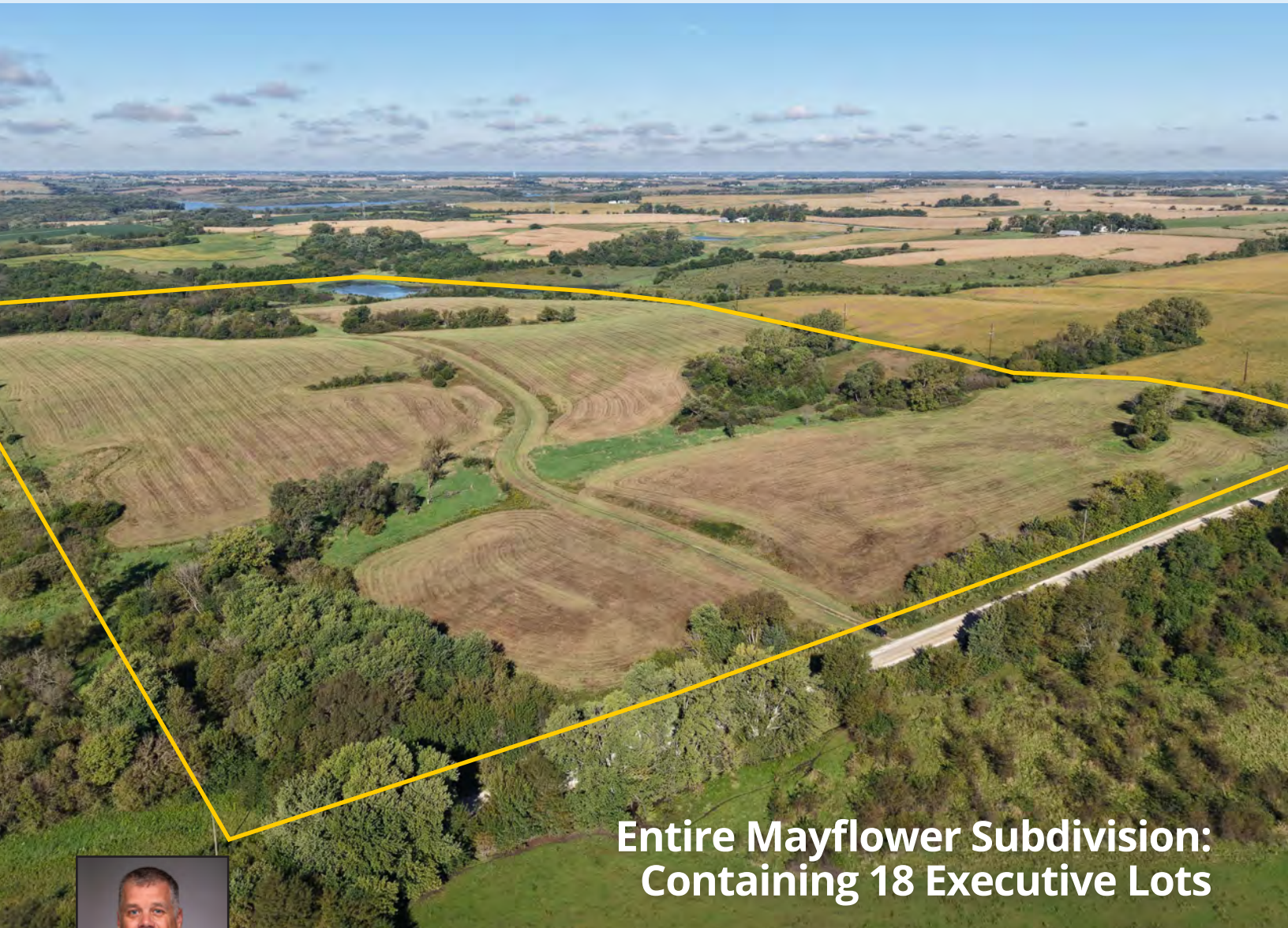




ONE-CHANCE SEALED BID SALE



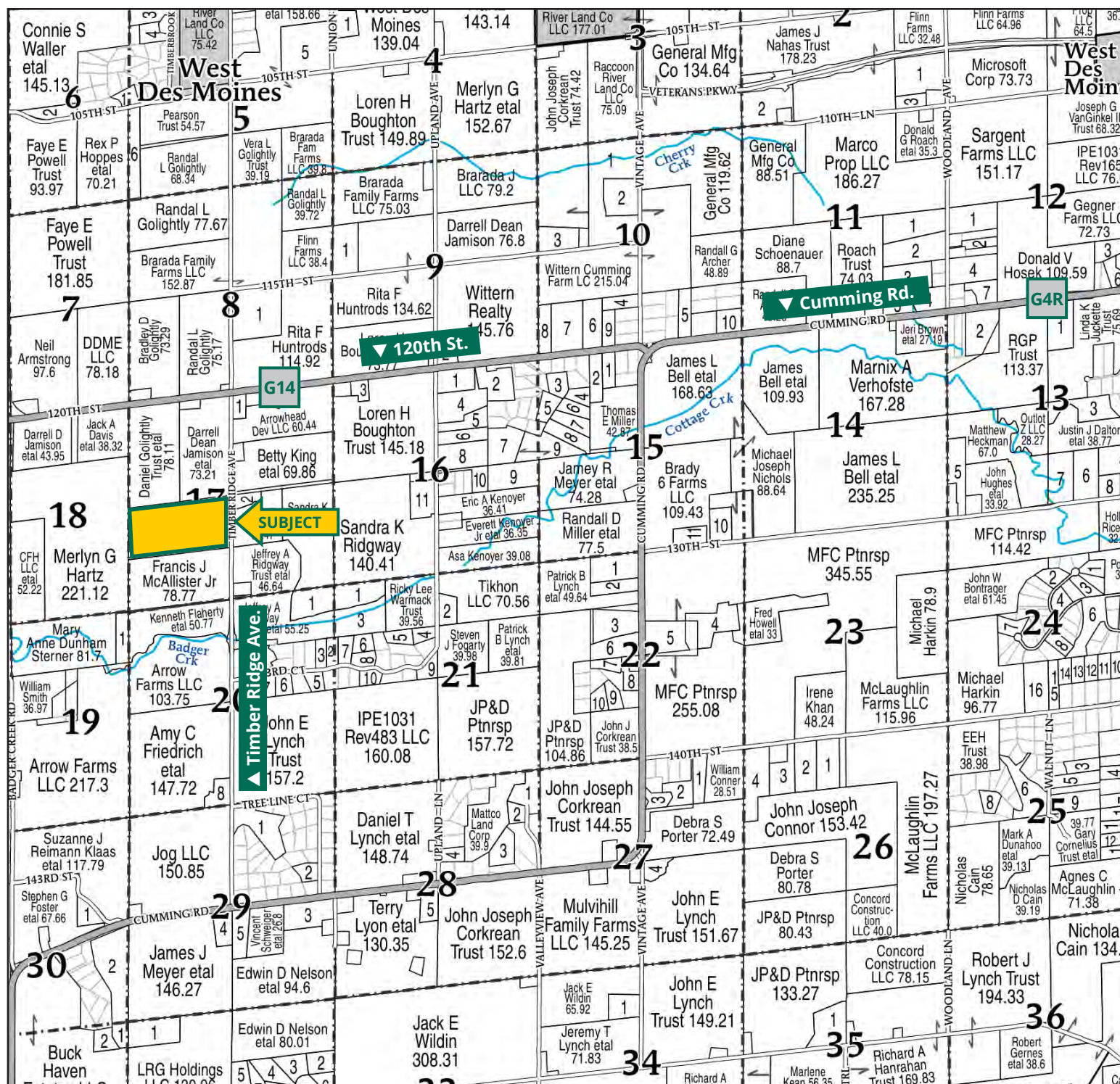
**Entire Mayflower Subdivision:
Containing 18 Executive Lots**



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

Bid Deadline:
Tuesday, November 17, 2026
2:00 p.m., CST

79.89 Acres, m/l
Single Parcel
Madison County, IA



Map reproduced with permission of Farm & Home Publishers, Ltd.

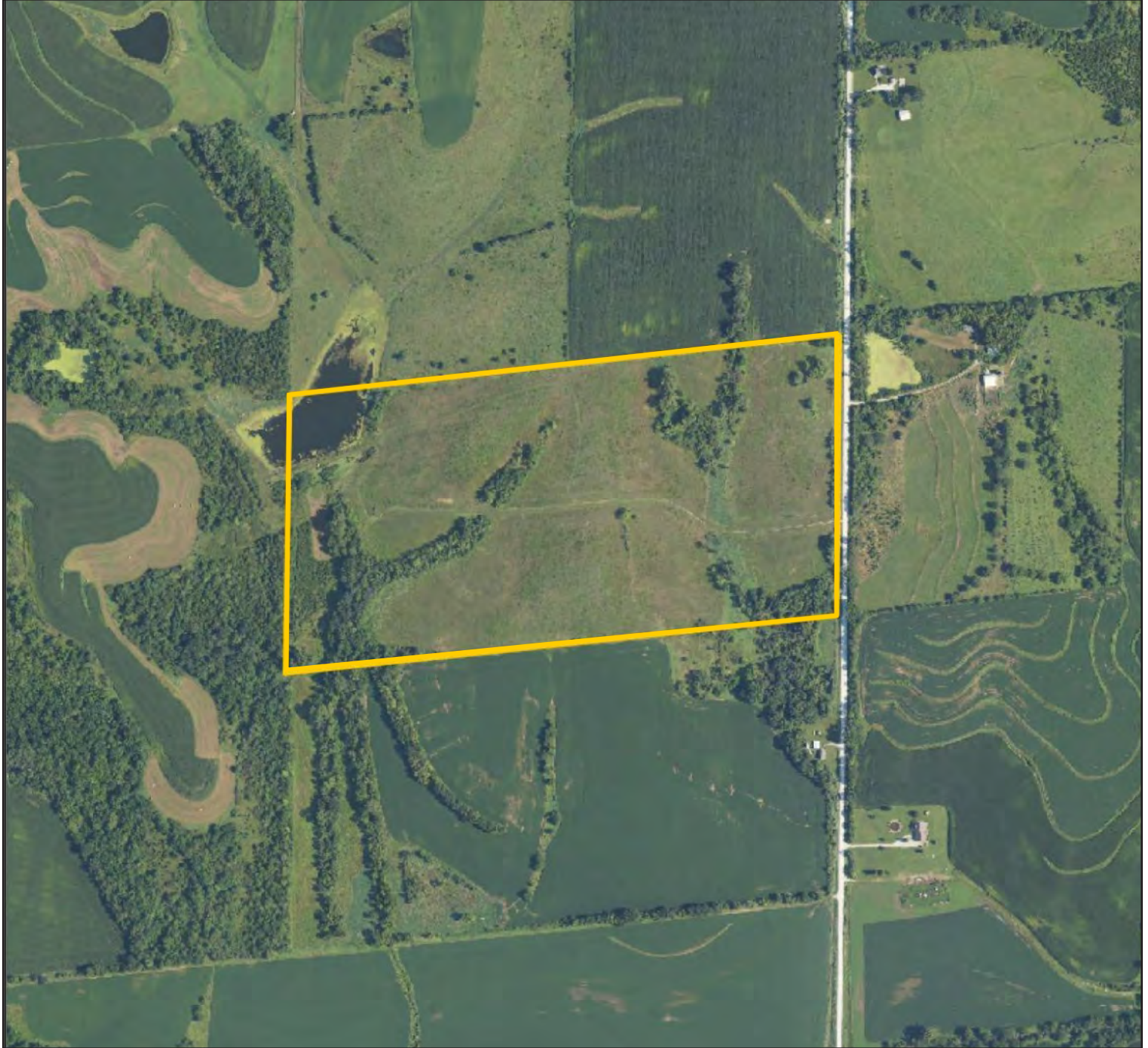
515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | **www.Hertz.ag**

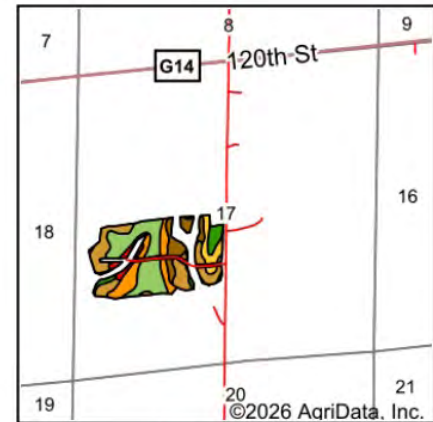
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515.370.3446

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FSA/Eff. Crop Acres: 51.03 | Soil Productivity: 52.00 CSR2





State: **Iowa**
 County: **Madison**
 Location: **17-77N-26W**
 Township: **Lee**
 Acres: **51.03**
 Date: **9/28/2026**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA121, Soil Area Version: 29						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	14.63	28.7%		IIIe	75
24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	12.99	25.5%		IVe	35
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	8.71	17.1%		IIIe	49
824D2	Shelby-Lamoni complex, 9 to 14 percent slopes, eroded	5.27	10.3%		IVe	28
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	3.73	7.3%		IIIe	54
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	2.31	4.5%		IIIe	81
822D2	Lamoni clay loam, 9 to 14 percent slopes, eroded	1.79	3.5%		IVe	7
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	1.50	2.9%		IIlw	80
1134	Colo, frequently flooded-Ely silty clay loams, gullied, 2 to 5 percent slopes	0.10	0.2%		Ile	59
Weighted Average					3.36	52

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Interstate 35 Cumming Exit: Go west 3 miles on Co. Hwy. G4R / Cumming Rd. to Co. Hwy. G14 / 120th St. and turn right continuing west 2 miles, then south on Timber Ridge Ave. In ½ mile, the property is on west side of the road.

Simple Legal

N½ SW¼ of Section 17, Township 77 North, Range 26 West of 5th P.M., Madison County, IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$1,458.00
Gross Acres: 79.89
Net Taxable Acres: 78.90
Tax per Net Taxable Acre: \$18.48

Lease Status

No lease in place.

FSA Data

Farm Number 6924, Tract 2666
FSA/Eff. Crop Acres: 51.03
Corn Base Acres: 18.30
Corn PLC Yield: 110 Bu.
Bean Base Acres: 32.20
Bean PLC Yield: 26 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Ladoga silt loam, Shelby clay loam, and Shelby-Lamoni complex. CSR2 on the FSA/Eff. crop acres is 52.00. 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

Picturesque rolling topography.

Buildings/Improvements

None.

Water & Well Information

- Rural water
- Warren Water District
- 1 pond - part of a 6 acre pond

Utilities

There are two gas pipelines that enter the property south of the pond and cross into the northwest portion of the property. There is also an overhead power line along the north boundary. Contact agent for details.

Comments

Here is a developer's dream! 80 Acres in the Mayflower Subdivision already divided into 18 executive lots and common area with a pond. Opportunity to make the Mayflower Subdivision your own exclusive neighborhood. Just 11 miles to Jordan Creek mall, or the future Grand Experience and Mid-American RecPlex. Located in the Winterset School District.



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.

Southwest looking Northeast

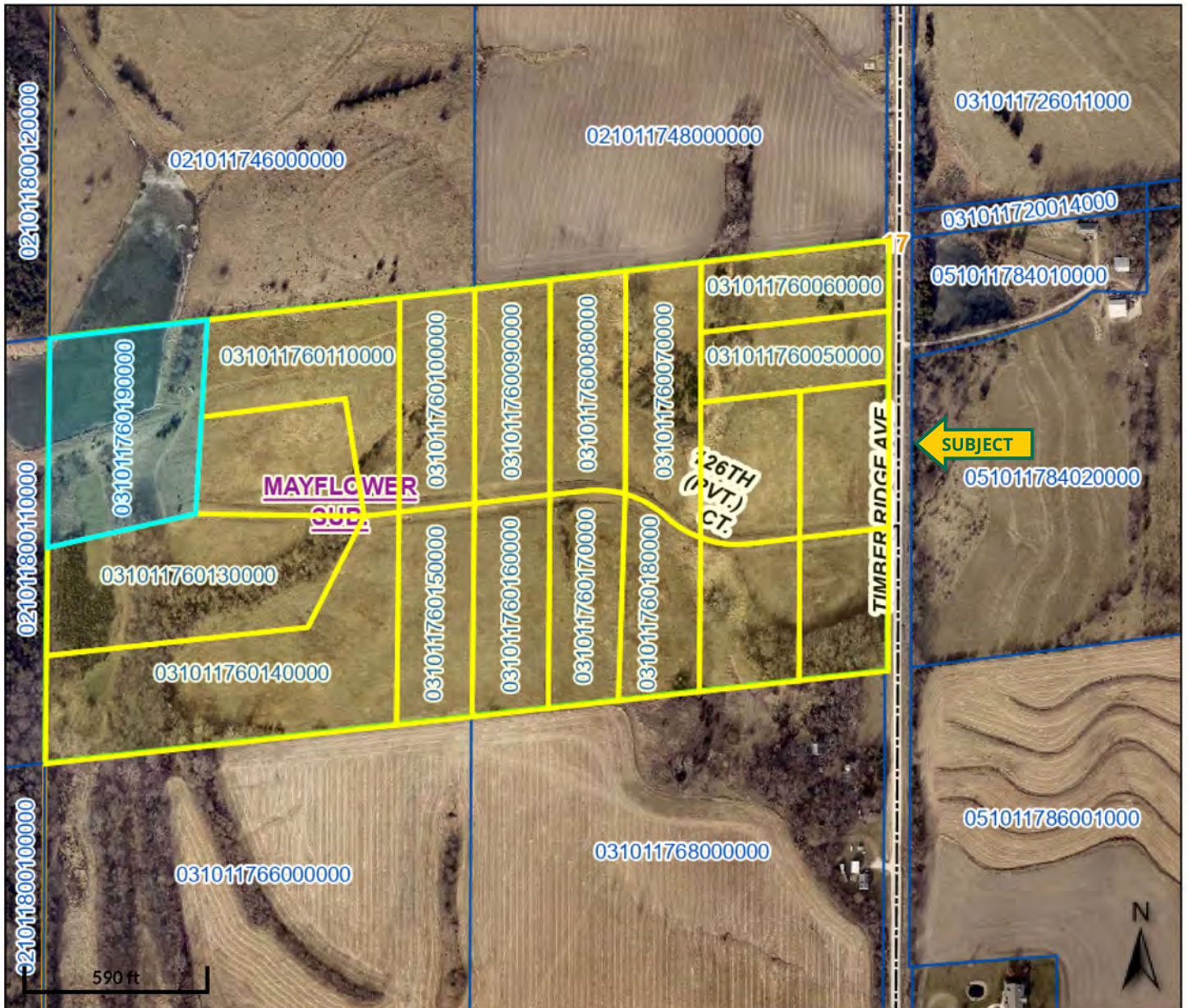


Northeast looking Southwest





Madison County, IA



Bid Deadline: Tues., Nov. 17, 2026

Time: 2:00 p.m., CST

Mail To:

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

Seller

Martin E. Spellman, Daniel J.
Spellman, Patrick J. Spellman, and E.
Martin Etal

Agency

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

Cooperating Broker

Hertz is offering a cooperating
broker commission to the broker
who represents the successful buyer.
Please contact Sale Manager for
details.

Method of Sale

- Parcel will be offered as a single tract of land.
- 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.

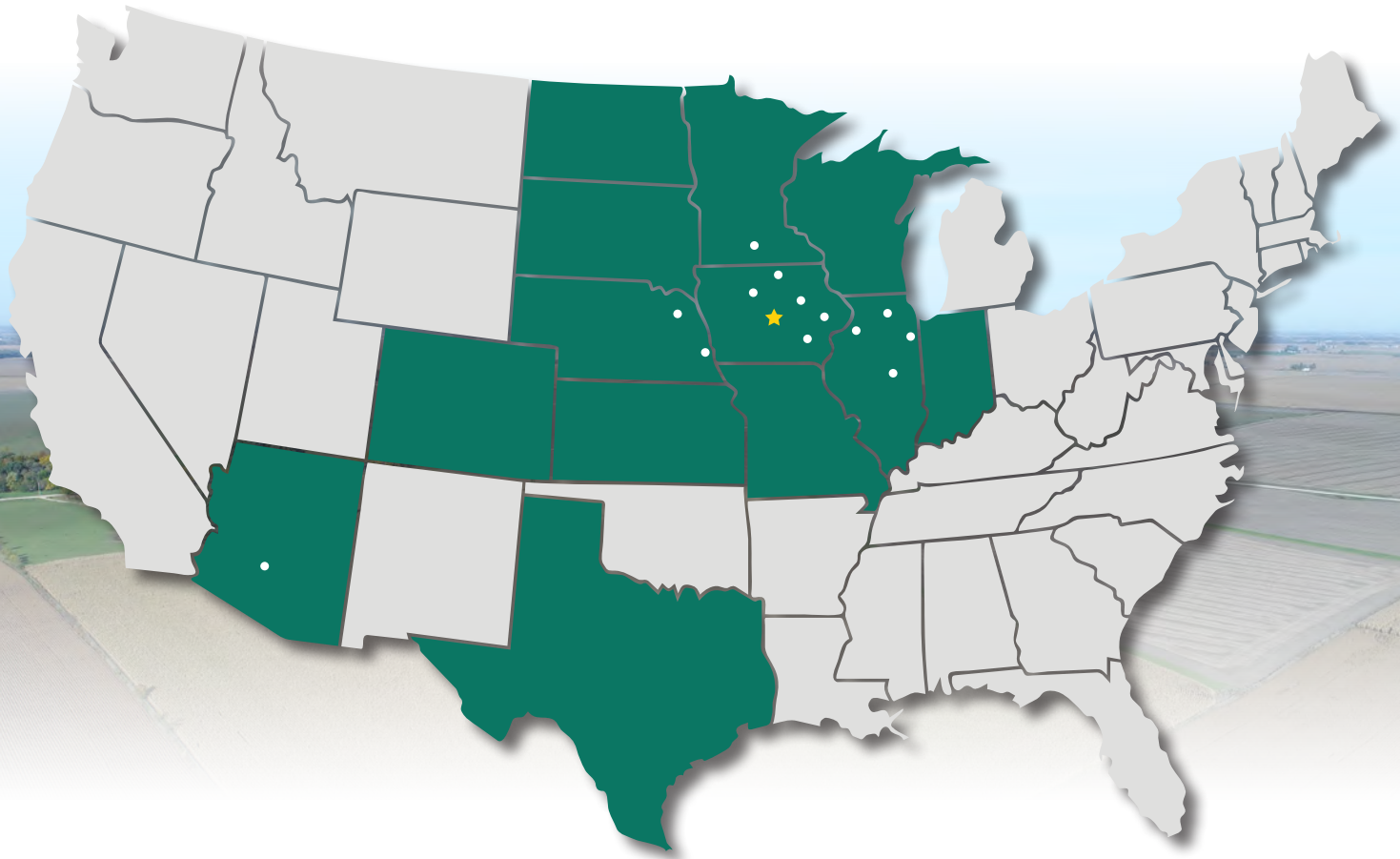
All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Nevada, IA Hertz office, on or before November 17, 2026 by 2:00 p.m., CST. The Seller will accept or reject all bids by 2:00 p.m., CST on November 19, 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 January 7, 2027, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to closing date.

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.



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