



Quality Floyd County Farmland with Pasture

AUCTION

Hybrid
Tuesday
November 10, 2026
10:00 a.m. CST
Rockford, IA &
bid.hertz.ag

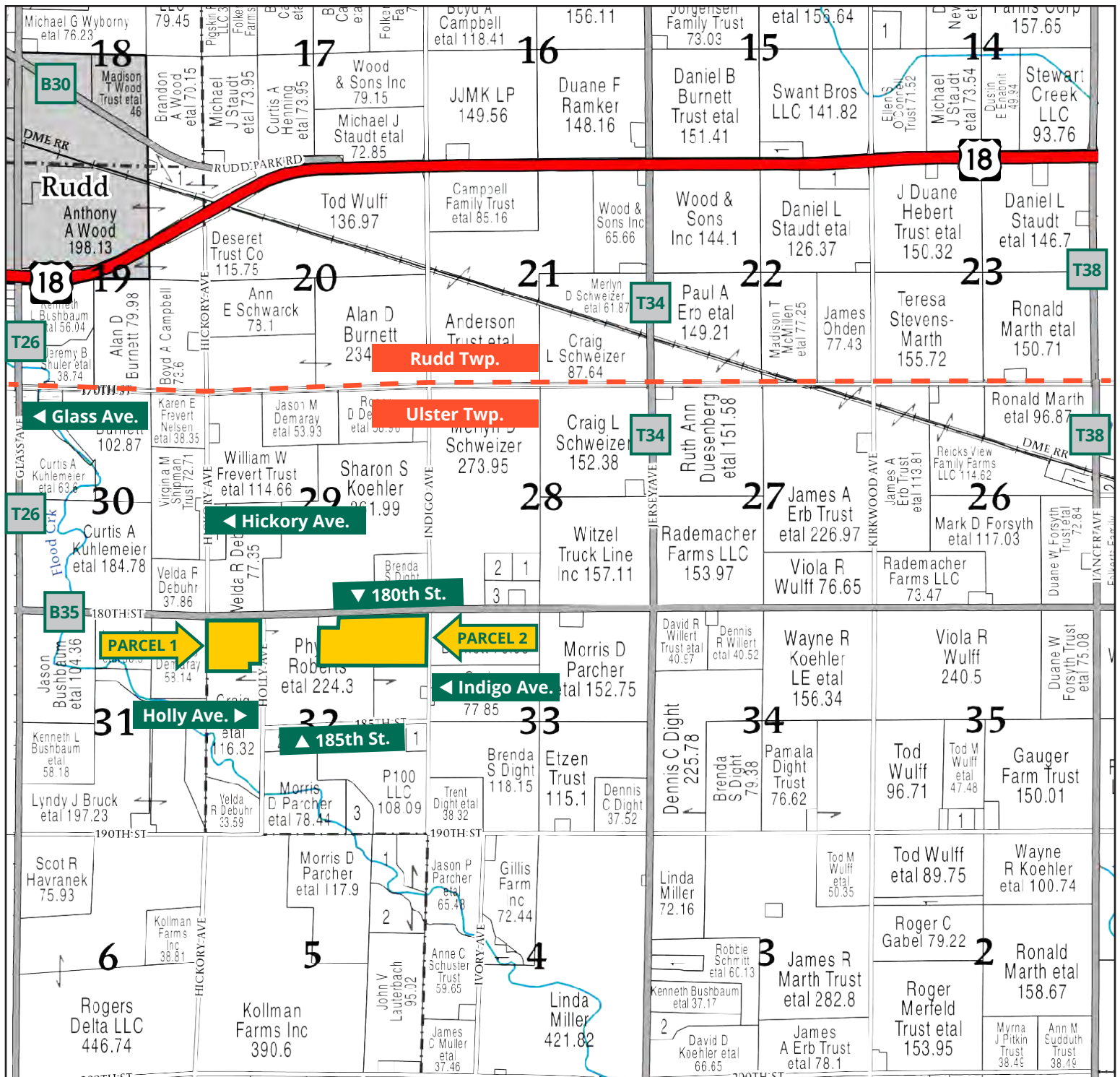
114.41 Acres, m/l
2 Parcels
Floyd County, IA



JAMESON ANDERS
Licensed Salesperson in IA & MN
319.269.7975
JamesonA@Hertz.ag



CARRIE SEIDEL, AFM, CCA
Licensed Broker in IA & MN
563.920.7699
CarrieS@Hertz.ag

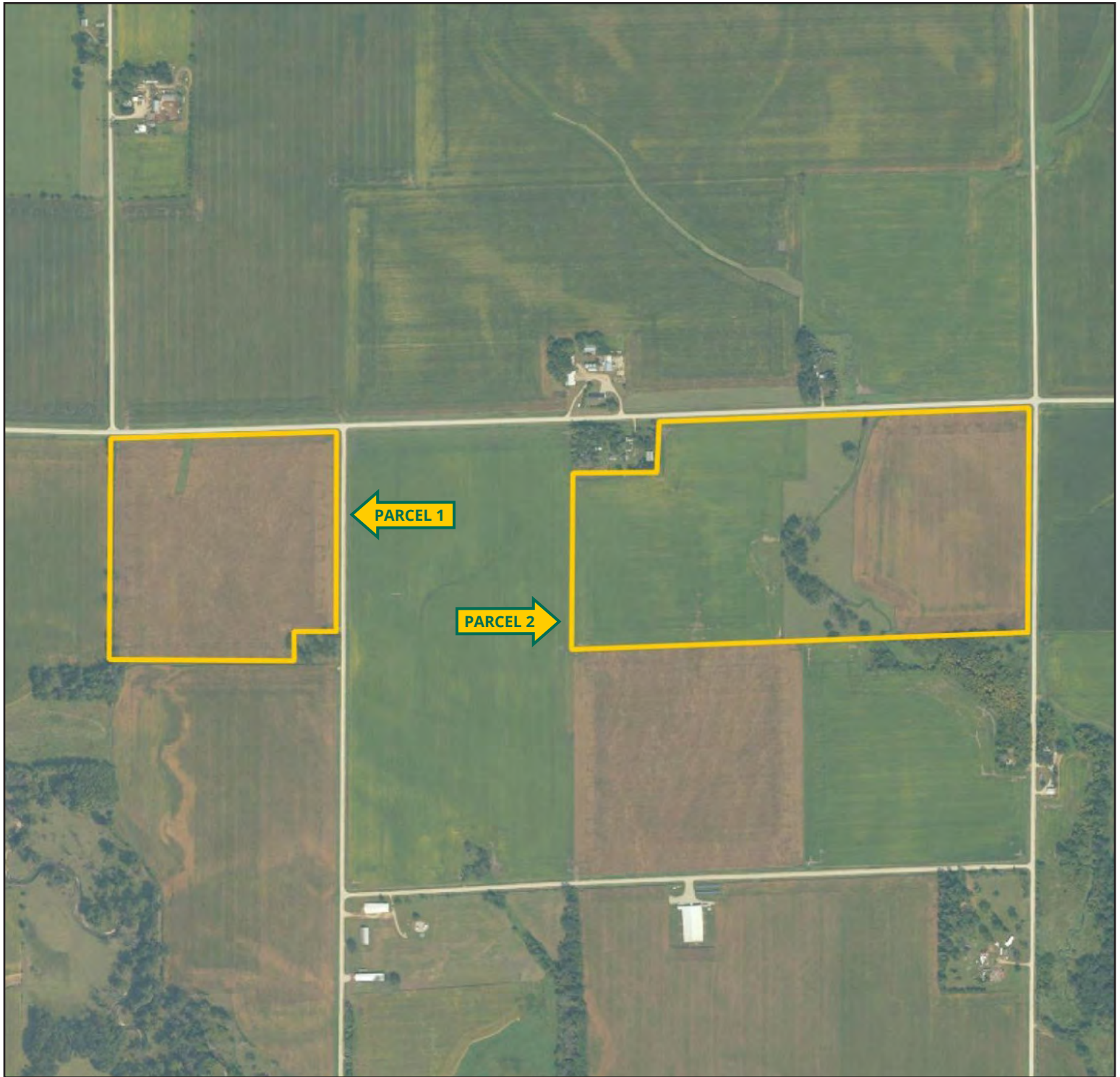


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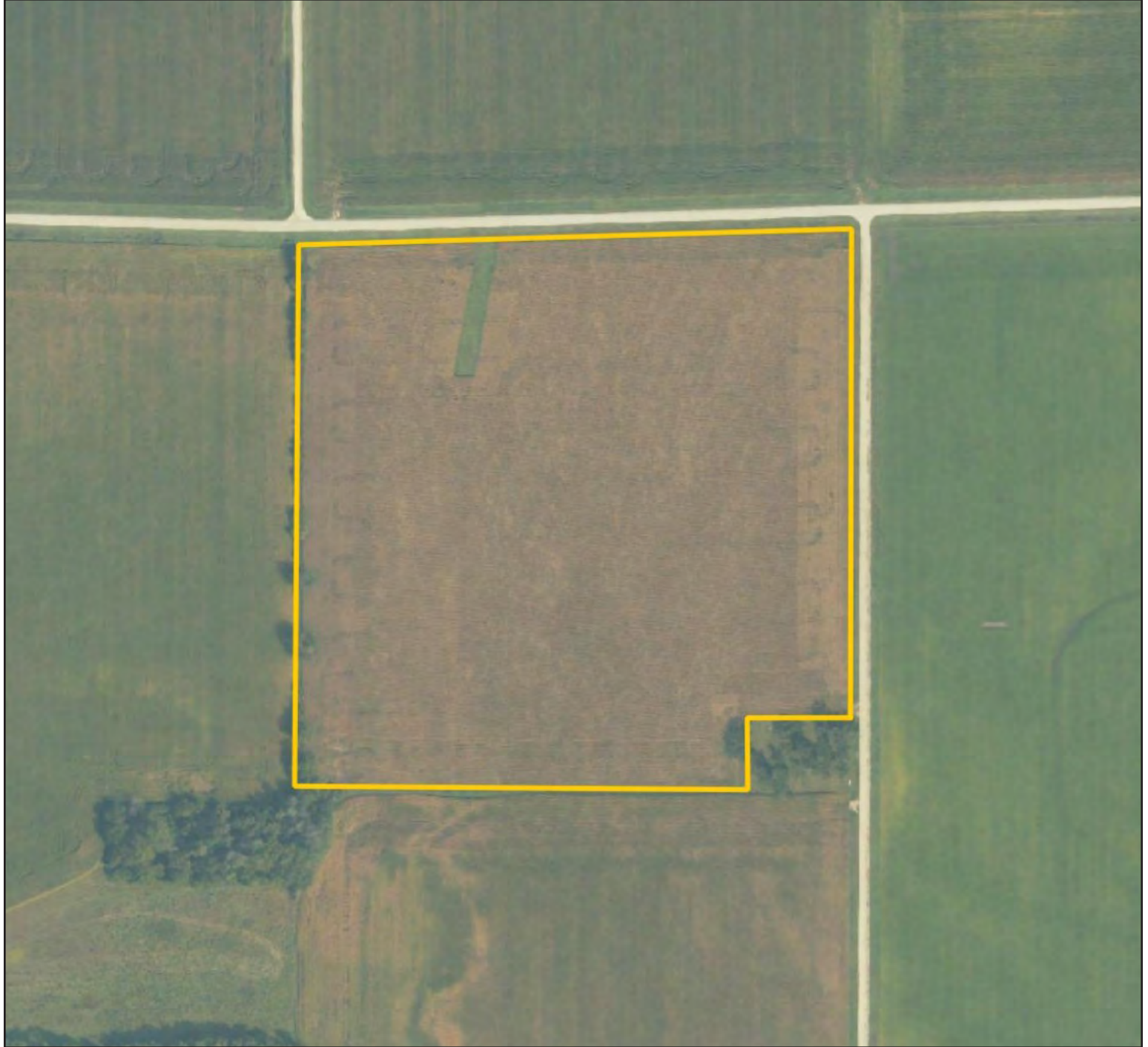
641.423.9531 | 2800 4th St. SW, Ste. 7 | Mason City, IA 50401 | www.Hertz.ag

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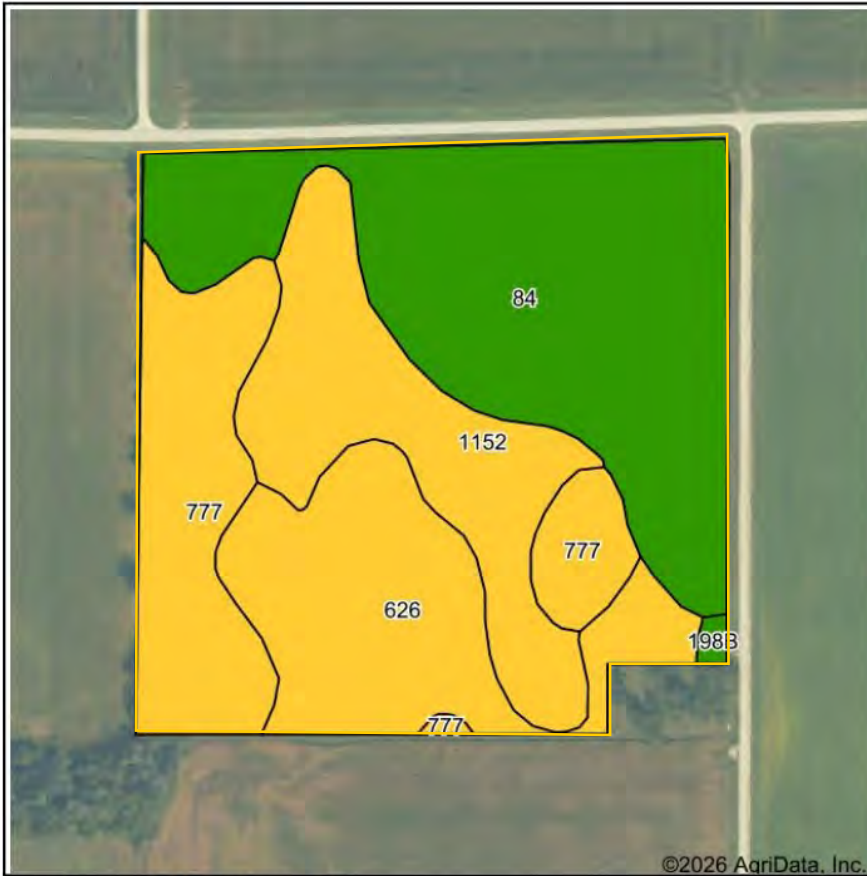
FSA/Eff. Crop Acres: 36.93 | Soil Productivity: 66.90 CSR2



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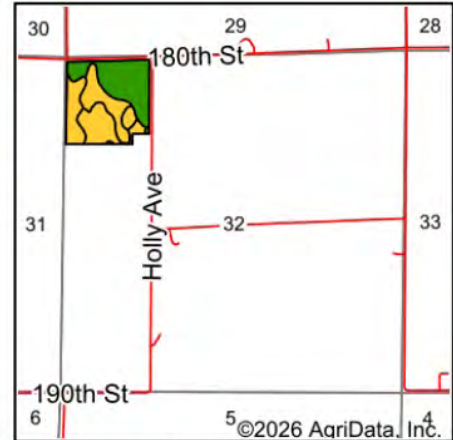
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Soils data provided by USDA and NRCS.



State: Iowa
County: Floyd
Location: 32-96N-17W
Township: Ulster
Acres: 36.93
Date: 9/21/2026



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA067, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
84	Clyde silty clay loam, 0 to 3 percent slopes	14.74	39.9%		Ilw	88
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	7.61	20.6%		Ilis	53
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	7.26	19.7%		Ilw	54
777	Wapsie loam, 0 to 2 percent slopes	7.17	19.4%		Ilis	51
198B	Floyd loam, 1 to 4 percent slopes	0.15	0.4%		Ilw	89
Weighted Average					2.00	66.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Rudd: Go south on Glass Ave. / Co. Rd. T26 for 1½ miles and then east on 180th St. / Co. Rd. B35 for 1 mile. Property is located on the southwest corner of the intersection of Holly Ave. and 180th St. / Co. Rd. B35.

Simple Legal

NW¼ NW¼, except the cemetery and highway, all in Section 32, Township 96 North, Range 17 West of the 5th P.M., Floyd Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$1,136.00
Gross Acres: 38.65
Net Taxable Acres: 36.65
Tax per Net Taxable Acre: \$31.00

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 1343, Part of Tract 829
FSA/Eff. Crop Acres: 36.93
Corn Base Acres: 18.42*
Corn PLC Yield: 173 Bu.
Bean Base Acres: 18.42*
Bean PLC Yield: 44 Bu.
**Acres are estimated pending reconstitution of farm by the Floyd County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clyde, Hayfield, Marshan, and Wapsie. CSR2 on the FSA/ Eff. crop acres is 66.90. 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

Level to gently sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Highly tillable tract with good access.



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.

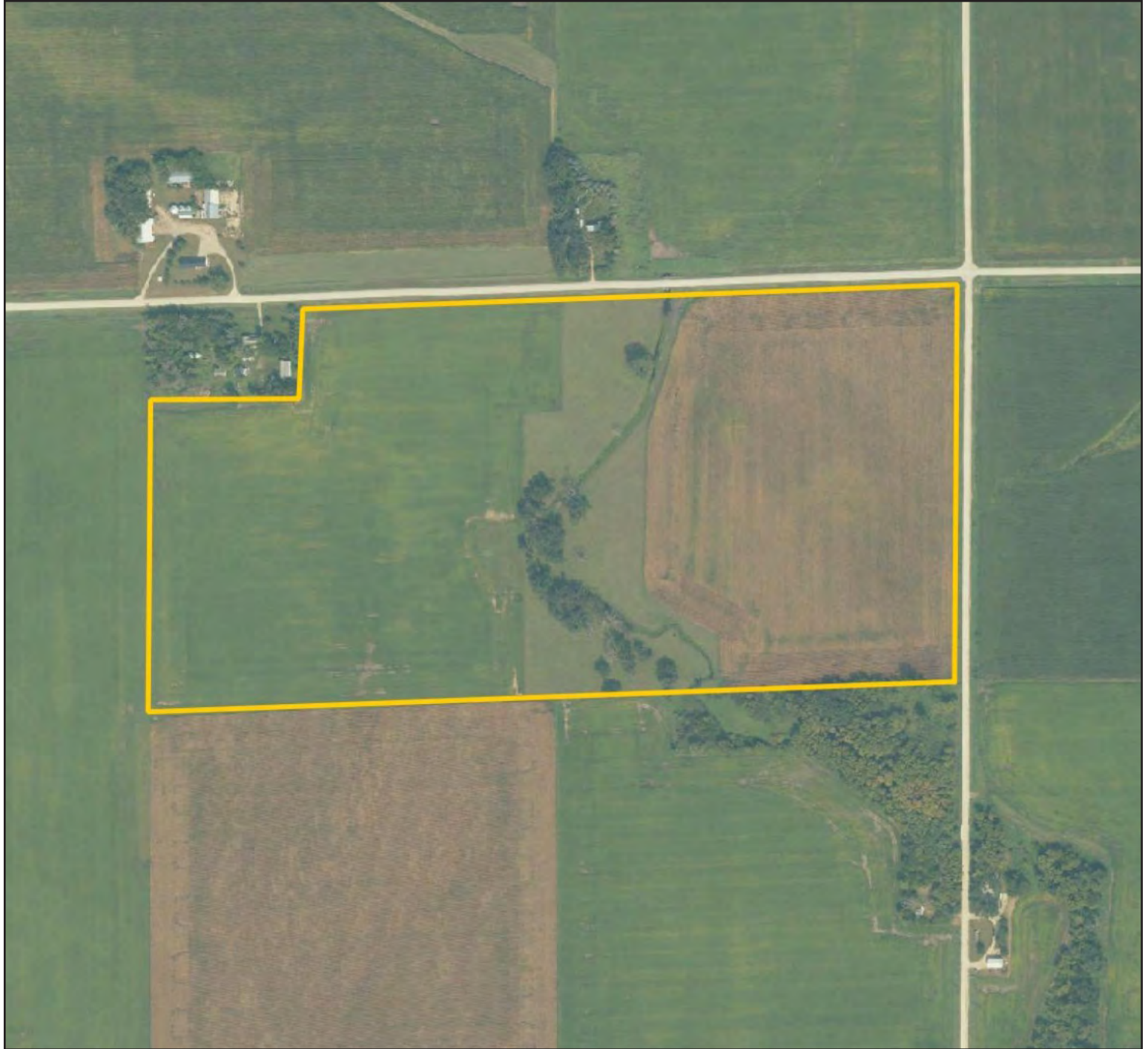
Northeast looking Southwest



Southeast looking Northwest



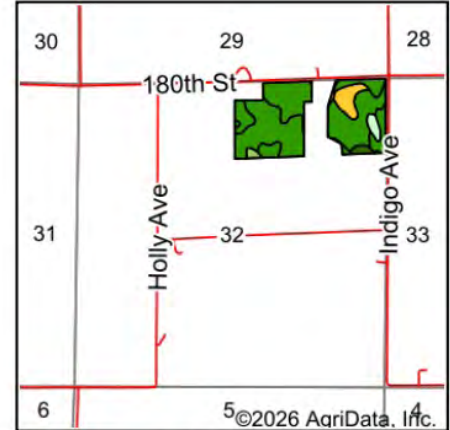
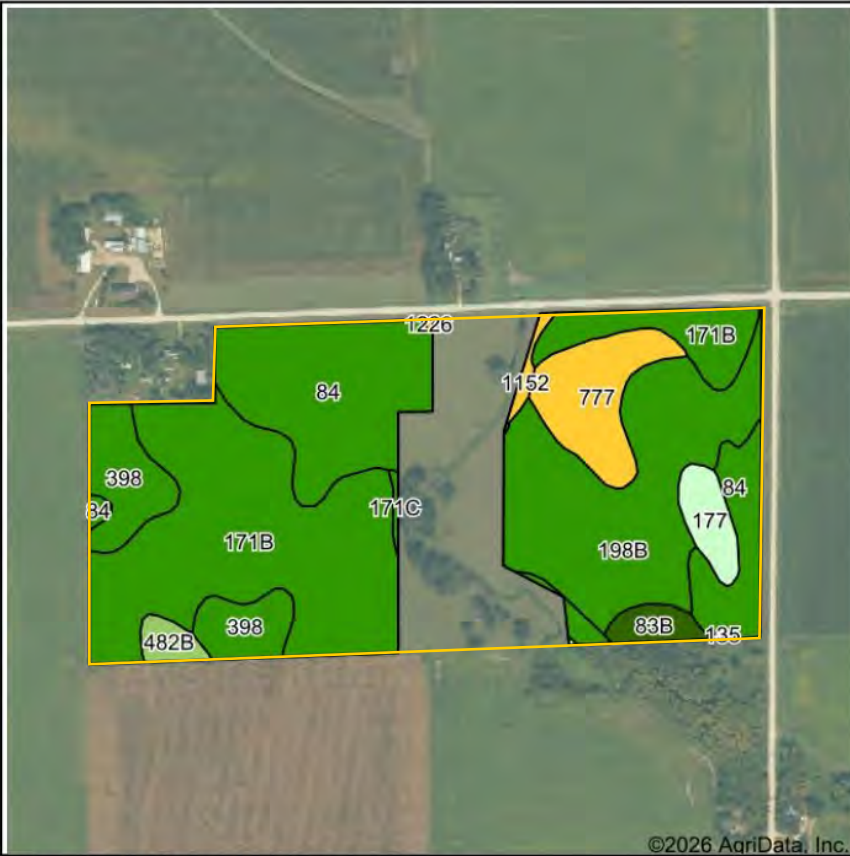
FSA/Eff. Crop Acres: 59.33 | Soil Productivity: 83.00 CSR2



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Soils data provided by USDA and NRCS.

Area Symbol: IA067, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
171B	Bassett loam, 2 to 5 percent slopes	20.43	34.5%		Ile	85
198B	Floyd loam, 1 to 4 percent slopes	13.26	22.3%		Ilw	89
84	Clyde silty clay loam, 0 to 3 percent slopes	12.86	21.7%		Ilw	88
398	Tripoli clay loam, 0 to 2 percent slopes	4.70	7.9%		Ilw	82
777	Wapsie loam, 0 to 2 percent slopes	4.20	7.1%		Ils	51
177	Saude loam, 0 to 2 percent slopes	1.53	2.6%		Ils	60
83B	Kenyon loam, 2 to 5 percent slopes	1.01	1.7%		Ile	90
482B	Racine loam, 2 to 5 percent slopes	0.78	1.3%		Ile	76
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.36	0.6%		Ilw	54
171C	Bassett loam, 5 to 9 percent slopes	0.14	0.2%		IIle	80
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.06	0.1%		Ilw	65
Weighted Average					2.00	83

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Rudd: Go south on Glass Ave. / Co. Rd. T26 for 1½ miles and then east on 180th St. / Co. Rd. B35 for 1.8 miles. Property is located on the southeast corner of the intersection of Indigo Ave. and 180th St. / Co. Rd. B35.

Simple Legal

NE½ NE¼, excluding Parcel A and highway, all in Section 32, Township 96 North, Range 17 West of the 5th P.M., Floyd Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$2,608.00
Gross Acres: 75.76
Net Taxable Acres: 73.13
Tax per Net Taxable Acre: \$35.66

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 1343, Part of Tract 829
FSA/Eff. Crop Acres: 59.33
Corn Base Acres: 29.59*
Corn PLC Yield: 173 Bu.
Bean Base Acres: 29.59*
Bean PLC Yield: 44 Bu.
**Acres are estimated pending reconstitution of farm by the Floyd County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Bassett, Floyd, and Clyde. CSR2 on the FSA/Eff. crop acres is 83.00. 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

Level to moderately sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

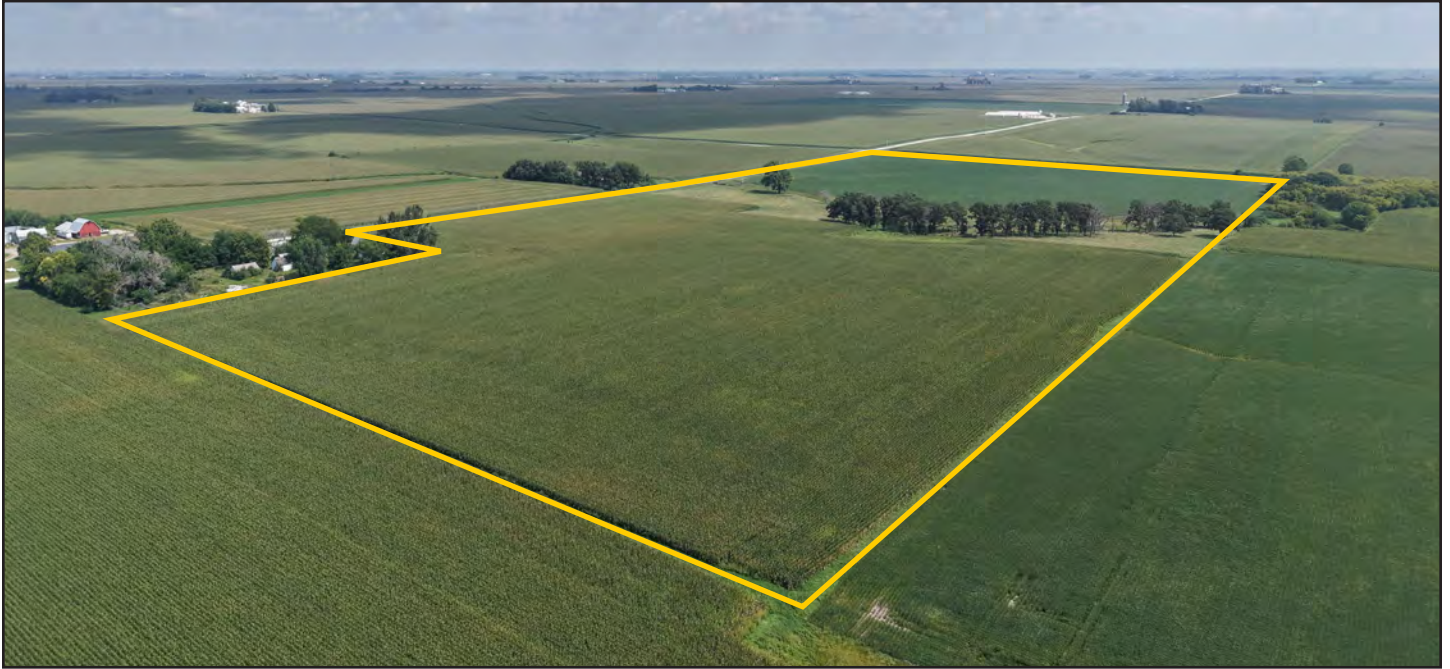
None.

Comments

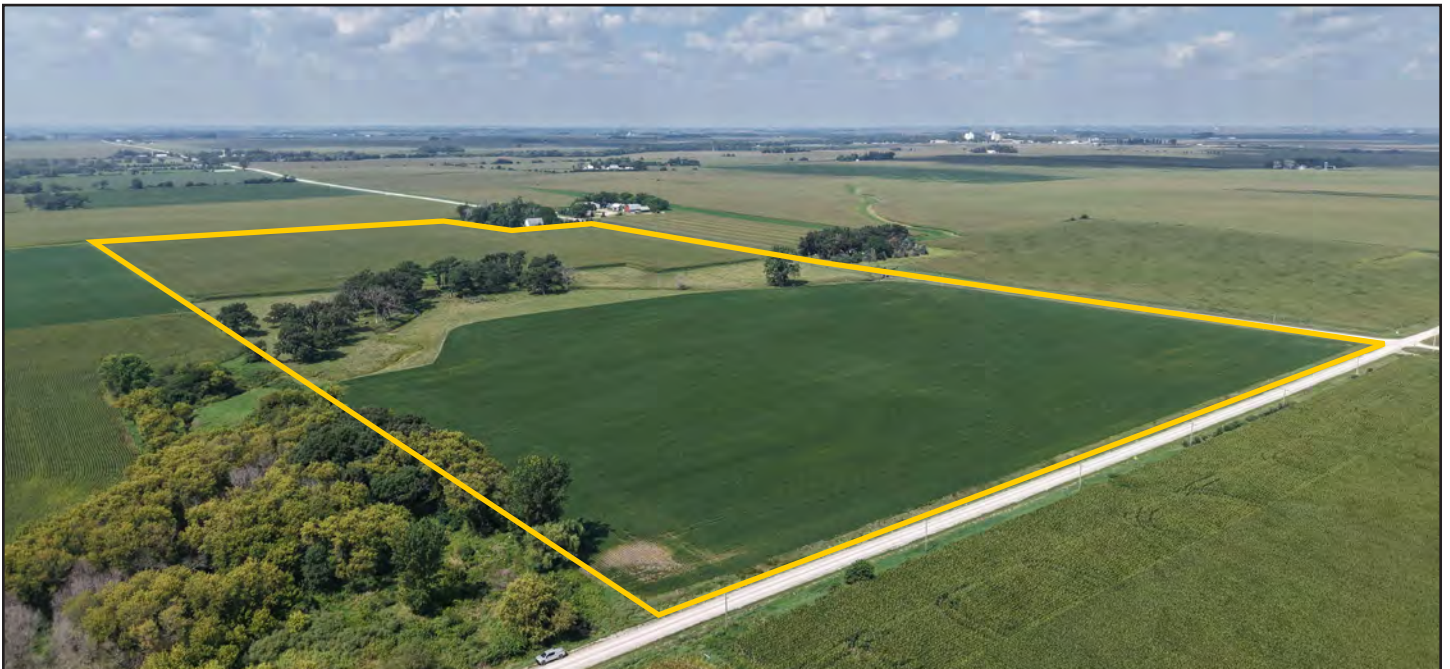
High soil quality with additional pasture acres.



Southwest looking Northeast



Southeast looking Northwest



Parcel 1 - 36.93 FSA/Eff. Crop Acres
 Parcel 2 - 59.33 FSA/Eff. Crop Acres



Date: Tues., November 10, 2026

Time: 10:00 a.m.

Site: Rockford Public Library
202 W Main
Rockford, IA 50468

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 Managers, Jameson Anders at 319-269-7975 or Carrie Seidel at 563-920-7699 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

- This land will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Seller

Phyllis Roberts Muller Estate, Karen J. Parker & Leah C. Roberts

Agency

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

Auctioneer

Kyle Hansen

Attorney

Katlyn Andresen
Laird Law Firm

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.

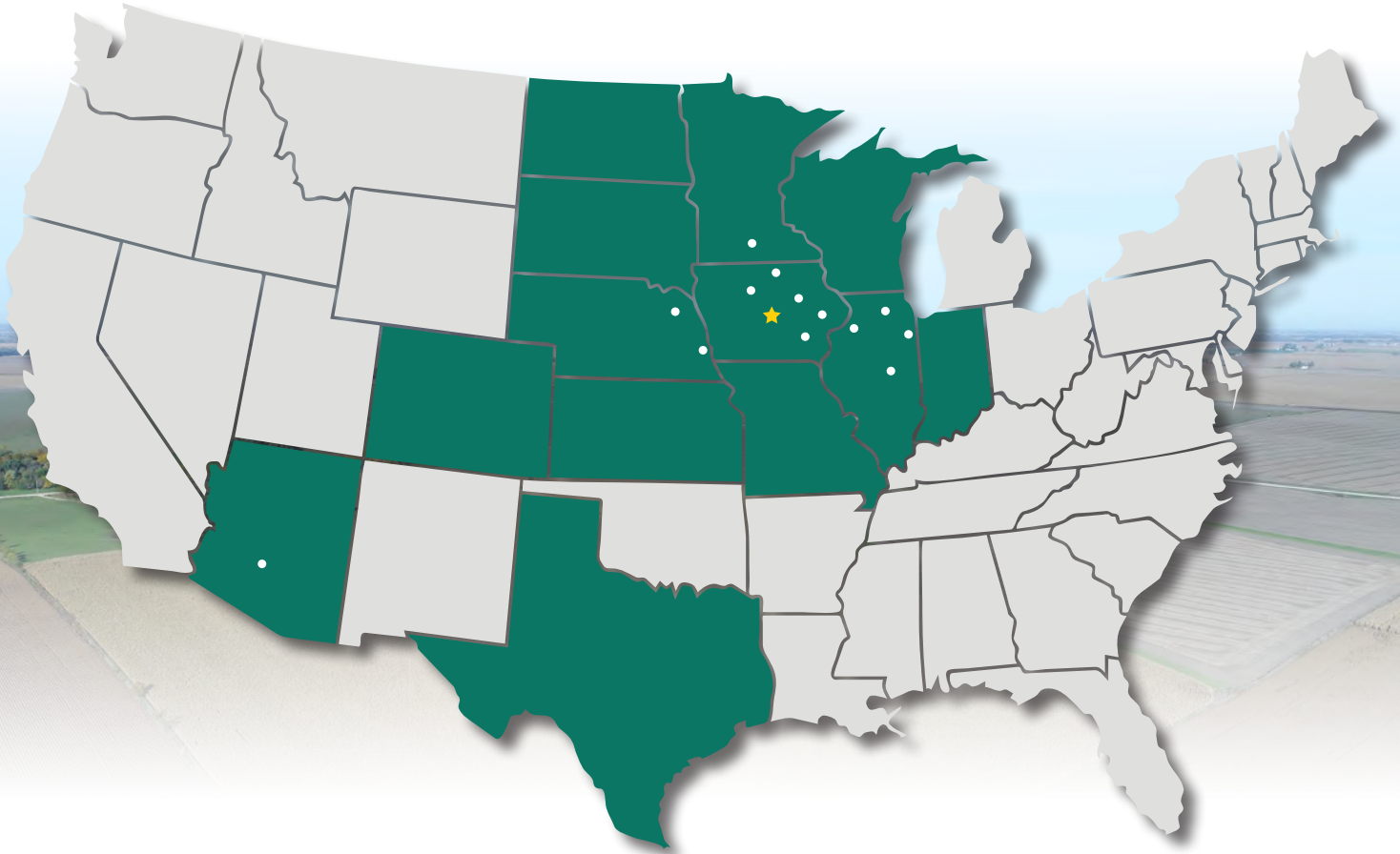
Terms of Possession

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 17, 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 completion of the 2026 harvest. 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.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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Certified Farm Appraisals
Professional Farm Management

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