Hertz Real Estate Services

Pattern-Tiled Farms with Excellent Soil Quality



AUCTION

Hybrid

Thursday
December 10, 2026
10:00 a.m. CST
New Hampton, IA &
bid.hertz.ag

525.23 Acres, m/l

4 Parcels
Chickasaw County, IA



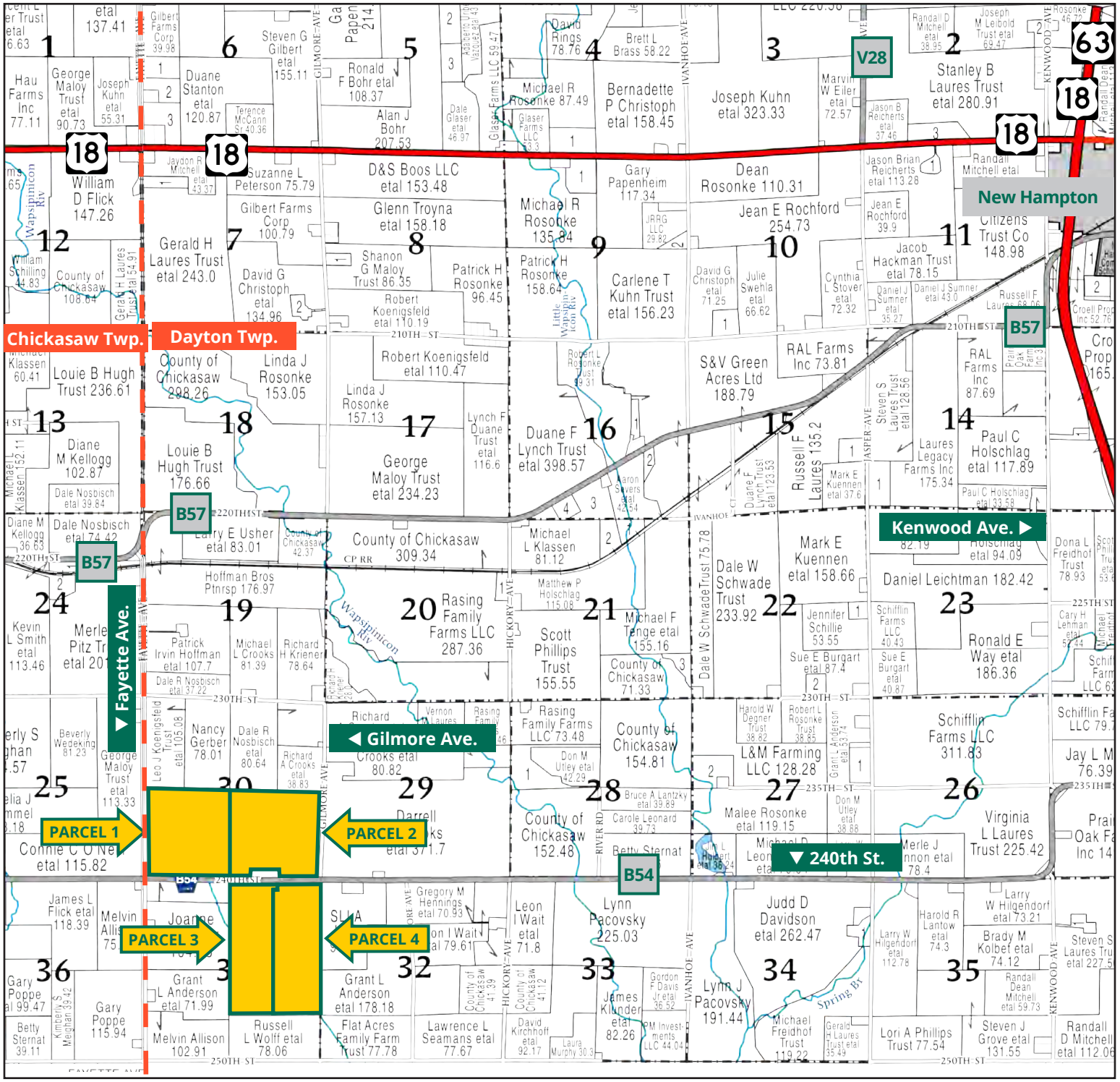
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PLAT MAP

Dayton Township, Chickasaw County, IA



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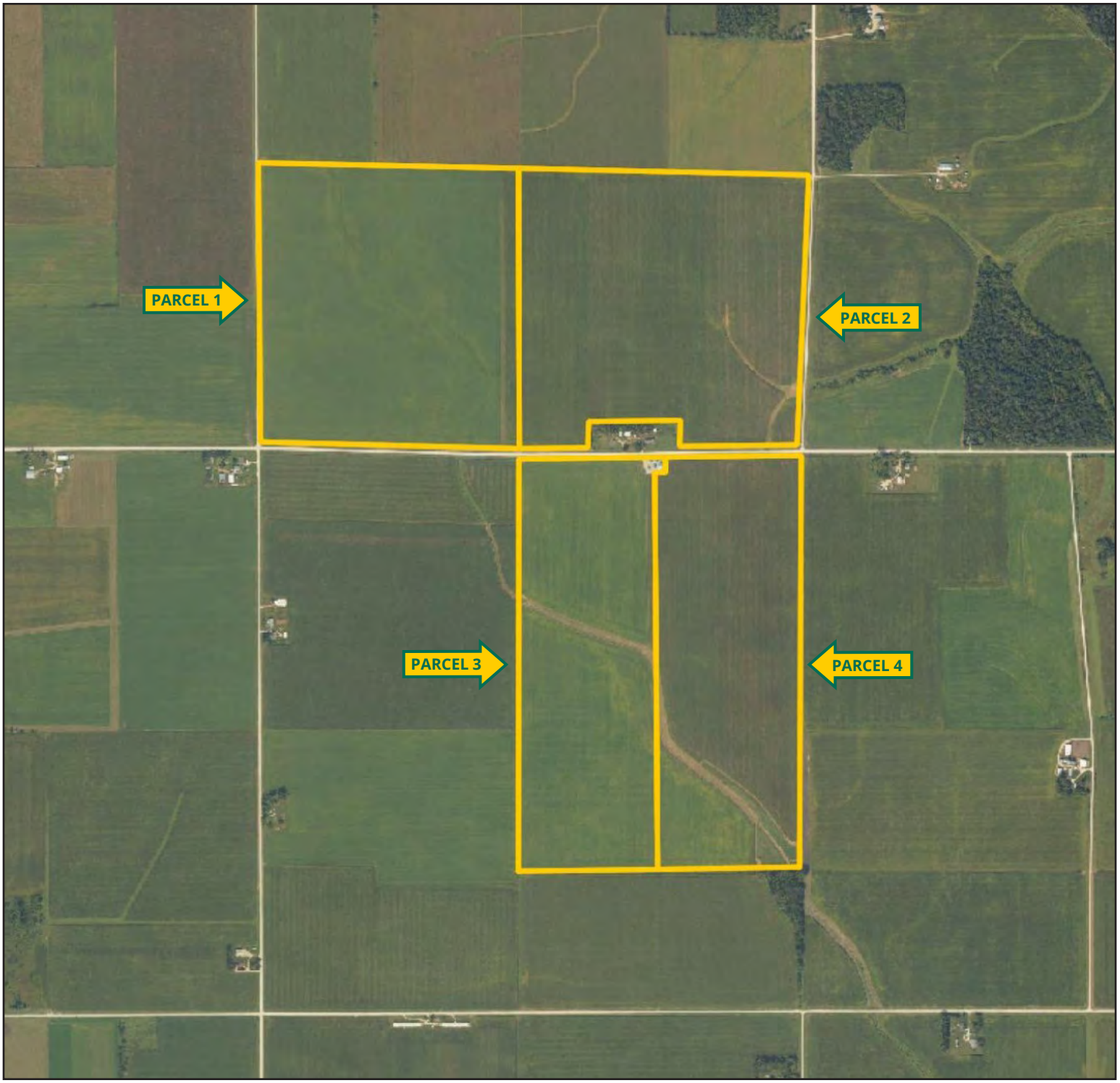
641.423.9531 | 2800 4th St. SW, Ste. 7 | Mason City, IA 50401 | **www.Hertz.ag**

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COMBINED AERIAL PHOTO

525.23 Acres, m/l, in 4 Parcels, Chickasaw County, IA



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AERIAL PHOTO

144.00 Acres, m/l, Chickasaw County, IA
Parcel 1

Est. FSA/Eff. Crop Acres: 144.00 | Soil Productivity: 84.30 CSR2



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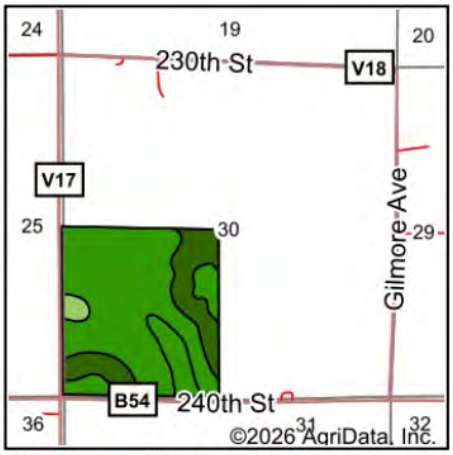
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SOIL MAP

144.00 Est. FSA/Eff. Crop Acres
Parcel 1



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Chickasaw**
Location: **30-95N-13W**
Township: **Dayton**
Acres: **144**
Date: **10/28/2026**

Hertz Farm Management, Inc

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: IA037, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
398	Tripoli clay loam, 0 to 2 percent slopes	100.06	69.5%		IIw	82
399	Readlyn silt loam, 1 to 3 percent slopes	30.61	21.3%		Iw	91
84	Clyde clay loam, 0 to 3 percent slopes	9.95	6.9%		IIw	88
471	Oran loam, 0 to 2 percent slopes	3.38	2.3%		Iw	79
				Weighted Average	**1.76**	**84.3**

**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

144.00 Acres, m/l, Chickasaw County, IA
Parcel 1

Location
From New Hampton: Go south on Kenwood Ave. for 2.9 miles, continue west on 240th St. / Co. Rd. B54 for 4.9 miles. Property is located on the northeast side of the intersection of 240th St. / Co. Rd. B54 and Fayette Ave.

Simple Legal
W½ SW¼; part of E½ SW¼ of Section 30, Township 95 North, Range 13 West of the 5th P.M., Chickasaw Co., IA. *Final abstract/ title documents to govern legal description.*

Real Estate Tax
Taxes Payable 2026 - 2027: $5,212.00*
Net Taxable Acres: 144.00*
Tax per Net Taxable Acre: $36.19*
**Taxes estimated pending survey of property and tax parcel split. Chickasaw County Treasurer/Assessor will determine final tax figures.*

Lease Status
Open lease for the 2027 crop year.

FSA Data
Farm Number 2022, Part of Tract 8460
FSA/Eff. Crop Acres: 144.00*
Corn Base Acres: 72.30*
Corn PLC Yield: 173 Bu.
Bean Base Acres: 71.11*
Bean PLC Yield: 50 Bu.
**Acres are estimated pending reconstitution of farm by the Chickasaw County FSA office.*

Soil Types/Productivity
Primary soils are Tripoli, Readlyn, and Clyde. CSR2 on the estimated FSA/Eff. crop acres is 84.30. See soil map for detail.

Mineral Rights
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data
Soil tests completed in 2025 by Rock River Laboratory.
P: 26.50
K: 127.60
pH: 6.60

Yield History (Bu./Ac.)

Year	Corn	Beans
2025	-	70
2024	212	-
2023	-	71
2022	251	
2021	-	70

Yield information is reported by crop insurance documents.

Land Description
Level.

Drainage
Pattern-tiled. Contact agent for maps.

Buildings/Improvements
None.

Water & Well Information
Well number 6900 is located on the property.

Irrigation Information
This parcel offers irrigation potential with an electric-powered pump rated at 134 gallons per minute and a well depth of 801 feet.

Survey
If parcels 1 and 2 sell to different Buyers, a survey will be completed prior to closing to establish property boundaries, at the Seller's expense. Final sale price will be adjusted up/down based on gross surveyed acres.

Comments
High-quality, pattern-tiled farm.

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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Southeast looking Northwest



Northeast looking Southwest



Southwest looking Northeast



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AERIAL PHOTO

147.23 Acres, m/l, Chickasaw County, IA
Parcel 2

Est. FSA/Eff. Crop Acres: 149.82 | Grass Acres: 1.74 | Soil Productivity: 87.90 CSR2



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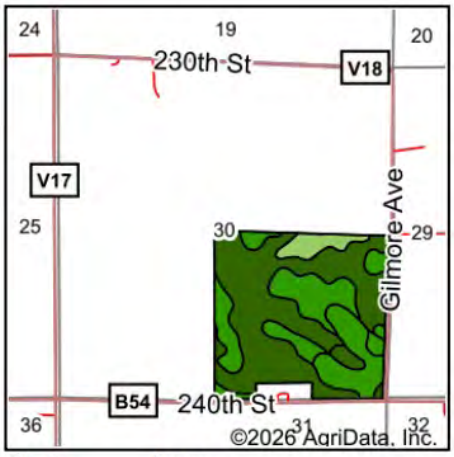
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SOIL MAP

149.82 Est. FSA/Eff. Crop Acres
Parcel 2



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Chickasaw**
Location: **30-95N-13W**
Township: **Dayton**
Acres: **149.82**
Date: **10/28/2026**

Maps Provided By
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Area Symbol: IA037, Soil Area Version: 31						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
399	Readlyn silt loam, 1 to 3 percent slopes	82.45	55.1%		Iw	91
398	Tripoli clay loam, 0 to 2 percent slopes	33.38	22.3%		IIw	82
84	Clyde clay loam, 0 to 3 percent slopes	18.41	12.3%		IIw	88
471	Oran loam, 0 to 2 percent slopes	7.85	5.2%		Iw	79
83B	Kenyon loam, 2 to 5 percent slopes	2.64	1.8%		IIe	90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	2.61	1.7%		IIw	87
198B	Floyd loam, 1 to 4 percent slopes	1.81	1.2%		IIw	89
394B	Ostrander loam, 2 to 5 percent slopes	0.67	0.4%		IIe	88
				Weighted Average	**1.40**	**87.9**

**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

147.23 Acres, m/l, Chickasaw County, IA
Parcel 2

Location
From New Hampton: Go south on Kenwood Ave. for 2.9 miles, continue west on 240th St. / Co. Rd. B54 for 4½ miles. Property is located on the northwest side of the intersection of 240th St. / Co. Rd. B54 and Gilmore Ave.

Simple Legal
Part of NE¼ SW¼; N½ SE¼; part of the SE¼ SW¼; part of the SW¼ SE¼; SE¼ SE¼, all in Section 30, Township 95 North, Range 13 West of the 5th P.M., Chickasaw Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax
Taxes Payable 2026 - 2027: $5,328.00*
Net Taxable Acres: 147.23*
Tax per Net Taxable Acre: $36.19*
**Taxes estimated pending survey of property and tax parcel split. Chickasaw County Treasurer/Assessor will determine final tax figures.*

Lease Status
Open lease for the 2027 crop year.

FSA Data
Farm Number 2022, Part of Tract 8460
FSA/Eff. Crop Acres: 149.82*
Corn Base Acres: 75.22*
Corn PLC Yield: 173 Bu.
Bean Base Acres: 73.98*
Bean PLC Yield: 50 Bu.
**Acres are estimated pending reconstitution of farm by the Chickasaw County FSA office.*

Soil Types/Productivity
Primary soils are Readlyn, Tripoli, and Clyde. CSR2 on the estimated FSA/Eff. crop acres is 87.90. See soil map for detail.

Mineral Rights
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data
Soil tests completed in 2024 by Rock River Laboratory.
P: 29.90
K: 182.50
pH: 6.50

Yield History (Bu./Ac.)

Year	Corn	Beans
2025	230	-
2024	-	61
2023	249	-
2022	-	70
2021	254	-

Yield information is reported by crop insurance documents.

Land Description
Level to gently sloping.

Drainage
Pattern-tiled. Contact agent for maps.

Buildings/Improvements
None.

Water & Well Information
None.

Survey
If parcels 1 and 2 sell to different Buyers, a survey will be completed prior to closing to establish property boundaries, at the Seller's expense. Final sale price will be adjusted up/down based on gross surveyed acres.

Comments
Well drained farm with high-quality soils.

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Southeast looking Northwest



Southwest looking Northeast



Northwest looking Southeast



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AERIAL PHOTO

118.00 Acres, m/l, Chickasaw County, IA
Parcel 3

Est. FSA/Eff. Crop Acres: 112.74 | Soil Productivity: 86.30 CSR2



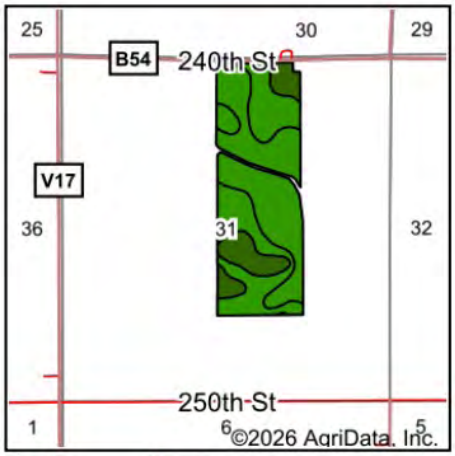
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SOIL MAP

112.74 Est. FSA/Eff. Crop Acres
Parcel 3





State: **Iowa**
County: **Chickasaw**
Location: **31-95N-13W**
Township: **Dayton**
Acres: **112.74**
Date: **10/28/2026**

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

Area Symbol: IA037, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
84	Clyde clay loam, 0 to 3 percent slopes	51.73	45.8%		IIw	88
398	Tripoli clay loam, 0 to 2 percent slopes	40.43	35.9%		IIw	82
399	Readlyn silt loam, 1 to 3 percent slopes	17.69	15.7%		Iw	91
198B	Floyd loam, 1 to 4 percent slopes	2.89	2.6%		IIw	89
				Weighted Average	**1.84**	**86.3**

**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

118.00 Acres, m/l, Chickasaw County, IA
Parcel 3

Location
From New Hampton: Go south on Kenwood Ave. for 2.9 miles, continue west on 240th St. / Co. Rd. B54 for 4.9 miles. Property is located on the south side of the road.

Simple Legal
Part of the NE¼ NW¼; part of the NW¼ NE¼; part of the SE¼ NW¼; SW¼ NE¼; part of the NE¼ SW¼; NW¼ SE¼, all in Section 31, Township 95 North, Range 13 West of the 5th P.M., Chickasaw Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax
Taxes Payable 2026 - 2027: $4,489.00*
Net Taxable Acres: 118.00*
**Taxes estimated pending survey of property and tax parcel split. Chickasaw County Treasurer/Assessor will determine final tax figures.*

Lease Status
Open lease for the 2027 crop year.

FSA Data
Farm Number 2022, Part of Tract 8460
FSA/Eff. Crop Acres: 112.74*
Corn Base Acres: 56.60*
Corn PLC Yield: 173 Bu.
Bean Base Acres: 55.67*
Bean PLC Yield: 50 Bu.
**Acres are estimated pending reconstitution of farm by the Chickasaw County FSA office.*

Soil Types/Productivity
Primary soils are Clyde, Tripoli, and Readlyn. CSR2 on the estimated FSA/Eff. crop acres is 86.30. See soil map for detail.

Mineral Rights
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data
Soil tests completed in 2024 by Rock River Laboratory.
P: 31.40
K: 158.90
pH: 6.20

Yield History (Bu./Ac.)

Year	Corn	Beans
2025	-	61
2024	210	-
2023	-	69
2022	260	-
2021	-	70

Yield information is reported by crop insurance documents.

Land Description
Level to nearly level.

Drainage
Pattern-tiled. Contact agent for tile maps.

Buildings/Improvements
- (2) 36′ x 22′ grain bins (1986)
- (1) 36′ x 22′ grain bin (1997)
- (1) 24′ x 18′ grain bin (1999)
- (1) 48′ x 22′ grain bin (2024)

There is an AGI Grain Monitoring System in two of the grain bins. Contact agent for details.

Water & Well Information
None.

Survey
If parcels 3 and 4 sell to different Buyers, a survey will be completed prior to closing to establish property boundaries, at the Seller's expense. Final sale price will be adjusted up/down based on gross surveyed acres.

Comments
Excellent soil quality with tile and grain bin storage.

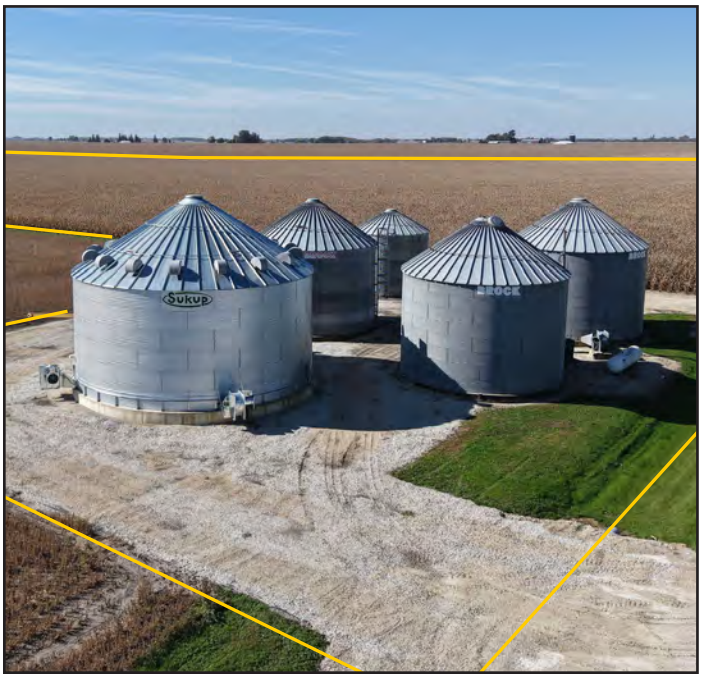
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PROPERTY PHOTOS

118.00 Acres, m/l, Chickasaw County, IA
Parcel 3

Grain Storage View



Northeast looking Southwest



Southeast looking Northwest



Northwest looking Southeast



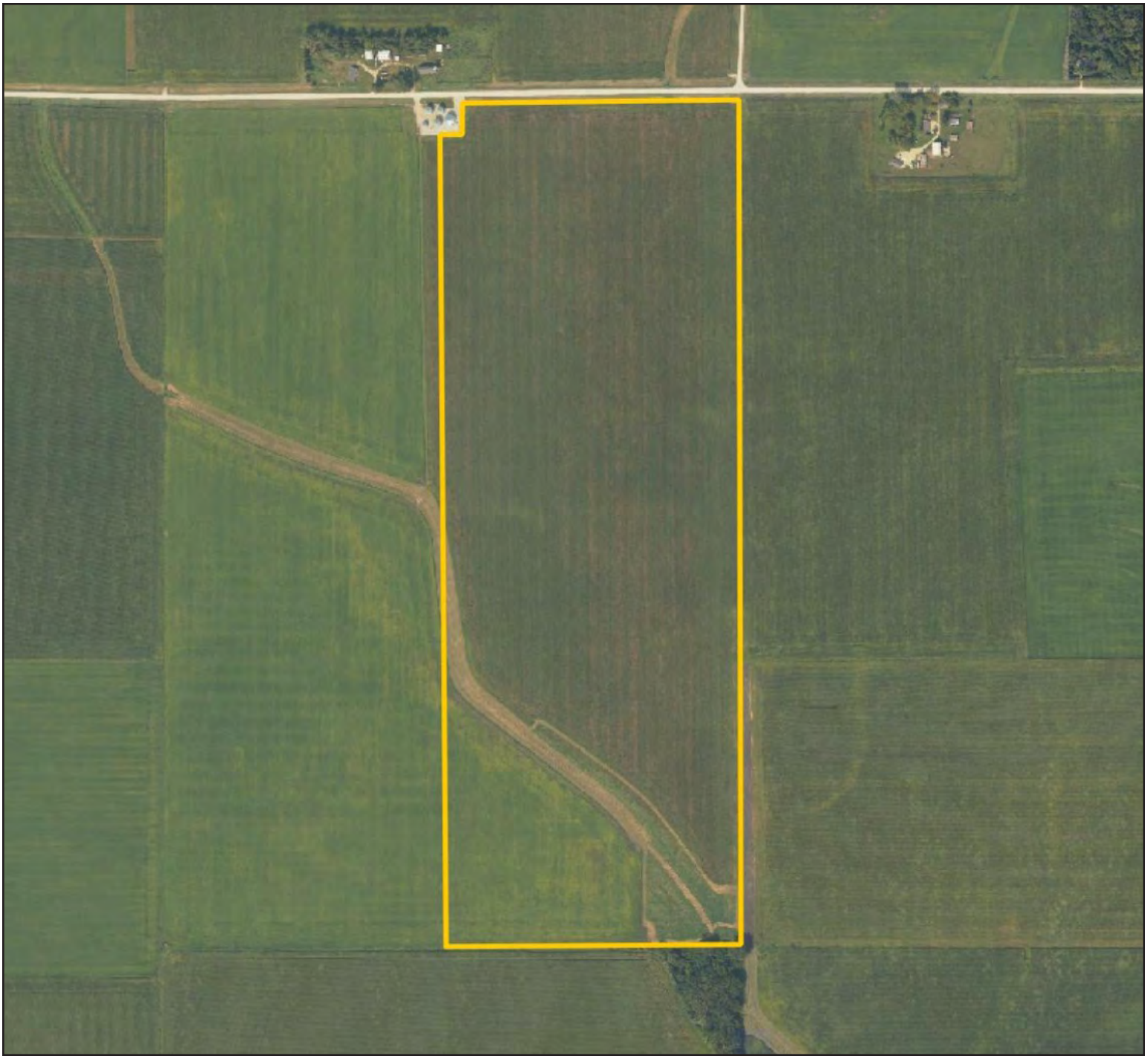
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AERIAL PHOTO

116.00 Acres, m/l, Chickasaw County, IA
Parcel 4

Est. FSA/Eff. Crop Acres: 109.84 | CRP Acres: 1.90 | Soil Productivity: 86.20 CSR2



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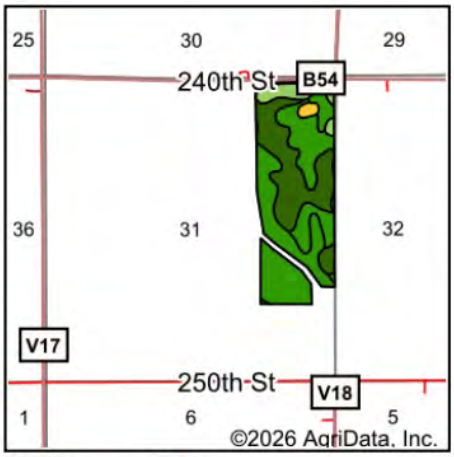
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SOIL MAP

109.84 Est. FSA/Eff. Crop Acres
Parcel 4



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Chickasaw**
Location: **31-95N-13W**
Township: **Dayton**
Acres: **109.84**
Date: **10/28/2026**

Maps Provided By
surety CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA037, Soil Area Version: 31						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
84	Clyde clay loam, 0 to 3 percent slopes	40.60	37.0%		IIw	88
399	Readlyn silt loam, 1 to 3 percent slopes	35.60	32.4%		Iw	91
398	Tripoli clay loam, 0 to 2 percent slopes	23.92	21.8%		IIw	82
472	Havana loam, 0 to 2 percent slopes	5.64	5.1%		IIw	76
777	Wapsie loam, 0 to 2 percent slopes	1.67	1.5%		IIs	55
471	Oran loam, 0 to 2 percent slopes	1.10	1.0%		Iw	79
482B	Racine loam, 2 to 5 percent slopes	0.87	0.8%		IIe	76
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.44	0.4%		IIs	59
				Weighted Average	**1.67**	**86.2**

**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

116.00 Acres, m/l, Chickasaw County, IA
Parcel 4

Location
From New Hampton: Go south on Kenwood Ave. for 2.9 miles, continue west on 240th St. / Co. Rd. B54 for 4.7 miles. Property is located on the south side of the road.

Simple Legal
Part of the NW¼ NE¼; E½ NE¼; part of the SW¼ NE¼; part of the NW¼ SE¼; NE¼ SE¼, all in Section 31, Township 95 North, Range 13 West of the 5th P.M., Chickasaw Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax
Taxes Payable 2026 - 2027: $4,413.00*
Net Taxable Acres: 116.00*
Tax per Net Taxable Acre: $38.04*
**Taxes estimated pending survey of property and tax parcel split. Chickasaw County Treasurer/Assessor will determine final tax figures.*

Lease Status
Open lease for the 2027 crop year.

FSA Data
Farm Number 2022, Part of Tract 8460
FSA/Eff. Crop Acres: 109.84*
CRP Acres: 1.90
Corn Base Acres: 55.15*
Corn PLC Yield: 173 Bu.
Bean Base Acres: 54.24*
Bean PLC Yield: 50 Bu.
**Acres are estimated pending reconstitution of farm by the Chickasaw County FSA office.*

CRP Contracts
There are 1.90 acres enrolled in a CP-21 contract that pays $388.00 annually and expires 9/30/2030.

Soil Types/Productivity
Primary soils are Clyde, Readlyn, and Tripoli. CSR2 on the estimated FSA/Eff. crop acres is 86.20. See soil map for detail.

Mineral Rights
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data
Soil tests completed in 2025 by Rock River Laboratory.
P: 26.60
K: 134.60
pH: 6.60

Yield History (Bu./Ac.)

Year	Corn	Beans
2025	212	-
2024	-	62
2023	253	-
2022	-	71
2021	231	-

Yield information is reported by crop insurance documents.

Land Description
Level to gently sloping.

Drainage
Pattern-tiled. Contact agent for tile maps.

Buildings/Improvements
None.

Water & Well Information
None.

Survey
If parcels 3 and 4 sell to different Buyers, a survey will be completed prior to closing to establish property boundaries, at the Seller's expense. Final sale price will be adjusted up/down based on gross surveyed acres.

Comments
Excellent quality soils on this parcel.

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Northwest looking Southeast



Southwest looking Northeast



Southeast looking Northwest



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AUCTION INFORMATION

Date: Thurs., December 10, 2026

Time: 10:00 a.m.

Site: Chickasaw Event Center
301 N Water Ave.
New Hampton, IA 50659

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 Eythan Blair at 712-363-0724 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 any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

Seller

Springwood Enterprises, 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 28, 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

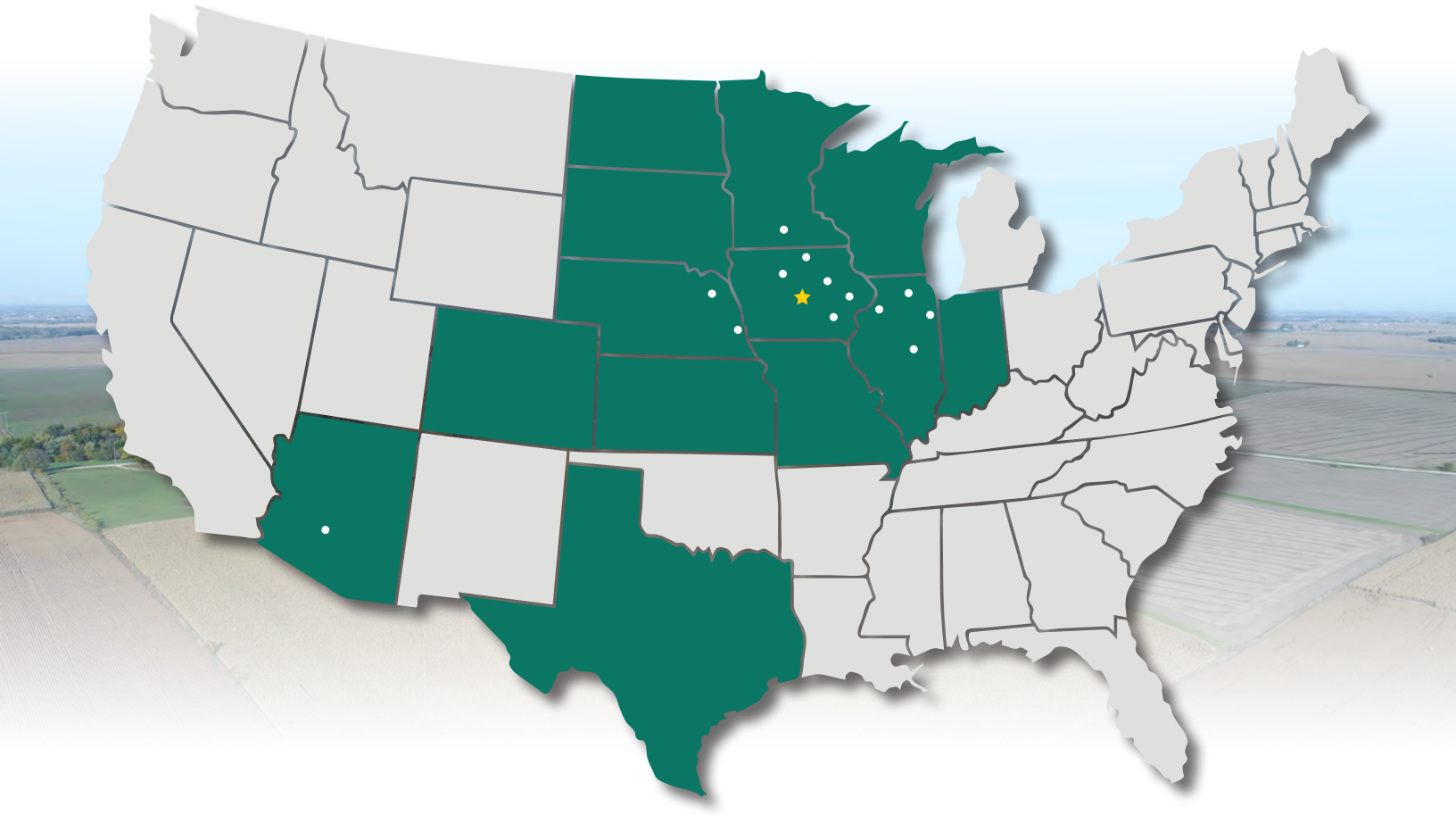
Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an Abstract of Title for review by Buyer's attorney.

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Hertz Real Estate Services

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