



ONE-CHANCE SEALED BID SALE



**Great Soil Quality on
These Four Parcels**



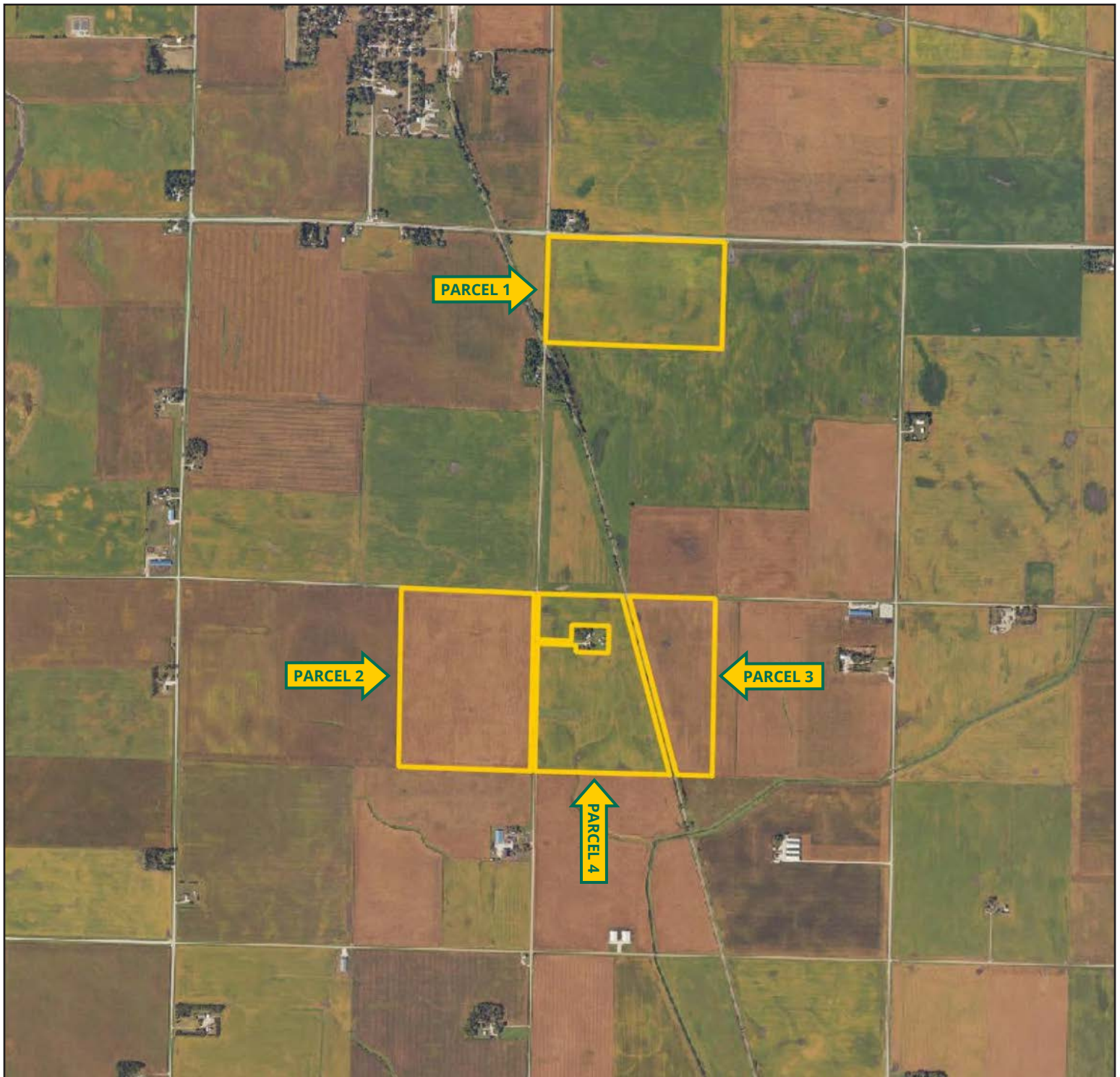
KYLE HANSEN, ALC
*Licensed Broker in
IA, AZ, NE & MO*
515.370.3446
KyleH@Hertz.ag



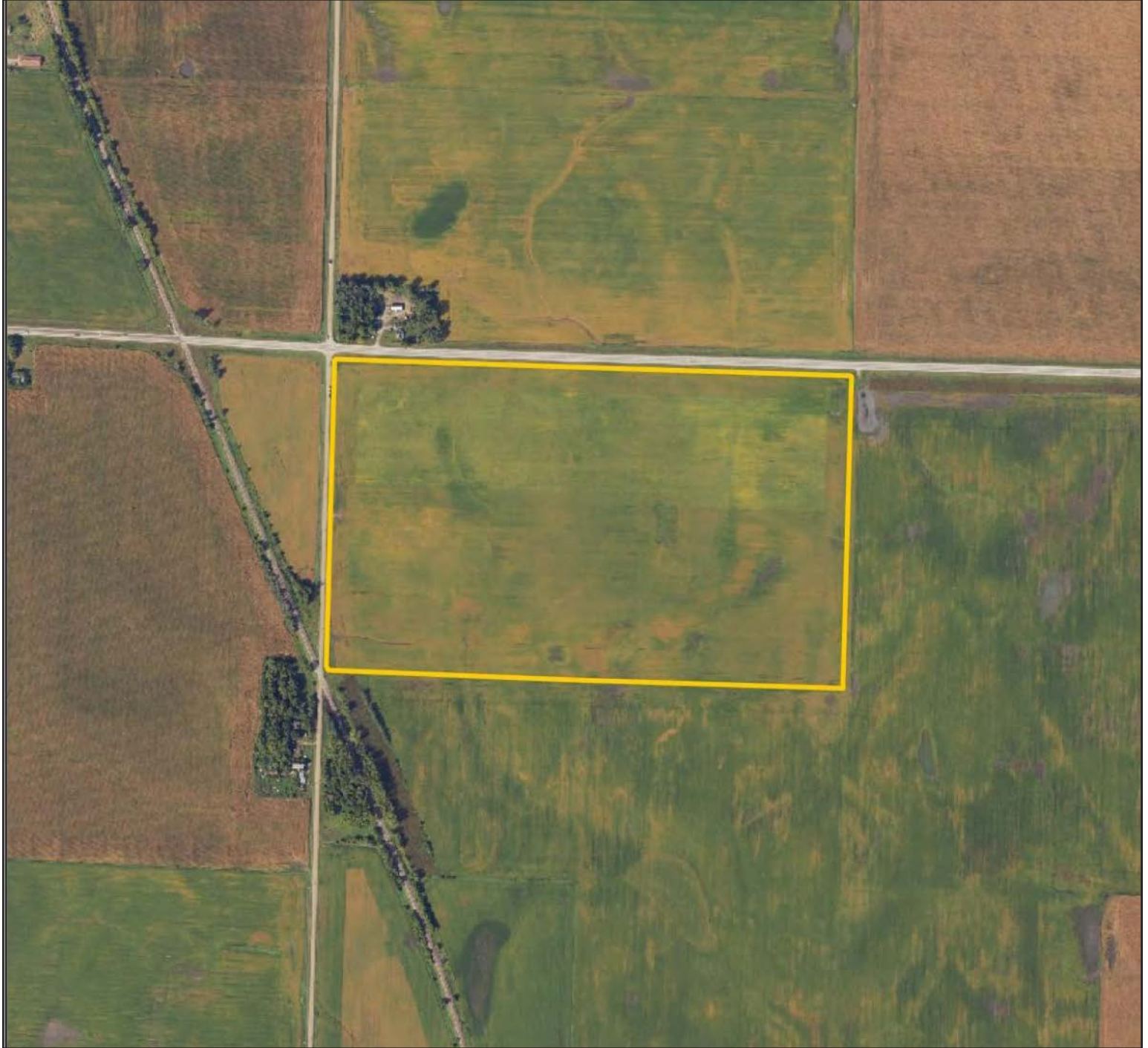
DAVID KRIER, AFM
*Licensed Salesperson in
IA, NE & SD*
970.397.4452
DavidK@Hertz.ag

Bid Deadline:
Tuesday, October 27, 2026
12:00 Noon, CDT

387.48 Acres, m/l
4 Parcels
Buena Vista County, IA



FSA/Eff. Crop Acres: 94.30 | Soil Productivity: 84.60 CSR2



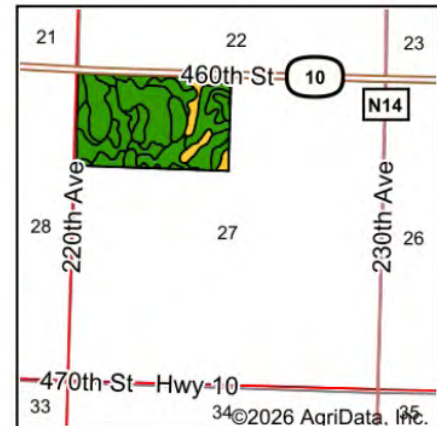
515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | www.Hertz.ag

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Soils data provided by USDA and NRCS.



State: Iowa
County: Buena Vista
Location: 27-93N-35W
Township: Poland
Acres: 94.3
Date: 9/16/2026



Area Symbol: IA021, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
138B	Clarion loam, 2 to 6 percent slopes	31.96	33.8%		Ile	89
107	Webster clay loam, 0 to 2 percent slopes	17.18	18.2%		Ilw	86
55	Nicollet clay loam, 1 to 3 percent slopes	15.66	16.6%		Iw	89
507	Canisteo clay loam, 0 to 2 percent slopes	14.29	15.2%		Ilw	84
6	Okoboji silty clay loam, 0 to 1 percent slopes	8.44	9.0%		IIIw	59
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.77	7.2%		IIle	83
Weighted Average					2.00	84.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Marathon: Head east on IA-Hwy. 10 /460th St. for ½ mile. The property is on the south side of the road.

Simple Legal

North 1640.84 ft. of NW¼ of Section 27, Township 93 North, Range 35 West of 5th P.M, Buena Vista, Co., IA. *Final abstract/ title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$3,380.00
Gross Acres: 99.38
Net Taxable Acres: 94.50
Tax per Net Taxable Acre: \$35.77

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 1674, Tract 1426
FSA/Eff. Crop Acres: 94.30
Corn Base Acres: 46.05
Corn PLC Yield: 170 Bu.
Bean Base Acres: 46.02
Bean PLC Yield: 47 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion loam, Webster clay loam, and Nicollet clay loam. CSR2 on the FSA/Eff. crop acres is 84.60. 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 moderately sloping.

Drainage

- Natural with some tile. No tile maps available.
- Drainage District #50 and #168.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Great laying farm on a paved county road with good soils.



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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Southwest looking Northeast

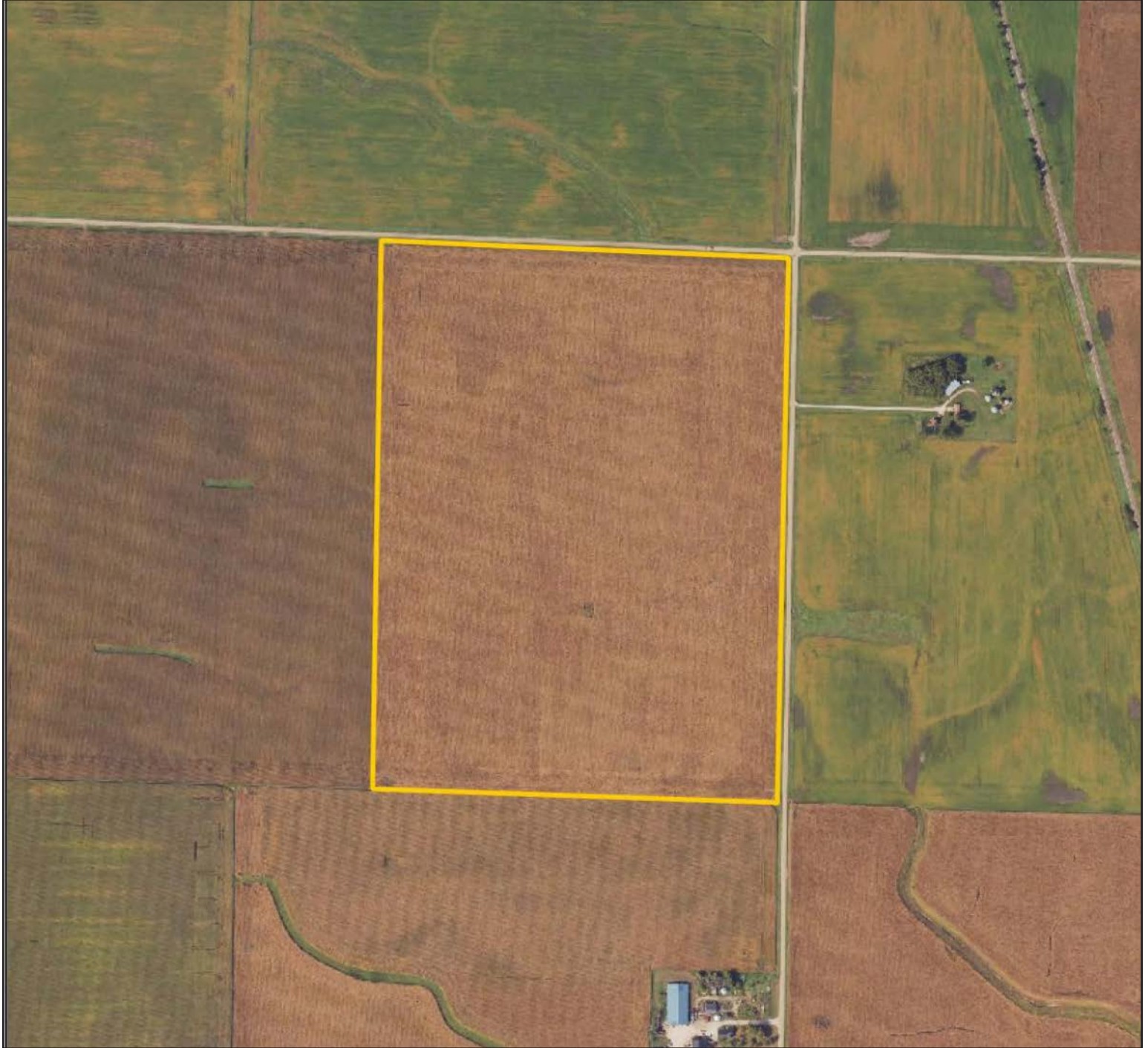


Northeast looking Southwest





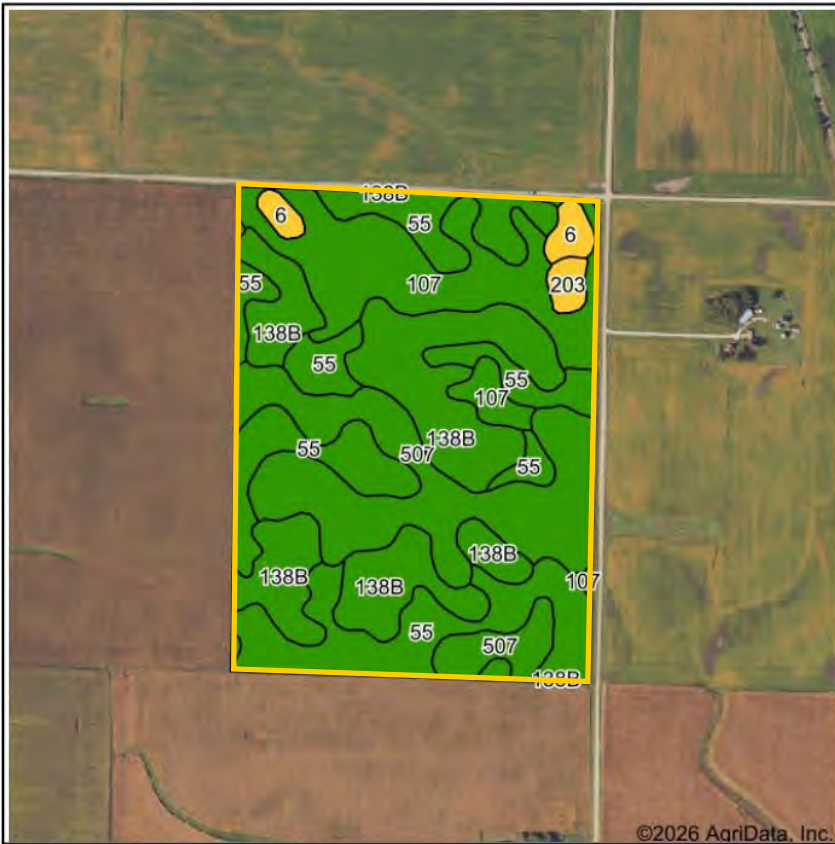
FSA/Eff. Crop Acres: 117.20 | Soil Productivity: 86.40 CSR2



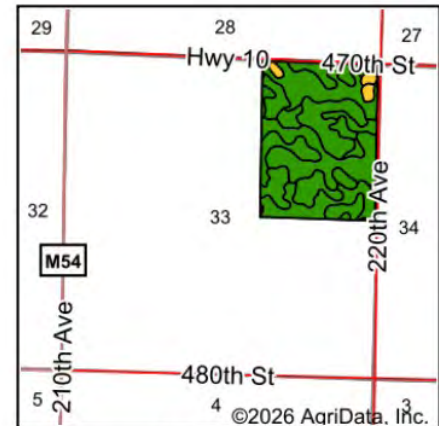
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Soils data provided by USDA and NRCS.



State: Iowa
County: Buena Vista
Location: 33-93N-35W
Township: Poland
Acres: 117.2
Date: 9/16/2026



Maps Provided By

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Area Symbol: IA021, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
55	Nicollet clay loam, 1 to 3 percent slopes	34.89	29.7%		Iw	89
138B	Clarion loam, 2 to 6 percent slopes	31.26	26.7%		Ile	89
507	Canisteo clay loam, 0 to 2 percent slopes	27.31	23.3%		Ilw	84
107	Webster clay loam, 0 to 2 percent slopes	20.00	17.1%		Ilw	86
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.47	2.1%		Illw	59
203	Cylinder loam, 0 to 2 percent slopes	1.27	1.1%		Ils	58
Weighted Average					1.72	86.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Marathon: Head ½ mile east on IA-Hwy. 10/460th St. to 220th Ave., then 1 mile south. The property is on the west side of the road.

Simple Legal

E¾ NE¼ of Section 33, Township 93 North, Range 35 West of the 5th P.M., Buena Vista Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$4,252.00
Gross Acres: 120.00
Net Taxable Acres: 116.50
Tax per Net Taxable Acre: \$36.50

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 1674, Tract 1413
FSA/Eff. Crop Acres: 117.20
Corn Base Acres: 59.29
Corn PLC Yield: 170 Bu.
Bean Base Acres: 59.25
Bean PLC Yield: 47 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Nicollet clay loam, Clarion loam, and Canisteo clay loam. 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

- Natural with some tile. No tile maps available.
- Drainage District #50.

Buildings/Improvements

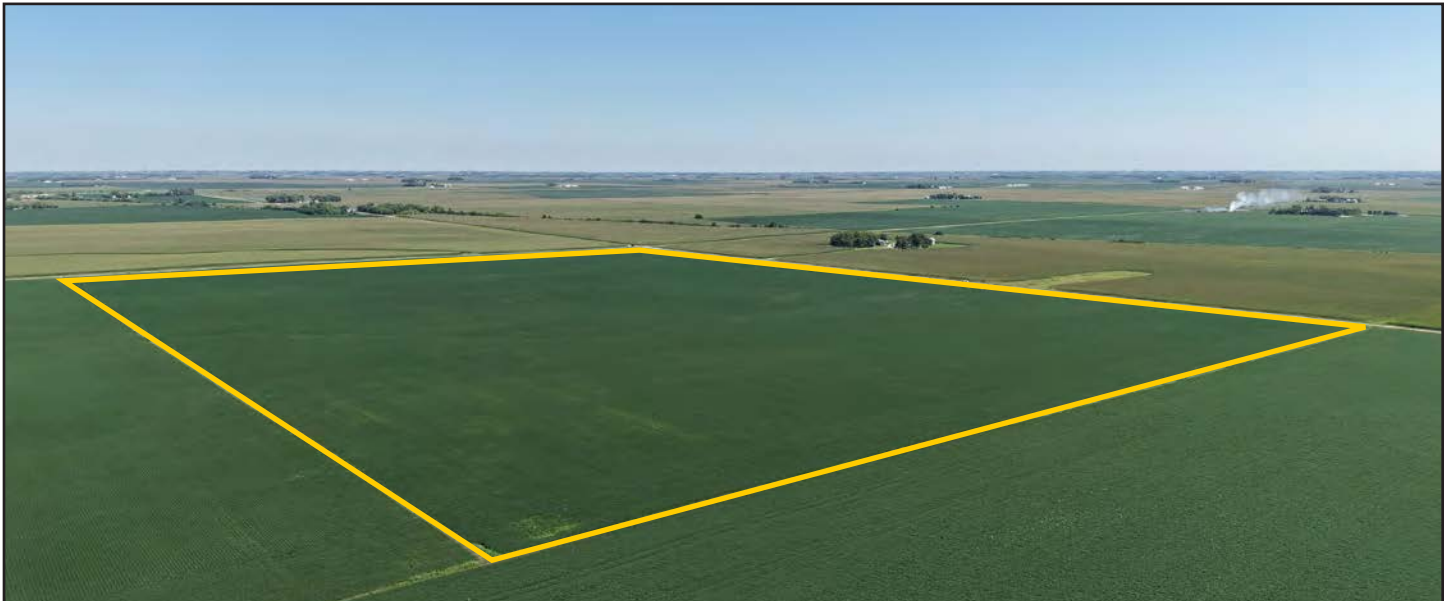
None.

Water & Well Information

None.

Comments

Great laying, high-quality farm in Northeast Buena Vista County.



Southeast looking Northwest

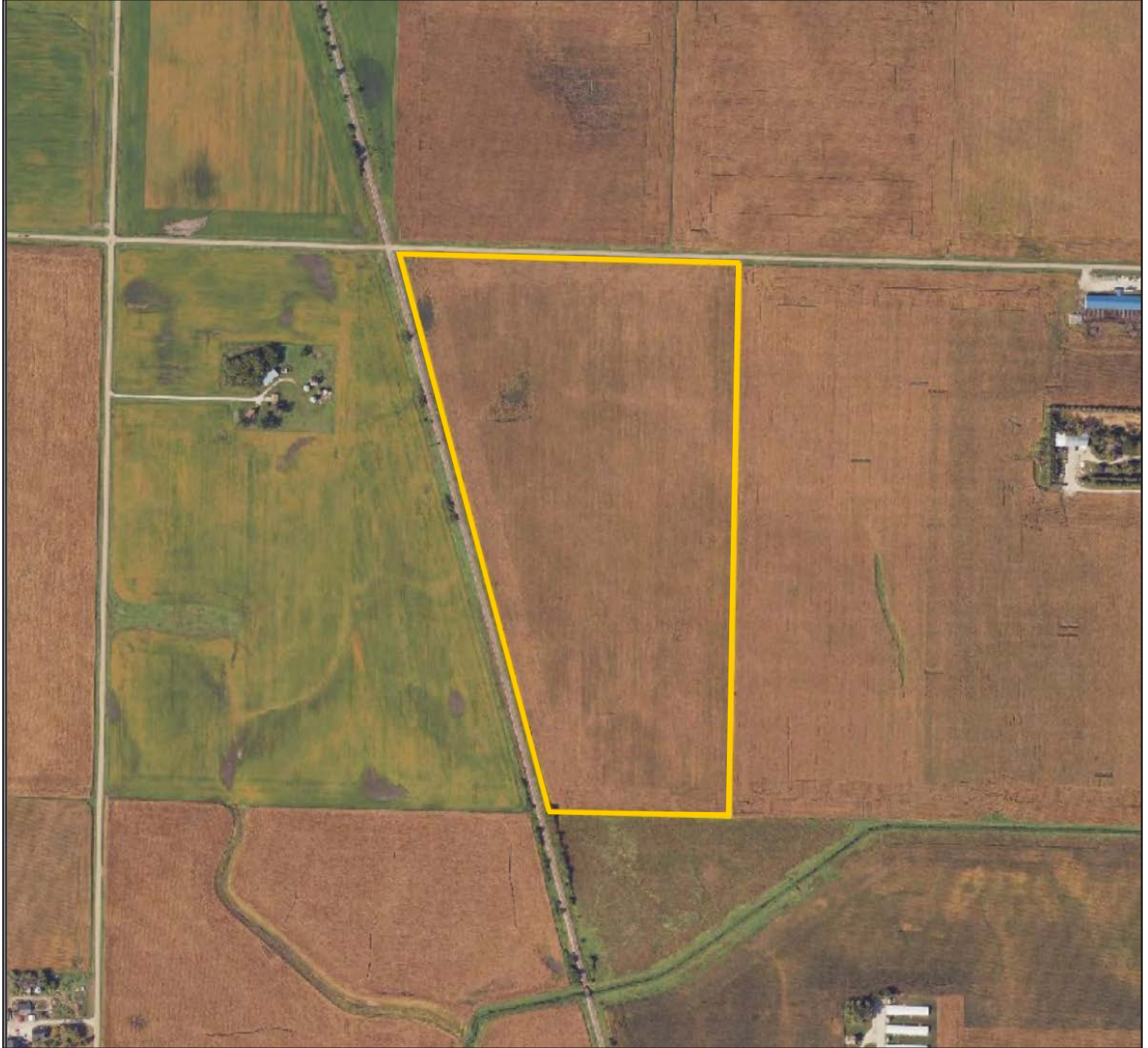


Northwest looking Southeast





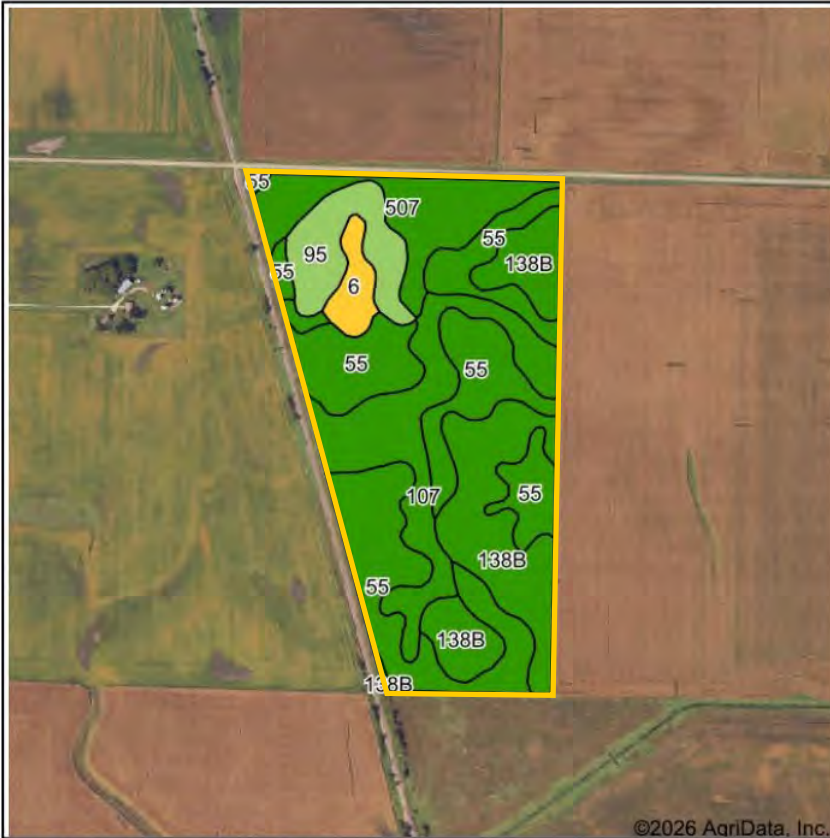
FSA/Eff. Crop Acres: 73.20 | Soil Productivity: 85.70 CSR2



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Soils data provided by USDA and NRCS.



State: Iowa
County: Buena Vista
Location: 34-93N-35W
Township: Poland
Acres: 73.2
Date: 9/16/2026



Maps Provided By

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA021, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
55	Nicollet clay loam, 1 to 3 percent slopes	28.20	38.5%		Iw	89
138B	Clarion loam, 2 to 6 percent slopes	16.65	22.7%		Ile	89
107	Webster clay loam, 0 to 2 percent slopes	11.66	15.9%		Ilw	86
507	Canisteo clay loam, 0 to 2 percent slopes	8.53	11.7%		Ilw	84
95	Harps clay loam, 0 to 2 percent slopes	5.99	8.2%		Ilw	72
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.17	3.0%		Illw	59
Weighted Average					1.64	85.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Marathon: Head east ½ mile on IA-Hwy. 10/460th St. to 220th Ave and turn south. Then go 1 mile to 470th Street and turn east. In ¼ mile the property is on the south side of the road.

Simple Legal

West 20 acres of W½ NE¼, AND NW¼ lying East of RR ROW, all in Section 34, Township 93 North, Range 35 West of the 5th P.M., Buena Vista Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$2,748.00*
Gross Acres: 74.50*
Net Taxable Acres: 73.35*
Tax per Net Taxable Acre: \$37.47*
**Taxes estimated due to the split of tax parcels. Buena Vista County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 1288, Tract 1414
FSA/Eff. Crop Acres: 73.20
Corn Base Acres: 36.53*
Corn PLC Yield: 167 Bu.
Bean Base Acres: 36.46*
Bean PLC Yield: 45 Bu.
**Acres are estimated pending reconstitution of farm by the Buena Vista County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Nicollet clay loam, Clarion loam, and Webser clay loam. CSR2 on the FSA/Eff. crop acres is 85.70. 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

Nearly level to gently sloping.

Drainage

- Natural with some tile. No tile maps available.
- Drainage District #50

Buildings/Improvements

None.

Water & Well Information

None.

Survey

Parcels 3 and 4 will be surveyed prior to closing at the seller's expense and the final sale price will be adjusted up/down based on the final gross surveyed acres. If parcels 3 and 4 are purchased by the same buyer, no survey will be completed.

Comments

A pipeline crosses the extreme southwest corner of the farm.

Great soils on this northeast Buena Vista County farm.



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Northeast looking Southwest



Southeast looking Northwest





FSA/Eff. Crop Acres: 88.50 | Soil Productivity: 86.40 CSR2



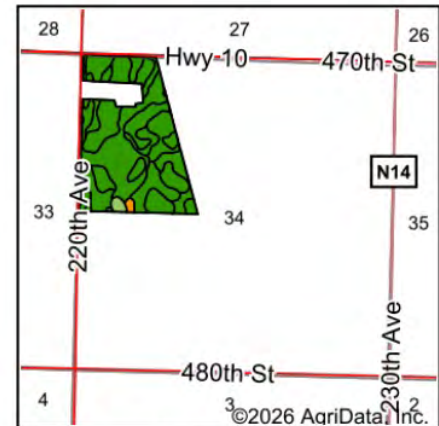
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Soils data provided by USDA and NRCS.



State: Iowa
County: Buena Vista
Location: 34-93N-35W
Township: Poland
Acres: 88.5
Date: 9/16/2026



Area Symbol: IA021, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
138B	Clarion loam, 2 to 6 percent slopes	28.08	31.7%		Ile	89
507	Canisteo clay loam, 0 to 2 percent slopes	24.94	28.2%		Ilw	84
55	Nicollet clay loam, 1 to 3 percent slopes	19.16	21.6%		Iw	89
107	Webster clay loam, 0 to 2 percent slopes	10.88	12.3%		Ilw	86
384	Collinwood silty clay loam, 1 to 3 percent slopes	3.35	3.8%		Ilw	82
585B	Colo-Spillville complex, 2 to 5 percent slopes	1.20	1.4%		Ilw	79
62D	Storden loam, 10 to 16 percent slopes, moderately eroded	0.73	0.8%		IVe	41
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.16	0.2%		IIIe	83
Weighted Average					1.80	86.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Marathon: Head east ½ on IA-Hwy. 10/460th St. to 220th Ave.. then 1 mile south. The property will be on the east side of the road.

Simple Legal

NW¼ lying west of RR ROW excluding Lot D in Section 34, Township 93 North, Range 35 West of the 5th P.M., Buena Vista Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$3,275.00*
Gross Acres: 93.60*
Net Taxable Acres: 90.60*
Tax per Net Taxable Acre: \$36.15*
**Taxes estimated due to the split of tax parcels. Buena Vista County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 1288, Tract 1414
FSA/Eff. Crop Acres: 88.50
Corn Base Acres: 44.17*
Corn PLC Yield: 167 Bu.
Bean Base Acres: 44.11*
Bean PLC Yield: 45 Bu.
**Acres are estimated pending reconstitution of farm by the Buena Vista County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion loam, Canisteo clay loam, and Nicollet clay loam. CSR2 on the FSA/Eff. crop acres is 88.50. 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 moderately sloping.

Drainage

- Natural with some tile. No tile maps available.
- Drainage District #50.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

Parcels 3 and 4 will be surveyed prior to closing at the sellers expense and the final sale price will be adjusted up/down based on the final gross surveyed acres. If parcels 3 and 4 are purchased by the same buyer, no survey will be completed.

Comments

A pipeline crosses the south half of the farm.

Nice, high-quality soil farm in northeast Buena Vista County.

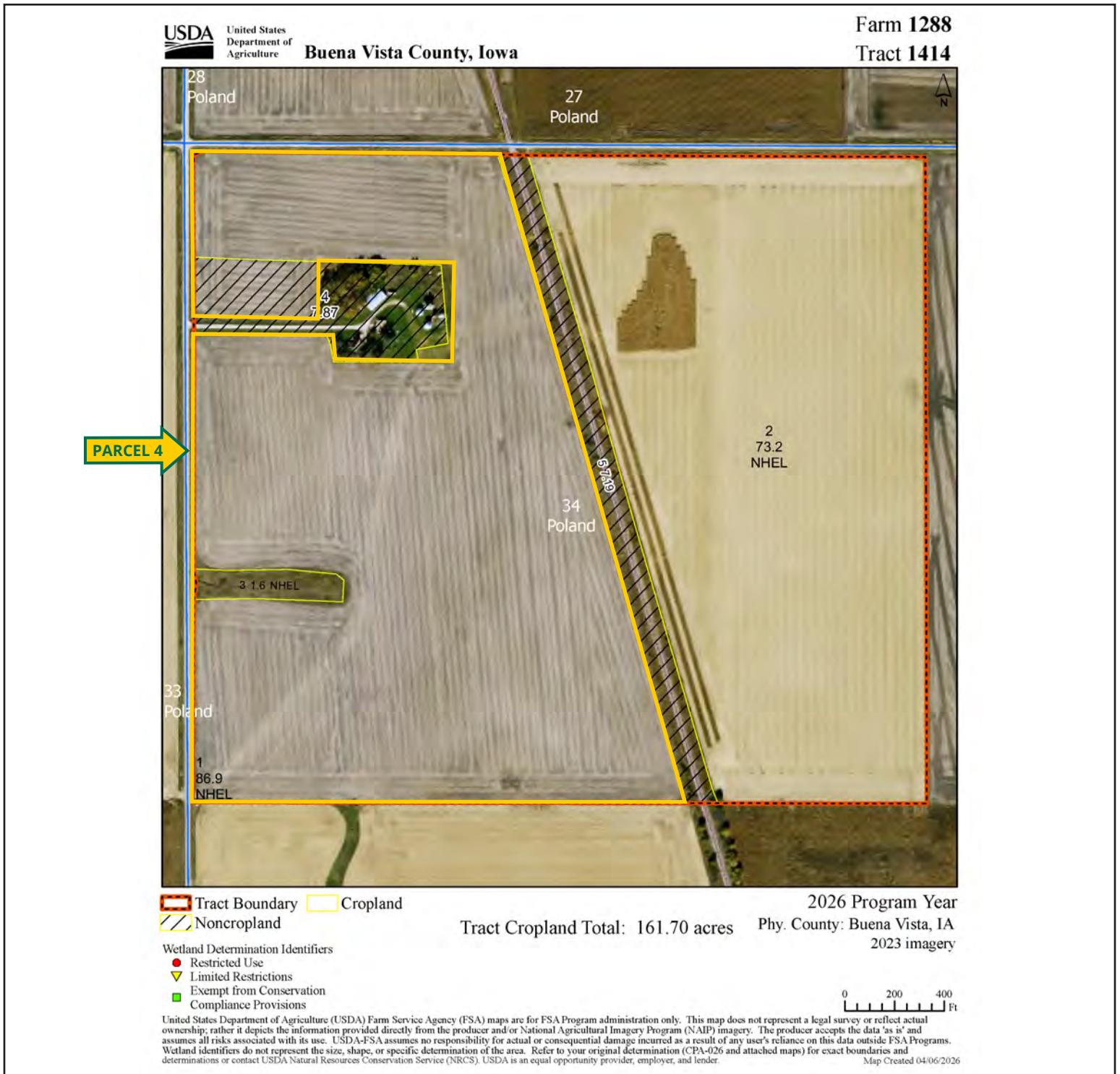


Northeast looking Southwest



Southeast looking Northwest





Bid Deadline: Tues., Oct. 27, 2026

Time: 12:00 Noon, CDT

Mail To:

Hertz Real Estate Services
Attn: Kyle Hansen
PO Box 500
Nevada, IA 50201

Sellers

Sandra Neary, William J. Kinrade
2024 Trust, Karla Michelle Trimble,
Neil Johnson, Joseph S. Dangerfield,
Emily Kamman - Iowa Land LLC, Kelly
Marie Brammer

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, Kyle Hansen, ALC at 515-370-3446.

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 Tuesday, October 27, 2026 by 12:00 Noon CDT. The Seller will accept or reject all bids by 3:00 p.m. on Thursday, October 29, 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 December 8, 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 February 28, 2027. Taxes will be prorated to closing date.

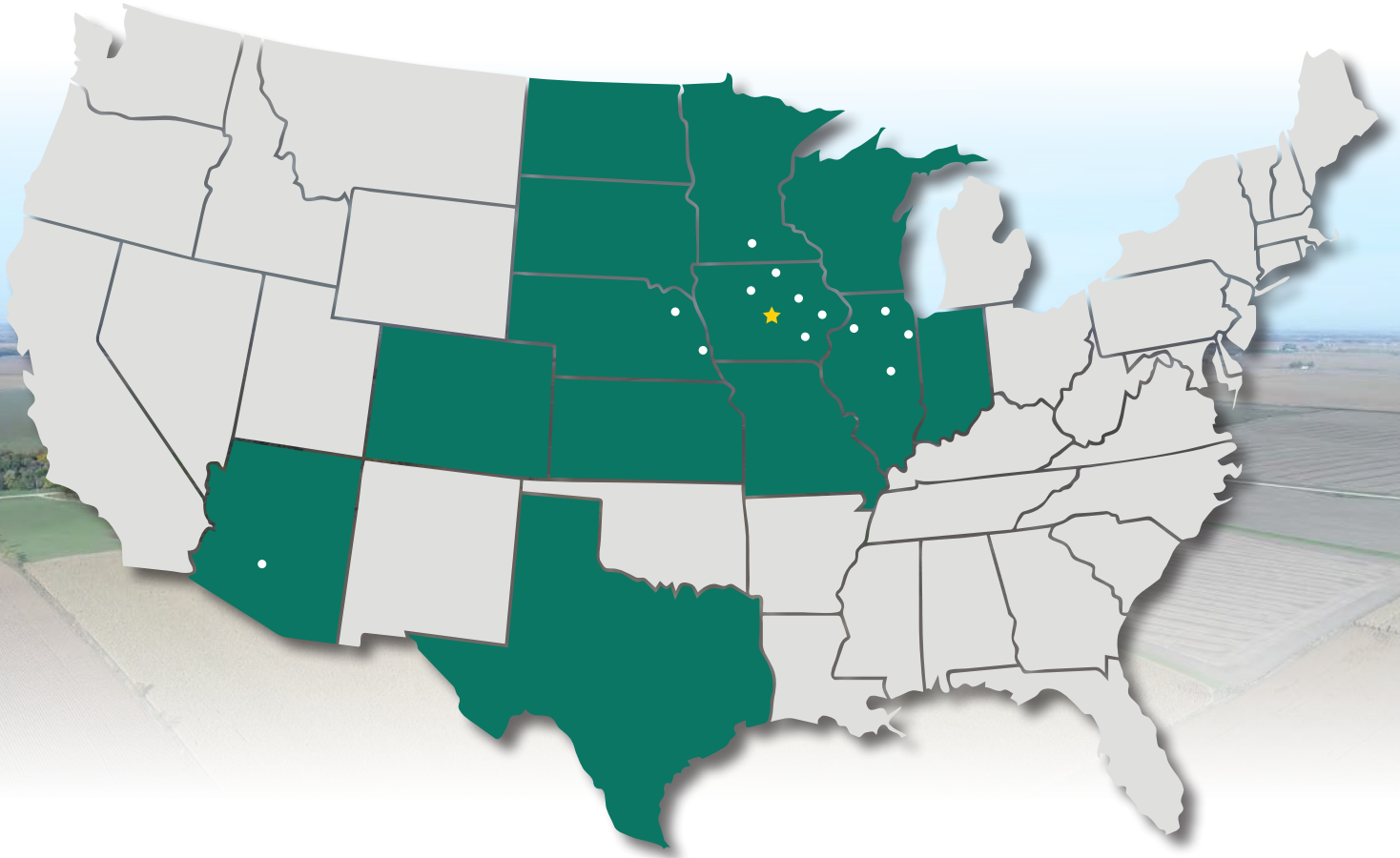
Survey

Parcels 3 and 4 will be surveyed prior to closing at the sellers expense and the final sale price will be adjusted up/down based on the final gross surveyed acres. If parcels 3 and 4 are purchased by the same buyer, no survey will be completed.

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

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