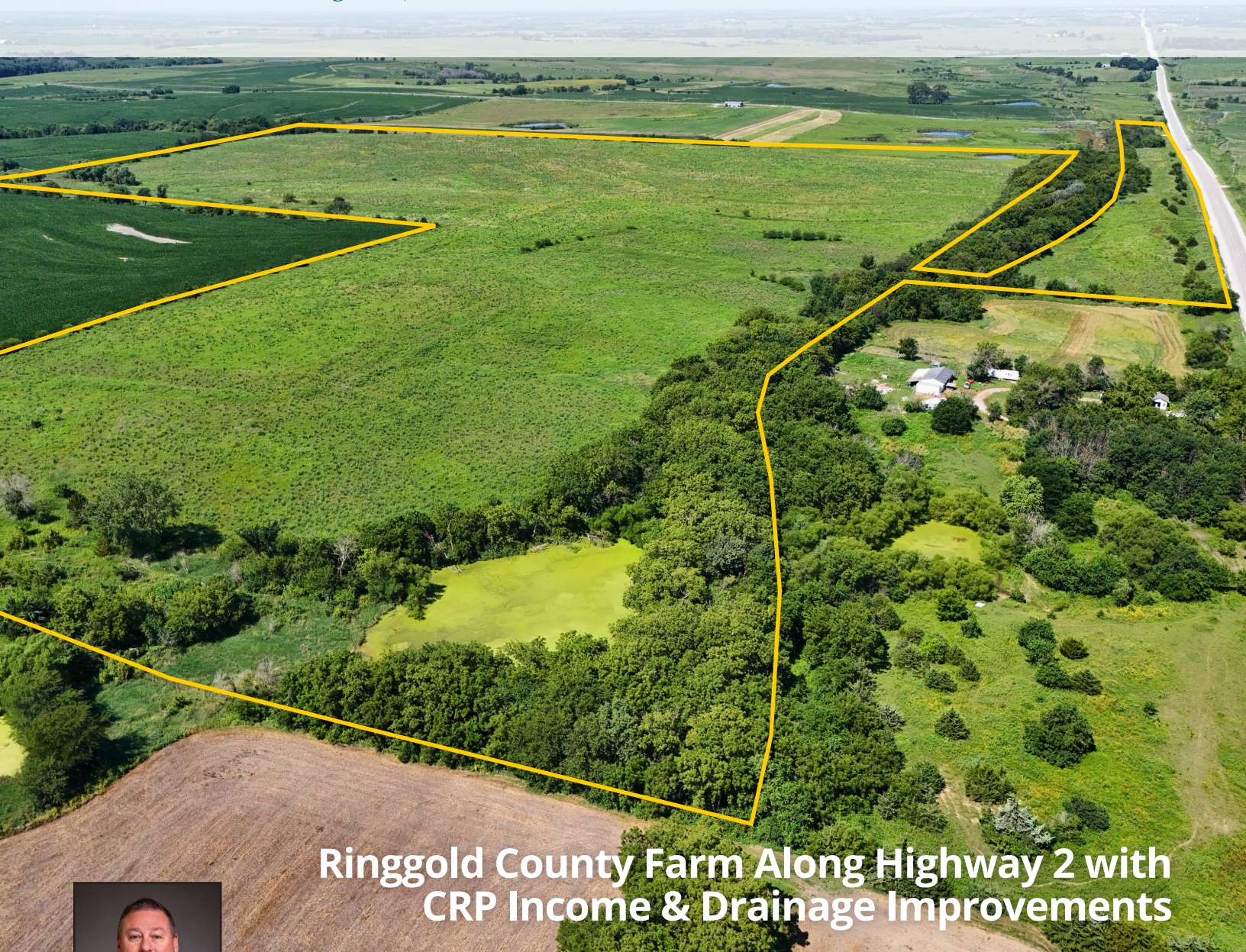




ONE-CHANCE SEALED BID SALE



Ringgold County Farm Along Highway 2 with CRP Income & Drainage Improvements

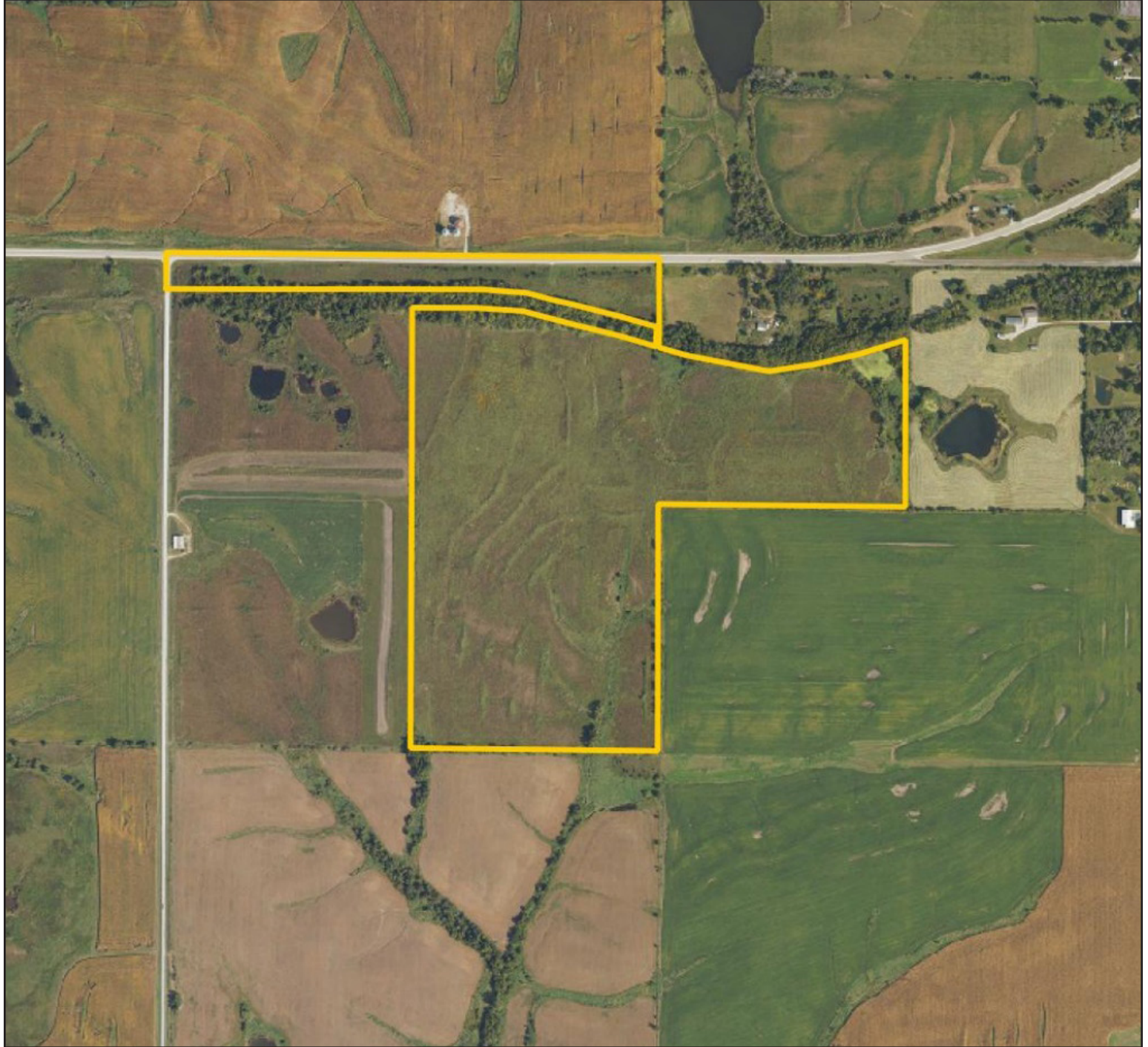


SCOTT HENRICHSEN, AFM
Licensed Salesperson
in IA, NE & MO
716.310.0466
ScottH@Hertz.ag

Bid Deadline:
Friday, September 18, 2026
2:00 P.M., CDT

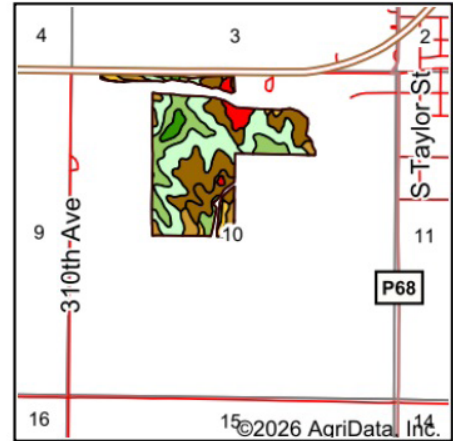
104.95 Acres, m/l
Single Parcel
Ringgold County, IA

CRP Acres: 91.39 | Soil Productivity: 49.80 CSR2





Soils data provided by USDA and NRCS.



State: Iowa
County: Ringgold
Location: 10-68N-28W
Township: Athens
Acres: 91.39
Date: 8/11/2026



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: IA159, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
23C	Arispe silty clay loam, 5 to 9 percent slopes	20.41	22.2%		IIIe	66
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	15.83	17.3%		IVw	28
364B	Grundy silty clay loam, 2 to 5 percent slopes	15.36	16.8%		IIe	72
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	10.75	11.8%		IVe	20
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	10.67	11.7%		IIIe	62
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	6.41	7.0%		IIIe	31
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	3.80	4.2%		IVe	10
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	3.13	3.4%		IIIe	51
362	Haig silty clay loam, 0 to 2 percent slopes	2.36	2.6%		IIw	83
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	2.35	2.6%		IIw	78
W	Water	0.32	0.4%			0
Weighted Average					*-	49.8

Location

From Kellerton: Go west on IA Hwy 2 for 0.8 miles. Property is located on the south side of the road.

Simple Legal

Part of the NW¼ NW¼; E½ NW¼ and part of the NW¼ NE¼, all in Section 10, Township 68 North, Range 28 West of the 5th P.M., Ringgold Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$1,780.00
Gross Acres: 104.95
Net Taxable Acres: 98.60
Tax per Net Taxable Acre: \$18.05

FSA Data

Farm Number 63, Tract 1382
CRP Acres: 91.39

NRCS Classification

HEL: Highly Erodible Land.

CRP Contracts

There are 91.39 acres enrolled in a CP-42 contract that pays \$23,729.00 annually and expires 9/30/2027. Buyer will receive the entire 2027 CRP contract payment.

Soil Types/Productivity

Primary soils are Arispe, Clarinda, and Grundy. CSR2 on the CRP acres is 49.80. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Nearly level to strongly sloping.

Drainage

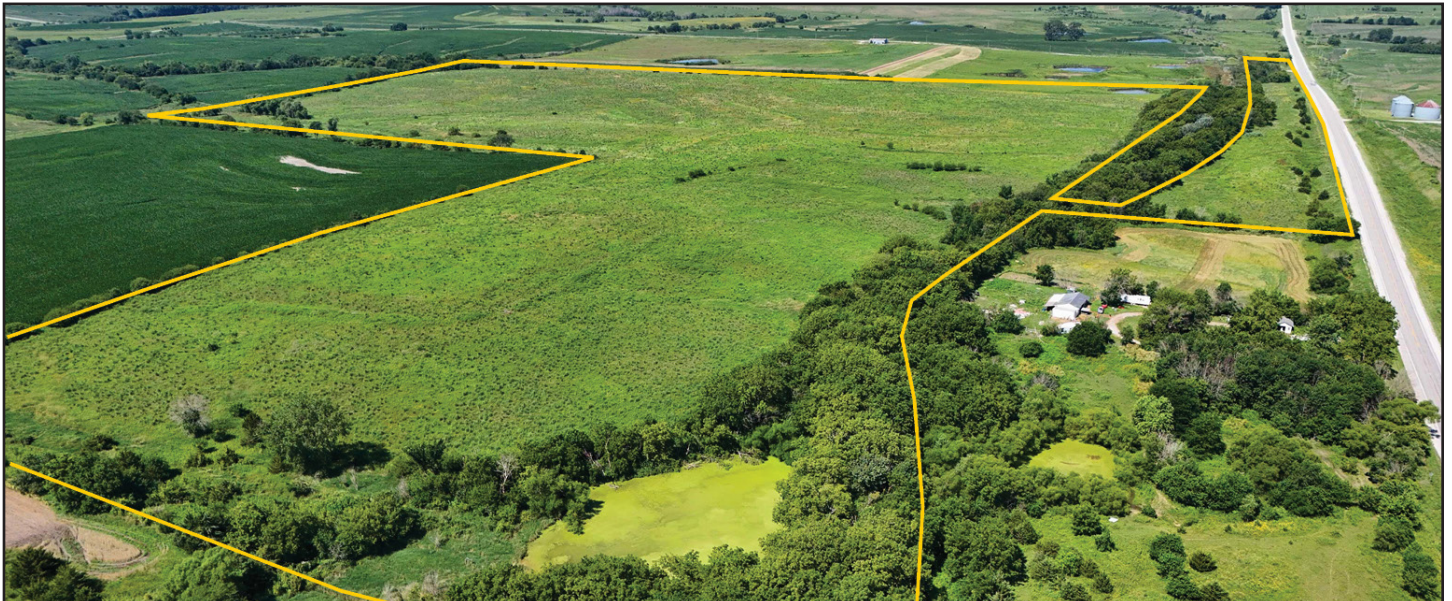
Tiled with terraces. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

There is a 0.65-acre, m/l, pond located in the northeast corner of the property.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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.

East looking West



Northeast looking Southwest





- Legend**
- Non-Cropland
 - CRP
 - Iowa PLSS
 - Wetland Determination Identifiers
 - Iowa Roads
 - Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 91.39 acres

2026 Program Year

Map Created February 25, 2026

Farm **63**
Tract **1382**



Map Obtained from Ringgold County, IA Beacon Schneider site.

402.697.7500 | 11717 M Circle, | Omaha, NE 68137 | www.Hertz.ag

SCOTT HENRICHSEN, AFM
716.310.0466
 ScottH@Hertz.ag

Bid Deadline: Fri., Sept. 18, 2026

Time: 2:00 p.m., CDT

Mail To:

Hertz Farm Management
Attn: Scott Henrichsen
11717 M Circle
Omaha, NE 68137

Seller

Knapp Family Trust

Agency

Hertz Farm Management 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 Farm Management 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, Scott Henrichsen at 716-310-0466.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Omaha, NE Hertz office, on or before Friday, September 18, 2026 by 2:00 p.m., CDT. The Seller will accept or reject all bids by 5:00 p.m., CDT on Monday, September 21, 2026, and all bidders will be notified shortly thereafter.

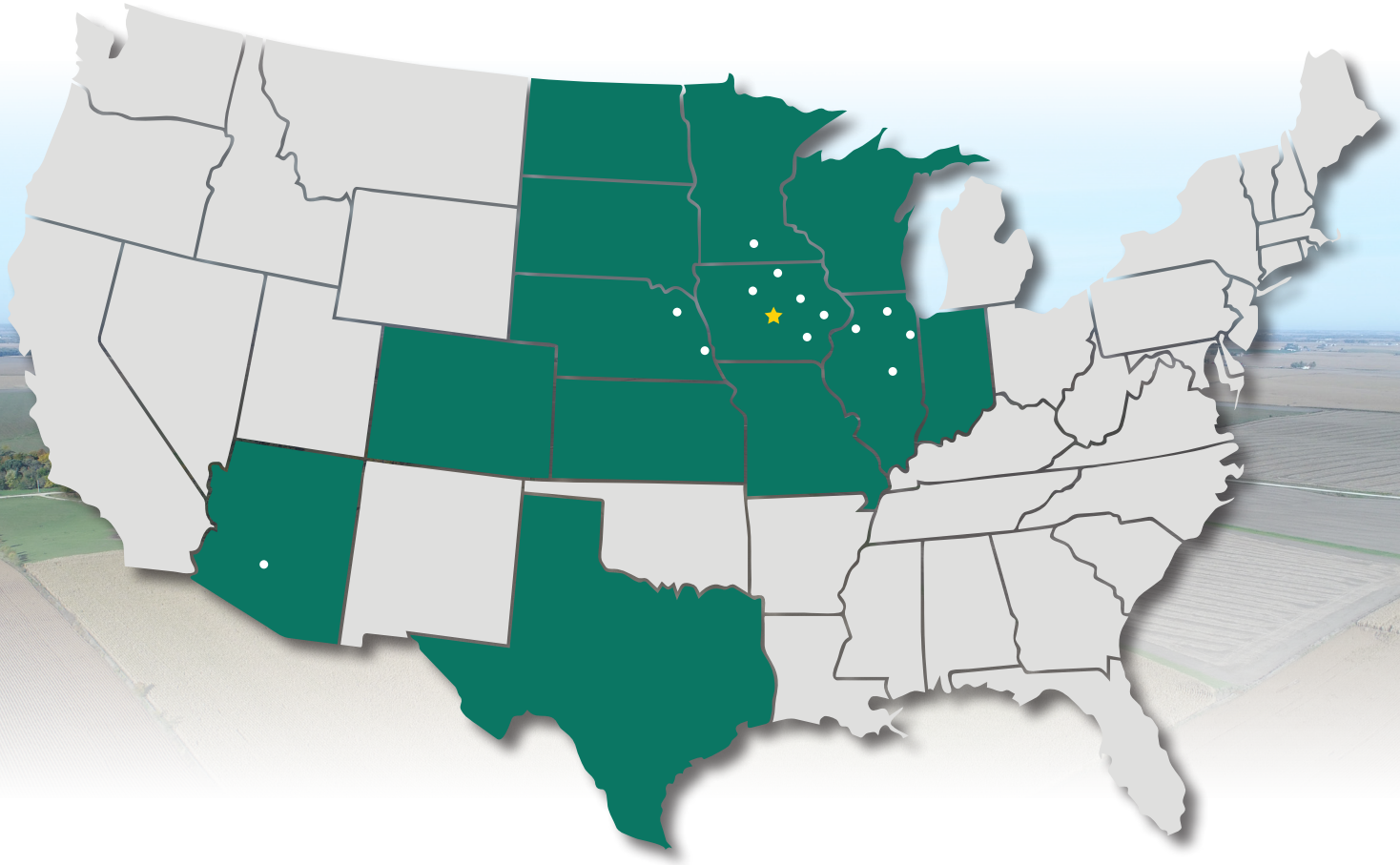
Terms of Possession

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 2% 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 27, 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. Buyer will receive the entire 2027 CRP contract payment.

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

402.697.7500 | 11717 M Circle, | Omaha, NE 68137 | www.Hertz.ag

SCOTT HENRICHSEN, AFM
716.310.0466
ScottH@Hertz.ag