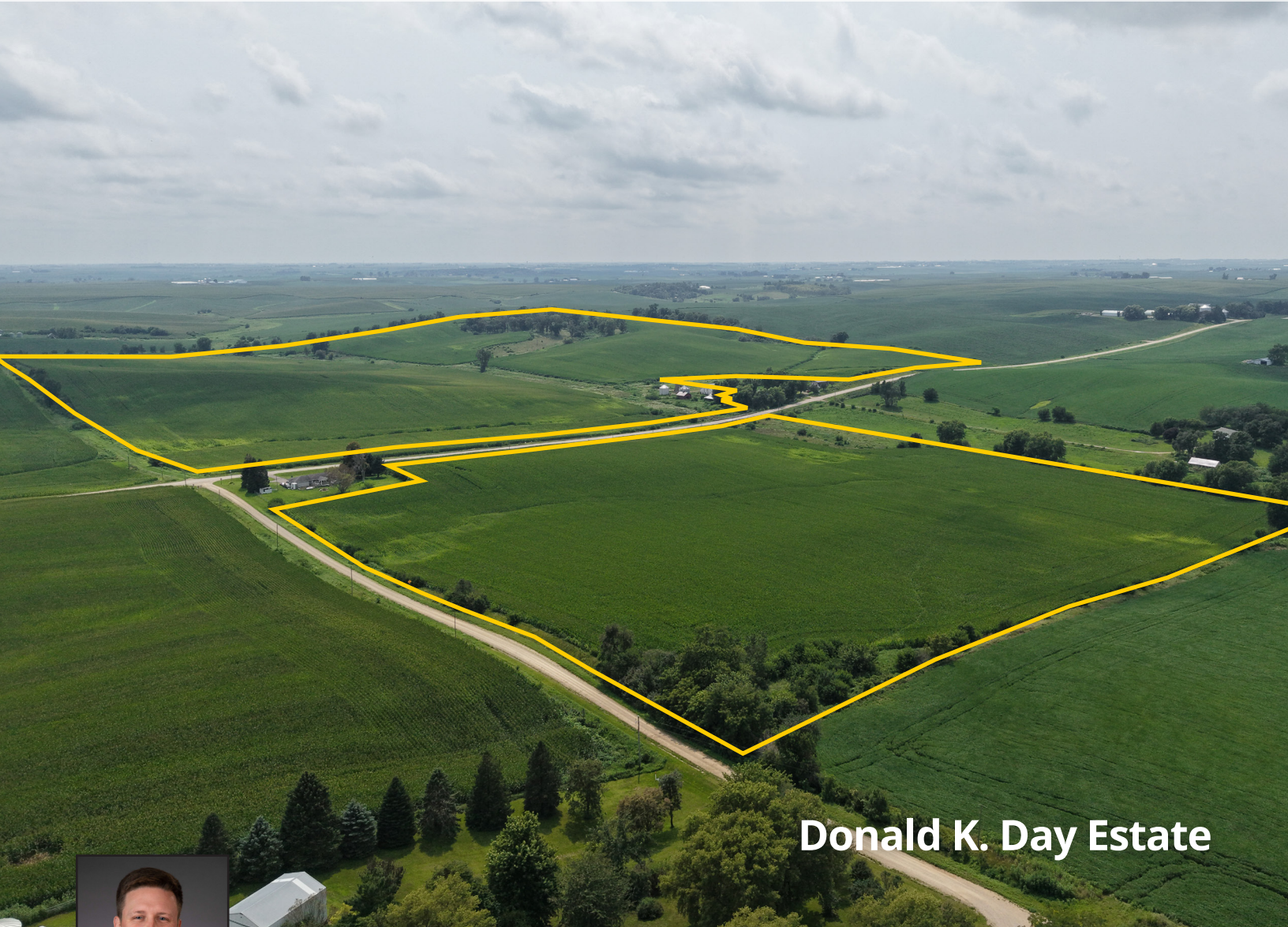




ONE-CHANCE SEALED BID SALE



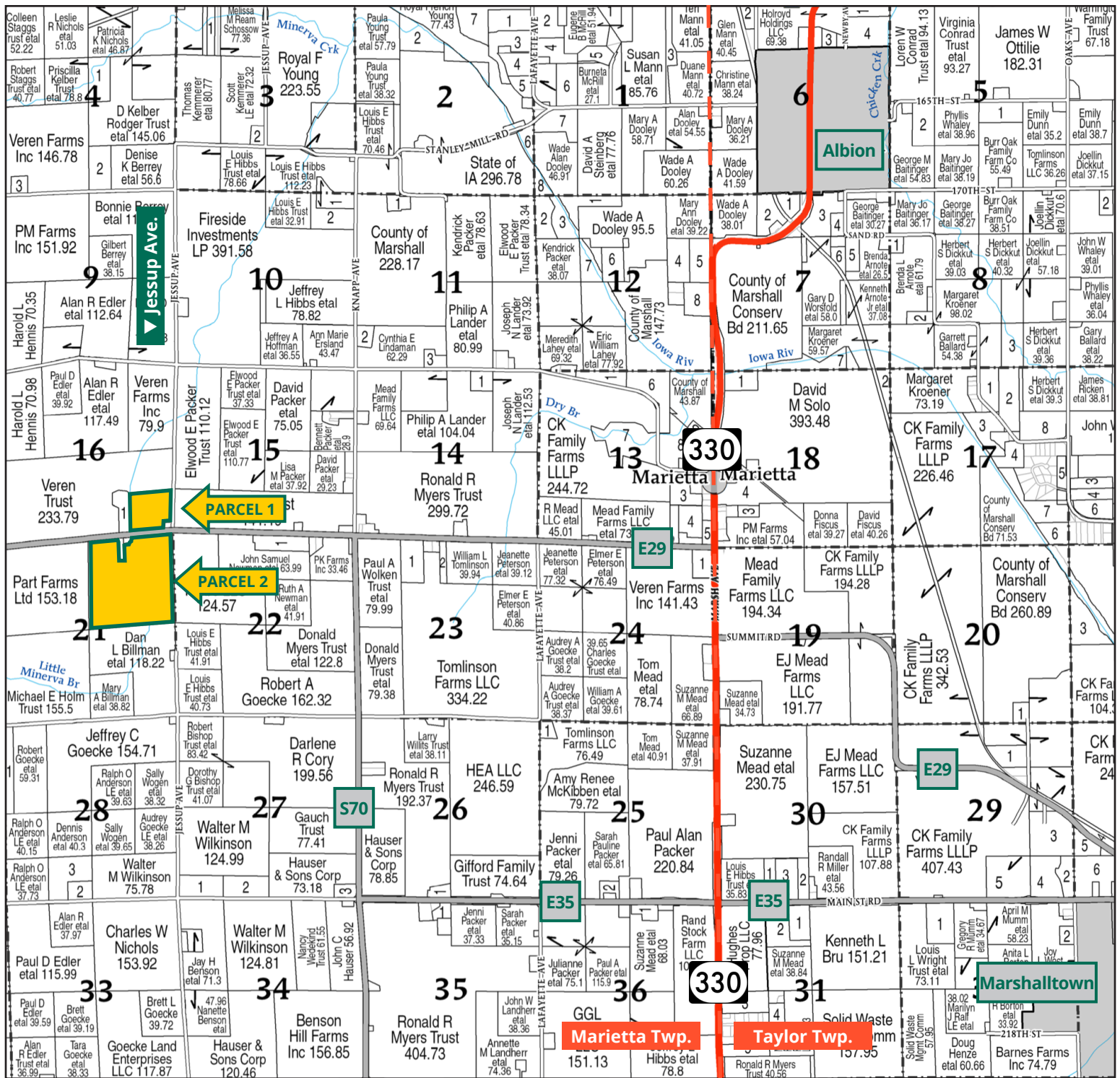
Donald K. Day Estate



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

Bid Deadline:
Thursday, September 17, 2026
12:00 Noon, CDT

190.81 Acres, m/l
2 Parcels
Marshall County, IA



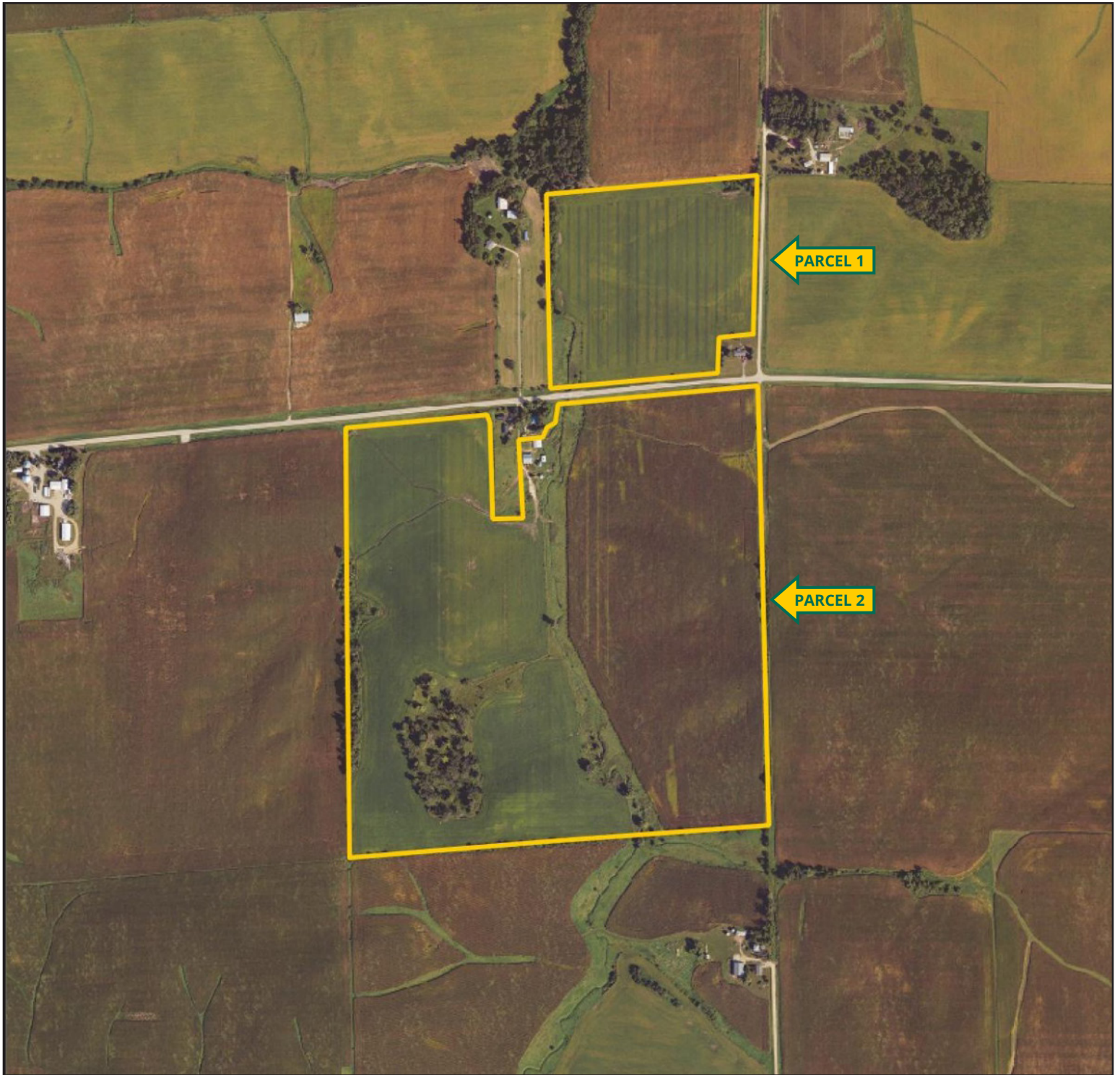
Map reproduced with permission of Farm & Home Publishers, Ltd.

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CHAD REIFSCHEIDER

515.450.9529

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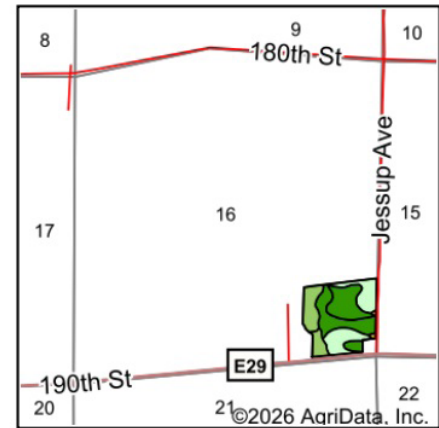


FSA/Eff. Crop Acres: 30.69 | Soil Productivity: 75.30 CSR2





Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Marshall**
Location: **16-84N-19W**
Township: **Marietta**
Acres: **30.69**
Date: **8/7/2026**



Maps Provided By:

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Area Symbol: IA127, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	9.14	29.7%		IIIe	62
11B	Colo-Ely complex, 0 to 5 percent slopes	7.17	23.4%		IIw	86
8B	Judson silty clay loam, 2 to 5 percent slopes	6.47	21.1%		IIe	84
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	4.38	14.3%		IIw	70
5B	Ackmore-Colo complex, 2 to 5 percent slopes	2.11	6.9%		IIw	77
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	1.15	3.7%		IIIe	87
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	0.27	0.9%		IIIe	55
Weighted Average					2.34	75.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Marshalltown: Go west on Co. Hwy. E35 for 2 miles and turn north on Hwy. 330 for 2 miles. Then west on Co. Hwy. E29 for 3 miles and the property is on the north side of the road.

Simple Legal

SE¼, SE¼ except acreage site in Section 16, Township 84 North, Range 19 West of the 5th P.M., Marshall County, IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$1,298.00
Net Taxable Acres: 37.01
Tax per Net Taxable Acre: \$35.07

Lease Status

Leased through the 2026 crop year.

FSA Data

Farm Number 934, Tract 299
FSA/Eff. Crop Acres: 30.69
Corn Base Acres: 20.24*
Corn PLC Yield: 164 Bu.
Bean Base Acres: 9.16*
Bean PLC Yield: 47 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Tama silty clay loam, Colo-Ely complex, and Jusdson silty clay loam. CSR2 on the FSA/Eff. crop acres is 75.30. 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 to moderately sloping.

Drainage

Natural with some tile. No maps are available.

Buildings/Improvements

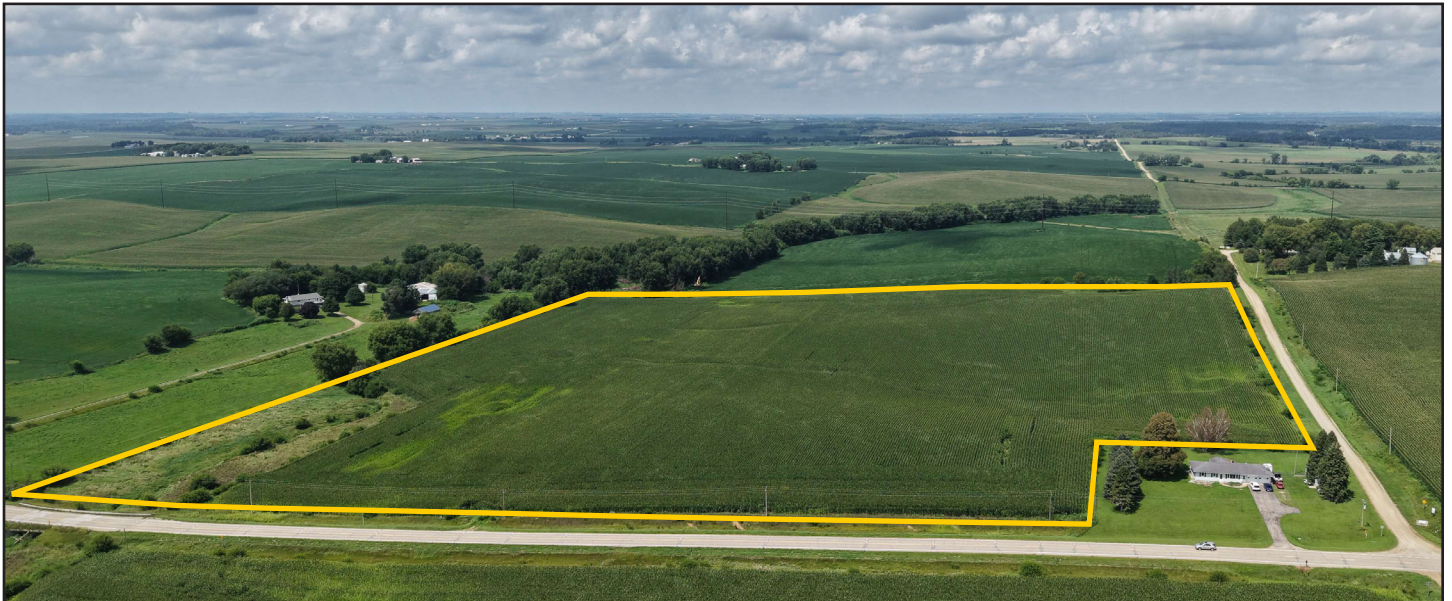
None.

Water & Well Information

None.

Comments

Productive Marshall County cropland.



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





United States
Department of
Agriculture

Marshall County, Iowa

Farm 934

Tract 299



 Tract Boundary  Cropland
 Noncropland

Wetland Determination Identifiers

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

Tract Cropland Total: 157.56 acres

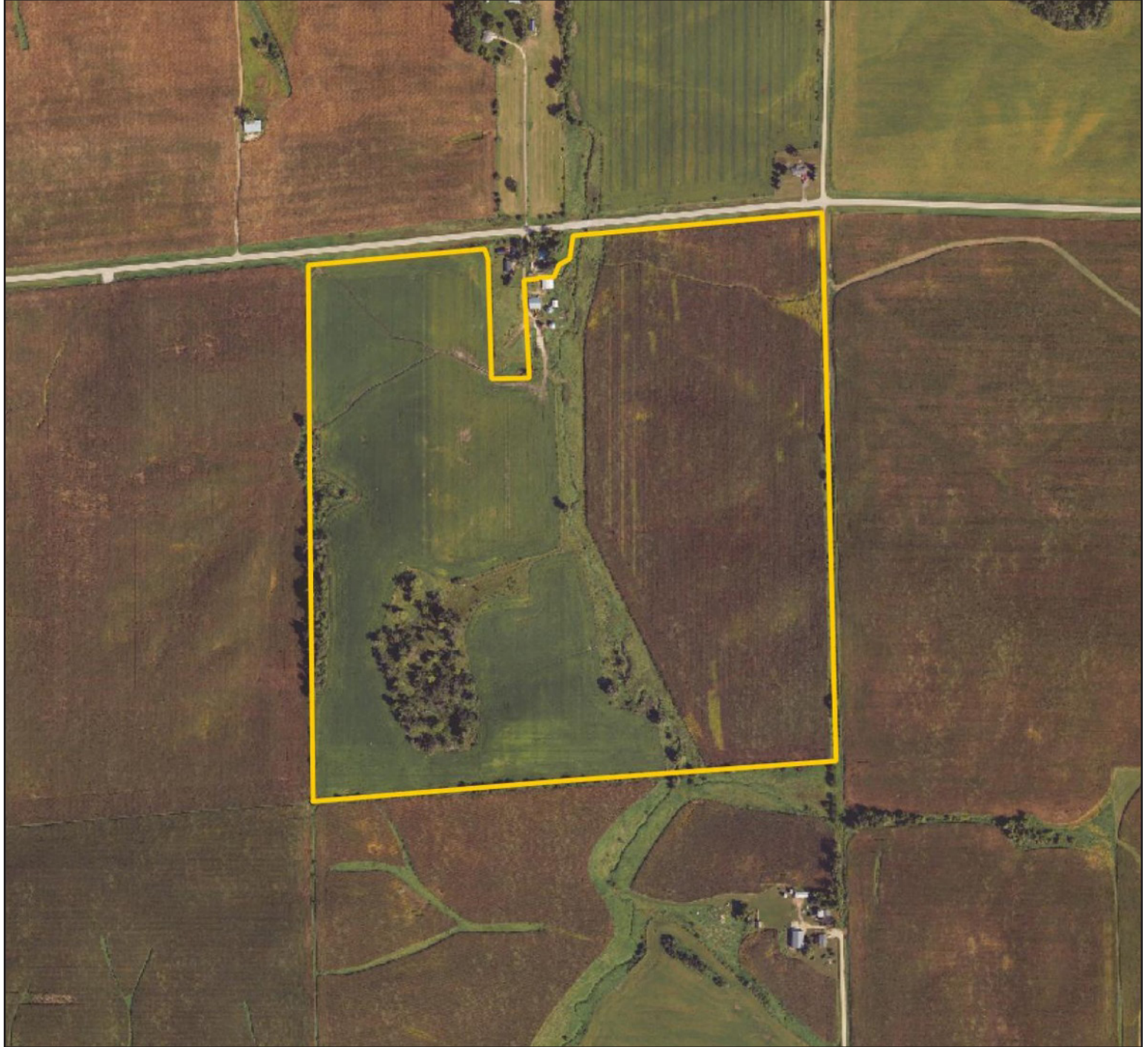
2026 Program Year
Phy. County: Marshall, IA
2023 imagery

0 270 540
Ft

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Map Created 04/30/2026

Est. FSA/Eff. Crop Acres: 126.07 | Soil Productivity: 65.70 CSR2

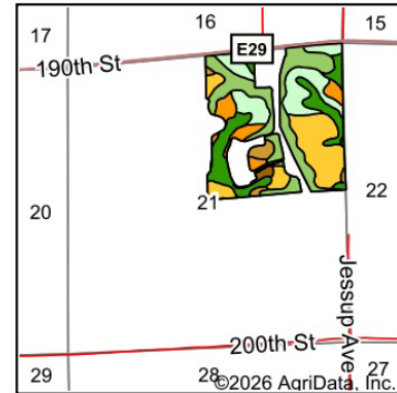


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CHAD REIFSCHNEIDER
515.450.9529
ChadR@Hertz.ag



Soils data provided by USDA and NRCS.



State: Iowa
County: Marshall
Location: 21-84N-19W
Township: Marietta
Acres: 126.07
Date: 8/11/2026



Maps Provided By
 surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: 1A127, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
5B	Ackmore-Colo complex, 2 to 5 percent slopes	32.73	25.7%		IIw	77
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	25.05	19.9%		IIIe	62
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	23.01	18.3%		IIIe	55
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	19.99	15.9%		IIIe	87
20E2	Killduff silty clay loam, 14 to 18 percent slopes, eroded	7.94	6.3%		IVe	44
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately erode	3.38	2.7%		IVe	31
20D3	Killduff silty clay loam, 9 to 14 percent slopes, severely eroded	3.01	2.4%		IVe	51
120E2	Tama silty clay loam, 14 to 18 percent slopes, eroded	2.90	2.3%		IVe	50
11B	Colo-Ely complex, 0 to 5 percent slopes	2.59	2.1%		IIw	86
683E2	Liscomb loam, 14 to 18 percent slopes, eroded	2.29	1.8%		IVe	43
24F2	Shelby loam, 18 to 25 percent slopes, moderately eroded	1.52	1.2%		VIe	21
20E3	Killduff silty clay loam, 14 to 18 percent slopes, severely eroded	0.82	0.7%		VIe	39
8B	Judson silty clay loam, 2 to 5 percent slopes	0.63	0.5%		IIe	84
120C	Tama silty clay loam, 5 to 9 percent slopes	0.21	0.2%		IIIe	90
Weighted Average					2.93	65.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Marshalltown: Go west on Co. Hwy. E35 for 2 miles and turn north on Hwy. 330 for 2 miles. Then west on Co. Hwy. E29 for 3 miles and the property is on the south side of the road.

Simple Legal

NE¼, except parcels A & B in Section 21, Township 84 North, Range 19 West of the 5th P.M., Marshall County, IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$4,852.00*
Net Taxable Acres: 153.80*

**Taxes estimated due to recent survey of the property. Marshall County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Leased through the 2026 crop year.

FSA Data

Farm Number 934, Tract 299
FSA/Eff. Crop Acres: 126.07*
Corn Base Acres: 83.13*
Corn PLC Yield: 164 Bu.
Bean Base Acres: 37.60*
Bean PLC Yield: 47 Bu.

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

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Ackmore-Colo complex, Tama silty clay loam, and Killduff silty clay loam. CSR2 on the estimated FSA/ Eff. crop acres is 65.70. 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

Moderately to strongly sloping.

Drainage

Natural with some tile. No maps are available.

Buildings/Improvements

- 12,000 bu. grain bin (2009).
- 6,000 bu. older grain bin.
- Several older outbuildings.

Water & Well Information

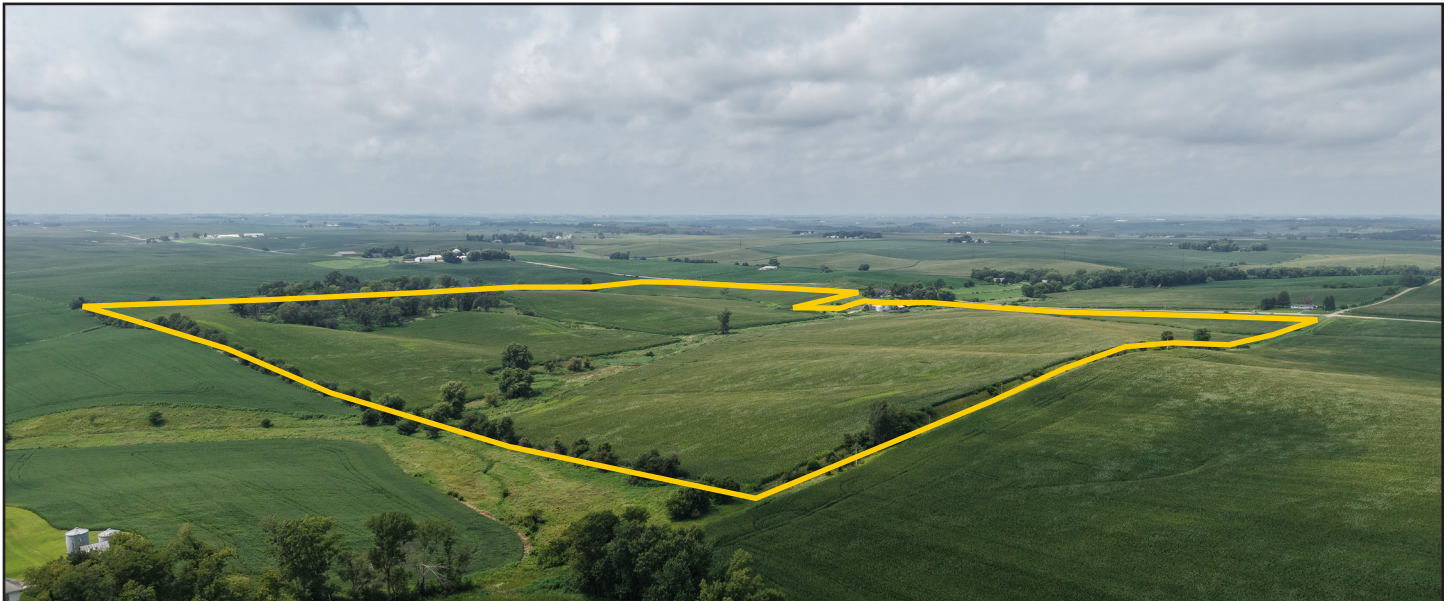
2 wells located south of the red barn.

Easement

There is a recorded ingress/egress easement to the benefit of this property. Contact agent for details.

Comments

Productive Marshall County cropland combined with quality pastureland with a water source.



Northwest looking Southeast



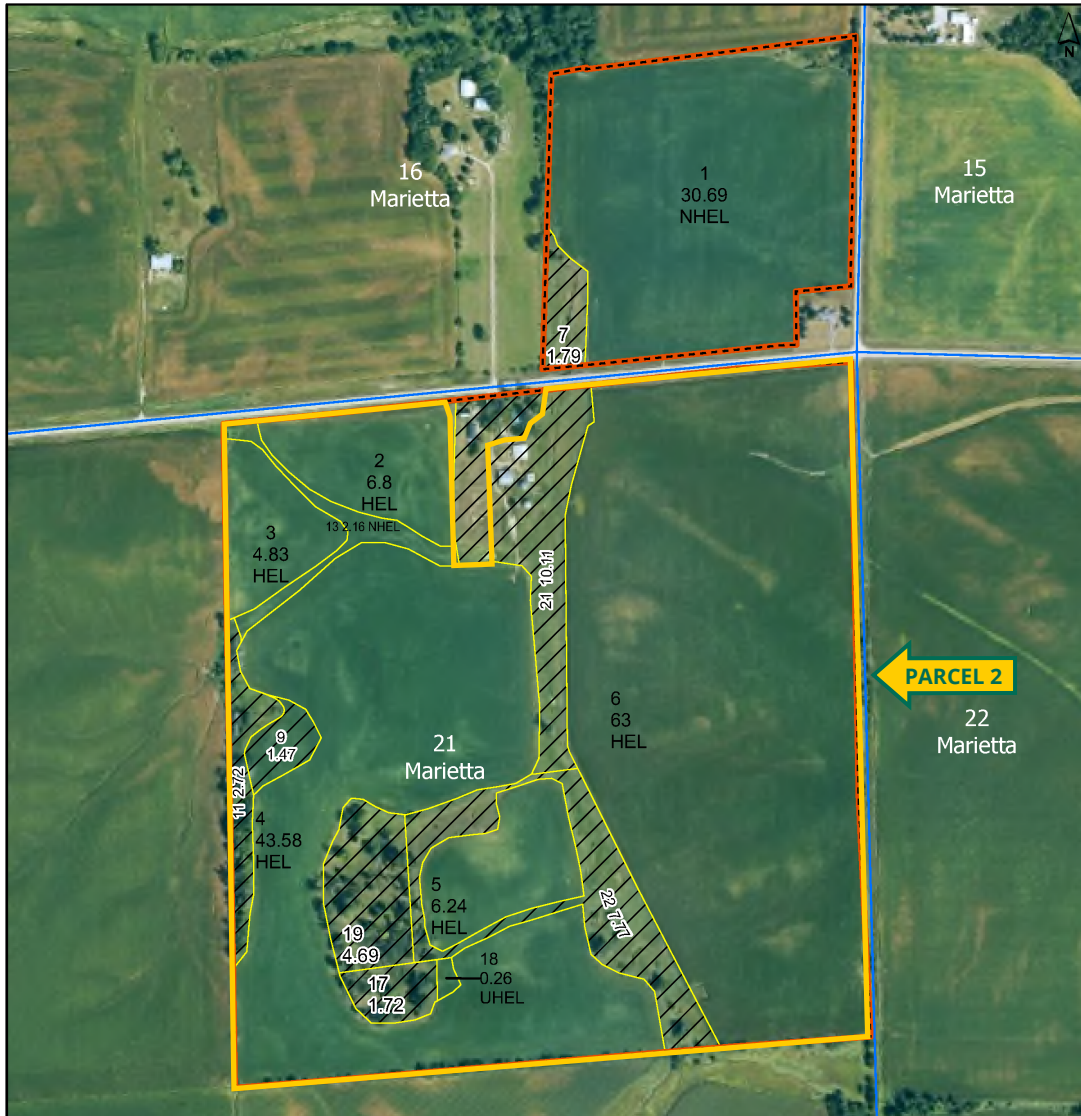
Northeast looking Southwest





Marshall County, Iowa

Farm 934
Tract 299



Tract Boundary Cropland
Noncropland

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

Tract Cropland Total: 157.56 acres

2026 Program Year
Phy. County: Marshall, IA
2023 imagery

0 270 540
Ft

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Map Created 04/30/2026

Bid Deadline: Thur., Sept. 17, 2026

Time: 12:00 Noon, CDT

Mail To:

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

Seller

Donald K. Day Estate

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.

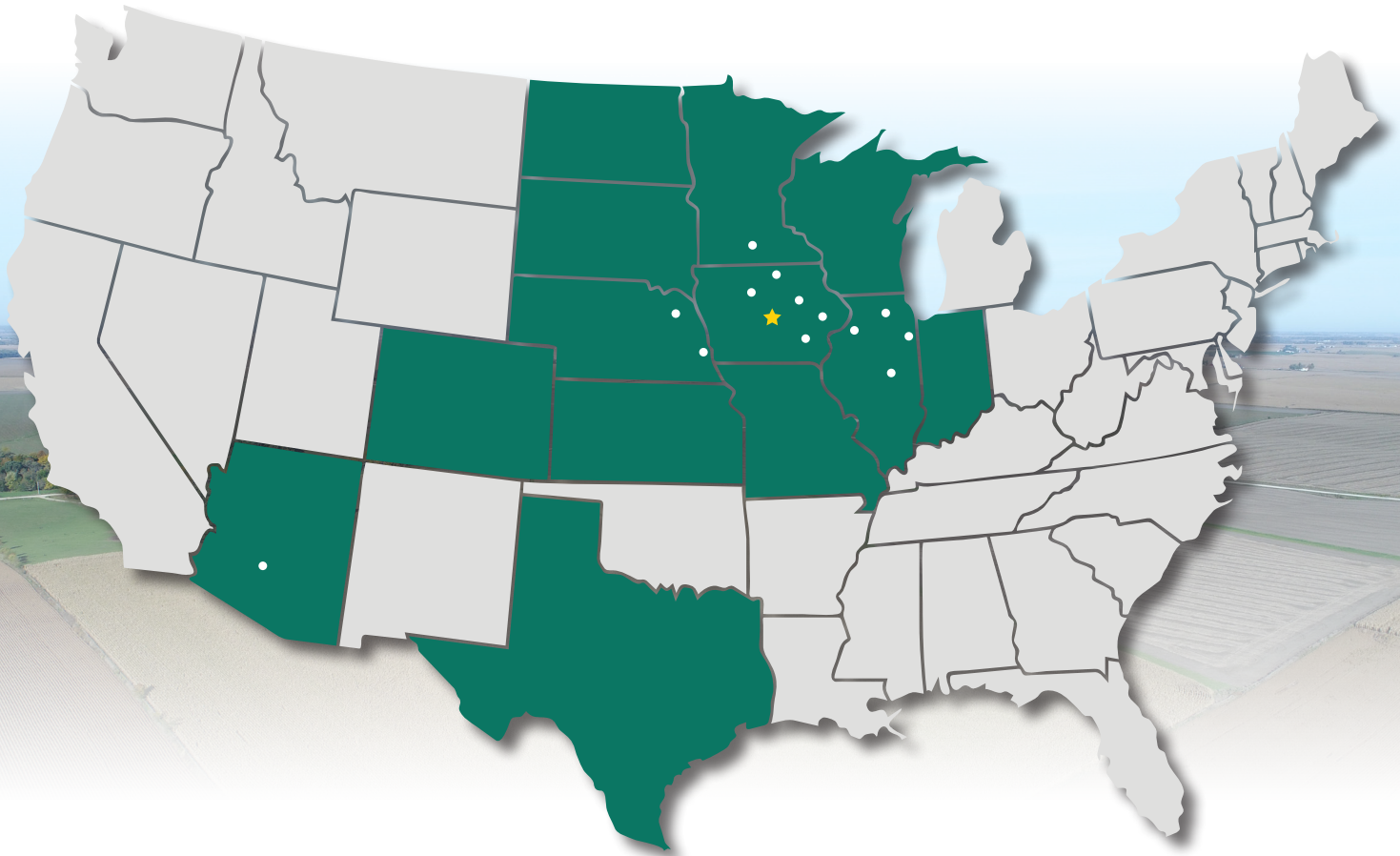
All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Nevada, IA Hertz office, on or before September 17, 2026 by 12:00 Noon CDT. The Seller will accept or reject all bids by 5:00 p.m. CDT on September 18, 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 17, 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.

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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