



High-Quality, Pattern-Tiled Farms Along a Hard-Surfaced Road

AUCTION

Hybrid
Thursday
December 3, 2026
10:00 a.m. CST
Grafton, IA &
bid.hertz.ag

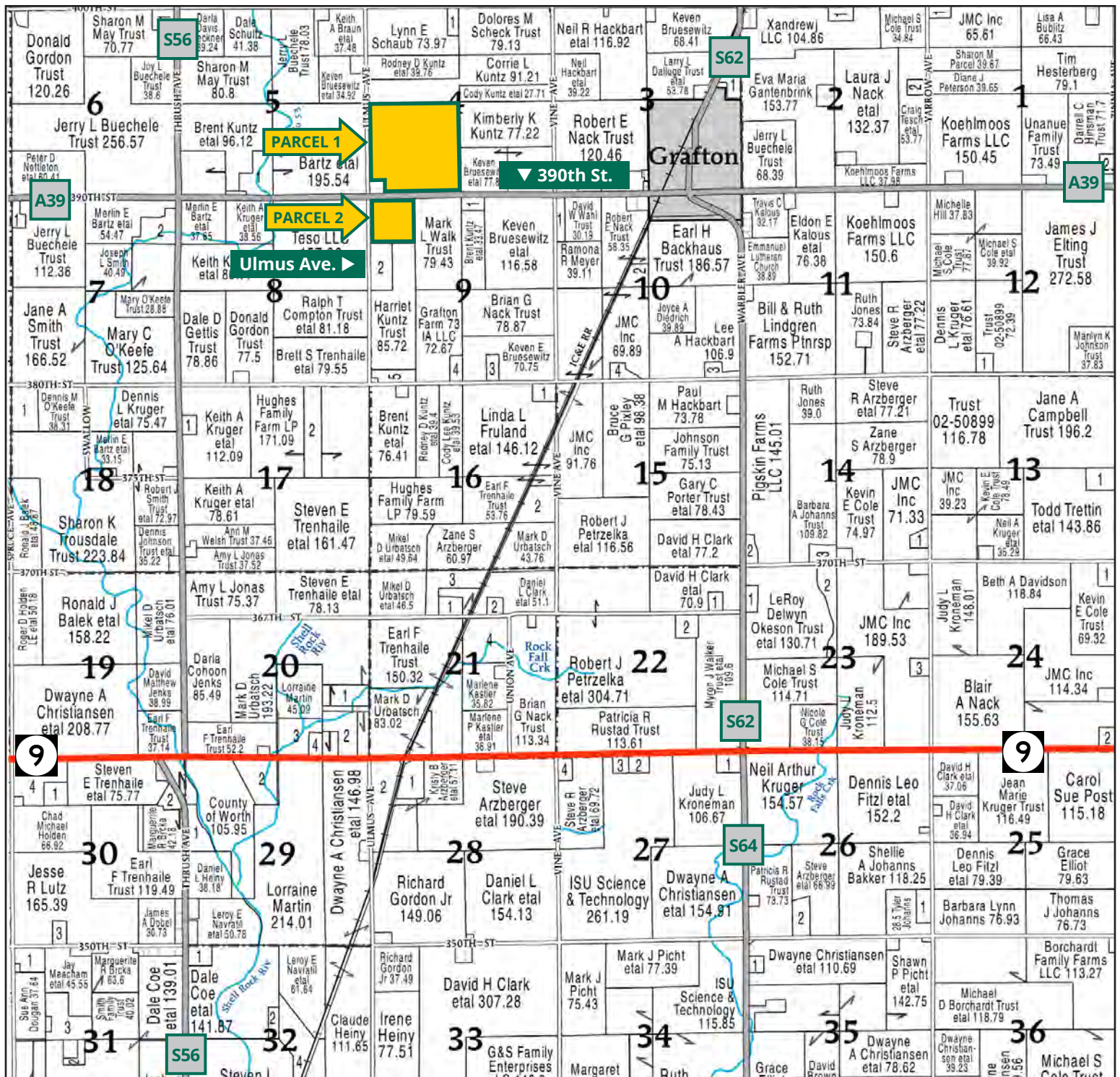
190.83 Acres, m/l
2 Parcels
Worth County, IA



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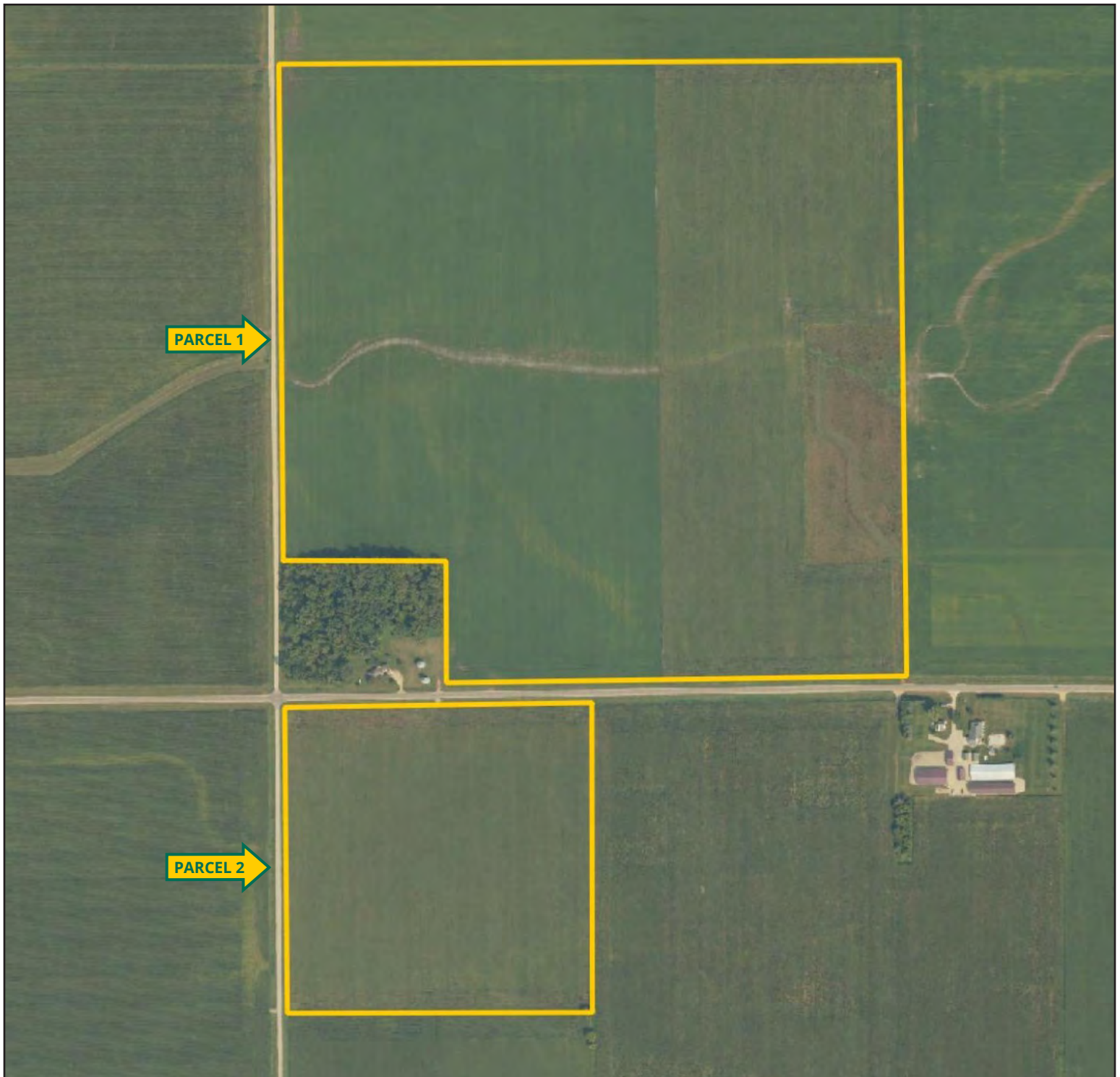


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641.423.9531 | 2800 4th St. SW, Ste. 7 | Mason City, IA 50401 | www.Hertz.ag

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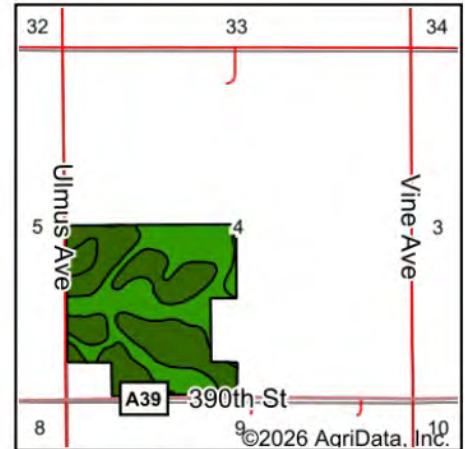
FSA/Eff. Crop Acres: 136.40 | CRP Acres: 10.10 | Soil Productivity: 89.80 CSR2



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State: Iowa
County: Worth
Location: 4-98N-19W
Township: Union
Acres: 136.4
Date: 10/19/2026



Maps Provided By:
 **surety**
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Soils data provided by USDA and NRCS.

Area Symbol: IA195, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
682	Maxfield silt loam, 0 to 2 percent slopes	59.51	43.6%		IIw	83
184	Klinger silty clay loam, 1 to 4 percent slopes	47.27	34.7%		Iw	95
377B	Dinsdale silt loam, 2 to 5 percent slopes	23.18	17.0%		IIe	95
377	Dinsdale silt loam, 0 to 2 percent slopes	4.51	3.3%		I	100
761	Franklin silt loam, 1 to 3 percent slopes	1.93	1.4%		Iw	85
Weighted Average					1.61	89.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Grafton: Go west on 390th St. / Co. Rd. A39 for 1½ miles. Property is located on the north side of the road.

Simple Legal

NE¼, excluding Parcel A in SW¼ SW¼, all in Section 4, Township 98 North, Range 19 West of the 5th P.M., Worth Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$5,989.00*
Gross Acres: 150.83*
Net Taxable Acres: 147.98*
Tax per Net Taxable Acre: \$40.47*
**Taxes estimated due to recent survey of acreage site and pending tax parcel split. Worth County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 5774, Part of Tract 9008
FSA/Eff. Crop Acres: 136.40
CRP Acres: 10.10
Corn Base Acres: 75.70*
Corn PLC Yield: 157 Bu.
Bean Base Acres: 60.70*
Bean PLC Yield: 46 Bu.
**Acres are estimated pending reconstitution of farm by the Worth County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 10.10 acres enrolled in a CP-42 contract that pays \$3,004.00 annually and expires 9/30/2027.

Soil Types/Productivity

Primary soils are Maxfield, Klinger, and Dinsdale. CSR2 on the FSA/Eff. crop acres is 89.80. 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

Tiled. See tile map.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Pattern-tiled farm with high-quality soils.



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.

Southeast looking Northwest

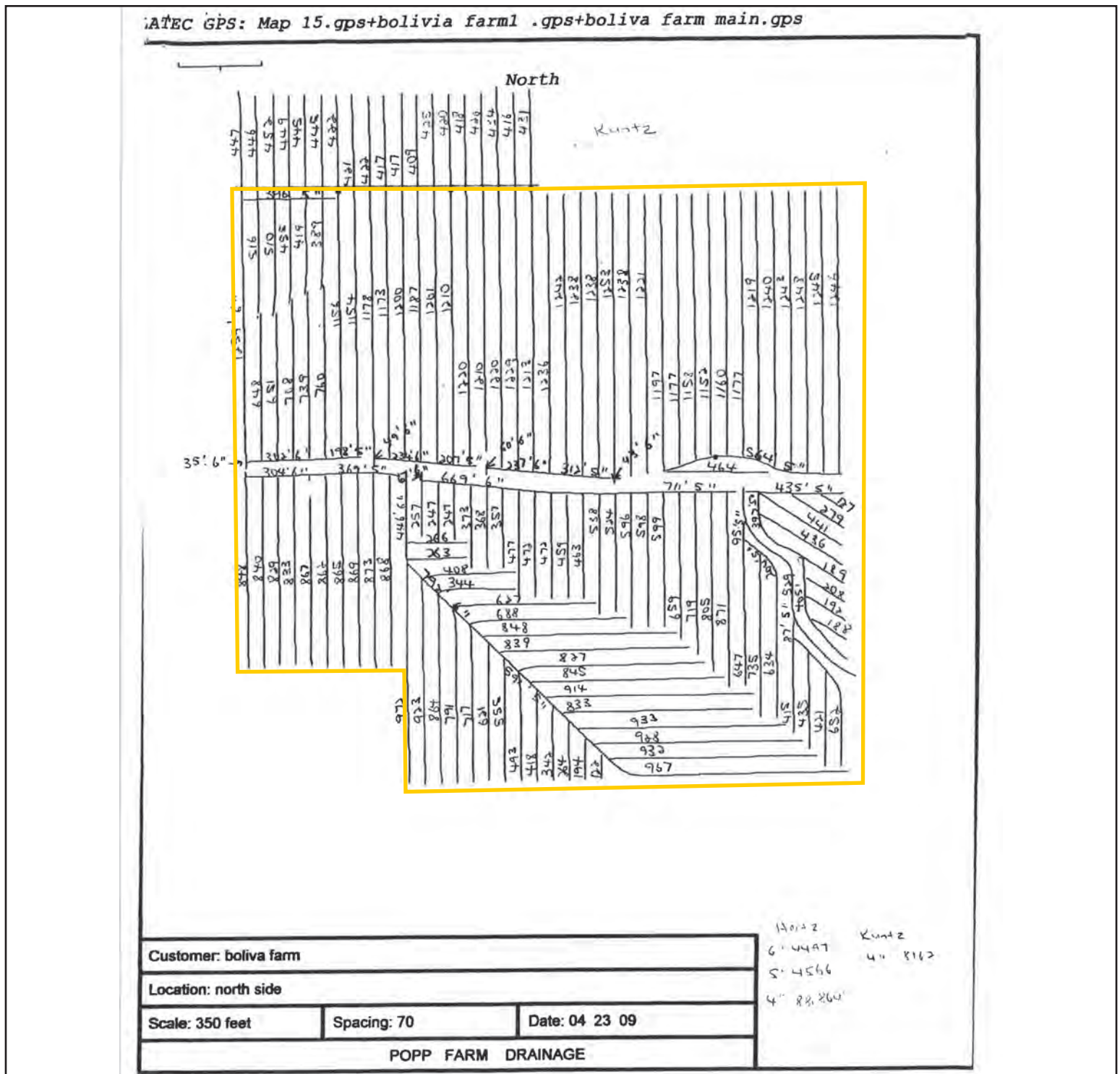


Northeast looking Southwest



Northwest looking Southeast





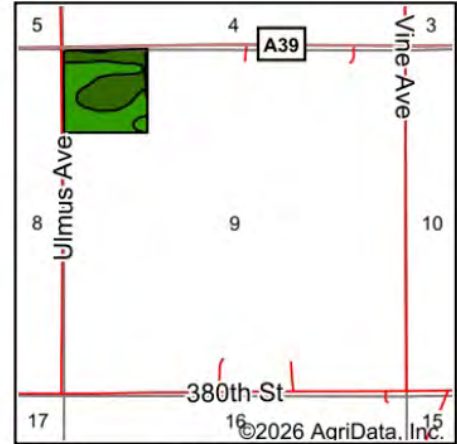
FSA/Eff. Crop Acres: 37.12 | Soil Productivity: 88.40 CSR2



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State: **Iowa**
County: **Worth**
Location: **9-98N-19W**
Township: **Union**
Acres: **37.12**
Date: **10/19/2026**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA195, Soil Area Version: 29						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
682	Maxfield silt loam, 0 to 2 percent slopes	19.77	53.3%		IIw	83
184	Klinger silty clay loam, 1 to 4 percent slopes	16.31	43.9%		Iw	95
761	Franklin silt loam, 1 to 3 percent slopes	0.92	2.5%		Iw	85
377B	Dinsdale silt loam, 2 to 5 percent slopes	0.12	0.3%		IIe	95
Weighted Average					1.54	88.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Grafton: Go west on 390th St. / Co. Rd. A39 for 1¾ miles. Property is located on the south side of the road.

Simple Legal

NW¼ NW¼ of Section 9, Township 98 North, Range 19 West of the 5th P.M., Worth Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$1,546.00
Gross Acres: 40.00
Net Taxable Acres: 38.02
Tax per Net Taxable Acre: \$40.67

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 5774, Part of Tract 9008
FSA/Eff. Crop Acres: 37.12
Corn Base Acres: 20.60*
Corn PLC Yield: 157 Bu.
Bean Base Acres: 16.52*
Bean PLC Yield: 46 Bu.
**Acres are estimated pending reconstitution of farm by the Worth County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Maxfield and Klinger.
CSR2 on the FSA/Eff. crop acres is 88.40.
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

Tiled. See tile map.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

High-quality soils with frontage along a hard-surfaced road.

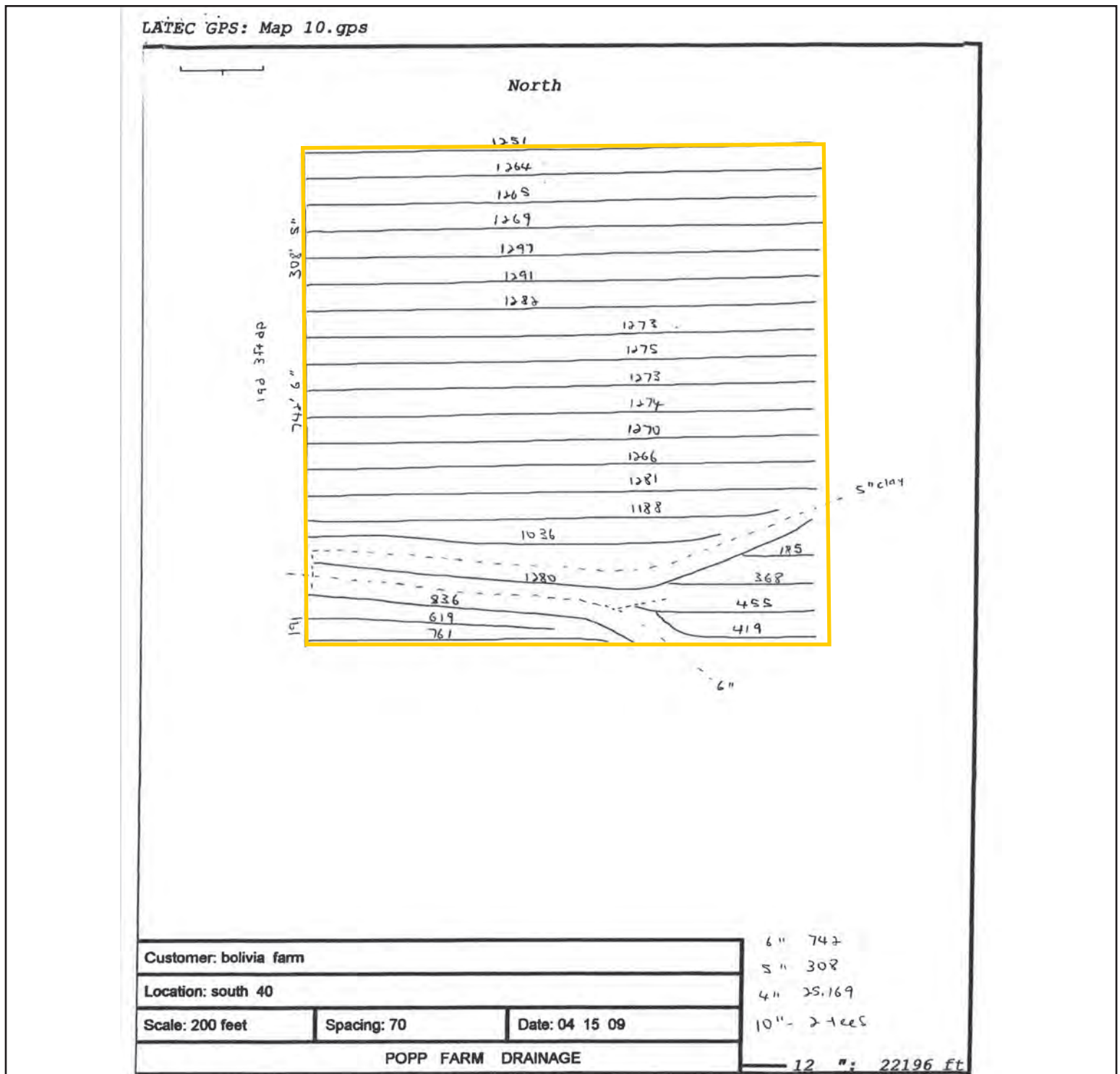


Northeast looking Southwest



Southeast looking Northwest





Parcel 1 - 136.40 FSA/Eff. Crop Acres & 10.10 CRP Acres

Parcel 2 - 37.12 FSA/Eff. Crop Acres



Date: Thurs., December 3, 2026

Time: 10:00 a.m.

Site: Grafton Community Center
202 6th Ave.
Grafton, IA 50440

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 Nicole Rustad at 641-220-5510 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

RDL Farms, Inc.

Agency

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

Auctioneer

Kyle Hansen

Attorney

Gerald M. Stambaugh
Laird Law Firm

Announcements

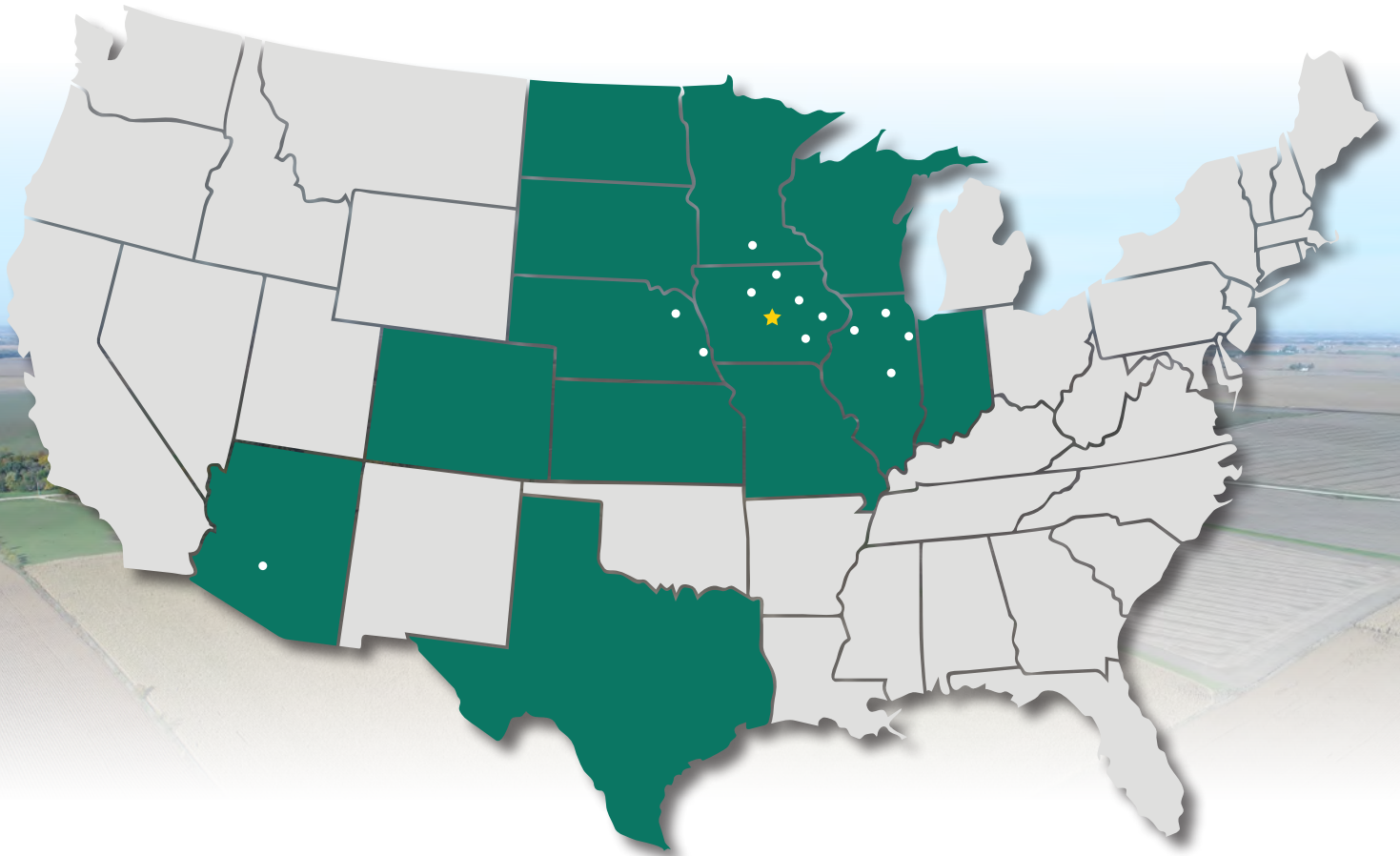
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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 January 26, 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. 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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