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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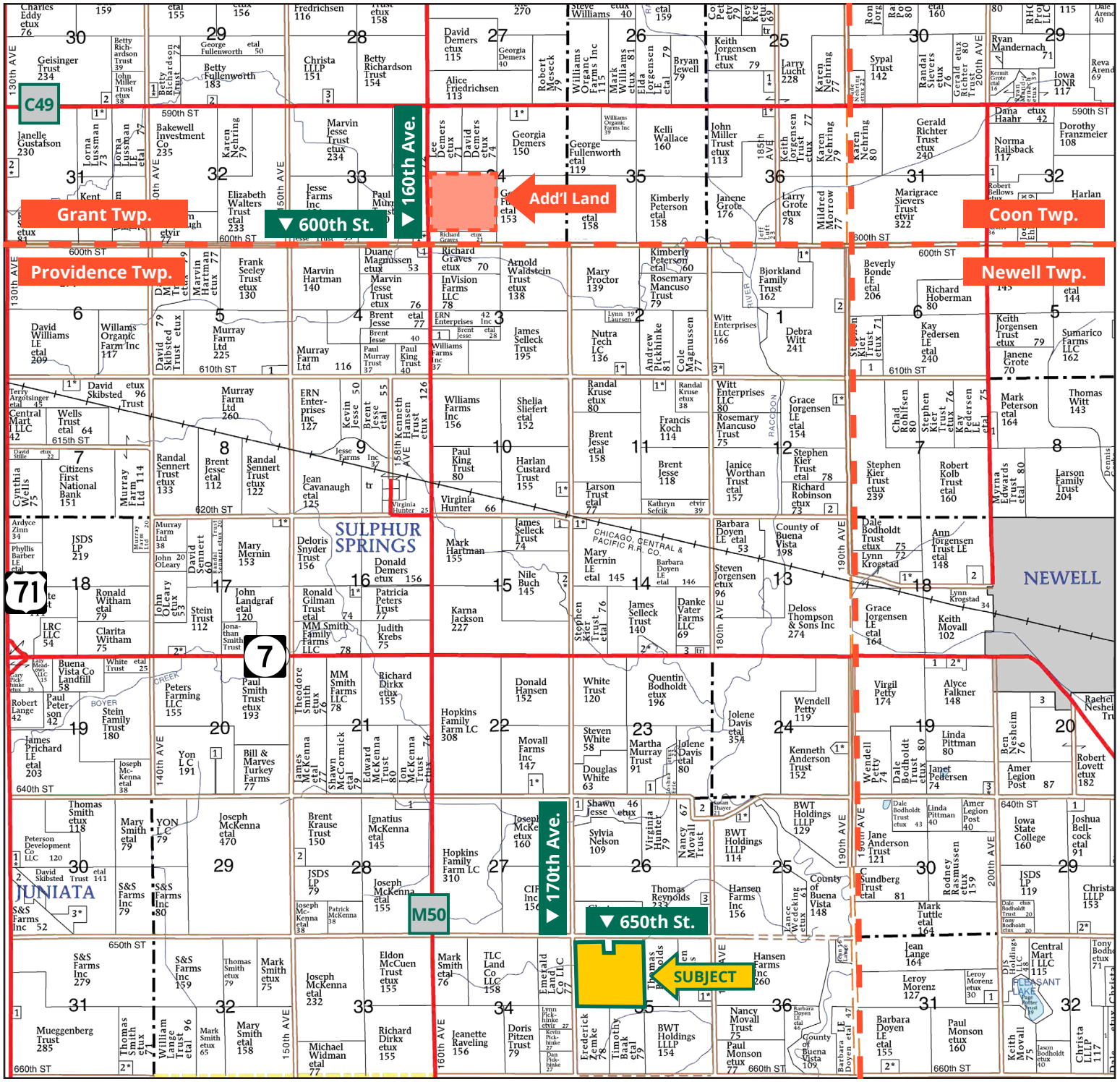
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152.32 Acres, m/l
Buena Vista County, IA

Hertz Farm Management, Inc.

PLAT MAP

Providence Township, Buena Vista County, IA



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AERIAL PHOTO

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

FSA/Eff. Crop Acres: 152.90 | Soil Productivity: 75.70 CSR2



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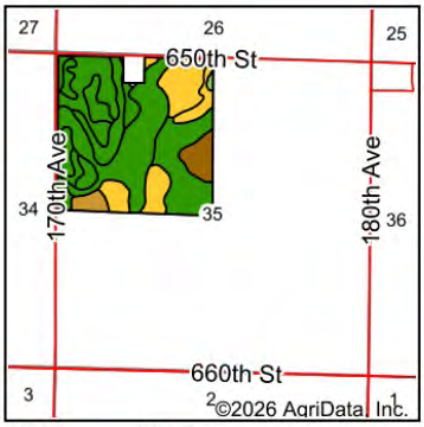
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SOIL MAP

152.90 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Buena Vista**
Location: **35-90N-36W**
Township: **Providence**
Acres: **152.9**
Date: **9/30/2026**

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: IA021, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
107	Webster clay loam, 0 to 2 percent slopes	40.13	26.2%		IIw	86
507	Canisteo clay loam, 0 to 2 percent slopes	24.53	16.0%		IIw	84
138B	Clarion loam, 2 to 6 percent slopes	20.34	13.3%		IIe	89
55	Nicollet clay loam, 1 to 3 percent slopes	13.42	8.8%		Iw	89
559	Talcot clay loam, deep, 0 to 2 percent slopes	12.86	8.4%		IIw	54
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	12.65	8.3%		IIIe	83
108B	Wadena loam, 2 to 6 percent slopes	7.51	4.9%		IIe	52
34B	Estherville sandy loam, 2 to 6 percent slopes	7.31	4.8%		IIIs	27
203	Cylinder loam, 0 to 2 percent slopes	4.83	3.2%		IIs	58
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.71	3.1%		IIIw	59
73C	Hawick gravelly sandy loam, 6 to 12 percent slopes	4.00	2.6%		IVs	31
95	Harps clay loam, 0 to 2 percent slopes	0.61	0.4%		IIw	72
				Weighted Average	**2.13**	**75.7**

**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

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

Location
From Newell: Head west on Hwy. 7 for 3 miles. Turn south on 170th Ave. In 2 miles the property will be on the southeast corner of intersection.

Simple Legal
NW ¼ (except acreage site) in Section 35, Township 90 North, Range 36 West of the 5th P.M. Buena Vista Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms
- $1,700,000
- $11,160.71/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession
As negotiated.

Real Estate Tax
Taxes Payable 2026 - 2027: $5,352.00
Net Taxable Acres: 152.32
Tax per Net Taxable Acre: $35.14

Lease Status
Leased through the 2027 crop year.

FSA Data
Farm Number 1438, Tract 2839
FSA/Eff. Crop Acres: 152.90
Corn Base Acres: 76.38
Corn PLC Yield: 159 Bu.
Bean Base Acres: 76.22
Bean PLC Yield: 43 Bu.

NRCS Classification
NHEL: Non-Highly Erodible Land.

Soil Types/Productivity
Primary soils are Webster clay loam, Canisteo clay loam, and Clarion loam. CSR2 on the FSA/Eff. crop acres is 75.70. 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
Nearly level to gently sloping.

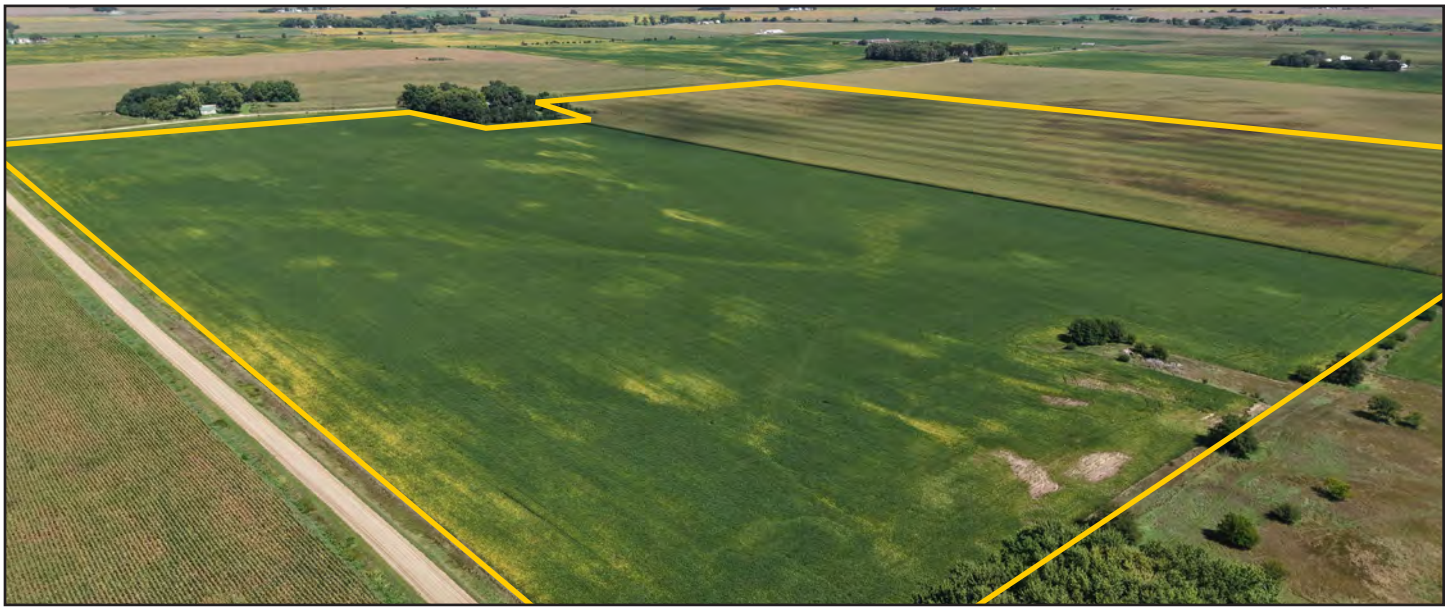
Drainage
Property is part of a drainage district. Some tile. Contact agent for tile maps.

Buildings/Improvements
None.

Water & Well Information
None.

Comments
Productive Buena Vista County farmland.

Additional Land for Sale
Seller has 1 additional tract of land for sale located northwest 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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West looking East



Northeast looking Southwest



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FSA MAP

152.90 FSA/Eff. Crop Acres

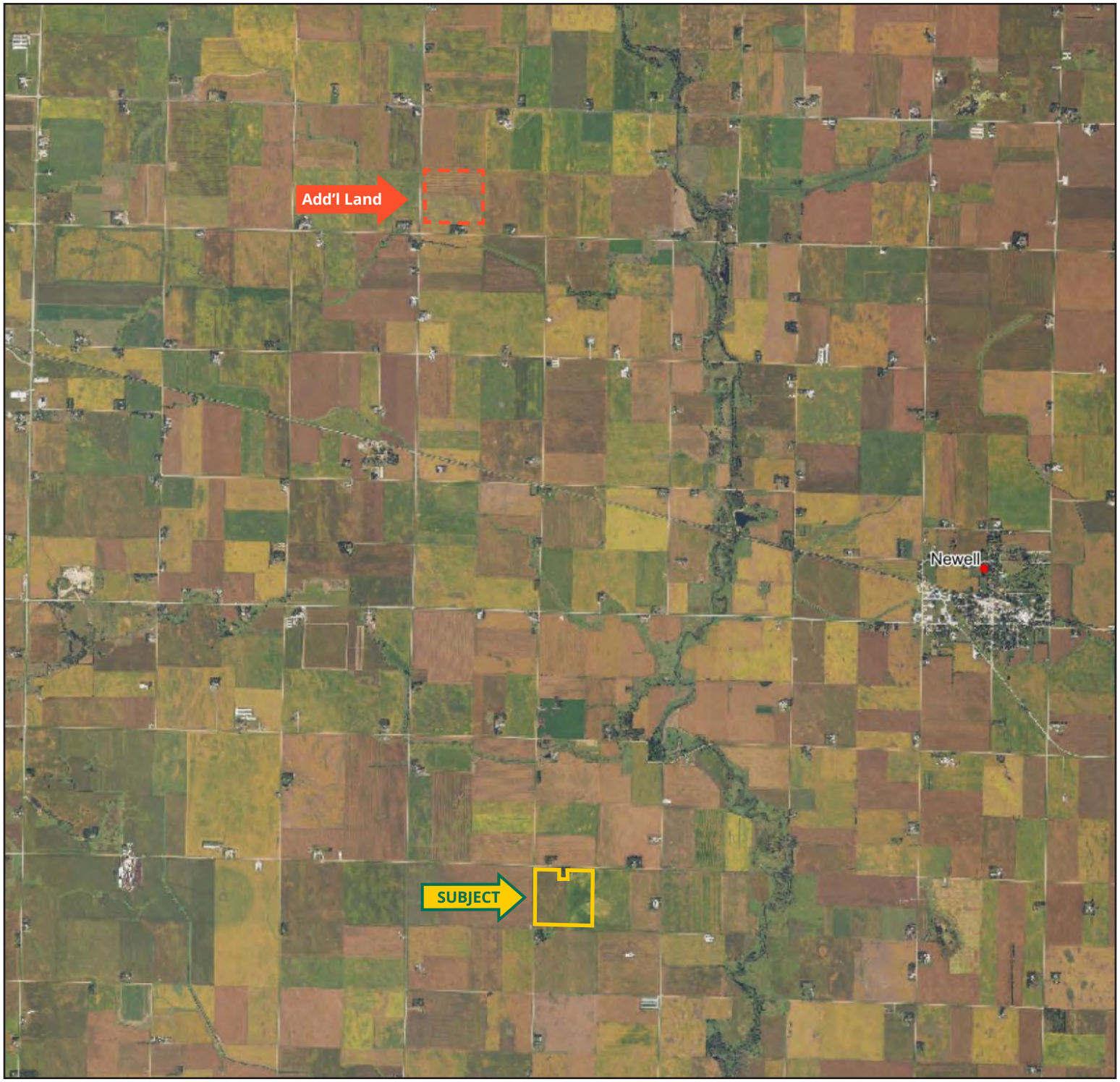


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ADDITIONAL LAND

Aerial Photo

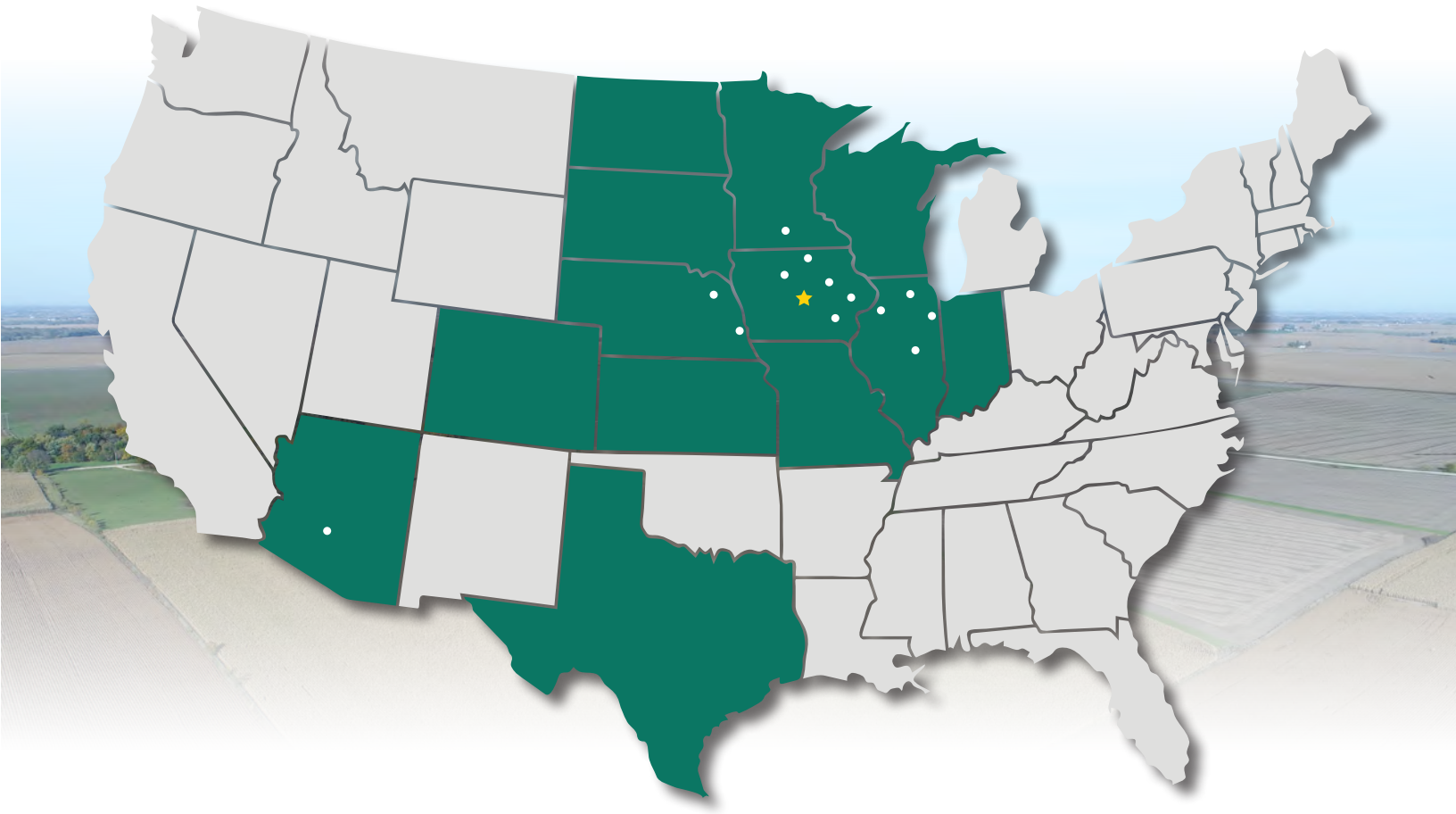


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