



ONE-CHANCE SEALED BID SALE



Schaeffer Farms, LLC



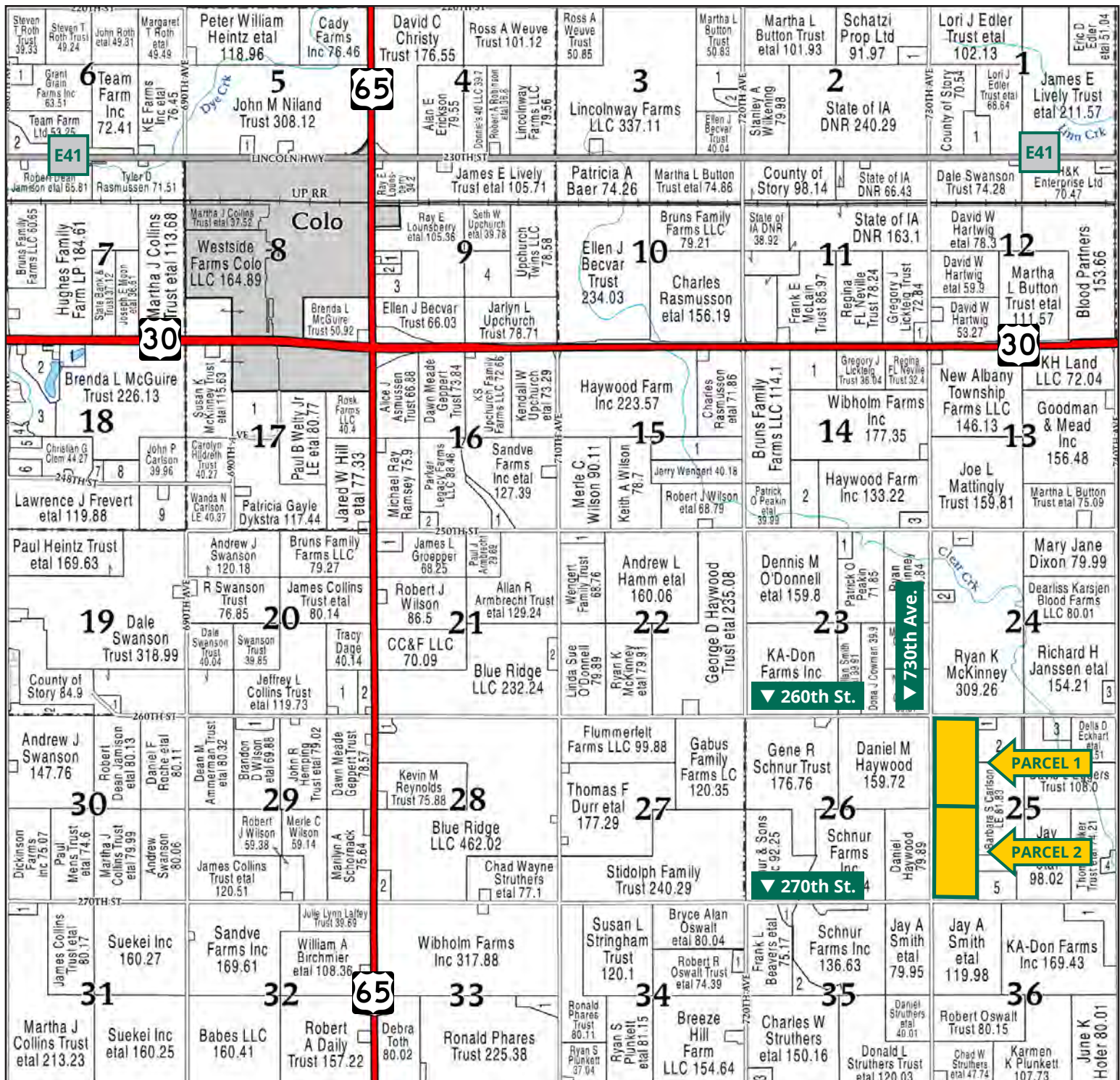
CHAD REIFSCHNEIDER
Licensed Salesperson in IA
515.450.9529
ChadR@Hertz.ag



NICK HOFFMAN
Licensed Salesperson in IA
515.382.7958
NickH@Hertz.ag

Bid Deadline:
Thursday, September 10, 2026
12:00 Noon, CDT

160.00 Acres, m/l
2 Parcels
Story County, IA

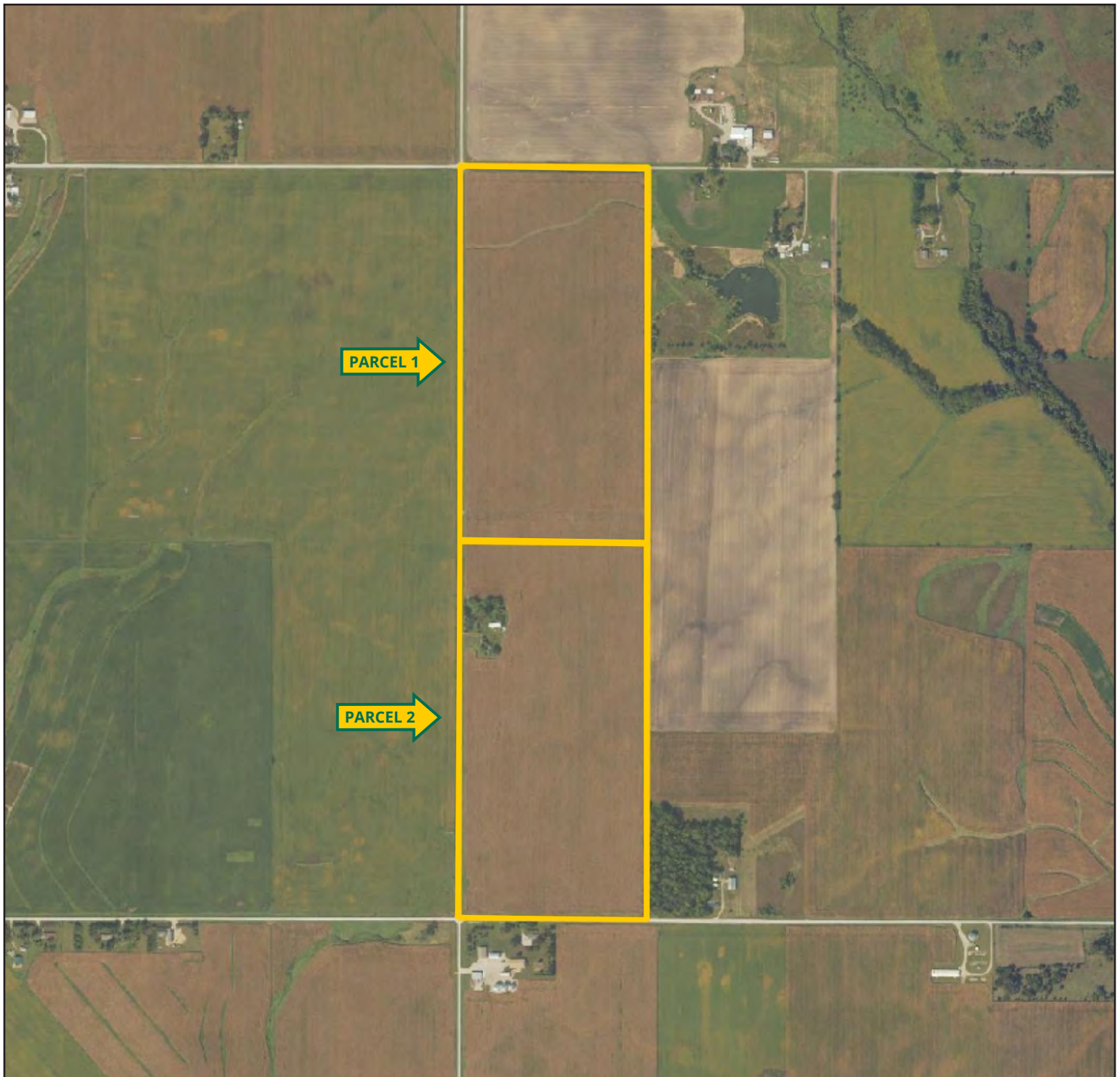


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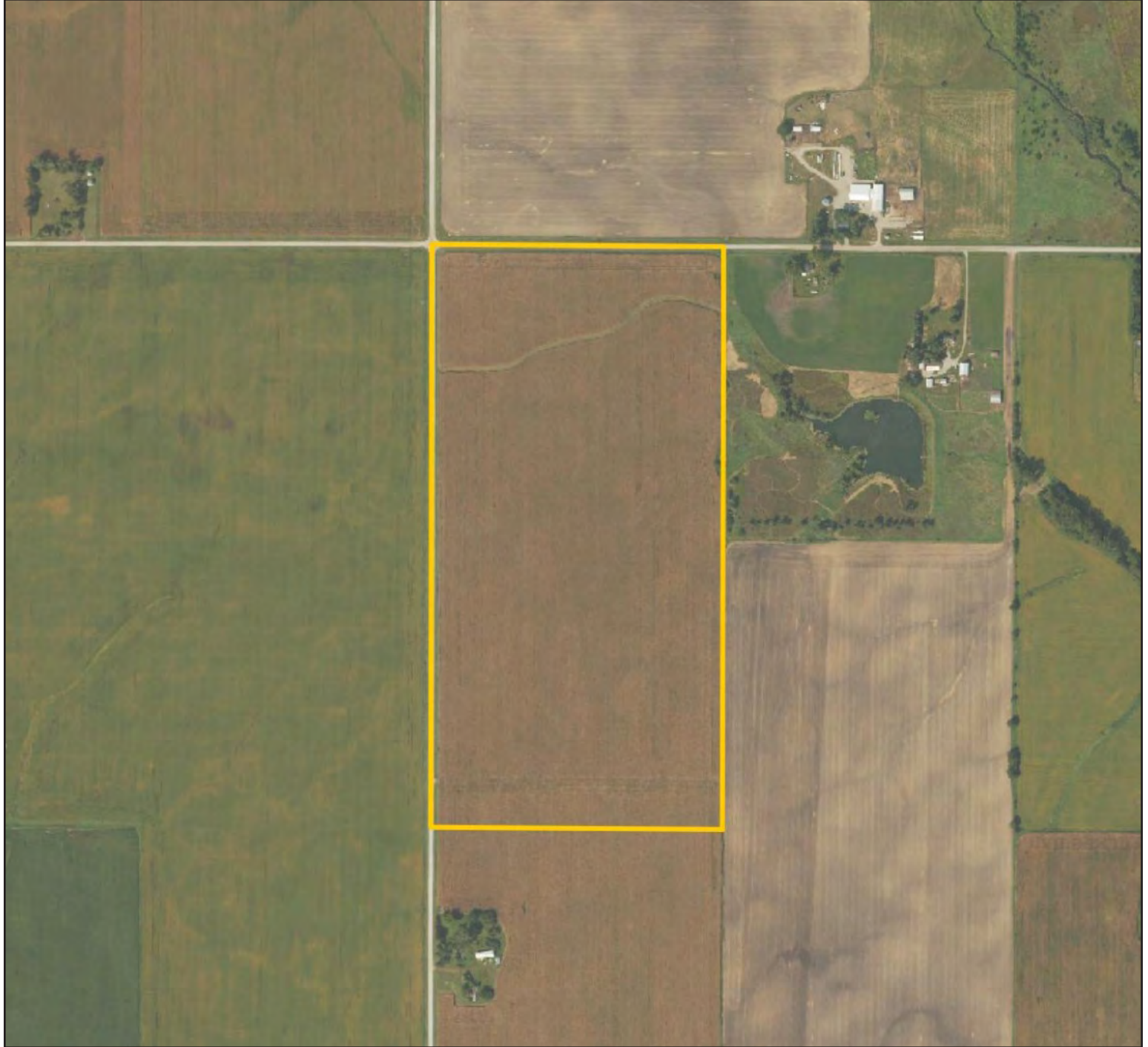
515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | www.Hertz.ag

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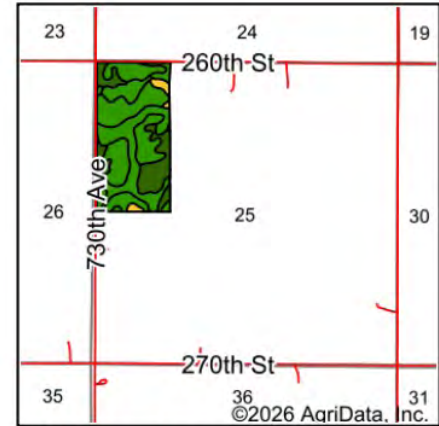
Est. FSA/Eff. Crop Acres: 76.44 | Soil Productivity: 87.60 CSR2



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State: Iowa
County: Story
Location: 25-83N-21W
Township: New Albany
Acres: 76.44
Date: 7/30/2026



Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 37						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	31.23	40.8%		Ile	88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	20.01	26.2%		IIlw	88
L55	Nicollet loam, 1 to 3 percent slopes	14.88	19.5%		Ie	91
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	8.06	10.5%		IIlw	87
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	1.58	2.1%		IIle	57
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.68	0.9%		IIlw	59
Weighted Average					1.83	87.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Colo: Go east on US Hwy. 30 for 3 miles, then south on 730th Ave. for 2 miles. Property is on the east side of the road.

Simple Legal

W½ NE¼ of Section 25, Township 83 North, Range 21 West of the 5th P.M., Story County, IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$2,770.00
Gross Acres: 80.00
Net Taxable Acres: 77.00
Tax per Net Taxable Acre: \$35.97

Lease Status

Open lease for 2027 crop year.

FSA Data

Farm Number 5787, Tract 1815
FSA/Eff. Crop Acres: 76.44*
Corn Base Acres: 37.05*
Corn PLC Yield: 158 Bu.
Bean Base Acres: 37.05*
Bean PLC Yield: 48 Bu.
**Acres are estimated pending reconstitution of farm by the Story County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion loam, Webster clay loam, and Nicollet loam. CSR2 on the estimated FSA/Eff. crop acres is 87.60. 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 to moderately sloping.

Drainage

Natural with some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

High-quality Story County farmland.



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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Northeast looking Southwest



Southeast looking Northwest



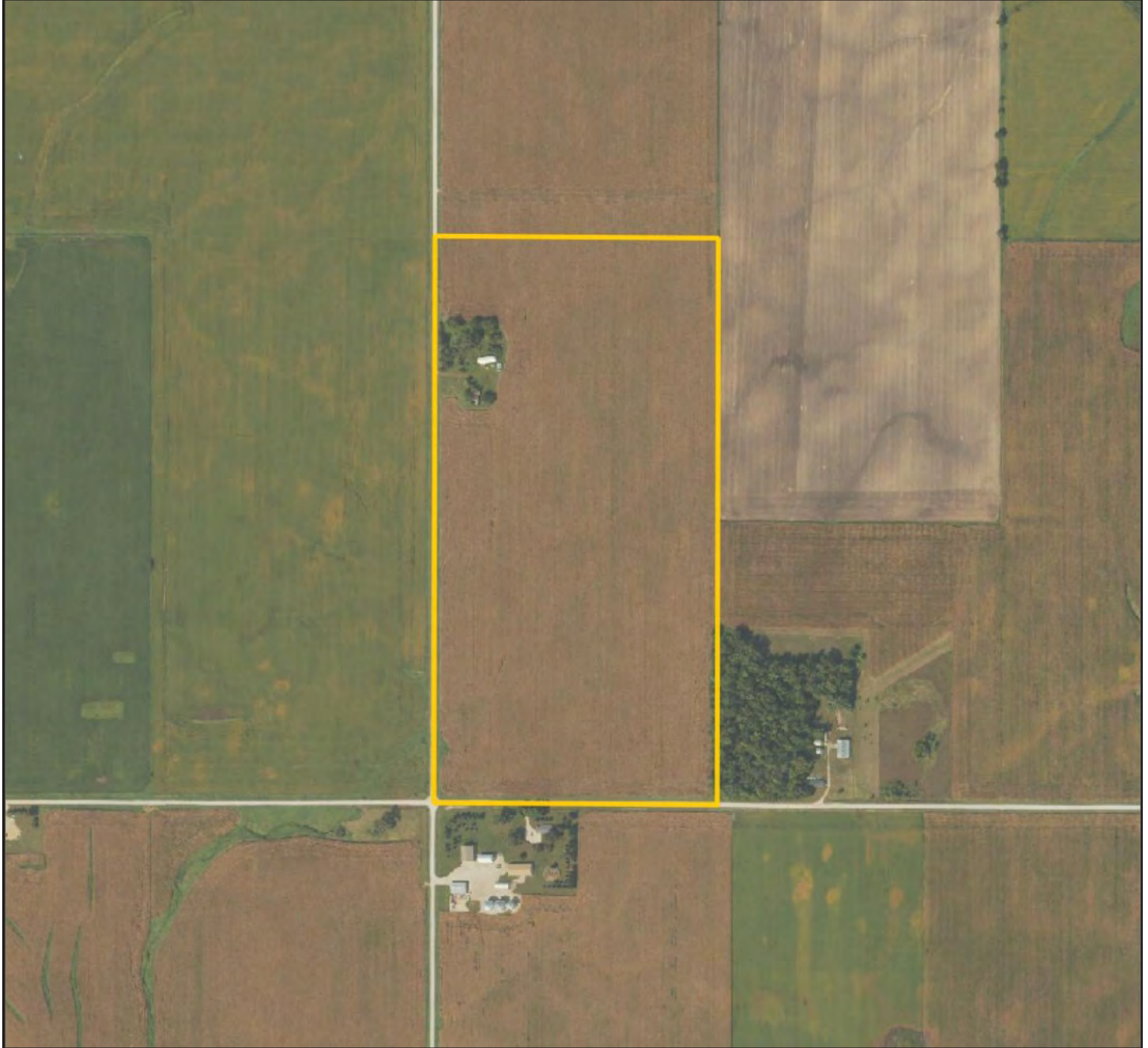
North looking South



Southwest looking Northeast



Est. FSA/Eff. Crop Acres: 73.04 | Soil Productivity: 86.90 CSR2



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State: Iowa
County: Story
Location: 25-83N-21W
Township: New Albany
Acres: 73.04
Date: 7/30/2026



Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 37						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	26.90	36.9%		IIw	88
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	26.67	36.5%		Ile	88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	8.48	11.6%		IIIe	83
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	4.92	6.7%		IIw	87
L55	Nicollet loam, 1 to 3 percent slopes	4.53	6.2%		Ie	91
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.54	2.1%		IIIw	59
Weighted Average					2.08	86.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Colo: Go east on US Hwy. 30 for 3 miles, then south on 730th Ave. for 2.5 miles. Property is on the east side of the road.

Simple Legal

W½ SE¼ of Section 25, Township 83 North, Range 21 West of the 5th P.M., Story County, IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$2,840.00
Gross Acres: 80.00
Net Taxable Acres: 77.00
Tax per Net Taxable Acre: \$36.88

Lease Status

Open lease for 2027 crop year.

FSA Data

Farm Number 5787, Tract 1815
FSA/Eff. Crop Acres: 73.04*
Corn Base Acres: 35.40*
Corn PLC Yield: 158 Bu.
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**Acres are estimated pending reconstitution of farm by the Story County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Webster clay loam and Clarion loam. CSR2 on the estimated FSA/ Eff. crop acres is 86.90. 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 to moderately sloping.

Drainage

Natural with some tile. No maps available.

Buildings/Improvements

- 24' x 80' Post-frame building with concrete floor.
- Various older outbuildings.

Water & Well Information

1 well with unknown location or status.

Comments

High-quality cropland with a Story County acreage site included that contains a newer storage building/shop.



Southwest looking Northeast



Northeast looking Southwest



Southeast looking Northwest



Northwest looking Southeast



Bid Deadline: Thur., Sept. 10, 2026

Time: 12:00 Noon, CDT

Mail To:

Hertz Real Estate Services
Attn: Chad Reifschneider
PO Box 500
Nevada, IA 50201

Seller

Schaeffer Farms, LLC

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, Chad Reifschneider at 515-450-9529 or Nick Hoffman at 515-382-7958.

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 Thursday, September 10, 2026 by 12:00 Noon CDT. The Seller will accept or reject all bids by 5:00 p.m. CDT on Friday, September 11, 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 November 10, 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. Taxes will be prorated to closing date.

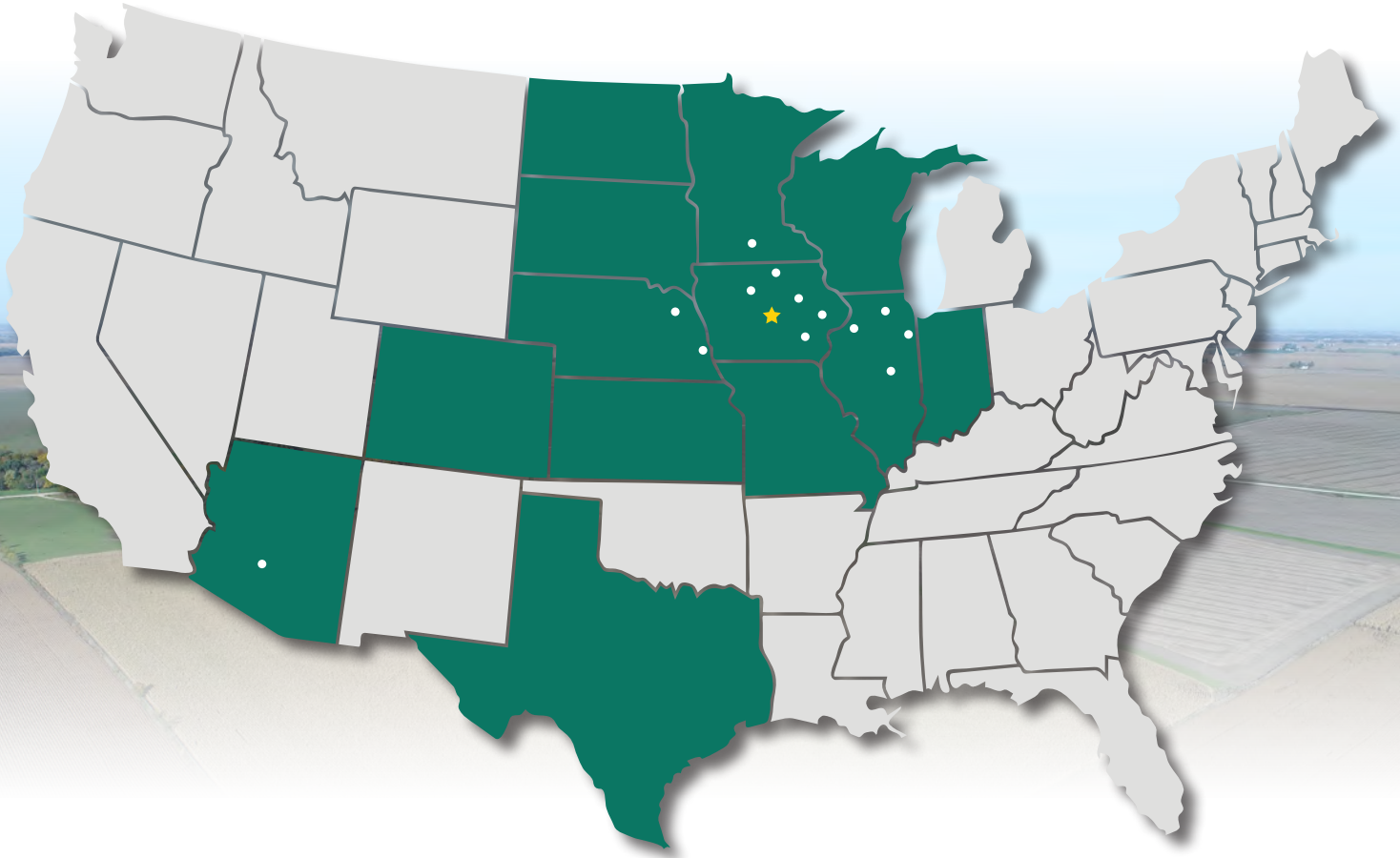
Survey

If Parcels 1 and 2 sell to separate Buyers, a survey will be completed prior to closing to establish boundary lines at Seller's expense. 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.

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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