



Collison Farm

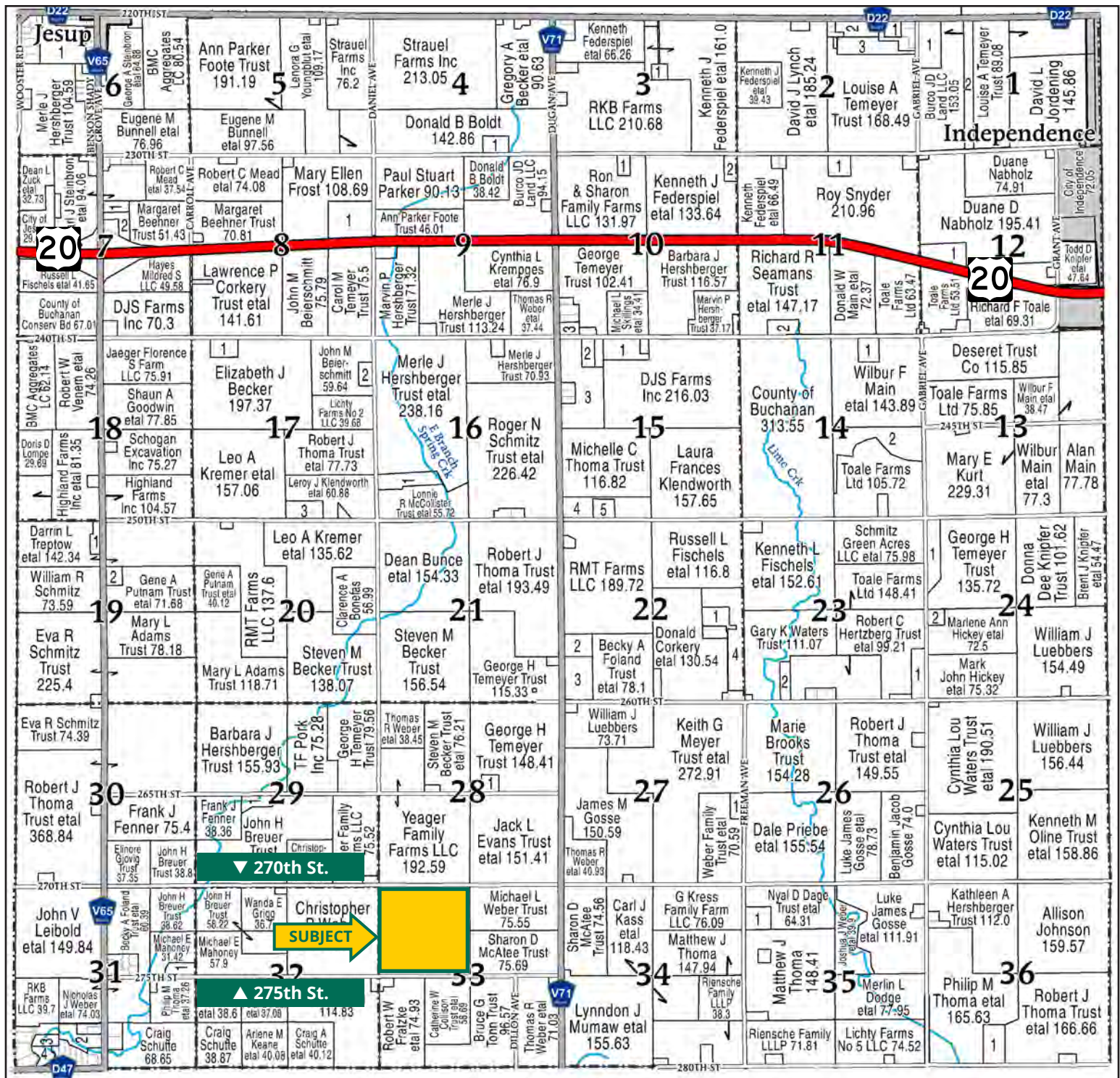
AUCTION

Hybrid
Wednesday
October 28, 2026
10:00 a.m. CDT
Jesup, IA &
bid.hertz.ag

160.00 Acres, m/l
Single Parcel
Buchanan County, IA



LAWAIN BIERMANN, AFM
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319.234.1949 | 6314 Chancellor Dr., PO Box 1105 | Cedar Falls, IA 50613-1105 | www.Hertz.ag

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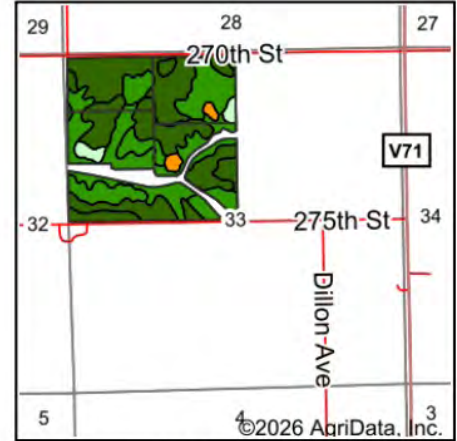
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FSA/Eff. Crop Acres: 141.77 | Soil Productivity: 86.40 CSR2



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State: **Iowa**
 County: **Buchanan**
 Location: **33-88N-10W**
 Township: **Westburg**
 Acres: **141.77**
 Date: **9/10/2026**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA019, Soil Area Version: 32							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	37.42	26.4%		Ile		90
399	Readlyn silt loam, 1 to 3 percent slopes	34.82	24.6%		Iw		91
391B	Clyde-Floyd complex, 1 to 4 percent slopes	30.08	21.2%		IIw		87
398	Tripoli clay loam, 0 to 2 percent slopes	21.44	15.1%		IIw		82
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	11.87	8.4%		IIIle		84
408B	Olin sandy loam, 2 to 5 percent slopes	3.74	2.6%		Ile		64
41B	Sparta loamy sand, 2 to 5 percent slopes	2.40	1.7%		IVs	Ile	42
Weighted Average					1.87	*-	86.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Location

From Jesup: Go south on Hwy V65 for 5 miles, then east on 270th St. for 2 miles. The property is on the south side of the road.

Simple Legal

NW¼, Section 33, Township 88 North, Range 10 West of the 5th P.M., Buchanan Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$6,796.00
Gross Acres: 160.00
Net Taxable Acres: 155.58
Tax per Net Taxable Acre: \$43.68

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 8049, Tract 25232
FSA/Eff. Crop Acres: 141.77
Corn Base Acres: 68.49
Corn PLC Yield: 166 Bu.
Bean Base Acres: 68.28
Bean PLC Yield: 46 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
HEL: Highly Erodible Land.
Tract contains a farmable wetland.

Soil Types/Productivity

Primary soils are Kenyon, Readlyn and Clyde-Floyd. CSR2 on the FSA/Eff. crop acres is 86.40. 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

Nearly level to gently sloping.

Drainage

Cropland is pattern tiled. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Quality Buchanan 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.

Nothwest Looking Southeast



Southeast Looking Northwest



West Looking East



East Looking West





Date: Wed., October 28, 2026

Time: 10:00 a.m.

Site: City Hall Community Room
791 6th St.
Jesup, IA 50648

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

Catherine W. Collison Trust.

Agency

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

Auctioneer

Troy Louwagie, ALC

Attorney

Larry Anfinson
Anfinson & Luce, PLC

Announcements

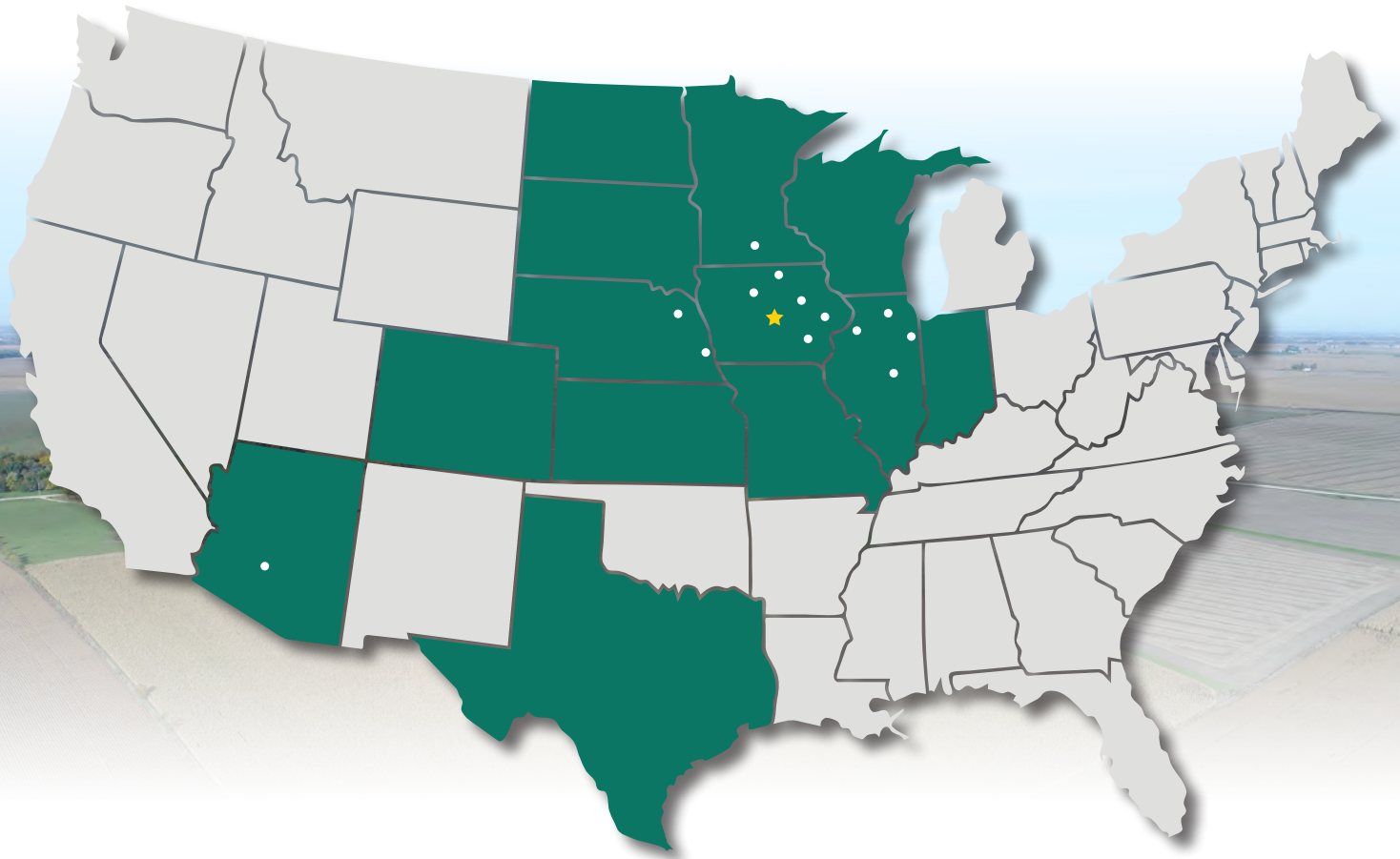
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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 December 10, 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 subject to the existing lease which expires February 28, 2027. Taxes will be prorated to the Closing Date.

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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