



High-Quality Sac County Farms

AUCTION

Virtual Online-Only

Friday

November 20, 2026

10:00 a.m. CST

bid.hertz.ag

80.00 Acres, m/l

2 Parcels

Sac County, IA



MATT VEGTER, ALC

Licensed Salesperson in IA

515.290.7286

MattV@Hertz.ag



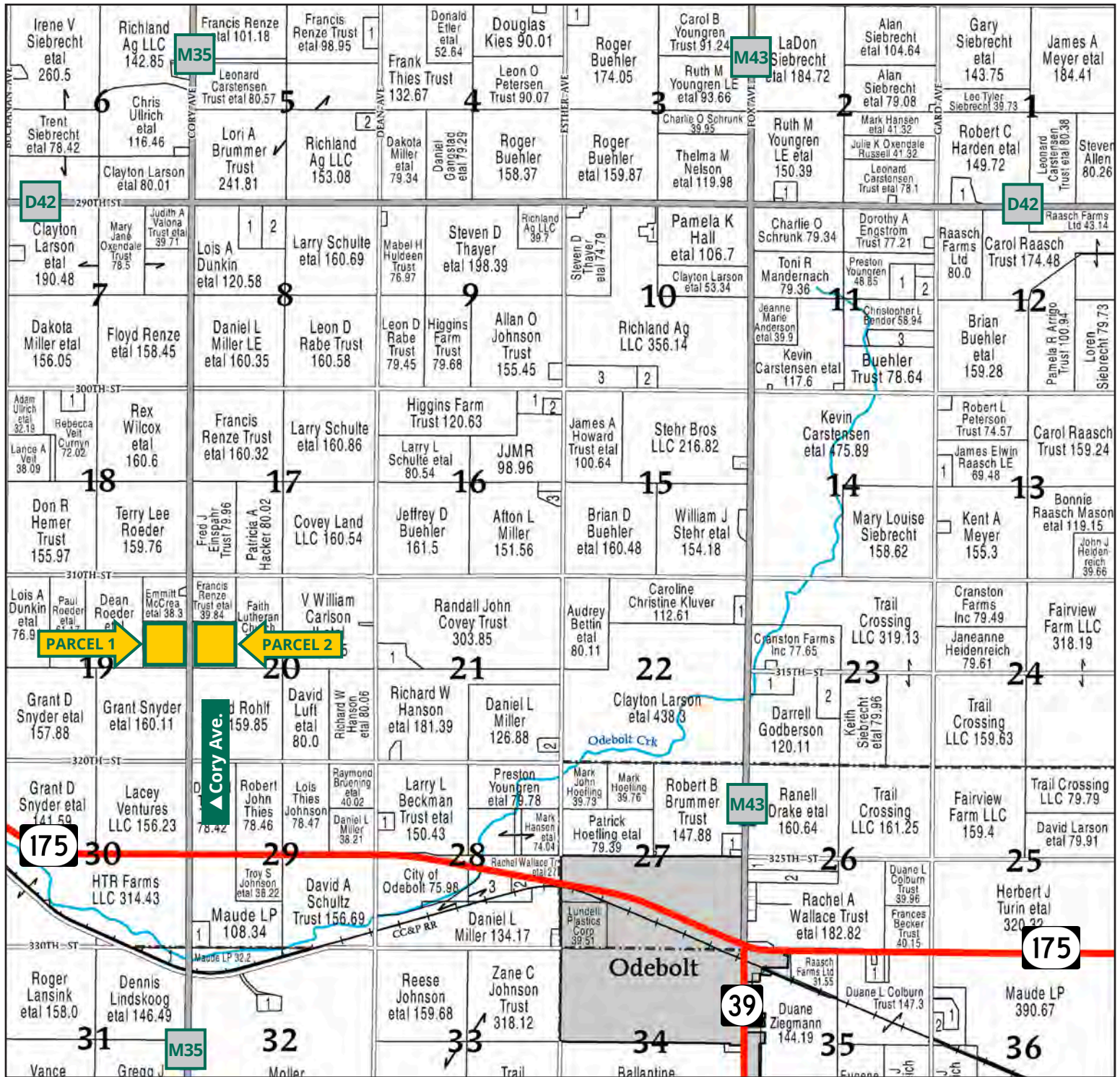
DAVID KRIER, AFM

Licensed Salesperson

in IA, NE, & SD

970.397.4452

DavidK@Hertz.ag



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

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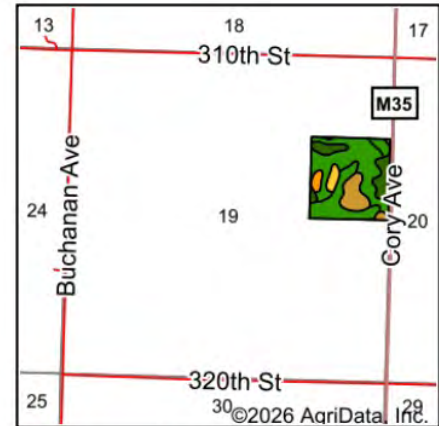
FSA/Eff. Crop Acres: 38.55 | Soil Productivity: 77.90 CSR2



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State: Iowa
County: Sac
Location: 19-87N-38W
Township: Richland
Acres: 38.55
Date: 9/21/2026



Maps Provided By

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Soils data provided by USDA and NRCS.

Area Symbol: IA161, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	15.73	40.9%		IIIe	87
26B	Kennebec silty clay loam, 2 to 5 percent slopes, occasionally flooded	8.05	20.9%		Ile	88
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	5.22	13.5%		IIIe	32
9B2	Marshall silty clay loam, 2 to 5 percent slopes, eroded	5.06	13.1%		Ile	92
9D3	Marshall silty clay loam, 9 to 14 percent slopes, severely eroded	1.44	3.7%		IVe	54
5B	Kennebec-Ackmore complex, 2 to 5 percent slopes, occasionally flooded	1.30	3.4%		Ile	82
174C2	Bolan loam, 5 to 9 percent slopes, moderately eroded	1.13	2.9%		IIIe	47
91	Primghar silty clay loam, 0 to 2 percent slopes	0.51	1.3%		Iw	100
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	0.11	0.3%		IIIe	61
Weighted Average					2.64	77.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Odebolt: Head west on Hwy. 175 for 2.5 miles. Turn north on Cory Ave. In ½ mile the property will be on the west side of the road.

Simple Legal

SE¼ NE¼ of Section 19, Township 87 North, Range 38 West of the 5th P.M., Sac County, IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$1,344.00
Gross Acres: 40.00
Net Taxable Acres: 38.19
Tax per Net Taxable Acre: \$35.19

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 4486, Part of Tract 1943
FSA/Eff. Crop Acres: 38.55
Corn Base Acres: 24.55*
Corn PLC Yield: 172 Bu.
Bean Base Acres: 13.45*
Bean PLC Yield: 49 Bu.

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

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Marshall silty clay loam, Kennebec silty clay loam, & Ida silt loam. CSR2 on the FSA/Eff. crop acres is 77.90. 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

Moderately sloping.

Drainage

Some tile with terraces. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Productive Sac County farmland on a hard-surfaced road northwest of Odebolt.



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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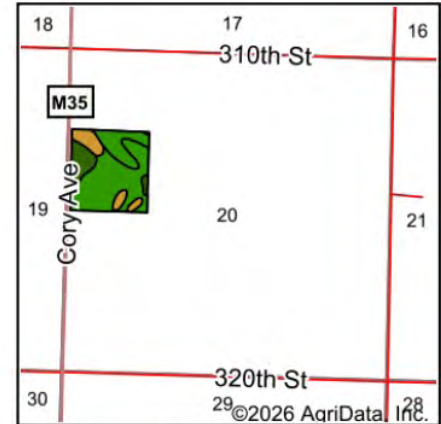
FSA/Eff. Crop Acres: 38.00 | Soil Productivity: 79.70 CSR2



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State: Iowa
County: Sac
Location: 20-87N-38W
Township: Richland
Acres: 38
Date: 9/21/2026



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA161, Soil Area Version: 33						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	21.33	56.1%		IIIe	87
5B	Kennebec-Ackmore complex, 2 to 5 percent slopes, occasionally flooded	6.47	17.0%		Ile	82
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	4.89	12.9%		IIIe	32
9B2	Marshall silty clay loam, 2 to 5 percent slopes, eroded	4.58	12.1%		Ile	92
9B	Marshall silty clay loam, 2 to 5 percent slopes	0.65	1.7%		Ile	95
9D3	Marshall silty clay loam, 9 to 14 percent slopes, severely eroded	0.08	0.2%		IVe	54
Weighted Average					2.69	79.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Odebolt: Head west on Hwy. 175 for 2.5 miles. Turn north on Cory Ave. In ½ mile the property will be on the east side of the road.

Simple Legal

SW¼ NW¼ of Section 20, Township 87 North, Range 38 West of the 5th P.M., Sac County, IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$1,376.00
Gross Acres: 40.00
Net Taxable Acres: 38.17
Tax per Net Taxable Acre: \$36.05

Lease Status

Open lease for the 2027 crop year.

FSA Data

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Land Description

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Drainage

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Buildings/Improvements

None.

Water & Well Information

None.

Comments

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Parcel 1 - Southwest looking Northeast



Parcel 2 - Southeast looking Northwest



Date: Fri., November 20, 2026

Time: 10:00 a.m. CST

Site: Virtual Live Auction
Online Only
bid.hertz.ag

Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer 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. Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Matt Vegter at Phone 515-290-7286 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 remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Seller

Shawn Lange & Damon Lange

Agency

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

Auctioneer

Kyle Hansen, ALC

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.

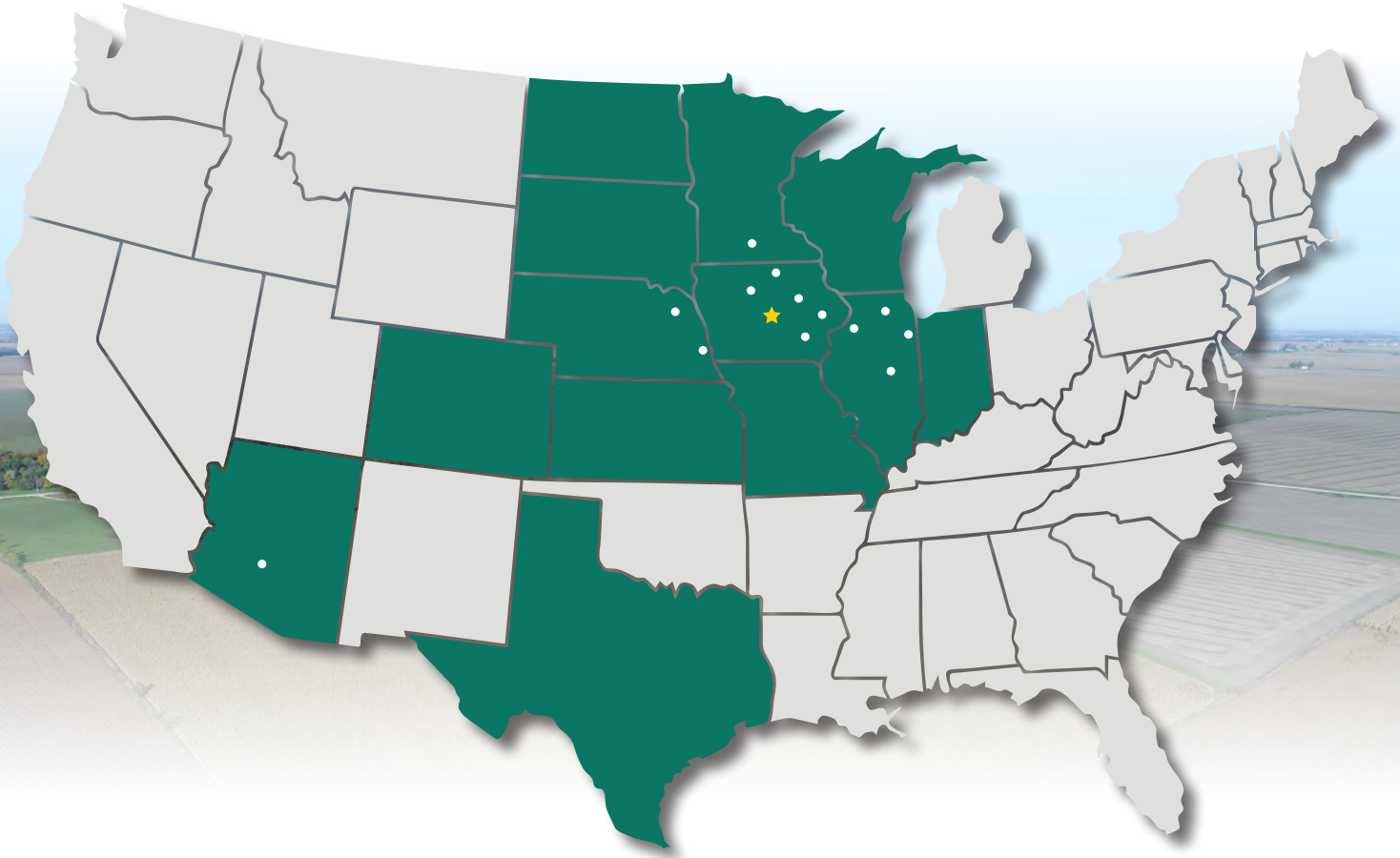
Terms of Possession

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 14, 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 March 1, 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.

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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