Hertz Farm Management, Inc.

LAND FOR SALE

Killebrew Farms LLC



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Humboldt, IA 50548-0503 | **www.Hertz.ag**

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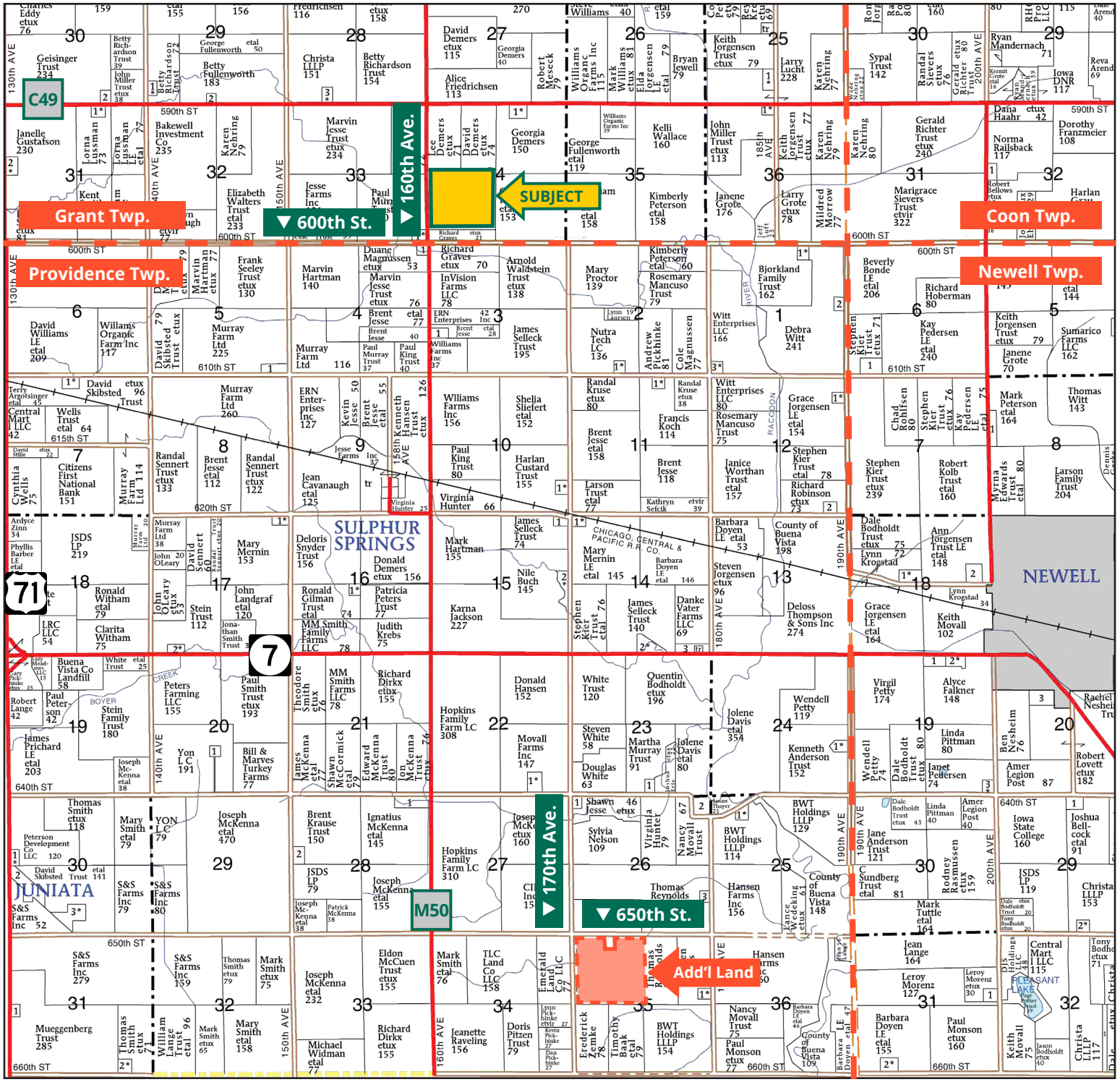
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144.40 Acres, m/l
Buena Vista County, IA

Hertz Farm Management, Inc.

PLAT MAP

Grant Township, Buena Vista County, IA



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AERIAL PHOTO

144.40 Acres, m/l, Buena Vista County, IA

FSA/Eff. Crop Acres: 145.30 | Soil Productivity: 81.20 CSR2

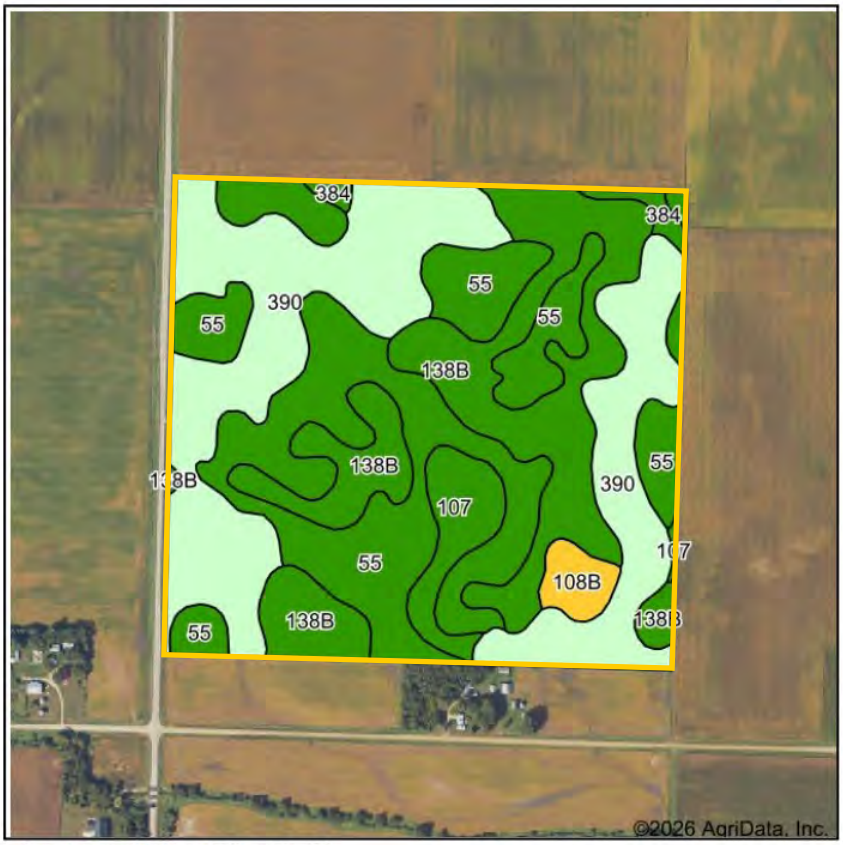


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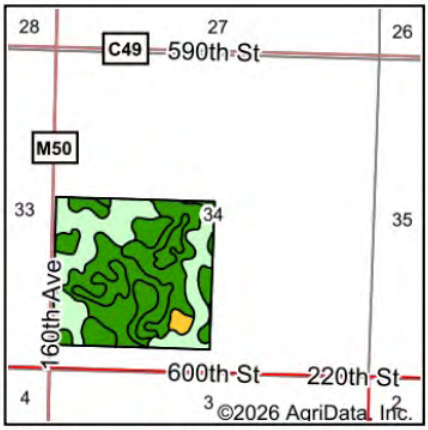
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SOIL MAP

145.30 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Buena Vista**
Location: **34-91N-36W**
Township: **Grant**
Acres: **145.3**
Date: **9/30/2026**

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Area Symbol: IA021, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
390	Waldorf silty clay loam, 0 to 2 percent slopes	50.39	34.7%		IIw	69
55	Nicollet clay loam, 1 to 3 percent slopes	45.80	31.5%		Iw	89
138B	Clarion loam, 2 to 6 percent slopes	38.59	26.6%		IIe	89
107	Webster clay loam, 0 to 2 percent slopes	6.08	4.2%		IIw	86
108B	Wadena loam, 2 to 6 percent slopes	2.77	1.9%		IIe	52
384	Collinwood silty clay loam, 1 to 3 percent slopes	1.67	1.1%		IIw	82
				Weighted Average	**1.68**	**81.2**

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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PROPERTY INFORMATION

144.40 Acres, m/l, Buena Vista County, IA

Location
From Newell: Head west on Hwy. 7 for 4 miles. Turn north on Co. Hwy. M50. In 3.5 miles the property will be on the east side of the road.

Simple Legal
SW¼ (except South 22.97 Ac.) and South 10 Ac. in S½ NW¼, all in Section 34, Township 91 North, Range 36 West of the 5th P.M. Buena Vista Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms
- $1,900,000
- $13,157.89/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession
As negotiated.

Real Estate Tax
Taxes Payable 2026 - 2027: $6,382.00
Net Taxable Acres: 144.40
Tax per Net Taxable Acre: $44.20

Lease Status
Leased through the 2027 crop year.

FSA Data
Farm Number 1032, Tract 2648
FSA/Eff. Crop Acres: 145.30
Corn Base Acres: 125.90
Corn PLC Yield: 173 Bu.
Bean Base Acres: 19.40
Bean PLC Yield: 50 Bu.

NRCS Classification
NHEL: Non-Highly Erodible Land.

Soil Types/Productivity
Primary soils are Waldorf silty clay loam, Nicollet clay loam, and Clarion 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
Level to gently sloping.

Drainage
Some tile. Contact agent for maps.

Buildings/Improvements
None.

Water & Well Information
None.

Comments
Quality farmland on a hard-surfaced road.

Additional Land for Sale
Seller has 1 additional tract of land for sale located southeast of this property. See Additional Land Aerial Photo.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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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Southwest looking Northeast



East looking West



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FSA MAP

145.30 FSA/Eff. Crop Acres



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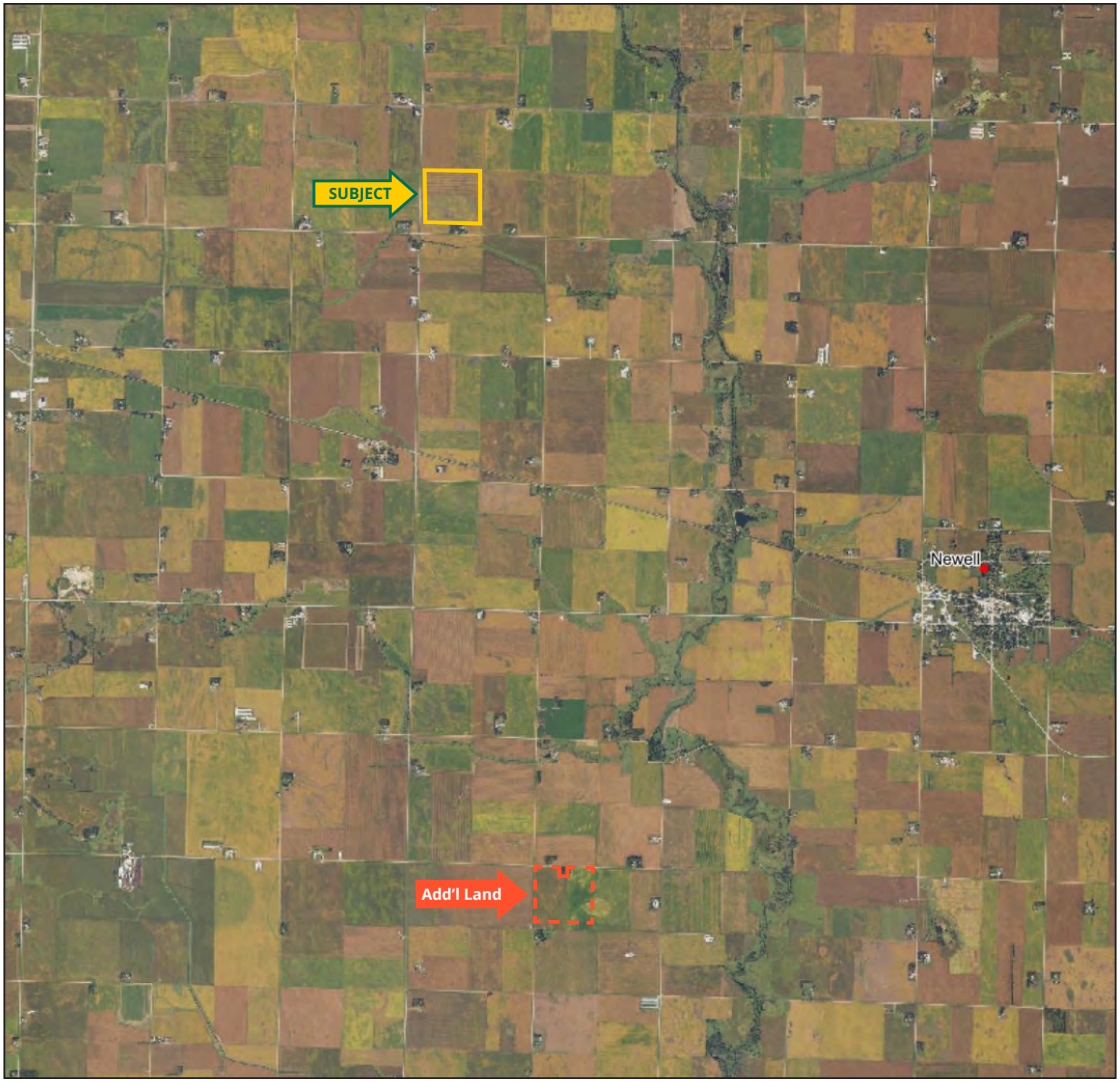
Map Created 04/21/2026

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ADDITIONAL LAND

Aerial Photo

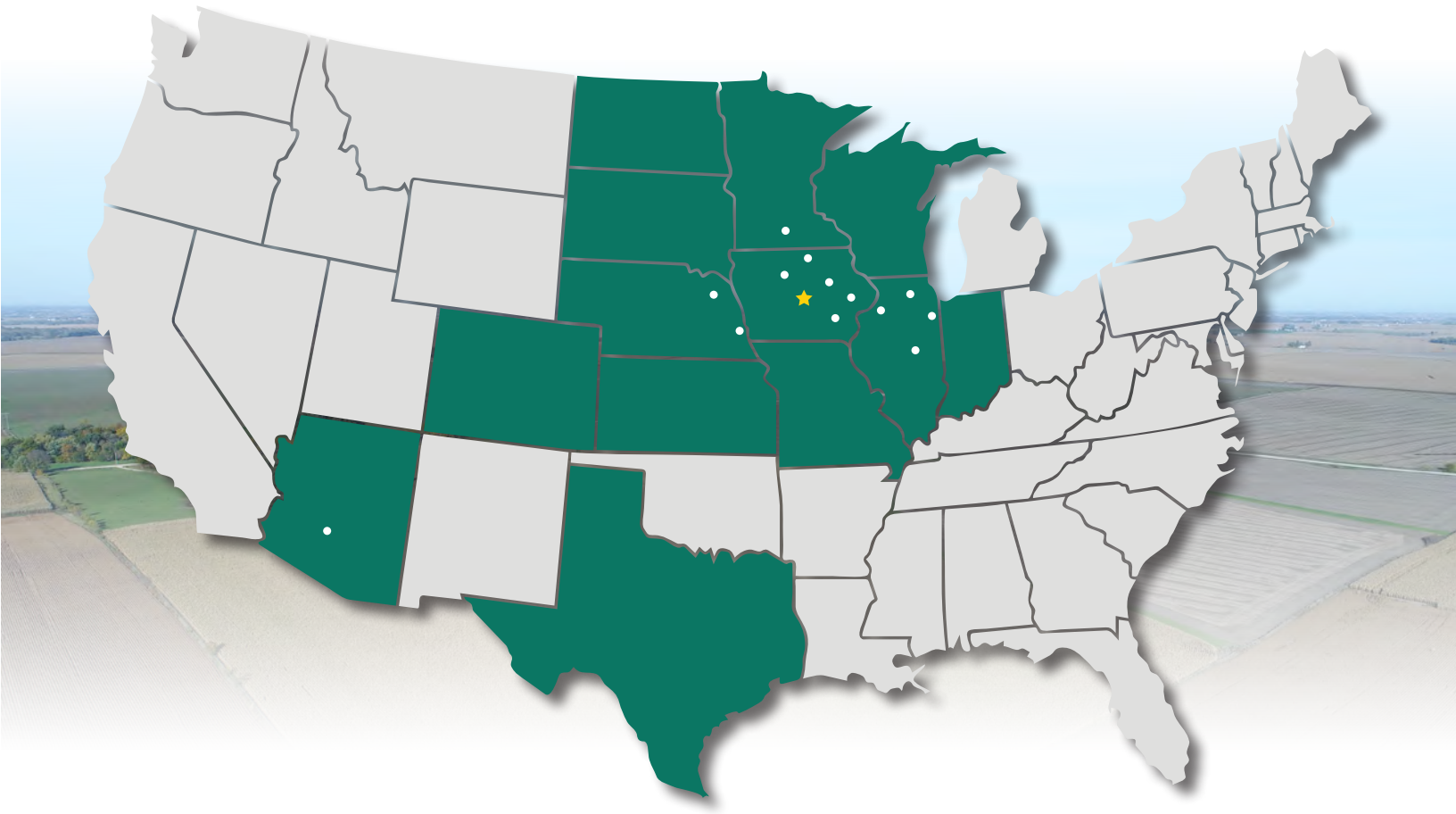


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