



Highly Productive Grundy County Farm with a 90.50 CSR2 Rating

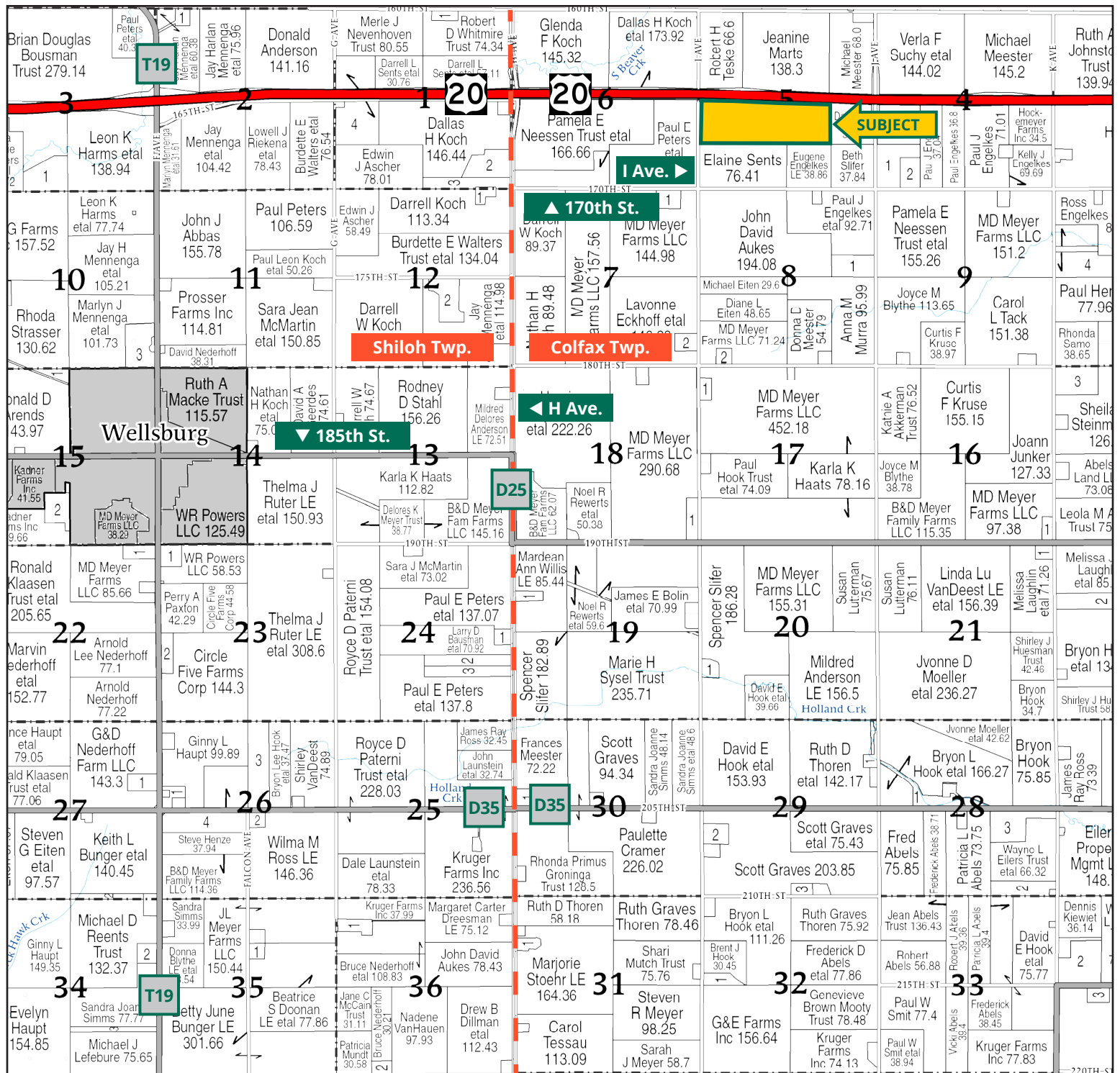
AUCTION

Hybrid
Friday
September 25, 2026
10:00 a.m. CDT
Wellsburg, IA &
bid.hertz.ag

115.75 Acres, m/l
Single Parcel
Grundy County, IA



LAWAIN BIERMANN, AFM
Licensed Salesperson in IA & MN
319.239.1005
LawainB@Hertz.ag



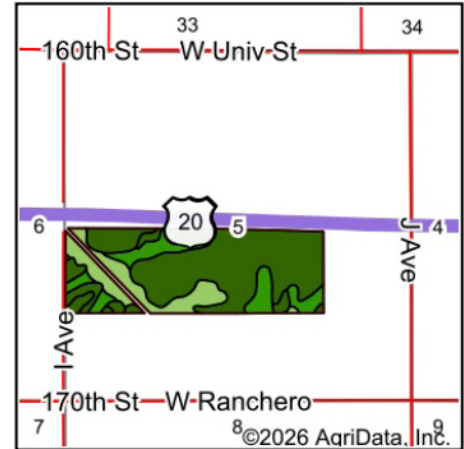
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FSA/Eff. Crop Acres: 111.64 | Soil Productivity: 90.50 CSR2





State: **Iowa**
 County: **Grundy**
 Location: **5-88N-17W**
 Township: **Colfax**
 Acres: **111.64**
 Date: **8/20/2026**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA075, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120B	Tama silty clay loam, 2 to 5 percent slopes	66.80	59.9%		Ile	95
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	18.79	16.8%		IIw	78
11B	Colo-Ely complex, 0 to 5 percent slopes	18.00	16.1%		IIw	86
119B	Muscatine silty clay loam, 2 to 5 percent slopes	4.47	4.0%		Ile	95
120C	Tama silty clay loam, 5 to 9 percent slopes	3.58	3.2%		IIIle	90
Weighted Average					2.03	90.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Wellsburg: Go east on 185th St. for 1½ miles, then north on H Ave. for 1½ miles, then east on 170th St. for 1 mile, and then north on I Ave. for 0.3 miles. Property is located on the east side of the road.

Simple Legal

N½ SW¼, excluding the highway, and the NW¼ SE¼, excluding the highway, all in Section 5, Township 88 North, Range 17 West of the 5th P.M., Grundy Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$4,398.00
Net Taxable Acres: 115.75
Tax per Net Taxable Acre: \$38.00

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 6726, Tract 9671
FSA/Eff. Crop Acres: 111.64
Corn Base Acres: 63.24
Corn PLC Yield: 177 Bu.
Bean Base Acres: 47.96
Bean PLC Yield: 47 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soil is Tama. CSR2 on the FSA/
Eff. crop acres is 90.50. See soil map for detail.

Mineral Rights

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

Fertility Data

Fertility data available. Contact agent for details.

Yield History (Bu./Ac.)

Yield history available. Contact agent for details.

Land Description

Level to moderately sloping.

Drainage

Some tile. Contact agent for tile maps.

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



Southeast looking Northwest



Northwest looking Southeast



Southwest looking Northeast





Date: Fri., September 25, 2026

Time: 10:00 a.m.

Site: Wellsburg Memorial Building
501 N Adams St.
Wellsburg, IA 50680

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 the auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Lawain Biermann at 319-239-1005 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

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Batson Farms Limited Partnership by
Batson Investments, Inc. & Madison
CR Investments LLC

Agency

Hertz Real Estate Services and their
representatives are Agents of the
Seller.

Auctioneer

Troy Louwagie

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.

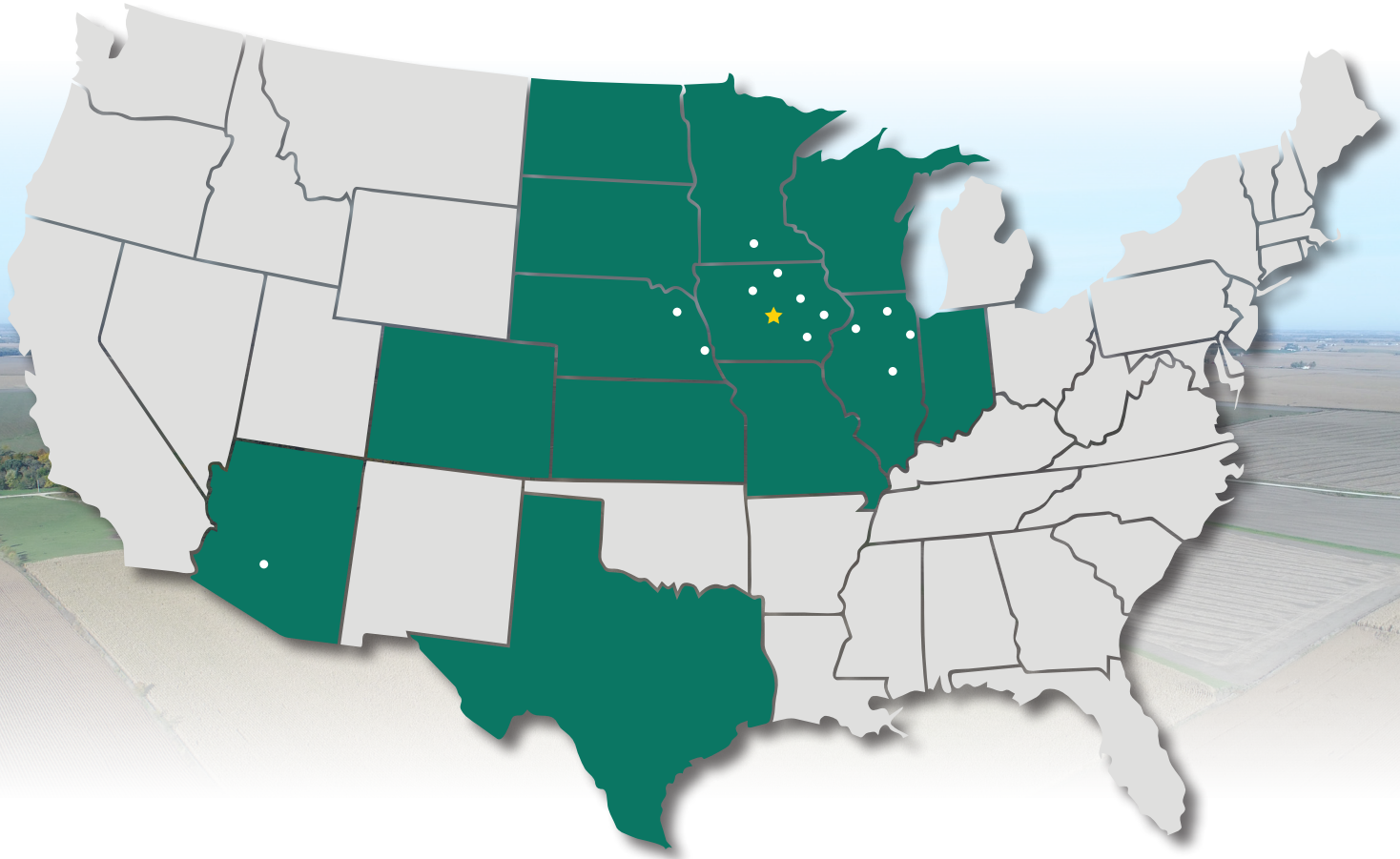
Terms of Possession

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 November 12, 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. Taxes will be prorated to
closing.

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.

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