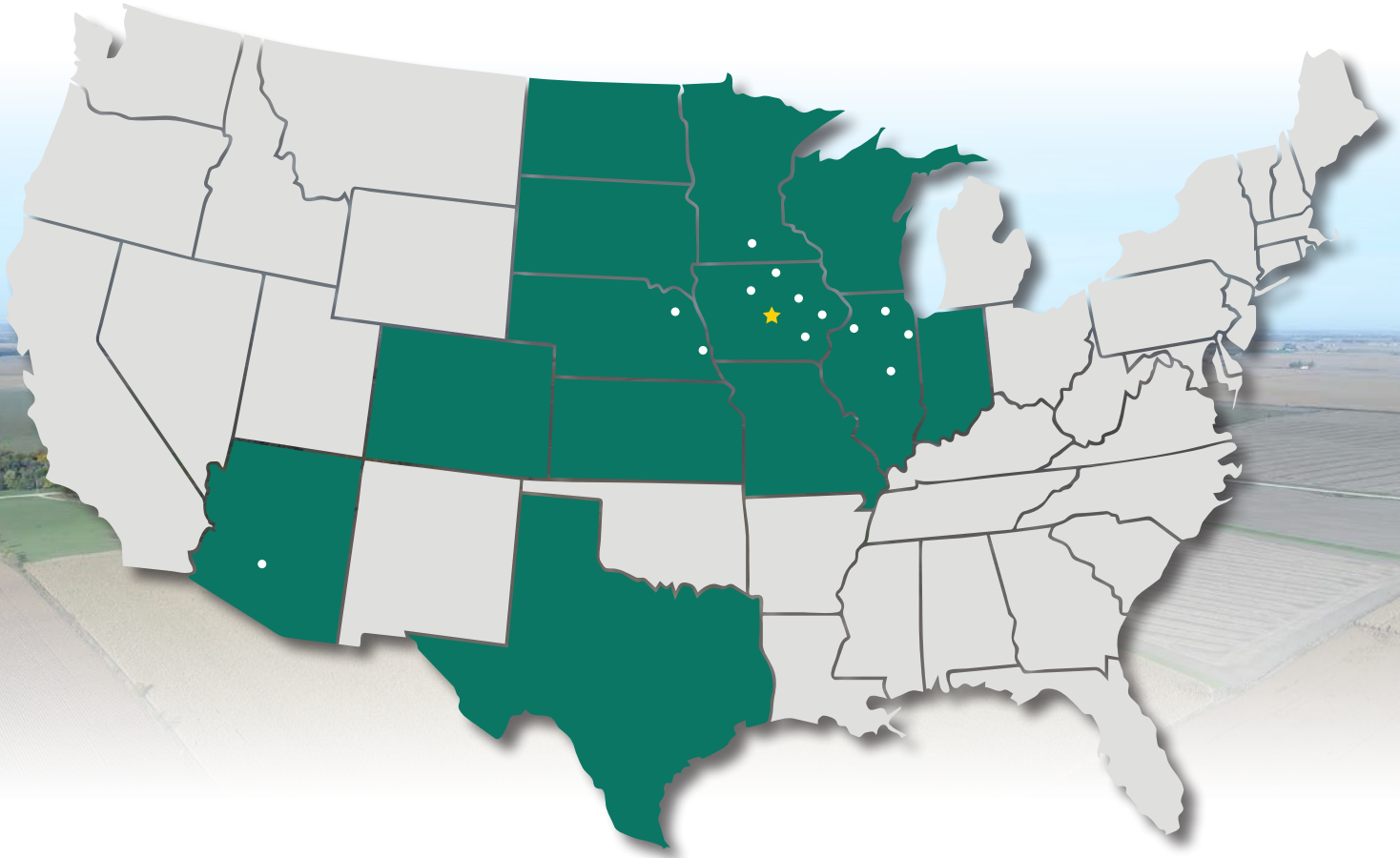
Terms of Possession

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 October 14, 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 February 28, 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.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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Certified Farm Appraisals
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