



ONE-CHANCE SEALED BID SALE



**Recreational Land with
Established Food Plot**



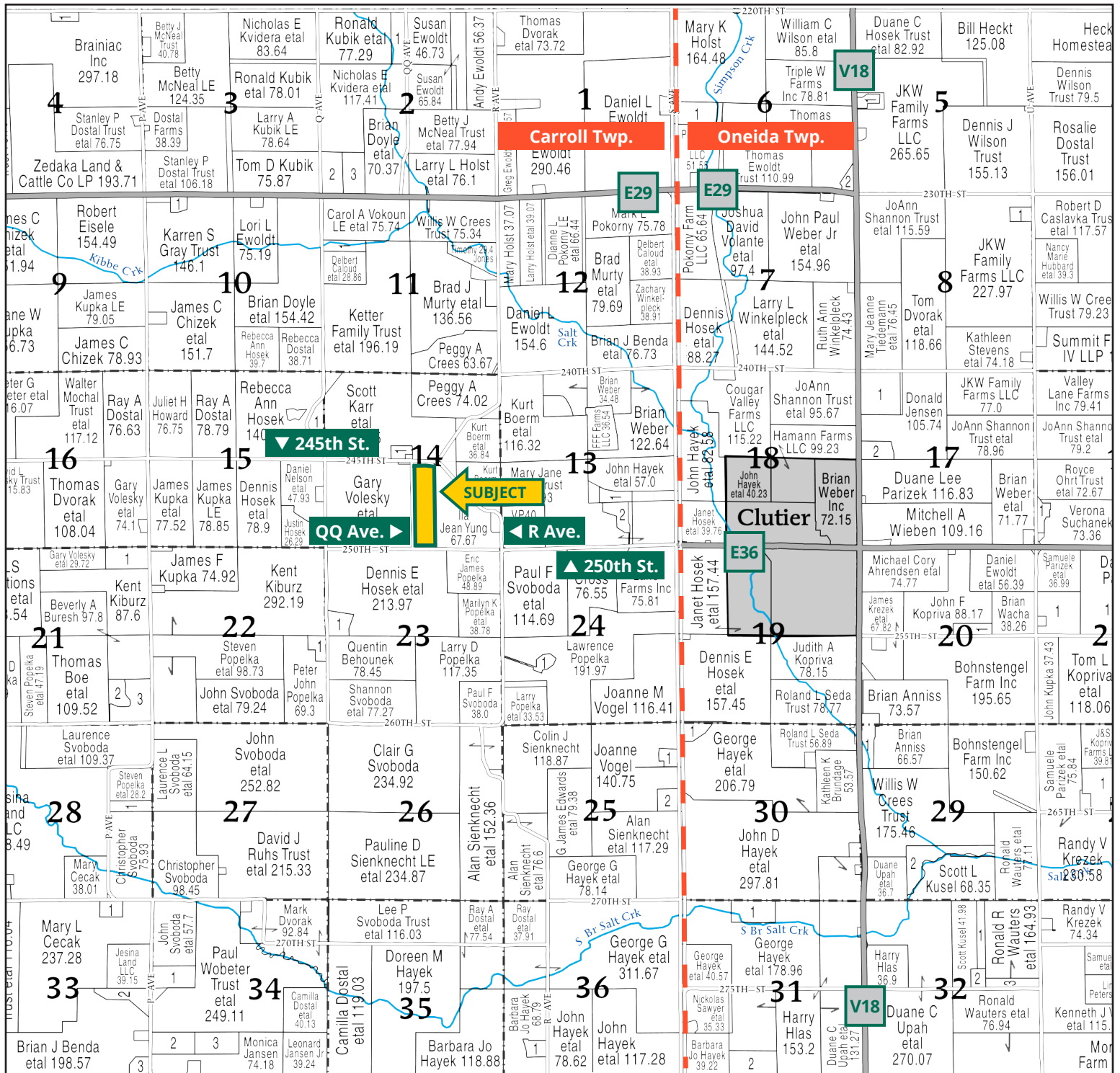
MORGAN TROENDLE, AFM
Licensed Broker in IA & MN
319.239.6500
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LUKE VELKY
Licensed Salesperson in IA
319.529.0863
LukeV@Hertz.ag

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

40.00 Acres, m/l
Single Parcel
Tama County, IA



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FSA/Eff. Crop Acres: 28.12 | Soil Productivity: 33.40 CSR2



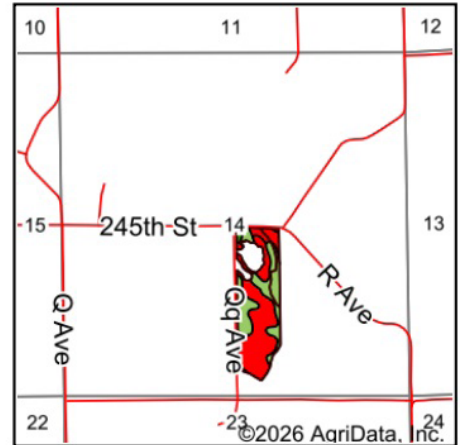
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Soils data provided by USDA and NRCS.



State: Iowa
County: Tama
Location: 14-84N-14W
Township: Carroll
Acres: 28.12
Date: 8/4/2026



Area Symbol: IA171, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
673F3	Timula silt loam, 18 to 25 percent slopes, severely eroded	15.43	54.9%		VIIe	5
5B	Ackmore-Colo complex, 2 to 5 percent slopes	6.12	21.8%		IIw	77
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	3.47	12.3%		IIIe	76
673E2	Timula silt loam, 14 to 18 percent slopes, moderately eroded	1.88	6.7%		IVe	16
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	0.85	3.0%		IIIe	79
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	0.37	1.3%		Ile	84
Weighted Average					5.03	33.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Clutier: Go west on Co. Rd. E36 / 250th St. for 1.2 miles, then north and continue on R Ave. for 0.7 miles, and then continue on 245th St. for 0.2 miles. Property is located on the southeast side of the intersection of QQ Ave. and 245th St.

Simple Legal

W¼ SE¼ of Section 14, Township 84 North, Range 14 West of the 5th P.M., Tama Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$604.00
Gross Acres: 40.00
Net Taxable Acres: 38.28
Tax per Net Taxable Acre: \$15.78

Lease Status

Open hunting lease.

FSA Data

Farm Number 7107, Tract 987
FSA/Eff. Crop Acres: 28.12
Corn Base Acres: 14.50
Corn PLC Yield: 131 Bu.
Bean Base Acres: 12.20
Bean PLC Yield: 36 Bu.
The reported FSA/Eff. crop acres are currently not in production. Contact agent for details.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Timula, Ackmore-Colo, and Fayette. CSR2 on the FSA/Eff. crop acres is 33.40. 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 to steep.

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.

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Looking South - Food Plot



Looking North - Food Plot



Northwest looking Southeast



Southwest looking Northeast



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United States
Department of
Agriculture

Tama County, Iowa



Legend

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

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 28.12 acres

2026 Program Year

Map Created March 05, 2026

Farm 7107

Tract 987

Bid Deadline: Thurs., Sept. 10, 2026

Time: 12:00 Noon, CDT

Mail To:

Hertz Real Estate Services
Attn: Luke Velky
PO Box 1105
Cedar Falls, IA 50613

Seller

Kathleen & Daniel McGrane Family
Trust

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 Thursday, September 10, 2026 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 2:00 p.m. on Friday, September 11, 2026, and all bidders will be notified shortly thereafter.

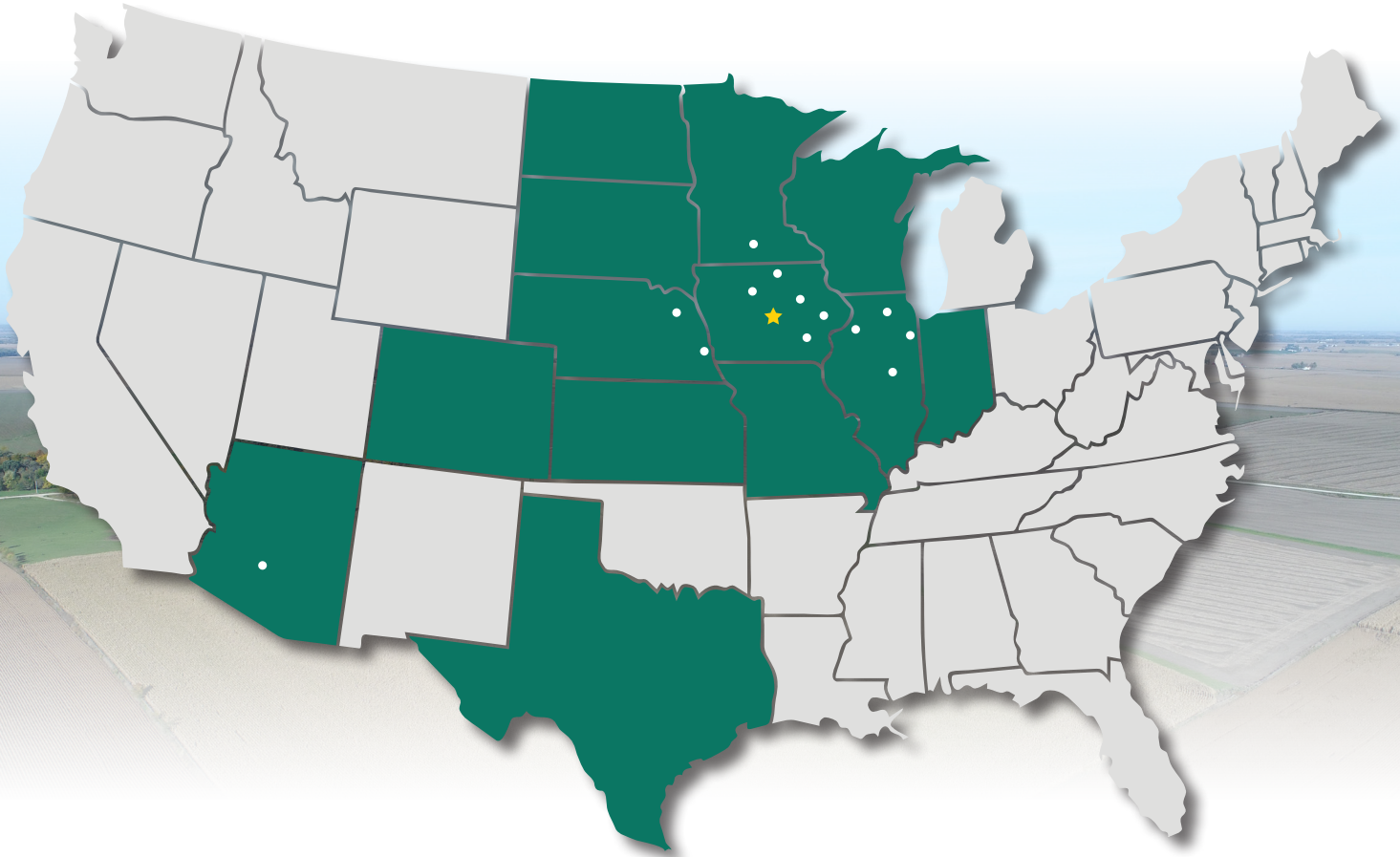
Terms of Possession

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. A 3% 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. Taxes will be prorated to closing.

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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