



Fred Q. Renshaw Trust & Sharon K. Renshaw Trust

AUCTION

Hybrid
Wednesday
November 18, 2026
10:00 a.m. CST
Lake Mills, IA &
bid.hertz.ag

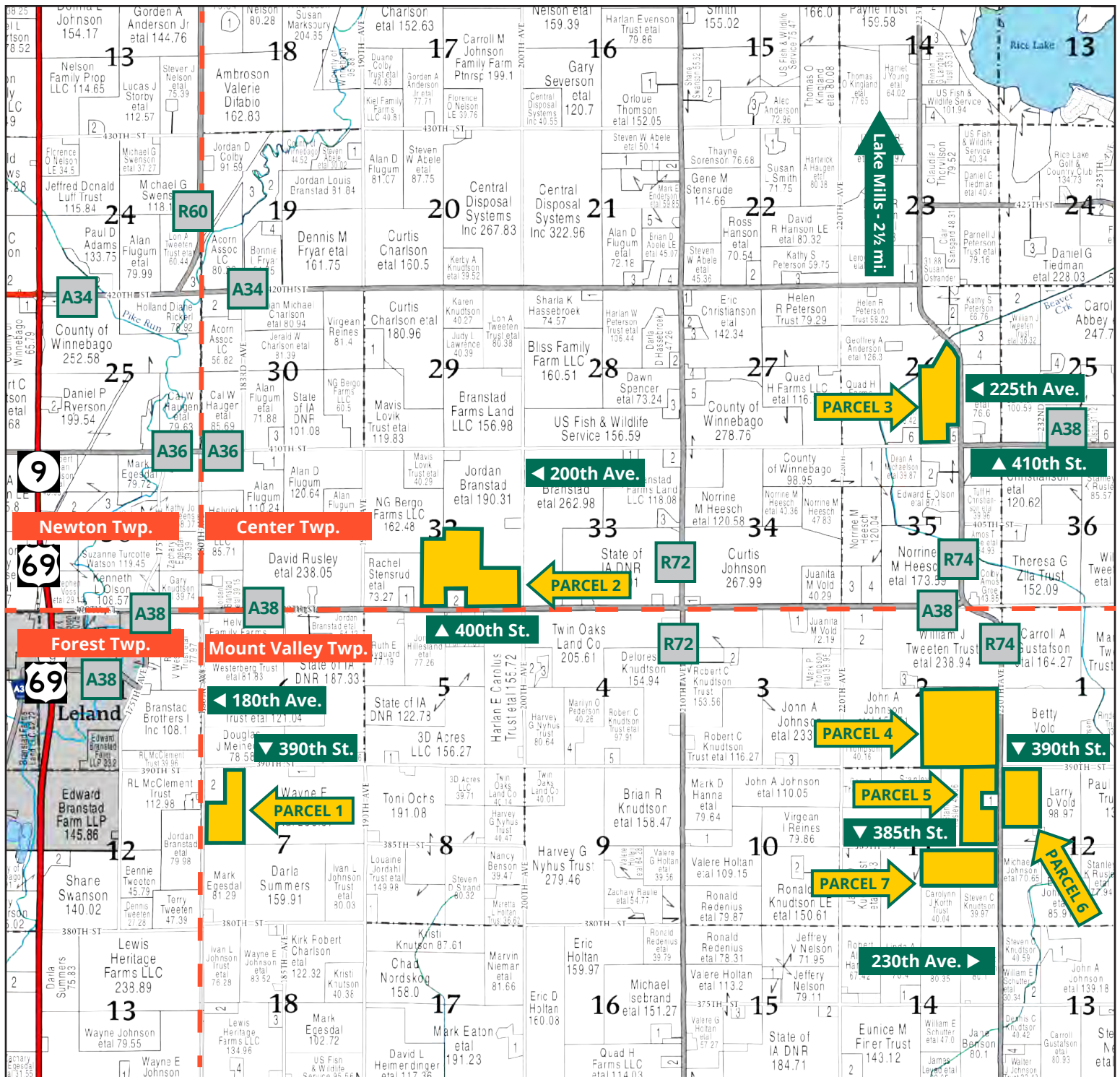
780.76 Acres, m/l
8 Parcels
Winnebago & Cerro
Gordo Co., IA



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CARRIE SEIDEL, AFM, CCA
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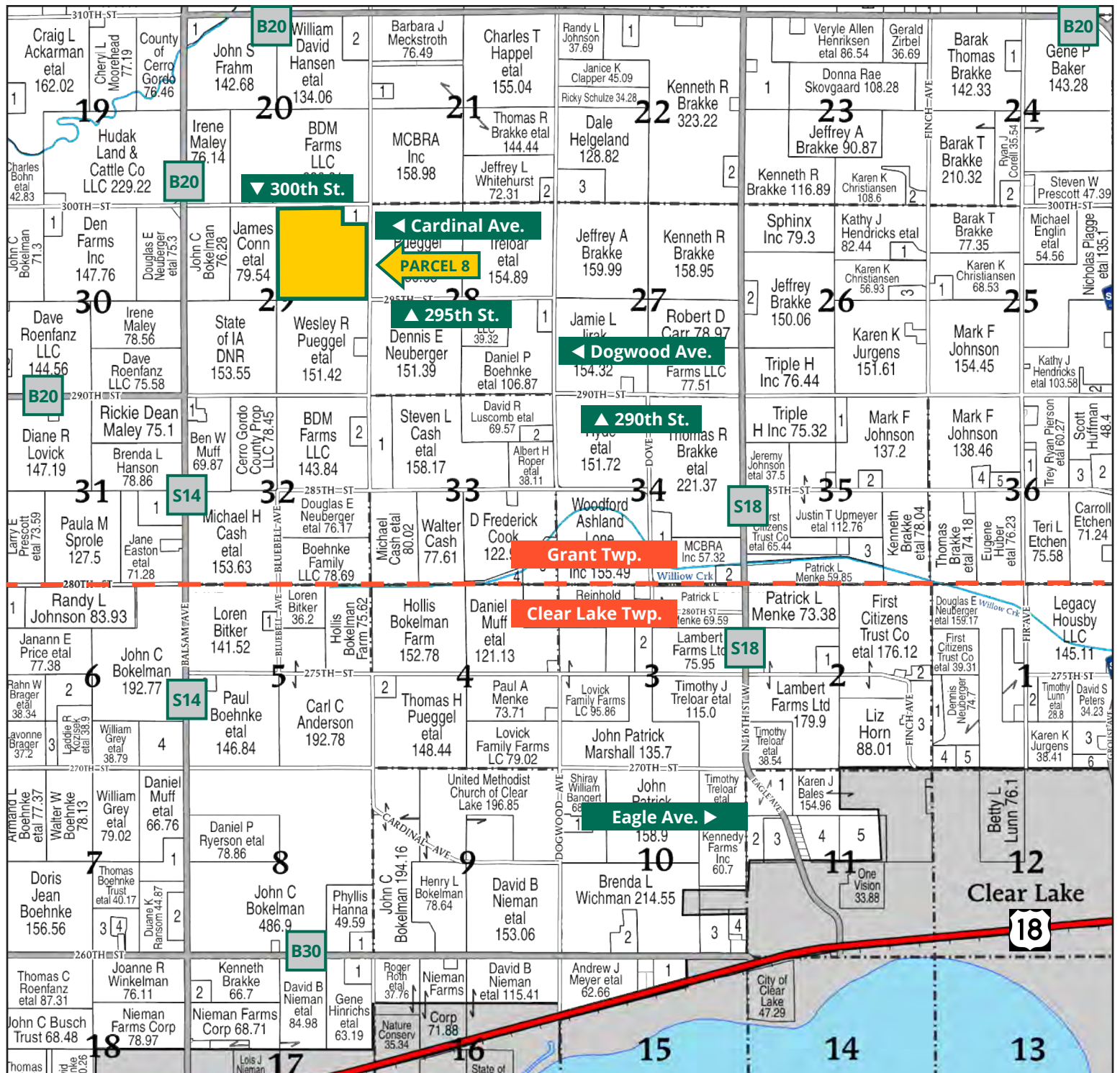


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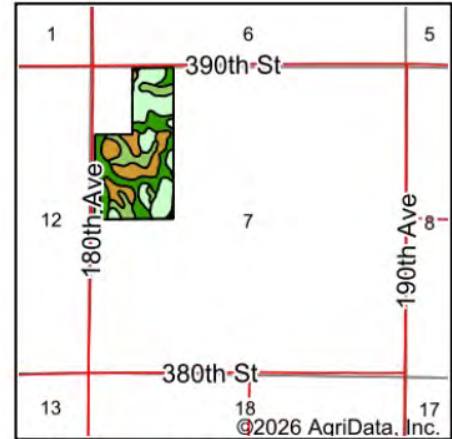
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FSA/Eff. Crop Acres: 62.57 | Soil Productivity: 64.90 CSR2





Soils data provided by USDA and NRCS.



State: Iowa
County: Winnebago
Location: 7-98N-23W
Township: Mount Valley
Acres: 62.57
Date: 9/23/2026



Maps Provided By

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Area Symbol: IA189, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
583	Minnetonka silty clay loam, 0 to 2 percent slopes	18.47	29.5%		IIw	85
836C2	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	18.26	29.2%		IIIe	62
836D2	Kilkenny clay loam, 10 to 16 percent slopes, moderately eroded	13.32	21.3%		IVe	33
855	Shorewood silty clay loam, 1 to 3 percent slopes	9.71	15.5%		IIw	75
836B	Kilkenny clay loam, 2 to 6 percent slopes	2.81	4.5%		Ile	69
Weighted Average					2.72	64.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Leland: Go southwest on 175th Ave. for ½ mile and then east on 390th St. for 0.7 miles. Property is on the south side of the road.

Simple Legal

W½ NW¼, except part of the NW¼ NW¼, all in Section 7, Township 98 North, Range 23 West of the 5th P.M., Winnebago Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$2,032.00
Net Taxable Acres: 61.90
Tax per Net Taxable Acre: \$32.83

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 6273, Tract 1246
FSA/Eff. Crop Acres: 62.57
Corn Base Acres: 44.50
Corn PLC Yield: 158 Bu.
Bean Base Acres: 18.07
Bean PLC Yield: 43 Bu.

Soil Types/Productivity

Primary soils are Minnetonka and Kilkenny. CSR2 on the FSA/Eff. crop acres is 64.90. 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

Nearly level to strongly sloping.

Drainage

Some tile. Contact agent for tile maps. Parcel is part of drainage districts #53 and #70.

Buildings/Improvements

None.

Water & Well Information

None.

Wind Easement

There is a wind easement option. Contact agent for details.

Comments

Highly tillable parcel 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.

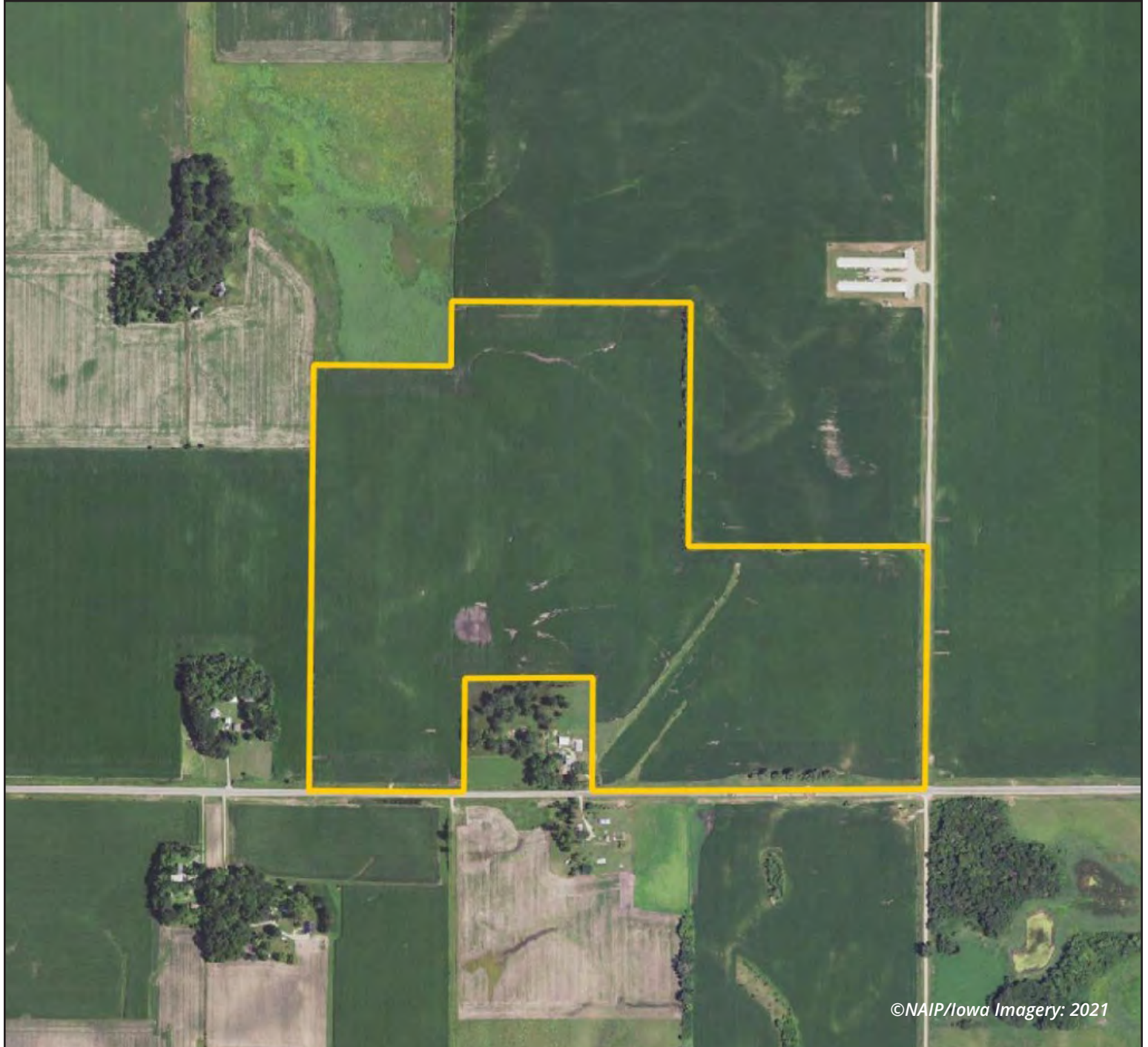
Northeast looking Southwest



Southwest looking Northeast



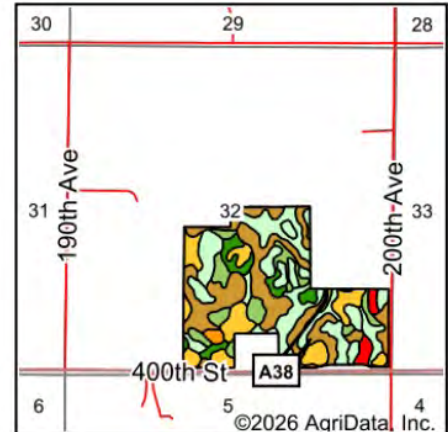
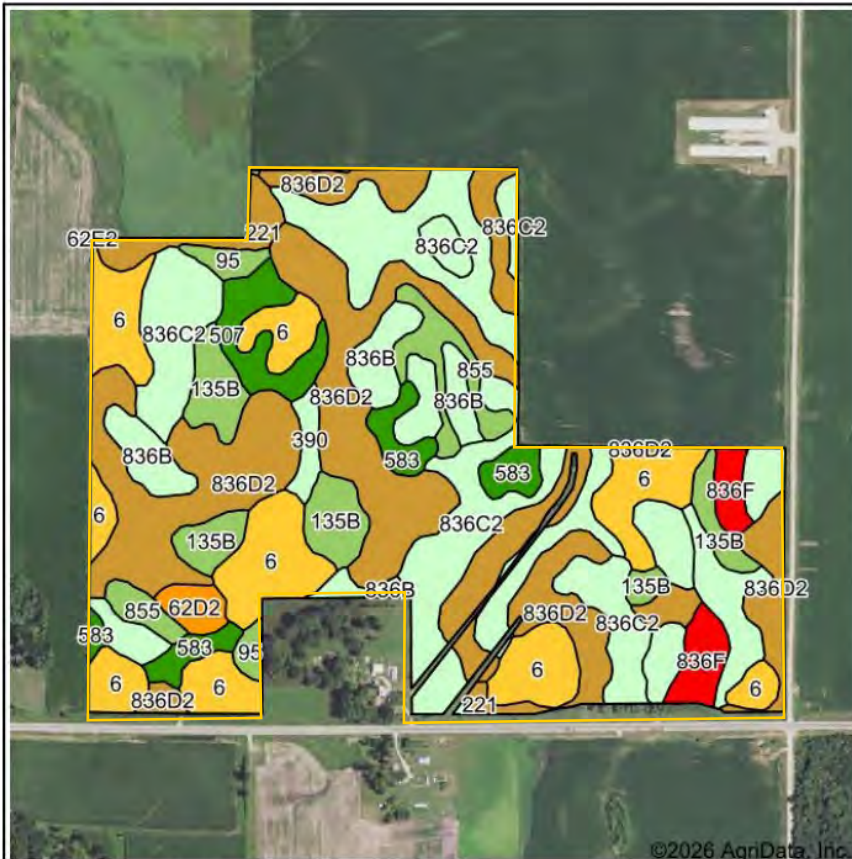
FSA/Eff. Crop Acres: 143.59 | Soil Productivity: 54.90 CSR2



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State: Iowa
County: Winnebago
Location: 32-99N-23W
Township: Center
Acres: 143.59
Date: 9/23/2026



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Soils data provided by USDA and NRCS.

Area Symbol: IA189, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
836D2	Kilkenny clay loam, 10 to 16 percent slopes, moderately eroded	41.63	28.9%		IVe	33
836C2	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	24.00	16.7%		IIIe	62
6	Okoboji silty clay loam, 0 to 1 percent slopes	22.59	15.7%		IIIw	59
390	Waldorf silty clay loam, 0 to 2 percent slopes	16.16	11.3%		IIw	69
836B	Kilkenny clay loam, 2 to 6 percent slopes	8.61	6.0%		IIe	69
135B	Coland clay loam, 2 to 5 percent slopes	8.55	6.0%		IIe	75
583	Minnetonka silty clay loam, 0 to 2 percent slopes	4.57	3.2%		IIw	85
855	Shorewood silty clay loam, 1 to 3 percent slopes	4.38	3.1%		IIw	75
507	Canisteo clay loam, 0 to 2 percent slopes	3.63	2.5%		IIw	84
836F	Kilkenny clay loam, 16 to 30 percent slopes	3.36	2.3%		VIe	13
221	Klossner muck, 0 to 1 percent slopes	3.00	2.1%		IIIw	32
95	Harps clay loam, 0 to 2 percent slopes	1.66	1.2%		IIw	72
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	1.45	1.0%		IVe	41
Weighted Average					3.04	54.9

Location

From Leland: Go north on US 69 for 0.4 miles and then east on 400th St. / Co. Rd. A38 for 2.4 miles. Property is located on the north side of the road.

Simple Legal

Part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$; part of the NE $\frac{1}{4}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$; part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$; part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$; part of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ SE $\frac{1}{4}$, all in Section 32, Township 99 North, Range 23 West of the 5th P.M., Winnebago Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$4,056.00
Net Taxable Acres: 144.91
Tax per Net Taxable Acre: \$27.99

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 6273, Tract 1247
FSA/Eff. Crop Acres: 143.59
Corn Base Acres: 93.60
Corn PLC Yield: 158 Bu.
Bean Base Acres: 49.99
Bean PLC Yield: 43 Bu.

Soil Types/Productivity

Primary soils are Kilkenny, Okoboji, and Waldorf. CSR2 on the FSA/Eff. crop acres is 54.90. 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

Nearly level to strongly sloping.

Drainage

Some tile. Contact agent for tile maps.
Parcel is part of drainage district #53.

Buildings/Improvements

None.

Water & Well Information

None.

Wind Easement

There is a wind easement option. Contact agent for details.

Comments

Large, highly tillable tract located along a hard-surfaced road.



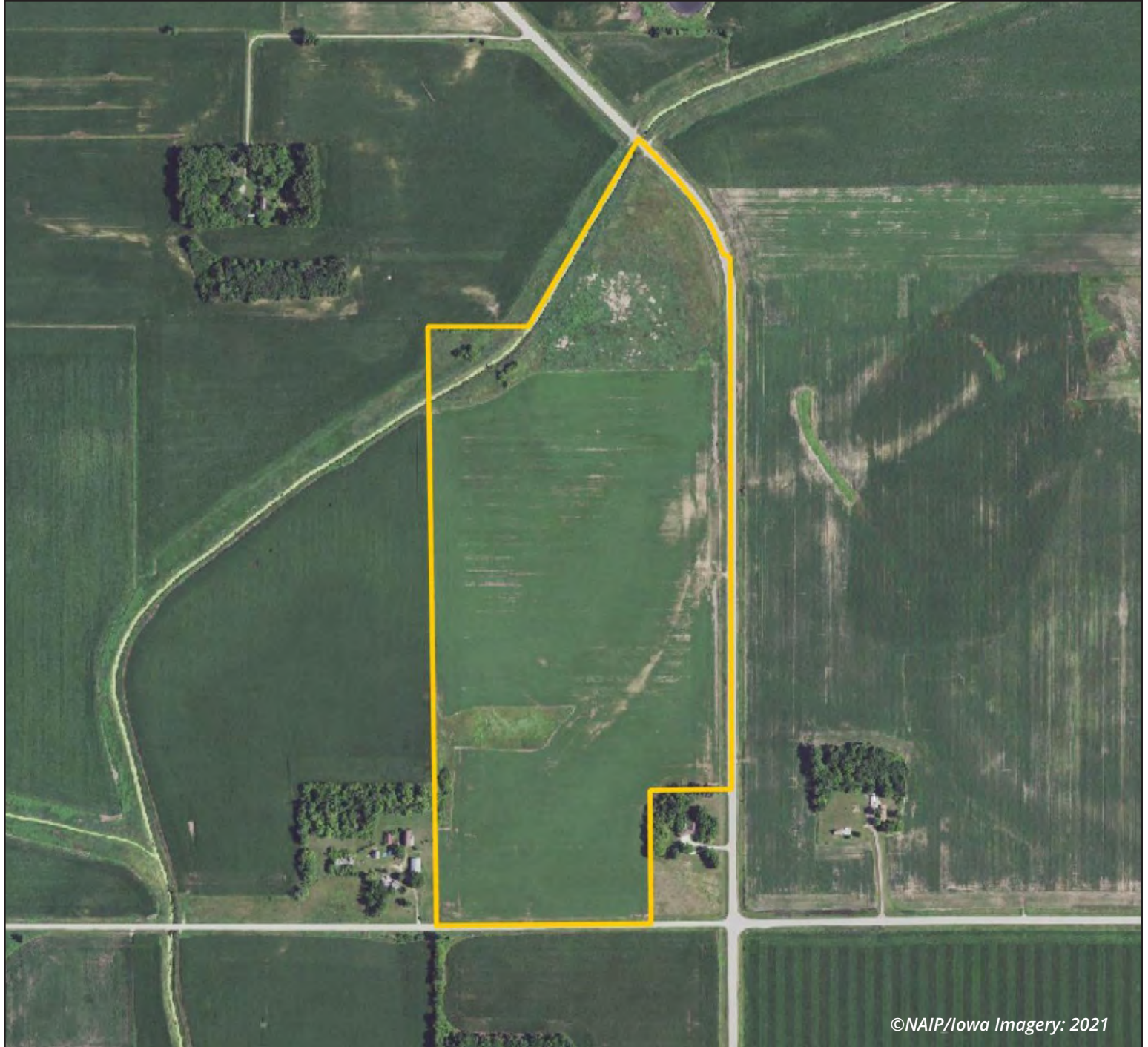
Northwest looking Southeast



Southeast looking Northwest



FSA/Eff. Crop Acres: 66.12 | CRP Acres: 13.19 | Soil Productivity: 59.20 CSR2

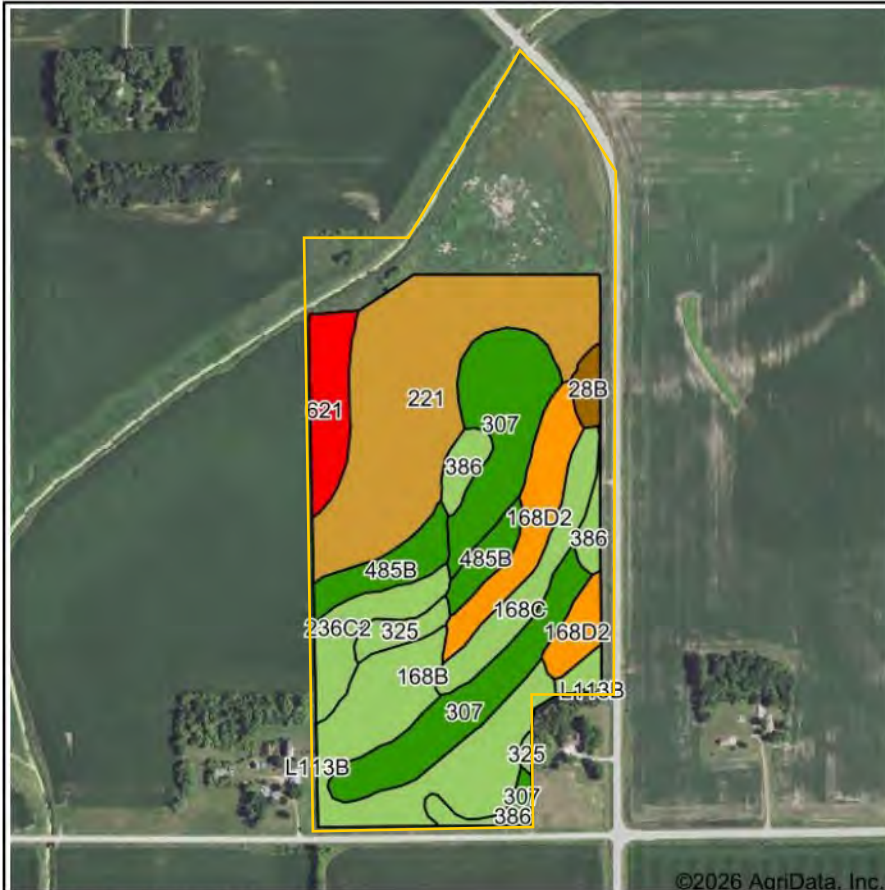


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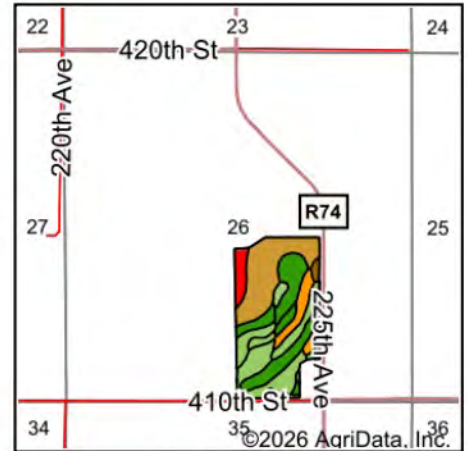
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Soils data provided by USDA and NRCS.



State: Iowa
County: Winnebago
Location: 26-99N-23W
Township: Center
Acres: 66.12
Date: 9/23/2026



Maps Provided By



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Area Symbol: IA189, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
221	Klossner muck, 0 to 1 percent slopes	17.78	26.8%		IIIw	32
307	Dundas silt loam, 0 to 2 percent slopes	12.76	19.3%		IIw	81
168B	Hayden loam, 2 to 6 percent slopes	10.34	15.6%		IIe	76
168D2	Hayden loam, 10 to 22 percent slopes, moderately eroded	5.72	8.7%		IVe	42
485B	Spillville loam, 2 to 5 percent slopes	3.92	5.9%		IIe	88
168C	Hayden loam, 6 to 10 percent slopes	3.74	5.7%		IIIe	73
236C2	Lester loam, 6 to 10 percent slopes, moderately eroded	3.74	5.7%		IIIe	76
621	Houghton muck, 0 to 1 percent slopes	3.32	5.0%		IIIw	19
386	Cordova clay loam, 0 to 2 percent slopes	2.58	3.9%		IIw	77
325	Le Sueur loam, 1 to 3 percent slopes	1.37	2.1%		Iw	77
28B	Dickman sandy loam, 2 to 6 percent slopes	0.85	1.3%		IIIe	20
Weighted Average					2.60	59.2

Location

From Lake Mills: Go south on 225th Ave. / Co. Rd. R74 for 4.1 miles. Property is on the west side of the road.

Simple Legal

Part of W $\frac{1}{2}$ SE $\frac{1}{4}$, excluding the open ditch, and part of SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying south of the drainage ditch, all in Section 26, Township 99 North, Range 23 West of the 5th P.M., Winnebago Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$2,092.00
Net Taxable Acres: 77.45
Tax per Net Taxable Acre: \$27.01

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 6274, Tract 1248
FSA/Eff. Crop Acres: 66.12
CRP Acres: 13.19
Corn Base Acres: 51.10
Corn PLC Yield: 150 Bu.

Bean Base Acres: 14.81
Bean PLC Yield: 43 Bu.

EQIP Program

There are 11.60 acres enrolled in an EQIP (Environmental Quality Incentives Program) contract through 2028. The contract will be transferred to the Buyer at closing. Contact agent for details.

CRP Contracts

There are 13.19 acres enrolled in 3 CRP contracts.

- There are 7.50 acres enrolled in a CP-28 contract that pays \$1,470.00 annually and expires 9/30/2029.
- There are 2.50 acres enrolled in a CP-27 contract that pays \$490.00 annually and expires 9/30/2029.
- There are 3.19 acres enrolled in a CP-21 contract that pays \$612.00 annually and expires 9/30/2030.

Soil Types/Productivity

Primary soils are Klossner, Dundas, and Hayden. CSR2 on the FSA/Eff. crop acres is 59.20. 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 strongly sloping.

Drainage

Some tile. Contact agent for tile maps. Parcel is part of drainage district #2-3 Main.

Buildings/Improvements

None.

Water & Well Information

None.

Wind Easement

There is a wind easement option. Contact agent for details.

Comments

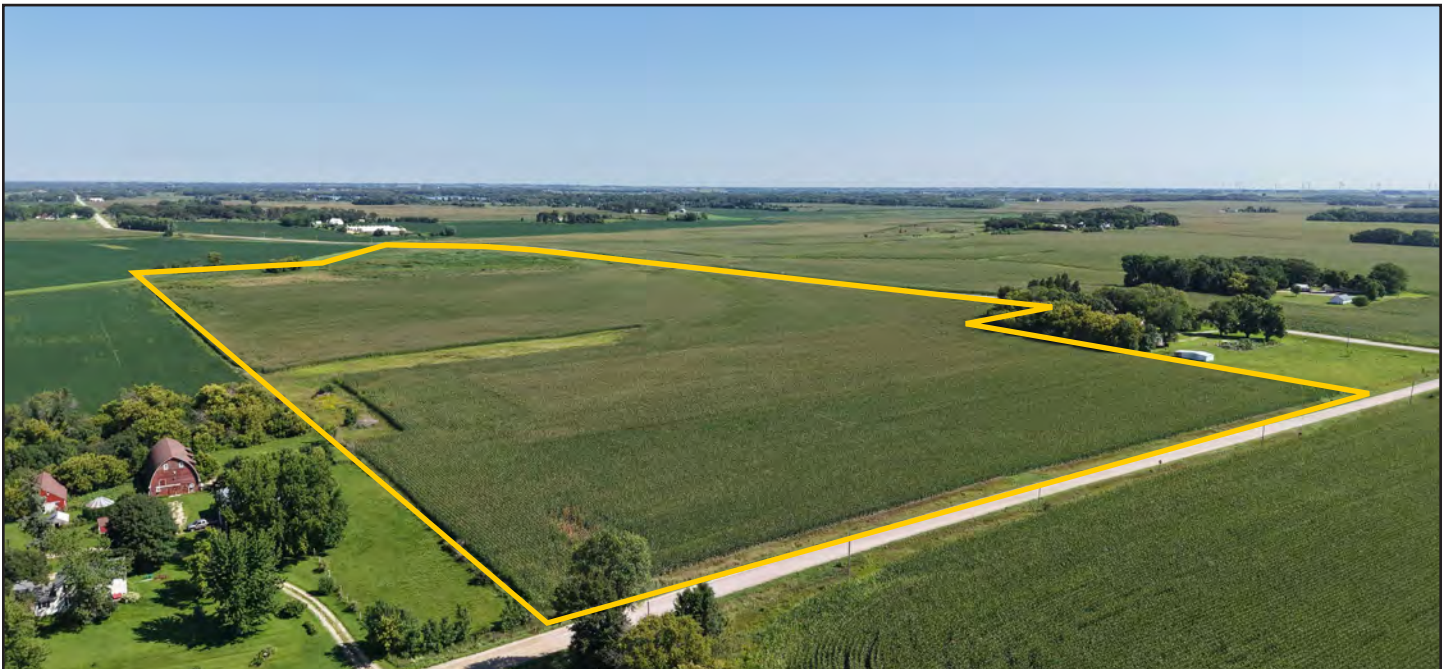
Quality tract with additional income from CRP and EQIP acres.



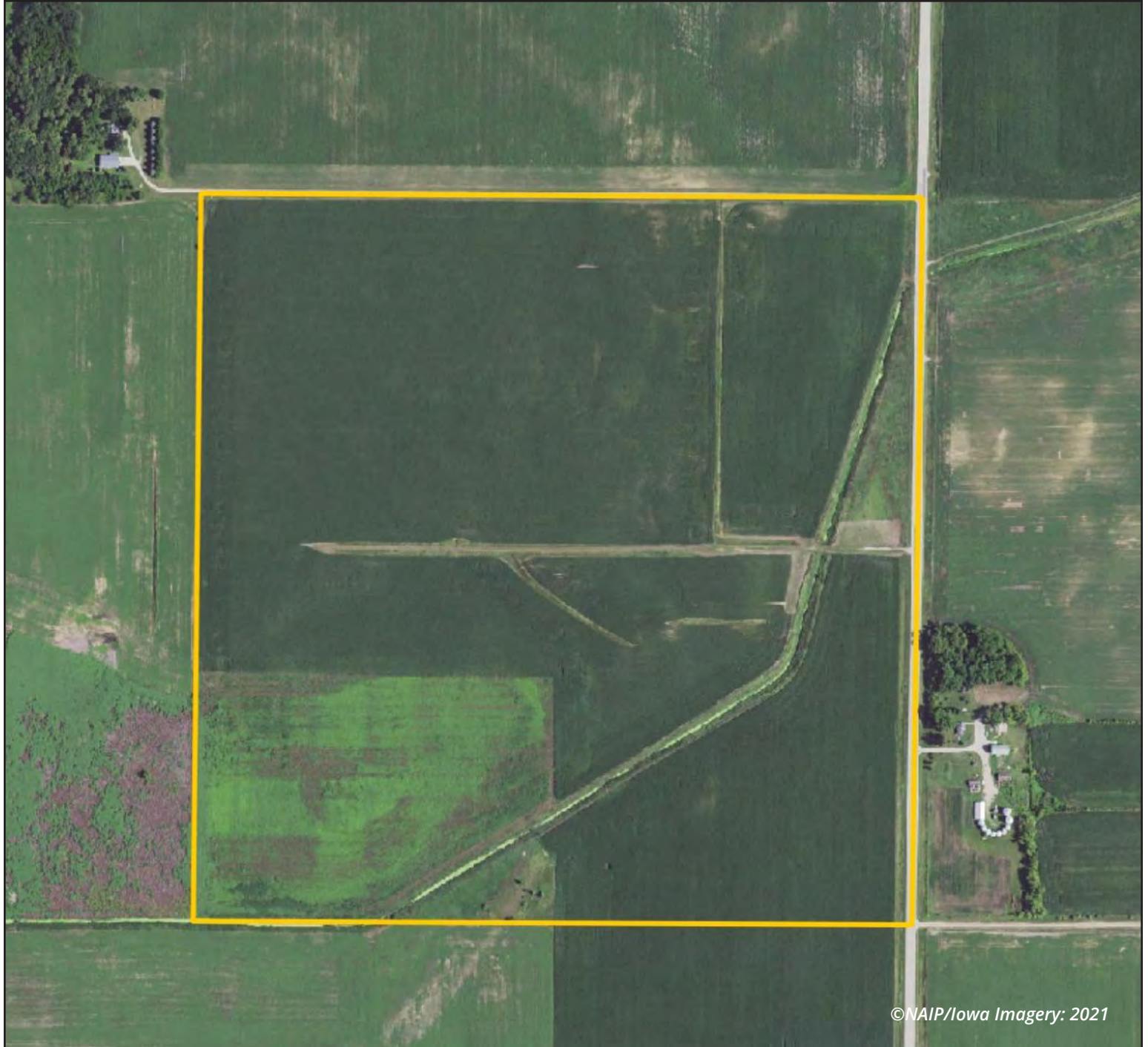
North looking South



Southwest looking Northeast



Est. FSA/Eff. Crop Acres: 148.13 | CRP Acres: 2.66 | Soil Productivity: 58.70 CSR2

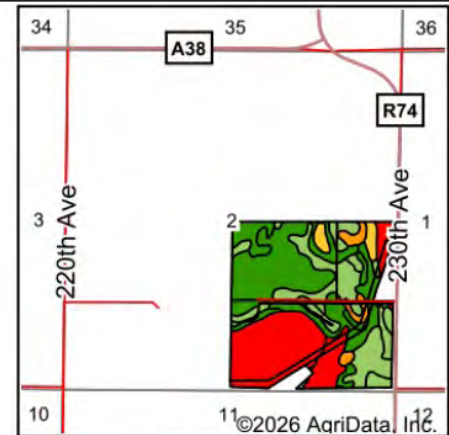
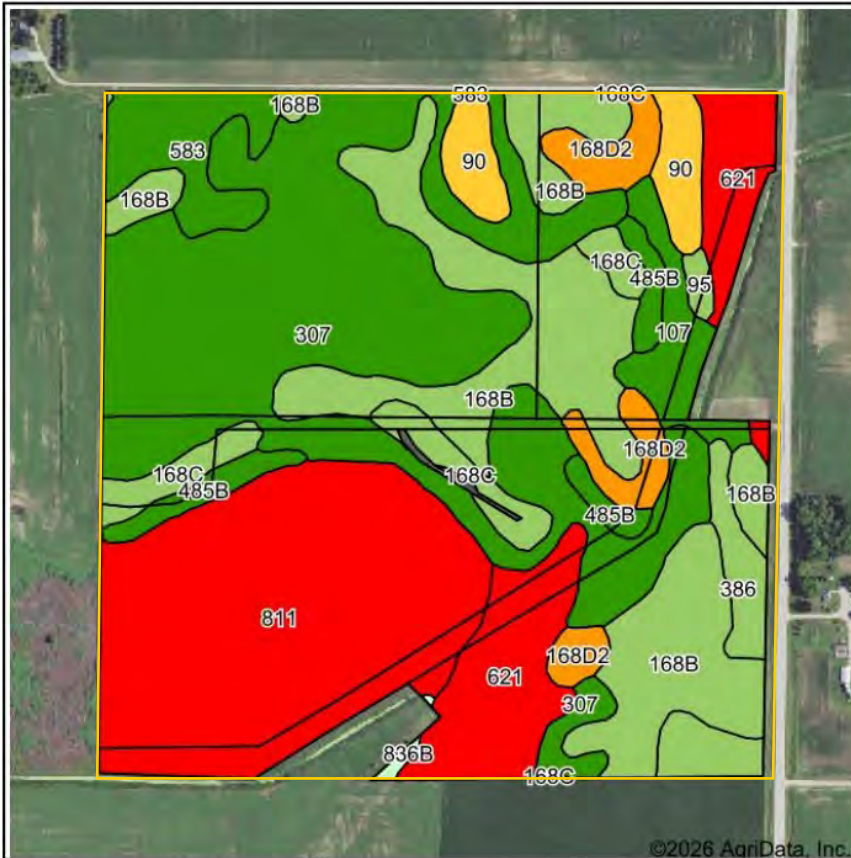


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State: Iowa
County: Winnebago
Location: 2-98N-23W
Township: Mount Valley
Acres: 148.13
Date: 9/23/2026



Maps Provided By
 surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA189, Soil Area Version: 35						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
307	Dundas silt loam, 0 to 2 percent slopes	44.92	30.3%		IIw	81
811	Muskego soils, 0 to 1 percent slopes	31.69	21.4%		IIIw	15
168B	Hayden loam, 2 to 6 percent slopes	27.30	18.4%		Ile	76
621	Houghton muck, 0 to 1 percent slopes	12.22	8.2%		IIIw	19
583	Minnetonka silty clay loam, 0 to 2 percent slopes	5.34	3.6%		IIw	85
168D2	Hayden loam, 10 to 22 percent slopes, moderately eroded	5.16	3.5%		IVe	42
168C	Hayden loam, 6 to 10 percent slopes	5.02	3.4%		IIIe	73
90	Okoboji mucky silt loam, 0 to 1 percent slopes	4.25	2.9%		IIIw	55
386	Cordova clay loam, 0 to 2 percent slopes	4.11	2.8%		IIw	77
107	Webster clay loam, 0 to 2 percent slopes	3.74	2.5%		IIw	86
485B	Spillville loam, 2 to 5 percent slopes	3.58	2.4%		Ile	88
95	Harps clay loam, 0 to 2 percent slopes	0.55	0.4%		IIw	72
836B	Kilkenny clay loam, 2 to 6 percent slopes	0.25	0.2%		Ile	69
Weighted Average					2.43	58.7

Location

From Lake Mills: Go south on 225th Ave. / Co. Rd. R74 for 5.4 miles and continue on 230th Ave. for 0.8 miles. Property is located on the west side of the road.

Simple Legal

SE¼, excluding open ditch, all in Section 2, Township 98 North, Range 23 West of the 5th P.M., Winnebago Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$4,426.00
Net Taxable Acres: 148.64
Tax per Net Taxable Acre: \$29.78

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 6274, Tracts 5156 & 5157
FSA/Eff. Crop Acres: 148.13*
CRP Acres: 2.66
Corn Base Acres: 94.88*
Corn PLC Yield: 150 Bu.
Bean Base Acres: 48.71*
Bean PLC Yield: 43 Bu.
**Acres are estimated pending reconstitution of farm by the Winnebago County FSA office.*

CRP Contracts

There are 2.66 acres enrolled in a CP-21 contract that pays \$511.00 annually and expires 9/30/2030.

Soil Types/Productivity

Primary soils are Dundas, Muskego and Hayden. CSR2 on the estimated FSA/ Eff. crop acres is 58.70. 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 steep.

Drainage

Some tile. Contact agent for tile maps. Parcel is part of drainage districts #2-3 Main, 2-3 Lat 2, and 2-3 Lat 4.

Buildings/Improvements

None.

Water & Well Information

None.

Wind Easement

There is a wind easement option. Contact agent for details.

Boundary Lines

If parcels 4 and 5 are sold to separate buyers, the boundary lines will be marked prior to closing.

Comments

Large tract located along a hard-surfaced road.



Northeast looking Southwest



Northwest looking Southeast



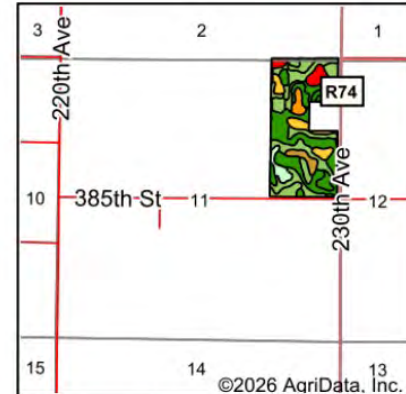
Est. FSA/Eff. Crop Acres: 68.47 | Soil Productivity: 71.70 CSR2



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State: Iowa
County: Winnebago
Location: 11-98N-23W
Township: Mount Valley
Acres: 68.47
Date: 9/23/2026



Soils data provided by USDA and NRCS.

Area Symbol: IA189, Soil Area Version: 35						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
507	Canisteo clay loam, 0 to 2 percent slopes	13.43	19.6%		IIw	84
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	9.37	13.7%		IIe	85
325	Le Sueur loam, 1 to 3 percent slopes	9.12	13.3%		Iw	77
386	Cordova clay loam, 0 to 2 percent slopes	6.86	10.0%		IIw	77
90	Okoboji mucky silt loam, 0 to 1 percent slopes	4.59	6.7%		IIIw	55
621	Houghton muck, 0 to 1 percent slopes	3.57	5.2%		IIIw	19
168B	Hayden loam, 2 to 6 percent slopes	3.53	5.2%		IIe	76
236C2	Lester loam, 6 to 10 percent slopes, moderately eroded	2.84	4.1%		IIIe	76
95	Harps clay loam, 0 to 2 percent slopes	2.80	4.1%		IIw	72
390	Waldorf silty clay loam, 0 to 2 percent slopes	2.67	3.9%		IIw	69
236E2	Lester loam, 10 to 22 percent slopes, moderately eroded	2.47	3.6%		VIe	37
236D2	Lester loam, 10 to 16 percent slopes, moderately eroded	2.04	3.0%		IVe	49
307	Dundas silt loam, 0 to 2 percent slopes	1.61	2.4%		IIw	81
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.50	2.2%		IIIw	59
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	1.24	1.8%		IIe	81
168C	Hayden loam, 6 to 10 percent slopes	0.65	0.9%		IIIe	73
221	Klossner muck, 0 to 1 percent slopes	0.18	0.3%		IIIw	32
Weighted Average					2.27	71.7

Location

From Lake Mills: Go south on 225th Ave. / Co. Rd. R74 for 5.4 miles and continue on 230th Ave. for 1.3 miles. Property is located on the west side of the road.

Simple Legal

SE¼ NE¼ and the NE¼ NE¼, excluding the building site, all in Section 11, Township 98 North, Range 23 West of the 5th P.M., Winnebago Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$2,514.00
Net Taxable Acres: 68.47
Tax per Net Taxable Acre: \$36.72

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 6274, Tract 5157
FSA/Eff. Crop Acres: 68.47*
Corn Base Acres: 43.86*
Corn PLC Yield: 160 Bu.
Bean Base Acres: 22.52*
Bean PLC Yield: 44 Bu.

**Acres are estimated pending reconstitution of farm by the Winnebago County FSA office.*

Soil Types/Productivity

Primary soils are Canisteo, Reedslake-Le Sueur and Le Sueur. CSR2 on the estimated FSA/Eff. crop acres is 71.70. 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 strongly sloping.

Drainage

Some tile. Contact agent for tile maps. Parcel is part of drainage districts 2-3 Main and 2-3 Lat 2.

Buildings/Improvements

None.

Water & Well Information

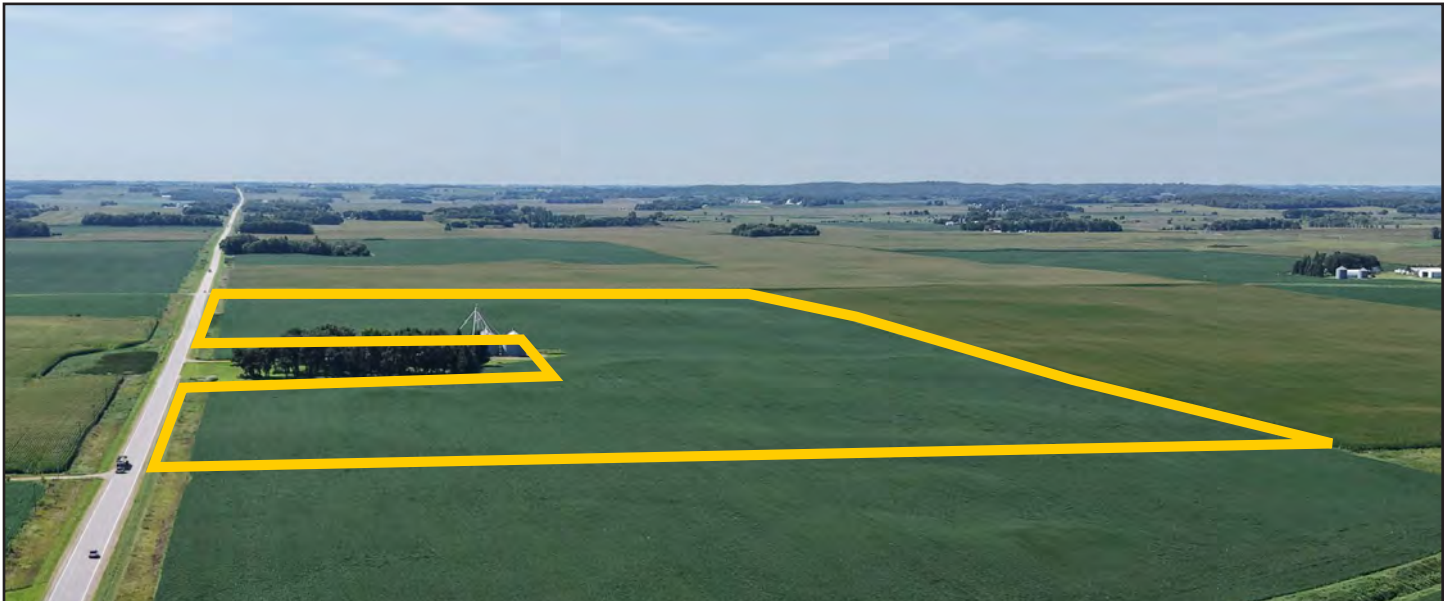
None.

Boundary Lines

If parcels 4 and 5 are sold to separate buyers, the boundary lines will be marked prior to closing.

Comments

Highly tillable land with good soil quality.



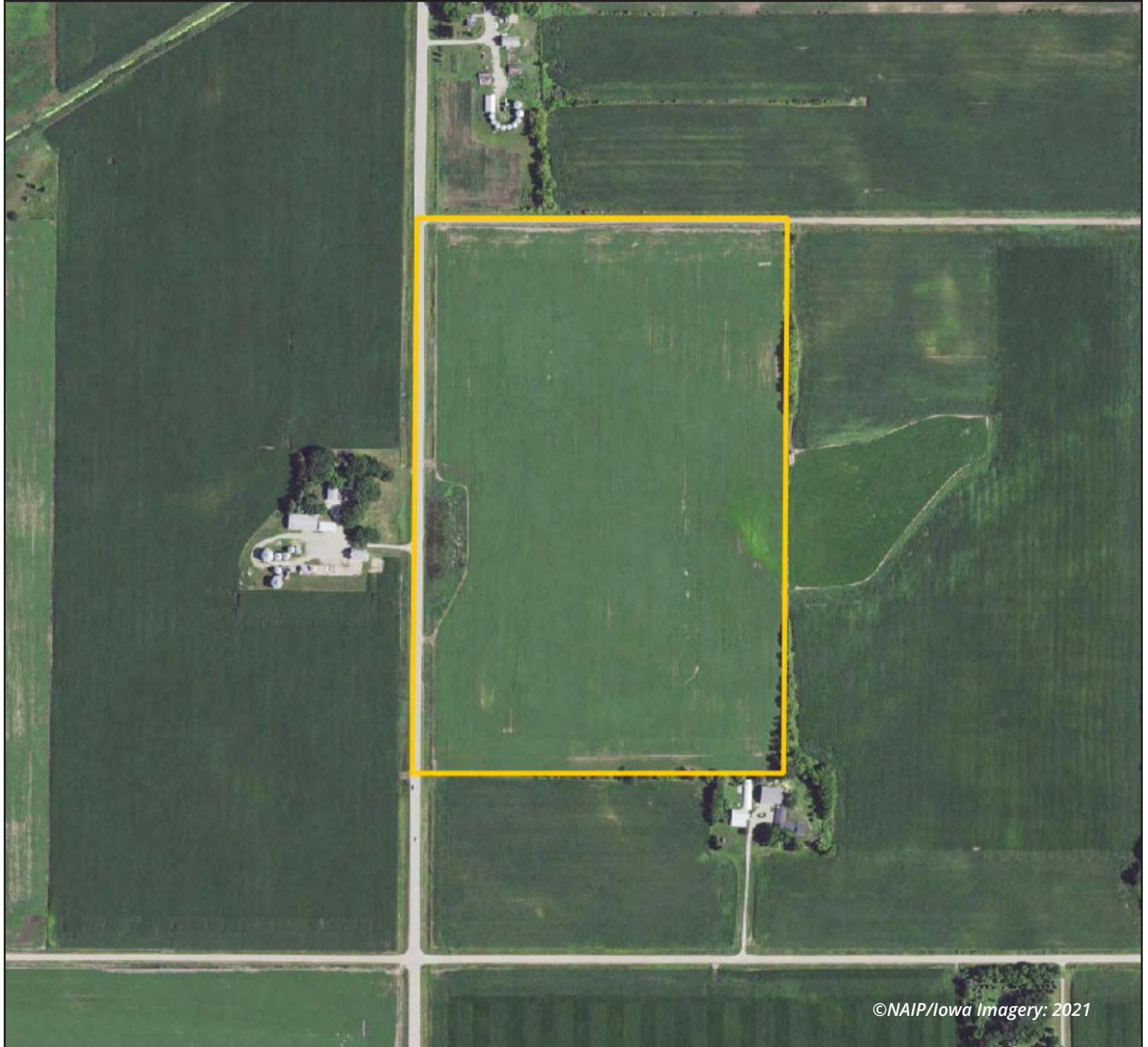
Northwest looking Southeast



Southwest looking Northeast



FSA/Eff. Crop Acres: 56.72 | Soil Productivity: 72.50 CSR2

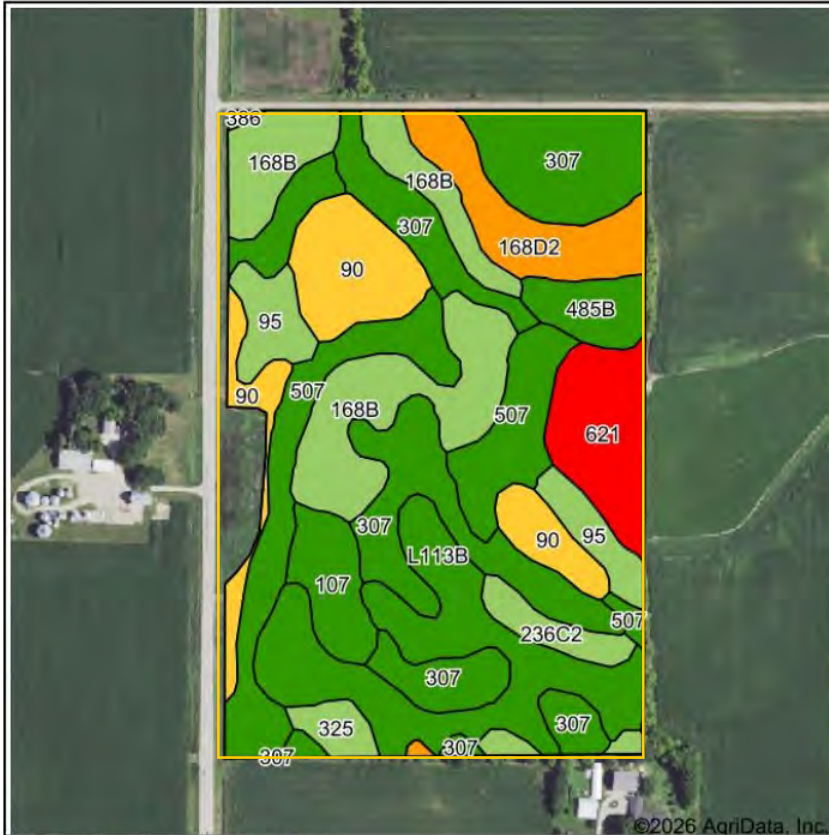


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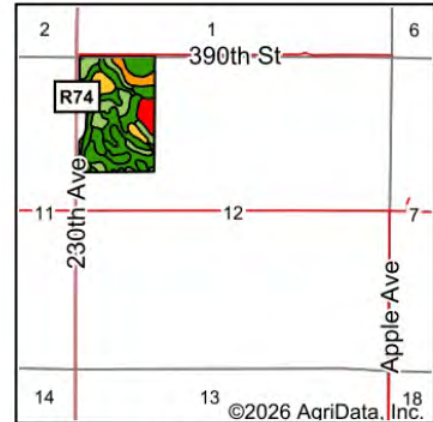
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Soils data provided by USDA and NRCS.



State: Iowa
County: Winnebago
Location: 12-98N-23W
Township: Mount Valley
Acres: 56.72
Date: 9/23/2026



Maps Provided By

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Area Symbol: IA189, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
307	Dundas silt loam, 0 to 2 percent slopes	12.02	21.2%		IIw	81
168B	Hayden loam, 2 to 6 percent slopes	8.13	14.3%		Ile	76
507	Canisteo clay loam, 0 to 2 percent slopes	8.11	14.3%		IIw	84
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	7.83	13.8%		Ile	85
90	Okoboji mucky silt loam, 0 to 1 percent slopes	5.59	9.9%		IIIw	55
168D2	Hayden loam, 10 to 22 percent slopes, moderately eroded	3.31	5.8%		IVe	42
621	Houghton muck, 0 to 1 percent slopes	3.30	5.8%		IIIw	19
95	Harps clay loam, 0 to 2 percent slopes	2.51	4.4%		IIw	72
107	Webster clay loam, 0 to 2 percent slopes	1.95	3.4%		IIw	86
485B	Spillville loam, 2 to 5 percent slopes	1.52	2.7%		Ile	88
236C2	Lester loam, 6 to 10 percent slopes, moderately eroded	1.51	2.7%		IIle	76
325	Le Sueur loam, 1 to 3 percent slopes	0.78	1.4%		Iw	77
386	Cordova clay loam, 0 to 2 percent slopes	0.09	0.2%		IIw	77
236D2	Lester loam, 10 to 16 percent slopes, moderately eroded	0.07	0.1%		IVe	49
Weighted Average					2.29	72.5

Location

From Lake Mills: Go south on 225th Ave. / Co. Rd. R74 for 5.4 miles and continue on 230th Ave. for 1.2 miles. Property is located on the east side of the road.

Simple Legal

NW $\frac{1}{4}$ NW $\frac{1}{4}$ and N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, all in Section 12, Township 98 North, Range 23 West of the 5th P.M., Winnebago Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$2,074.00
Net Taxable Acres: 56.32
Tax per Net Taxable Acre: \$36.83

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 6274, Tract 5164
FSA/Eff. Crop Acres: 56.72
Corn Base Acres: 39.73
Corn PLC Yield: 160 Bu.
Bean Base Acres: 16.76
Bean PLC Yield: 44 Bu.

Soil Types/Productivity

Primary soils are Dundas, Hayden, Canisteo, and Reedslake-Le Sueur. CSR2 on the FSA/Eff. crop acres is 72.50. 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 strongly sloping.

Drainage

Some tile. Contact agent for tile maps. Parcel is part of drainage districts 2-3 Main and 2-3 Lat 2.

Buildings/Improvements

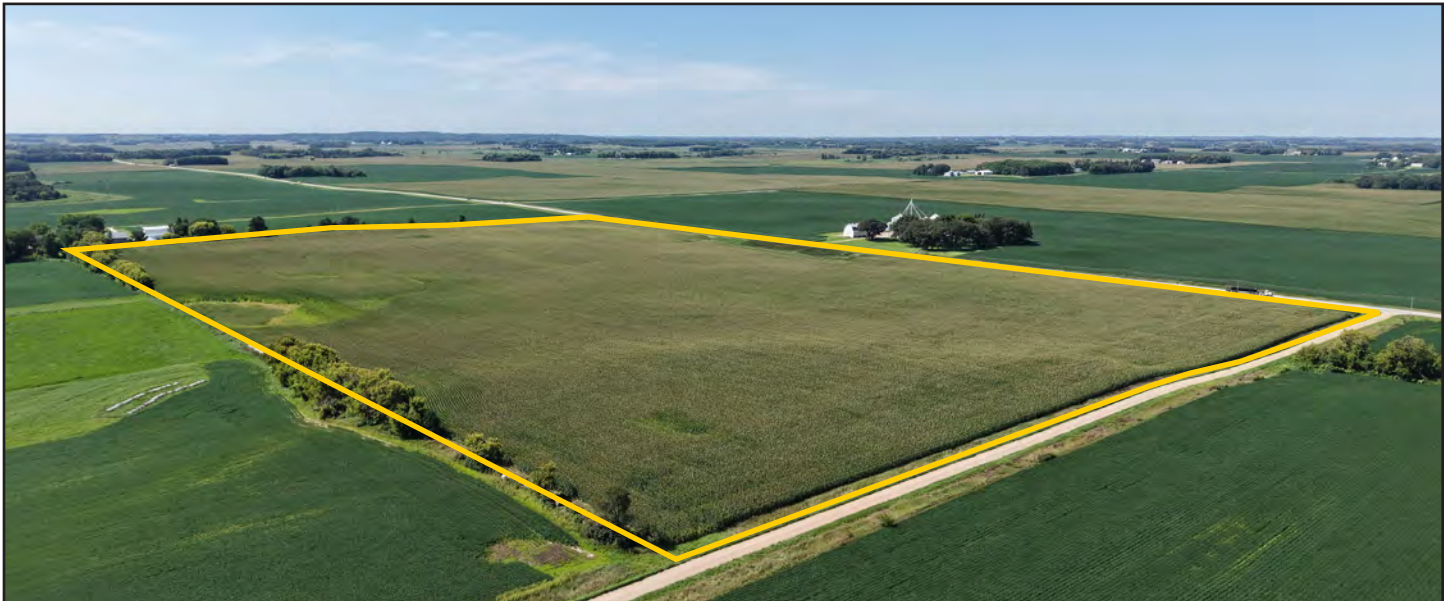
None.

Water & Well Information

None.

Comments

Highly tillable land with good soil quality.



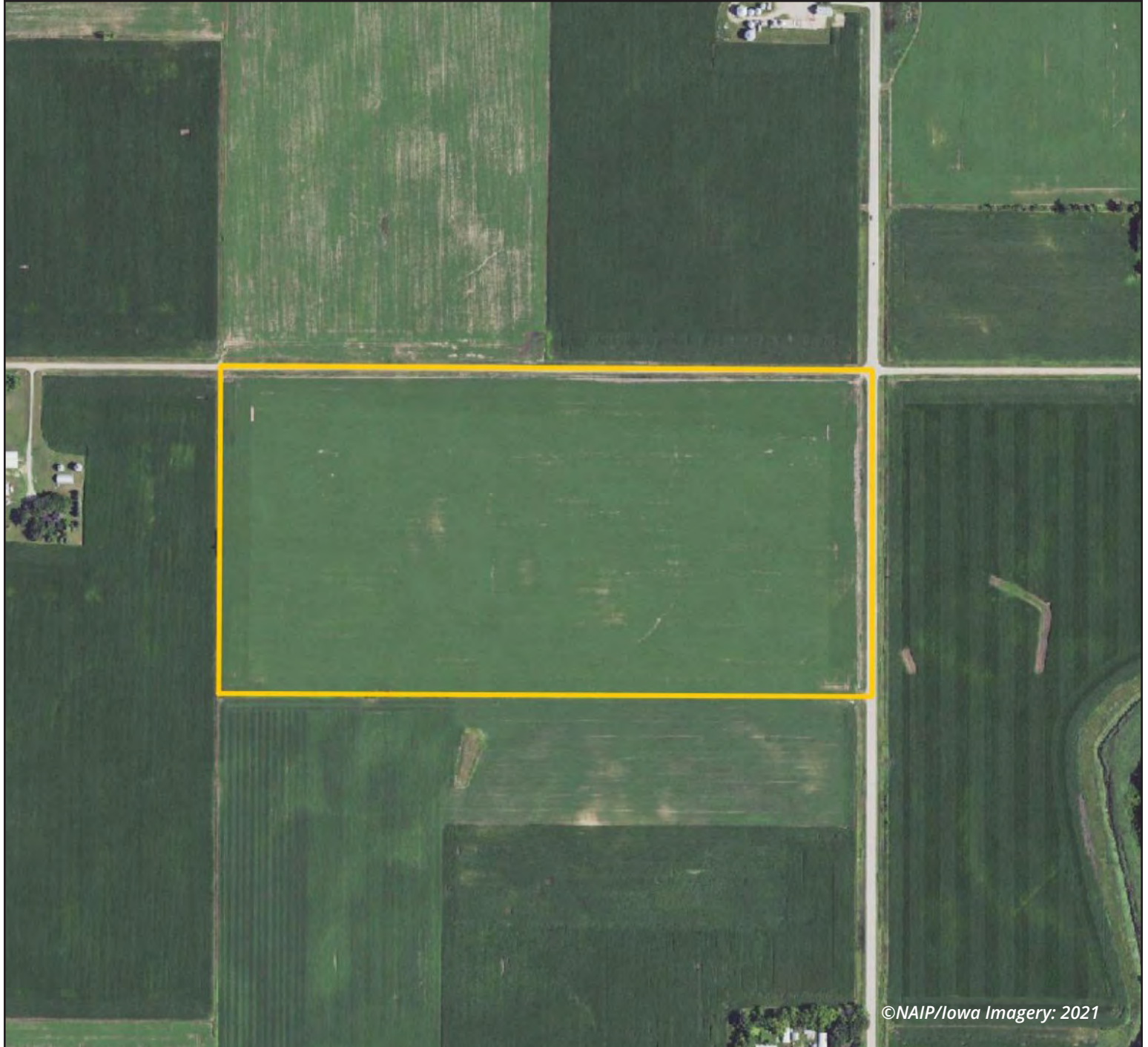
Northwest looking Southeast



Southwest looking Northeast



FSA/Eff. Crop Acres: 75.93 | Soil Productivity: 76.60 CSR2



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CARRIE SEIDEL, AFM, CCA
563.920.7699
CarrieS@Hertz.ag



State: Iowa
County: Winnebago
Location: 11-98N-23W
Township: Mount Valley
Acres: 75.93
Date: 9/23/2026



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA189, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
325	Le Sueur loam, 1 to 3 percent slopes	18.72	24.7%		Iw	77
386	Cordova clay loam, 0 to 2 percent slopes	18.33	24.1%		IIw	77
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	14.23	18.7%		Ile	85
507	Canisteo clay loam, 0 to 2 percent slopes	6.62	8.7%		IIw	84
90	Okoboji mucky silt loam, 0 to 1 percent slopes	5.72	7.5%		IIIw	55
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	3.09	4.1%		Ile	81
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.03	4.0%		IIIw	59
236C2	Lester loam, 6 to 10 percent slopes, moderately eroded	1.72	2.3%		IIIe	76
583	Minnetonka silty clay loam, 0 to 2 percent slopes	1.72	2.3%		IIw	85
236D2	Lester loam, 10 to 16 percent slopes, moderately eroded	1.23	1.6%		IVe	49
107	Webster clay loam, 0 to 2 percent slopes	0.79	1.0%		IIw	86
390	Waldorf silty clay loam, 0 to 2 percent slopes	0.73	1.0%		IIw	69
Weighted Average					1.92	76.6

Location

From Lake Mills: Go south on 225th Ave. / Co. Rd. R74 for 5.4 miles and continue on 230th Ave. for 1.6 miles. Property is located on the southwest side of the intersection of 230th Ave. and 385th St.

Simple Legal

N½ SE¼ of Section 11, Township 98 North, Range 23 West of the 5th P.M., Winnebago Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$2,992.00
Net Taxable Acres: 76.21
Tax per Net Taxable Acre: \$39.26

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 6274, Tract 1241
FSA/Eff. Crop Acres: 75.93
Corn Base Acres: 53.21
Corn PLC Yield: 160 Bu.
Bean Base Acres: 22.45
Bean PLC Yield: 44 Bu.

Soil Types/Productivity

Primary soils are Le Sueur, Cordova, and Reedslake-Le Sueur. CSR2 on the FSA/Eff. crop acres is 76.60. 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 strongly sloping.

Drainage

Some tile. Contact agent for tile maps. Parcel is part of drainage districts 2-3 Main and #41.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Highly tillable with good soil quality.



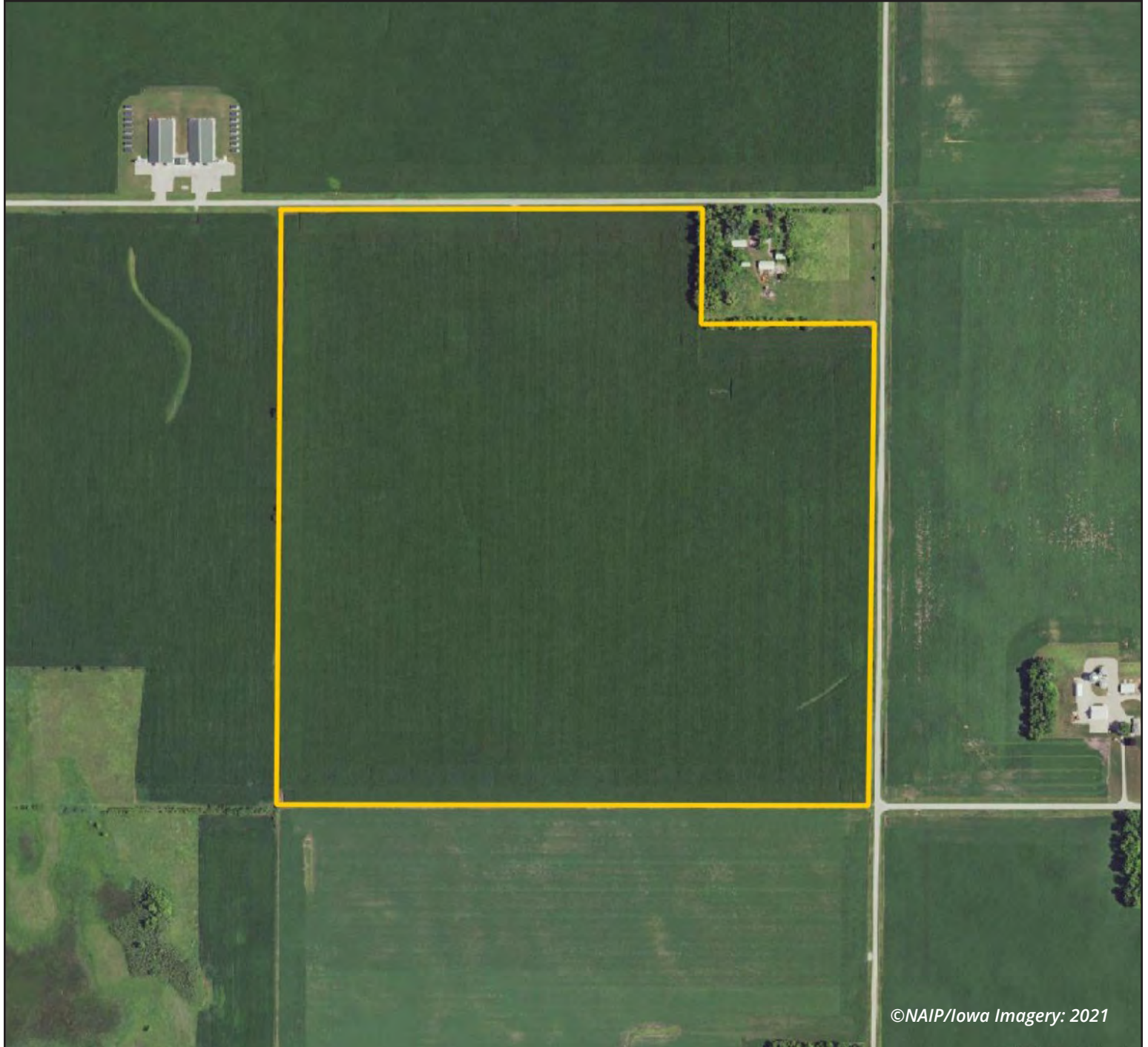
Southwest looking Northeast



Northeast looking Southwest



FSA/Eff. Crop Acres: 148.67 | Soil Productivity: 80.20 CSR2

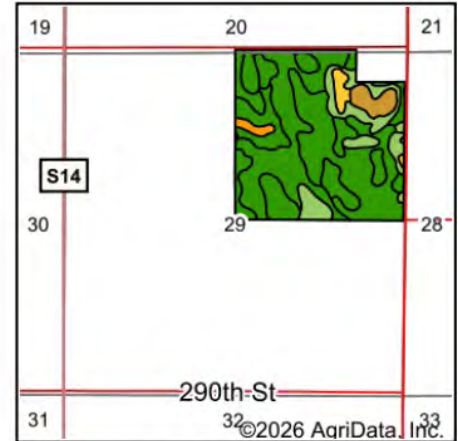


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CarrieS@Hertz.ag



State: Iowa
County: Cerro Gordo
Location: 29-97N-22W
Township: Grant
Acres: 148.67
Date: 9/23/2026



Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA033, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
107	Webster clay loam, 0 to 2 percent slopes	44.71	30.2%		IIw	86
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	42.86	28.8%		IIe	81
95	Harps clay loam, 0 to 2 percent slopes	15.38	10.3%		IIw	72
55	Nicollet clay loam, 1 to 3 percent slopes	10.33	6.9%		Iw	89
138B	Clarion loam, 2 to 6 percent slopes	9.84	6.6%		IIe	89
329	Webster-Nicollet complex, 0 to 3 percent slopes	8.04	5.4%		IIw	87
221	Klossner muck, 0 to 1 percent slopes	5.48	3.7%		IIIw	32
507	Canisteo clay loam, 0 to 2 percent slopes	3.37	2.3%		IIw	84
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.35	2.3%		IIIw	59
236C2	Lester loam, 6 to 10 percent slopes, moderately eroded	2.84	1.9%		IIe	76
777B	Wapsie loam, 2 to 5 percent slopes	2.10	1.4%		IIe	47
236C	Lester loam, 6 to 10 percent slopes	0.37	0.2%		IIe	80
Weighted Average					2.01	80.2

Location

From Clear Lake: Go west on US 18 for 1 mile, then north on Eagle Ave. for 3.1 miles, then west on 290th St. for 1 mile, then north on Dogwood Ave. for ½ mile, then west on 295th St. for 1 mile and then north on Cardinal Ave for 0.1 miles. Property is located on the west side of the road.

Simple Legal

NE¼, excluding north 549.10 ft. of east 793.30 ft., and NE¼ NE¼, all in Section 29, Township 97 North, Range 22 West of the 5th P.M., Cerro Gordo Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$5,102.00
Net Taxable Acres: 146.86
Tax per Net Taxable Acre: \$34.74

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 6273, Tract 1250
FSA/Eff. Crop Acres: 148.67
Corn Base Acres: 104.16
Corn PLC Yield: 158 Bu.
Bean Base Acres: 43.98
Bean PLC Yield: 44 Bu.

Soil Types/Productivity

Primary soils are Webster and Le Sueur-Reedslake-Cordova. CSR2 on the FSA/Eff. crop acres is 80.20. 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

Some tile. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Excellent soil quality farm.



Northwest looking Southeast



Southeast looking Northwest



Date: Wed., November 18, 2026

Time: 10:00 a.m.

Site: Truman Helgeson
Civic Center
227 W Main St.
Lake Mills, IA 50450

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 any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

Seller

Fred Q. Renshaw Trust & Sharon K. Renshaw Trust

Agency

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

Auctioneer

Kyle Hansen

Attorney

Brian Jones
Siegrist, Jones, Lips & Bakke Law Office

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.

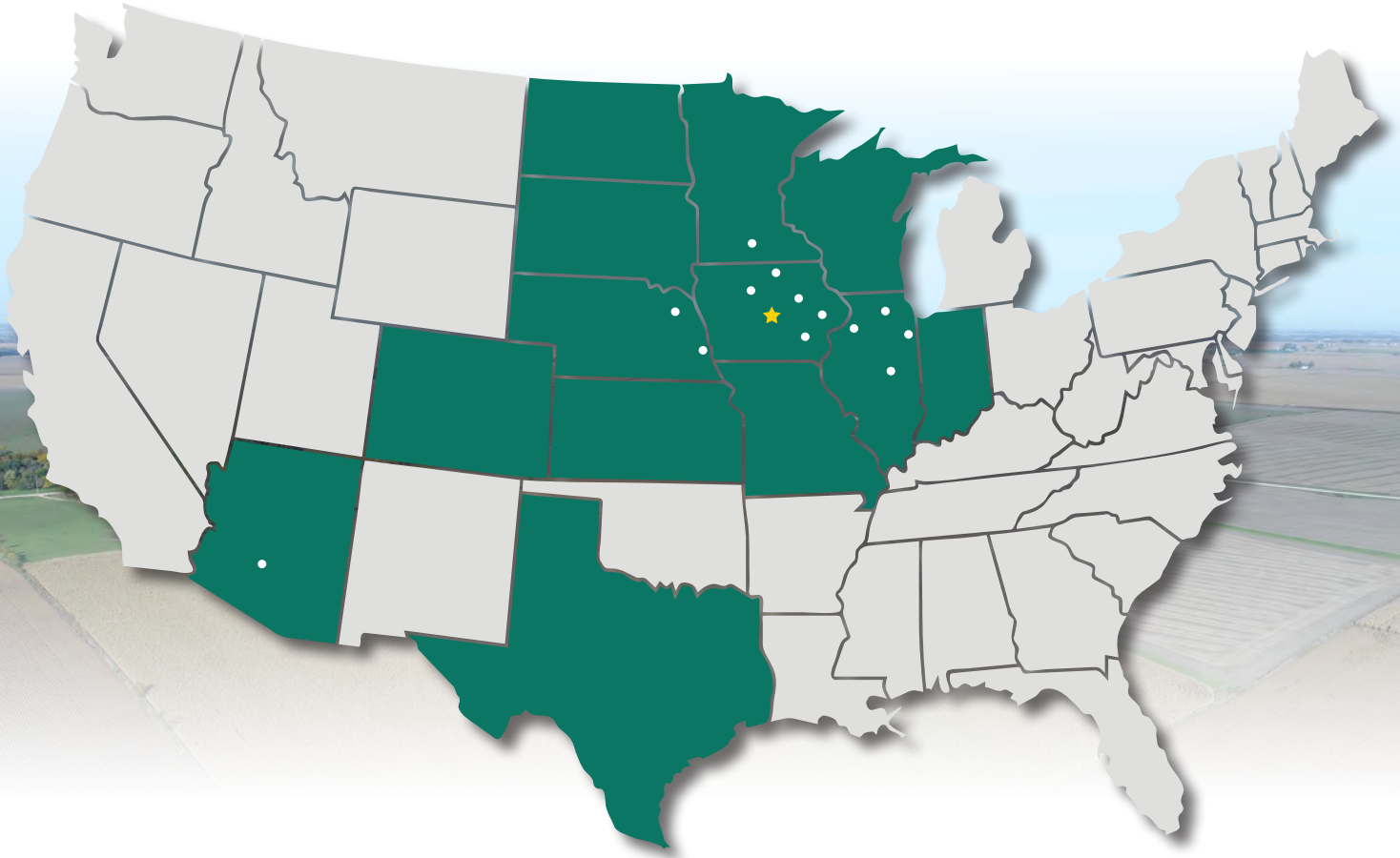
Terms of Possession

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 January 7, 2027, 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 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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