



High-Quality Farms on the Hardin/Story County Line

AUCTION

Virtual Online-Only

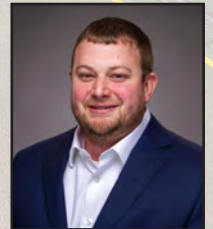
Thursday

November 19, 2026

10:00 a.m. CST

bid.hertz.ag

127.00 Acres, m/l
2 Parcels
Hardin & Story Co., IA



MATT VEGTER, ALC

Licensed Salesperson in IA

515.290.7286

MattV@Hertz.ag

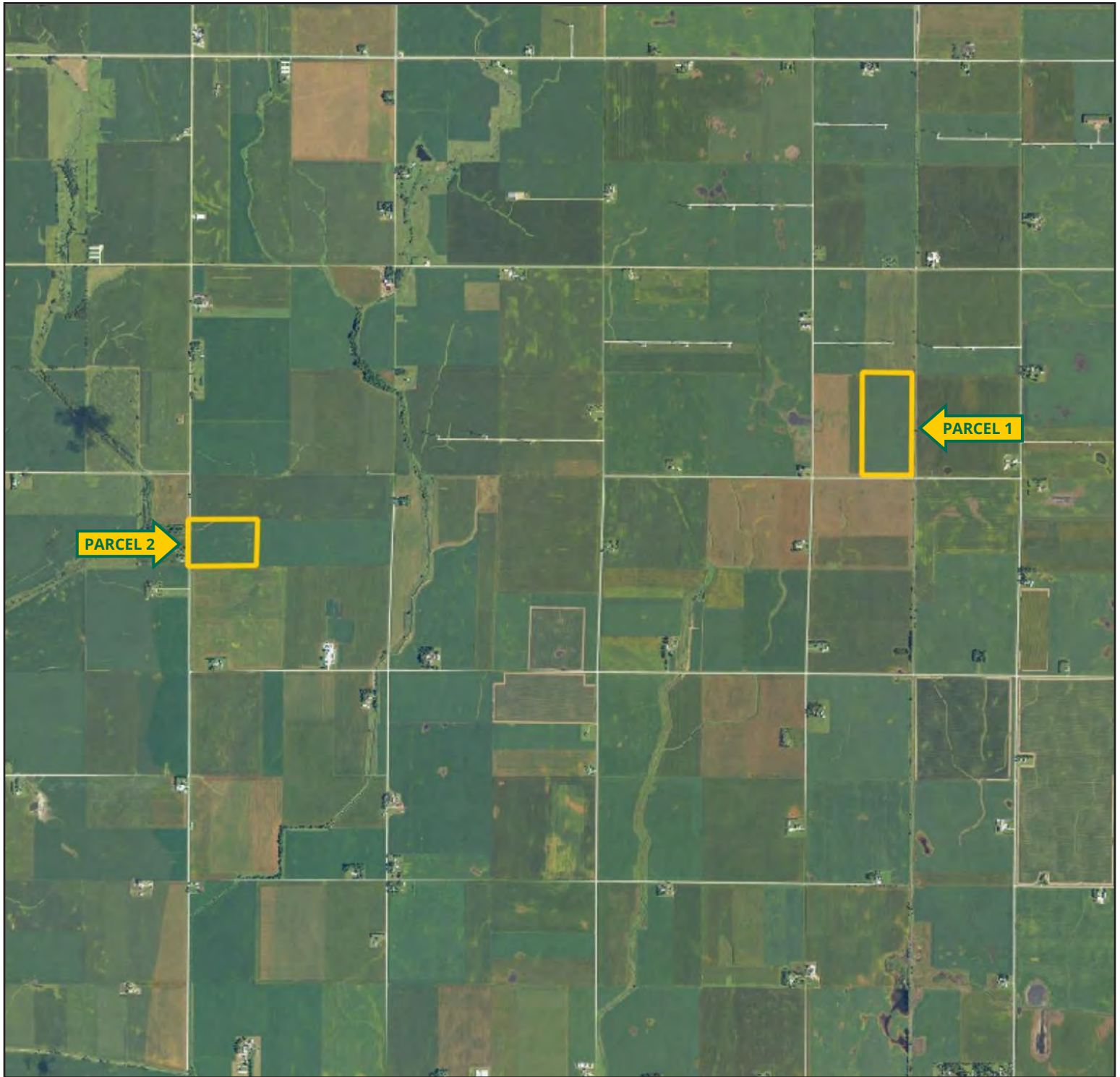


CHAD REIFSCHNEIDER

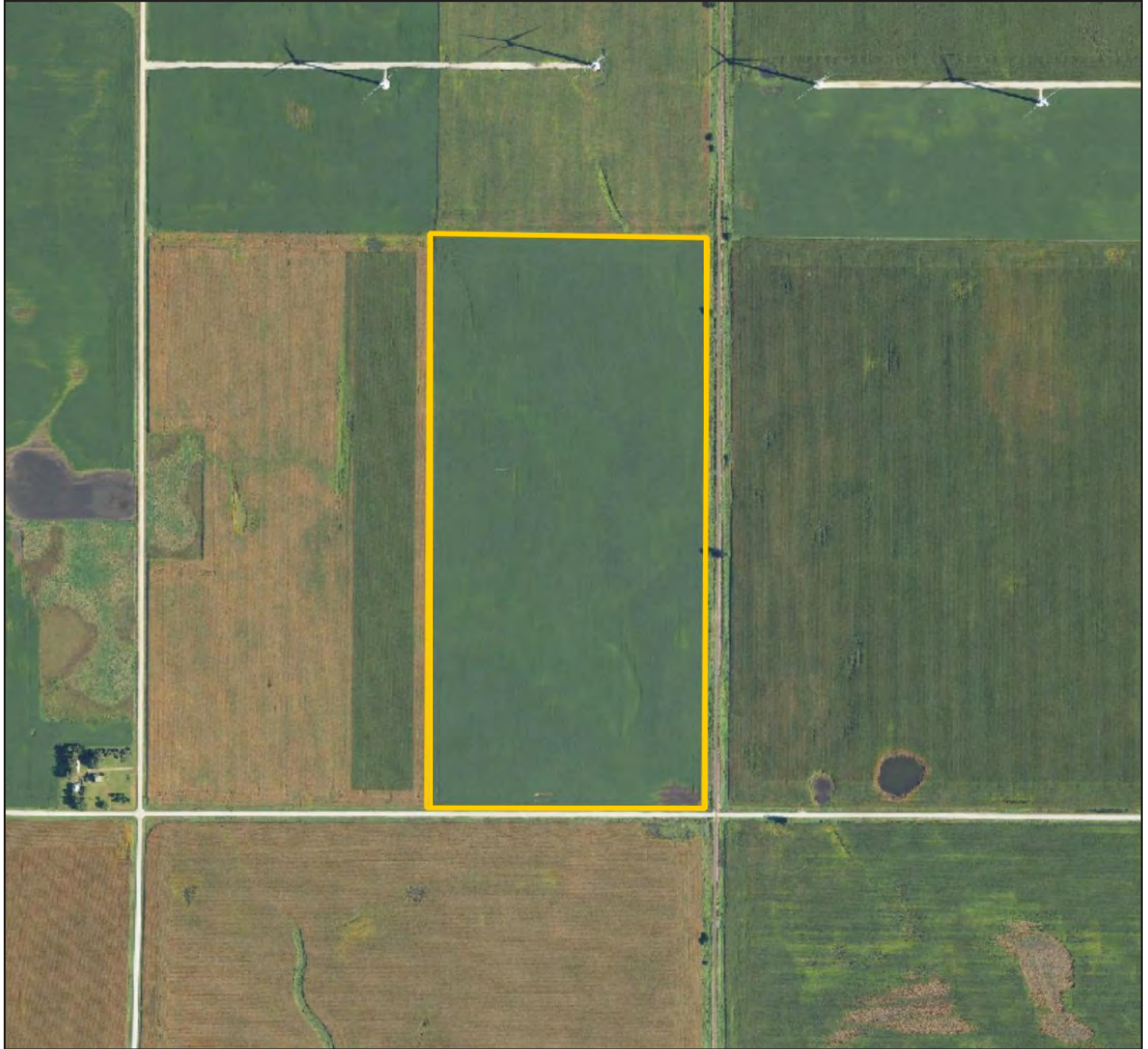
Licensed Salesperson in IA

515.450.9529

ChadR@Hertz.ag



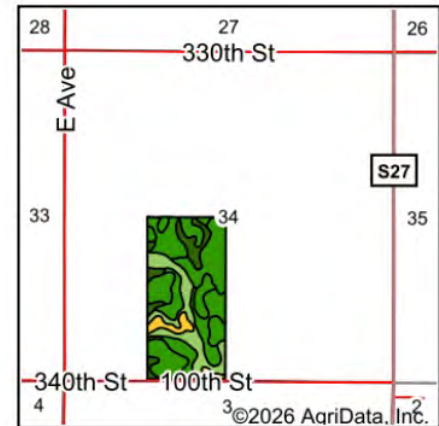
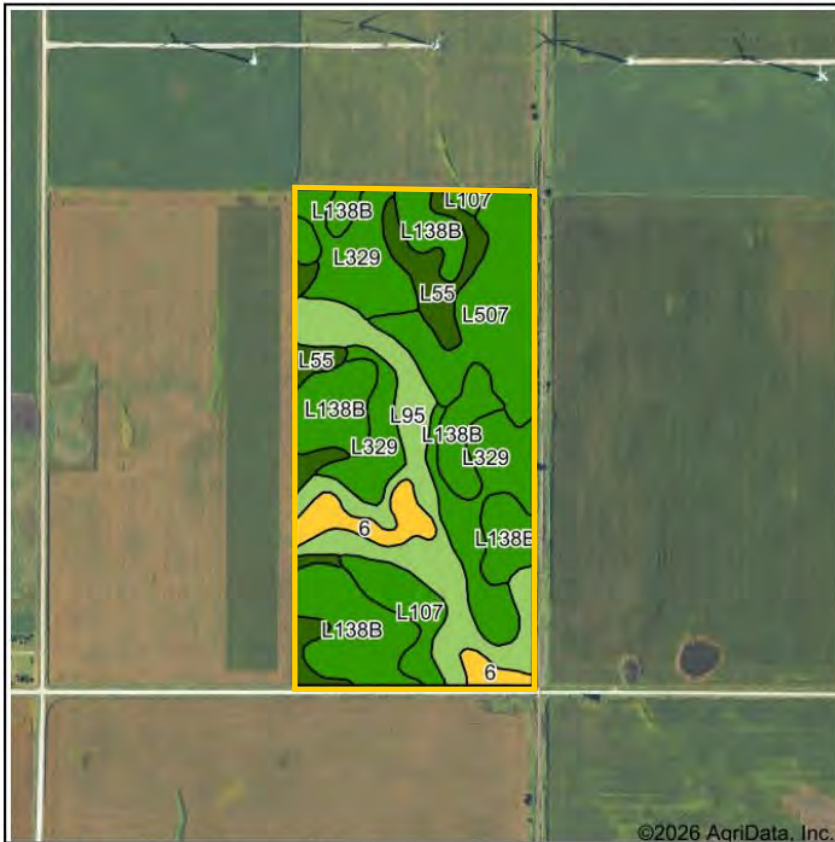
FSA/Eff. Crop Acres: 74.41 | Soil Productivity: 84.60 CSR2



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

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State: Iowa
County: Hardin
Location: 34-86N-22W
Township: Concord
Acres: 74.41
Date: 9/29/2026



Soils data provided by USDA and NRCS.

Area Symbol: IA083, Soil Area Version: 32						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	19.14	25.8%		Ile	88
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	16.21	21.8%		Ilw	89
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	13.61	18.3%		Ilw	75
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	10.74	14.4%		Ilw	87
L55	Nicollet loam, 1 to 3 percent slopes	7.07	9.5%		Ie	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	3.98	5.3%		Ilw	88
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.66	4.9%		Illw	59
Weighted Average					1.95	84.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From McCallsburg: Head north on Co. Hwy. S27. In 3 miles turn west on 100th St. In ¾ mile the farm will be on the north side of the road.

Simple Legal

E½ SW¼ of Section 34, Township 86 North, Range 22 West of the 5th P.M., Hardin Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$3,168.00
Gross Acres: 80.00
Net Taxable Acres: 78.38
Tax per Net Taxable Acre: \$40.42

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 2512, Tract 9099
FSA/Eff. Crop Acres: 74.41
Corn Base Acres: 52.16
Corn PLC Yield: 160 Bu.
Bean Base Acres: 22.23
Bean PLC Yield: 47 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion loam, Webster-Nicollet complex, and Harps 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

Level to gently sloping.

Drainage

Part of Drainage District # 3-58.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

High-quality farm just north of McCallsburg, in southern Hardin County.



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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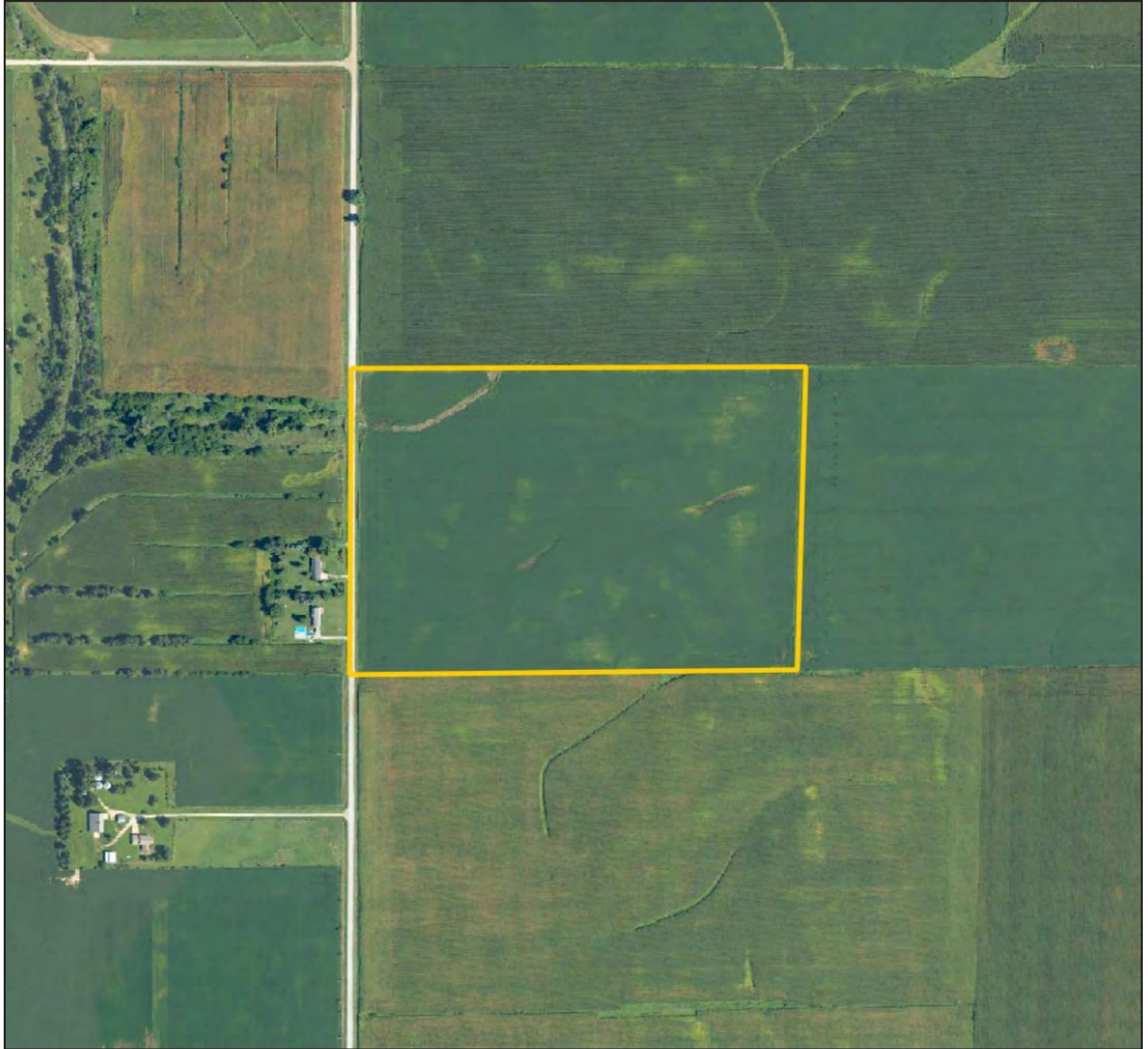
Northwest looking Southeast



South looking North



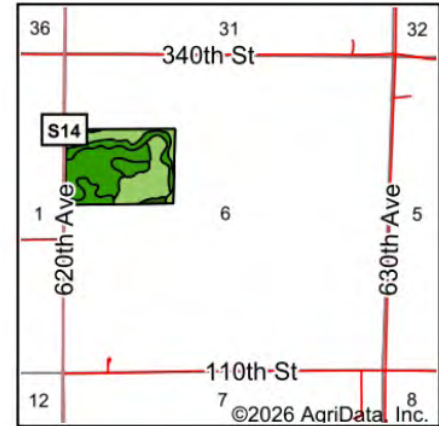
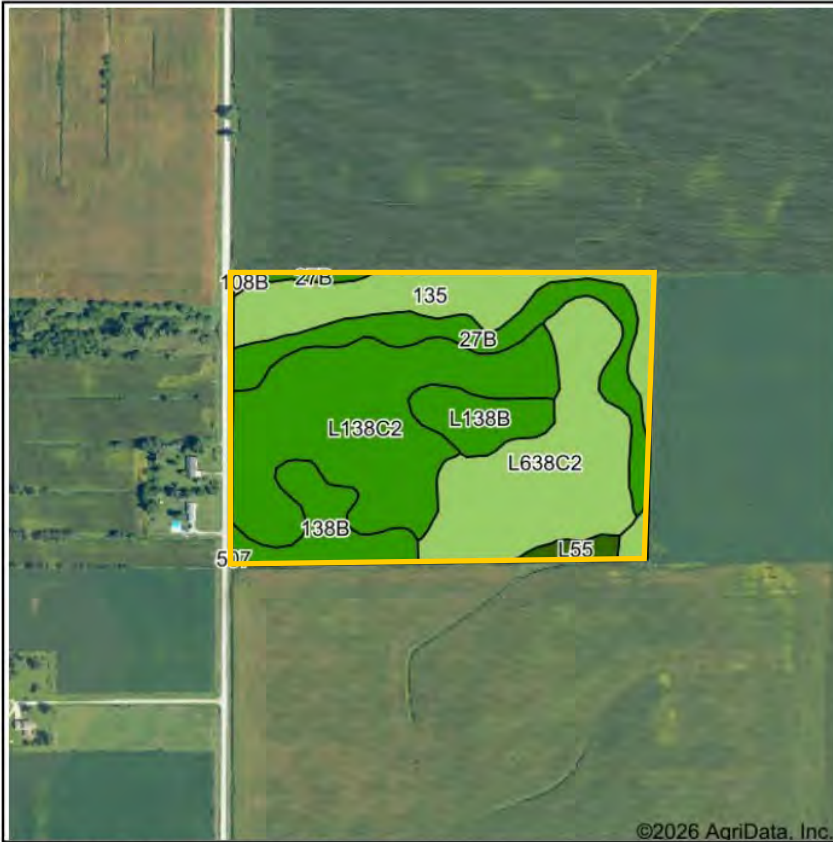
FSA/Eff. Crop Acres: 45.66 | Soil Productivity: 81.20 CSR2



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State: **Iowa**
County: **Story**
Location: **6-85N-22W**
Township: **Warren**
Acres: **45.66**
Date: **9/29/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 37

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	14.84	32.5%		IIIe	83
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	11.06	24.2%		IIIe	75
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	7.17	15.7%		IIW	76
27B	Terril loam, 2 to 6 percent slopes	5.90	12.9%		IIe	87
138B	Clarion loam, 2 to 6 percent slopes	3.33	7.3%		IIe	89
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	2.51	5.5%		IIe	88
L55	Nicollet loam, 1 to 3 percent slopes	0.71	1.6%		Ie	91
108B	Wadena loam, 2 to 6 percent slopes	0.14	0.3%		IIe	52
Weighted Average					2.55	81.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Roland: Head east on Co. Hwy. E18 for 2 miles. Turn north on Co Hwy. S14 / 620th Ave., in 2.5 miles the property will be on the east side of the road.

Simple Legal

W 47 A S½ NW¼ of Section 6, Township 85 North, Range 22 West of 5th P.M., Story Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$1,690.00
Gross Acres: 47.00
Net Taxable Acres: 46.08
Tax per Net Taxable Acre: \$36.68

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 2512, Tract 2540
FSA/Eff. Crop Acres: 45.66
Corn Base Acres: 32.01
Corn PLC Yield: 160 Bu.
Bean Base Acres: 13.64
Bean PLC Yield: 47 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion loam, Clarion-Storden complex, and Coland clay loam. CSR2 on the FSA/Eff. crop acres is 81.20. 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

Gently sloping.

Drainage

Part of Drainage District Warren #11.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Productive Story County farmland.



East looking West



Southwest looking Northeast



Date: Thur., November 19, 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 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

Robert S. Tuchel, Gregory D. Tuchel, Alicia E. Edin, and Gretchen J. Witthuhn

Agency

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

Auctioneer

Kyle Hansen, ALC

Attorney

Jason S. Hyland
Brekken, Wynia, & Hyland P.C.

Announcements

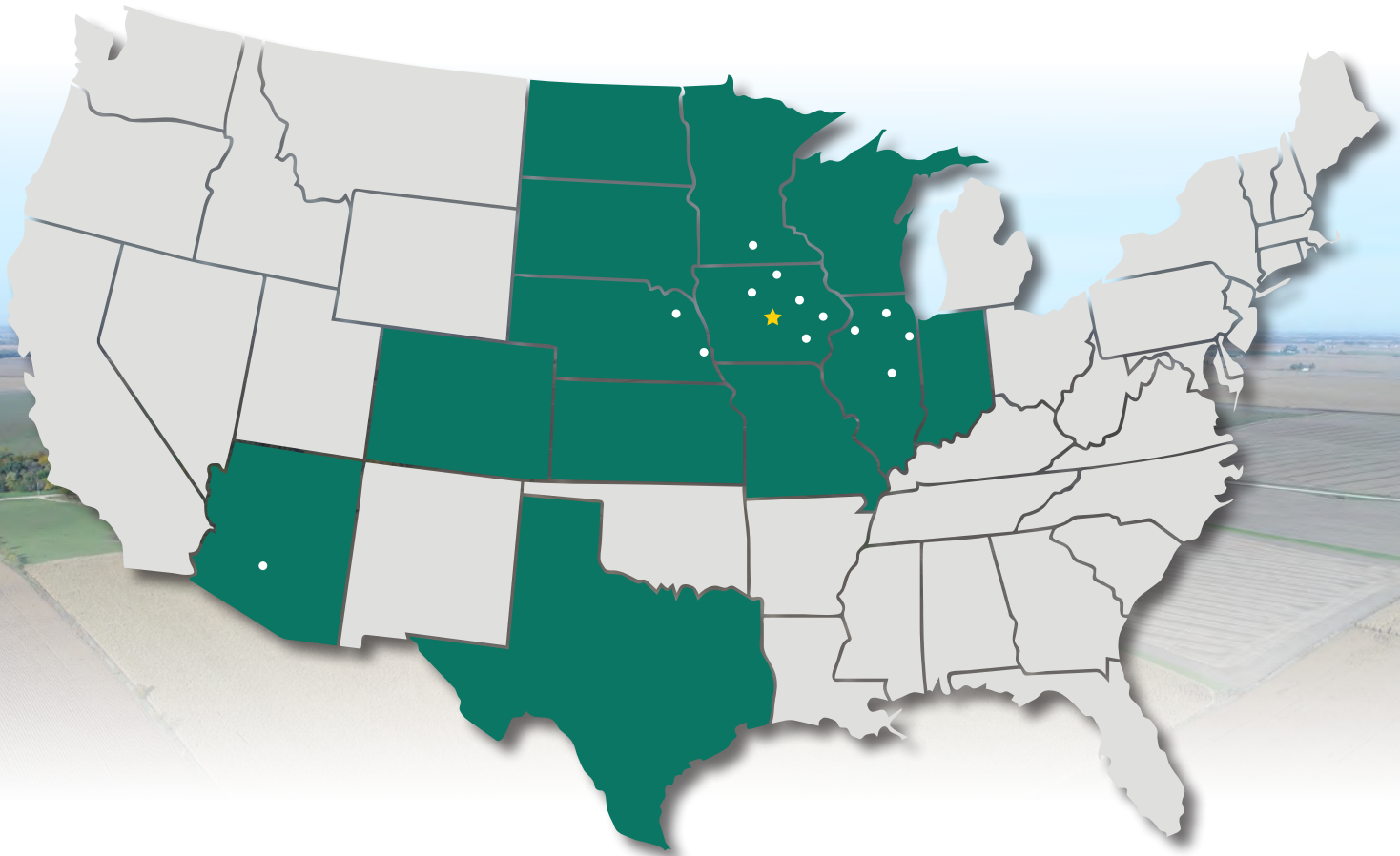
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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 13, 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.



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