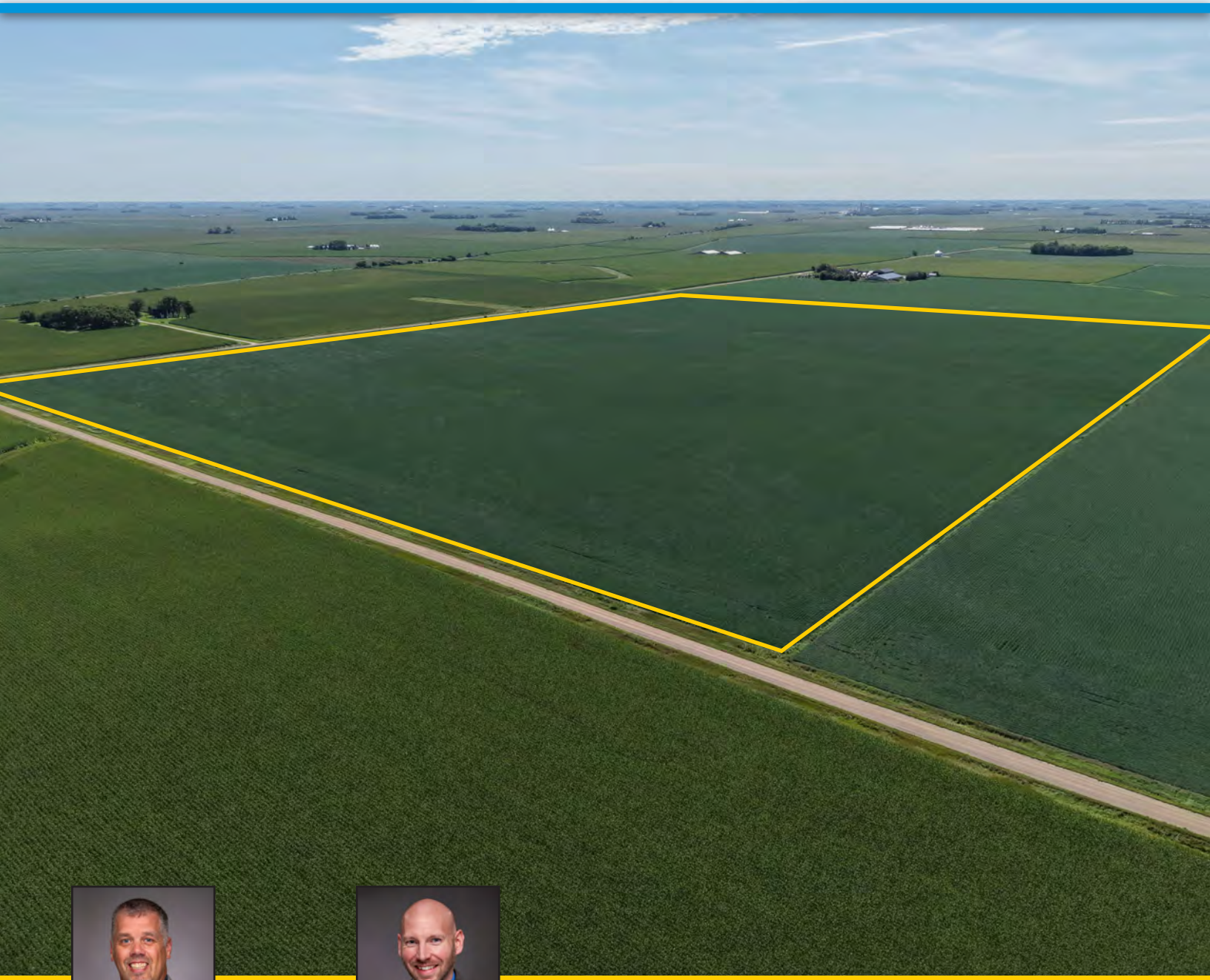
Hertz Real Estate Services

LAND FOR SALE

High-Quality Soils - 86.40 CSR2



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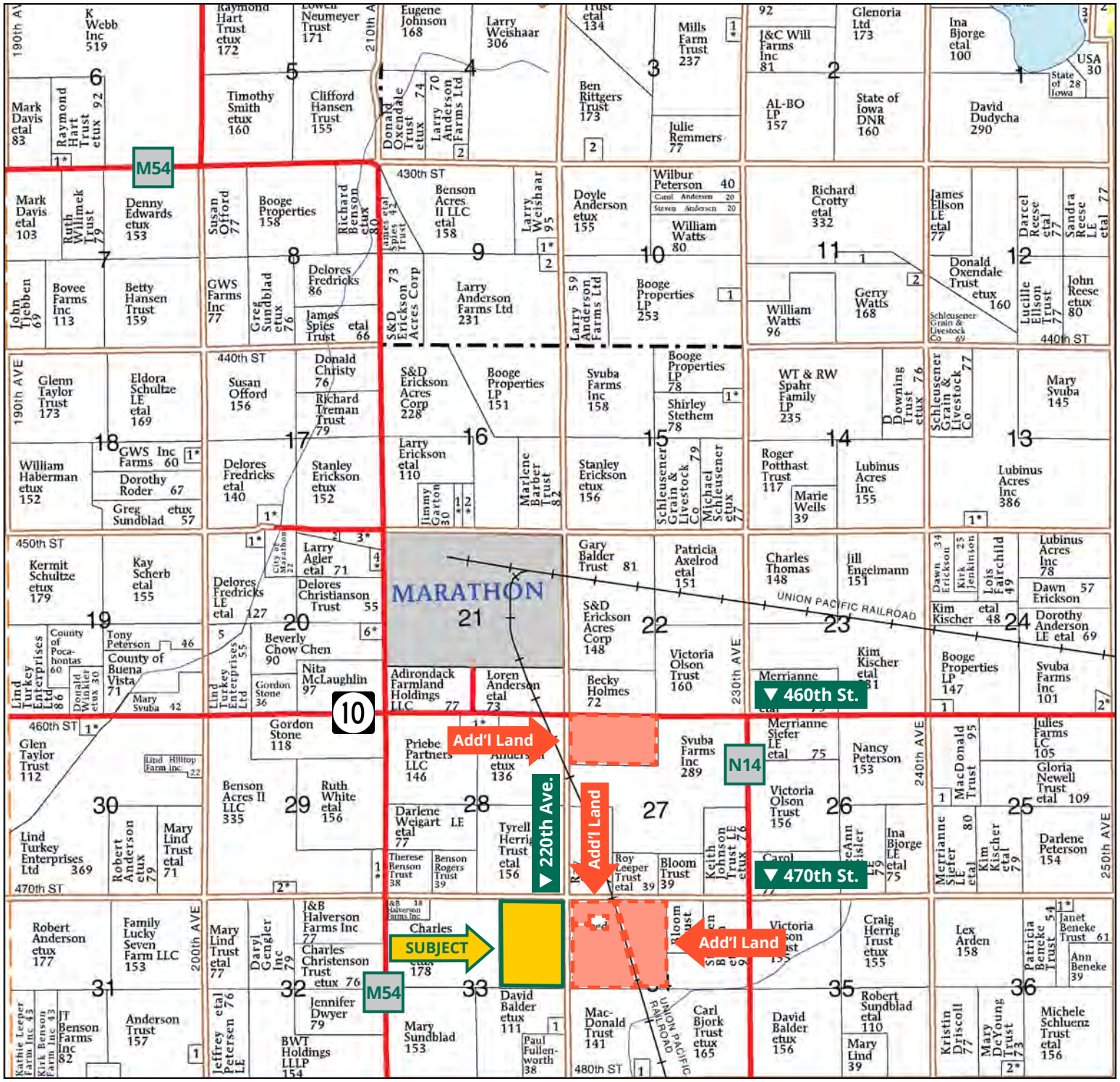
120.00 Acres, m/l
Buena Vista County, IA

PLAT MAP

Poland Township, Buena Vista County, IA



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AERIAL PHOTO

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

FSA/Eff. Crop Acres: 117.20 | Soil Productivity: 86.40 CSR2



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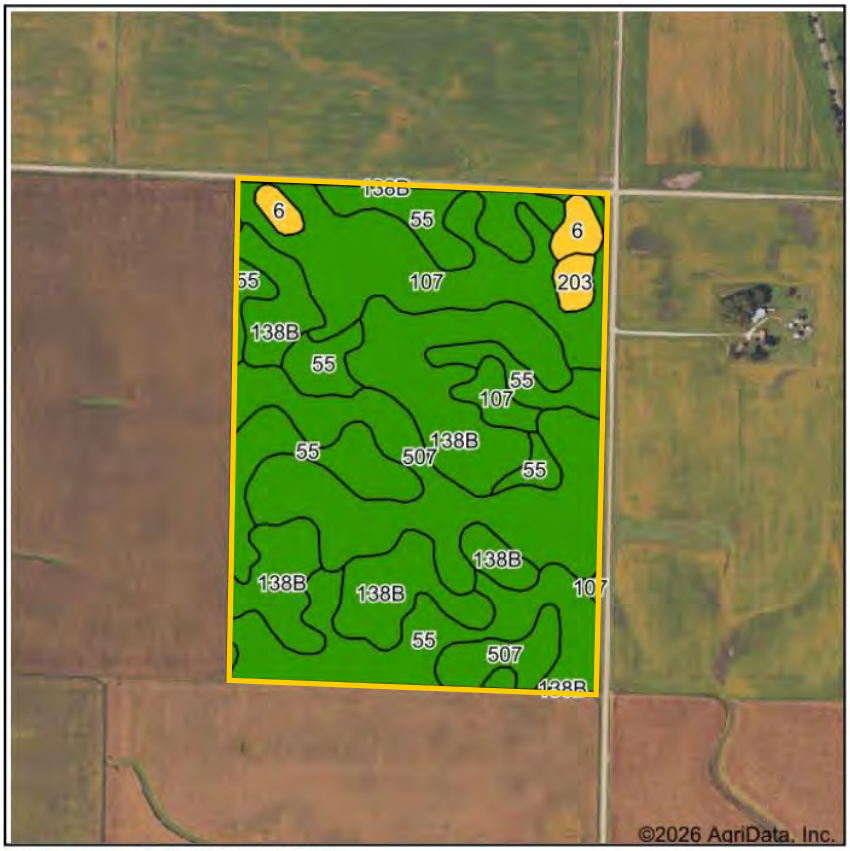
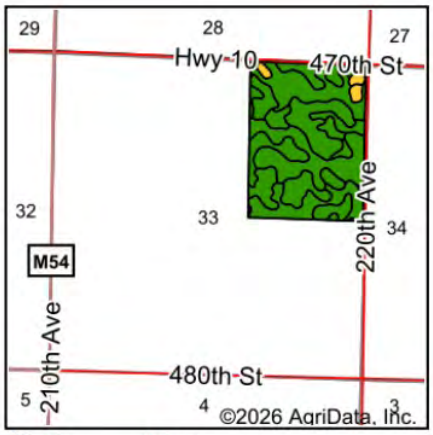
SOIL MAP

117.20 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Buena Vista**
Location: **33-93N-35W**
Township: **Poland**
Acres: **117.2**
Date: **10/30/2026**

Hertz Farm Management, Inc

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**
55	Nicollet clay loam, 1 to 3 percent slopes	34.89	29.7%		Iw	89
138B	Clarion loam, 2 to 6 percent slopes	31.26	26.7%		IIe	89
507	Canisteo clay loam, 0 to 2 percent slopes	27.31	23.3%		IIw	84
107	Webster clay loam, 0 to 2 percent slopes	20.00	17.1%		IIw	86
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.47	2.1%		IIIw	59
203	Cylinder loam, 0 to 2 percent slopes	1.27	1.1%		IIs	58
				Weighted Average	**1.72**	**86.4**

**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

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

Location
From Marathon: Head ½ mile east on IA-Hwy. 10/460th St. to 220th Ave., then 1 mile south. The property is on the west side of the road.

Simple Legal
E¾ NE¼ of Section 33, Township 93 North, Range 35 West of the 5th P.M., Buena Vista Co., IA. *Final abstract/ title documents to govern legal description.*

Price & Terms
- $1,608,000
- $13,400/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession
As negotiated.

Real Estate Tax
Taxes Payable 2026 - 2027: $4,252.00
Gross Acres: 120.00
Net Taxable Acres: 116.50
Tax per Net Taxable Acre: $36.50

Lease Status
Open lease for 2027 crop year.

FSA Data
Farm Number 1674, Tract 1413
FSA/Eff. Crop Acres: 117.20
Corn Base Acres: 59.29
Corn PLC Yield: 170 Bu.
Bean Base Acres: 59.25
Bean PLC Yield: 47 Bu.

NRCS Classification
NHEL: Non-Highly Erodible Land.

Soil Types/Productivity
Primary soils are Nicollet clay loam, Clarion loam, and Canisteo clay loam. CSR2 on the FSA/Eff. crop acres is 86.40. 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
Nearly level to gently sloping.

Drainage
- Natural with some tile. No tile maps available.
- Drainage District #50 and #168.

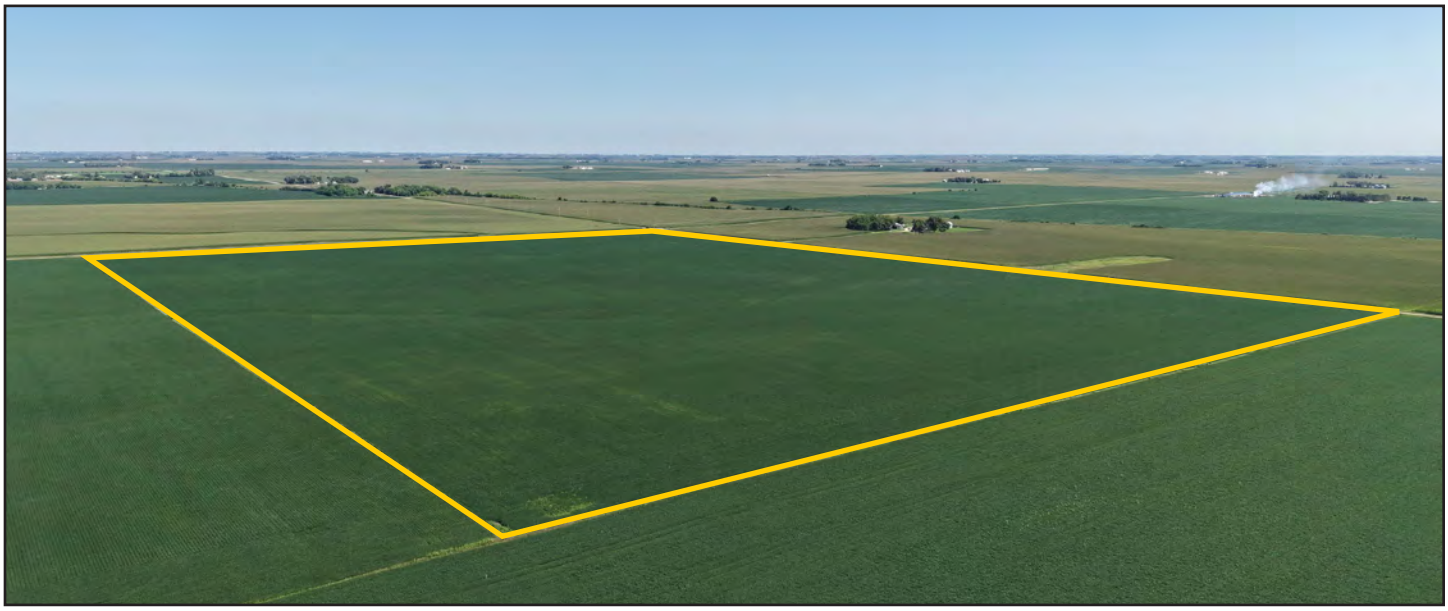
Buildings/Improvements
None.

Water & Well Information
None.

Comments
A pipeline crosses the middle of the farm.

Great laying, high-quality farm in Northeast Buena Vista County.

Additional Land for Sale
Seller has 3 additional tracts of land for sale located north and east 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 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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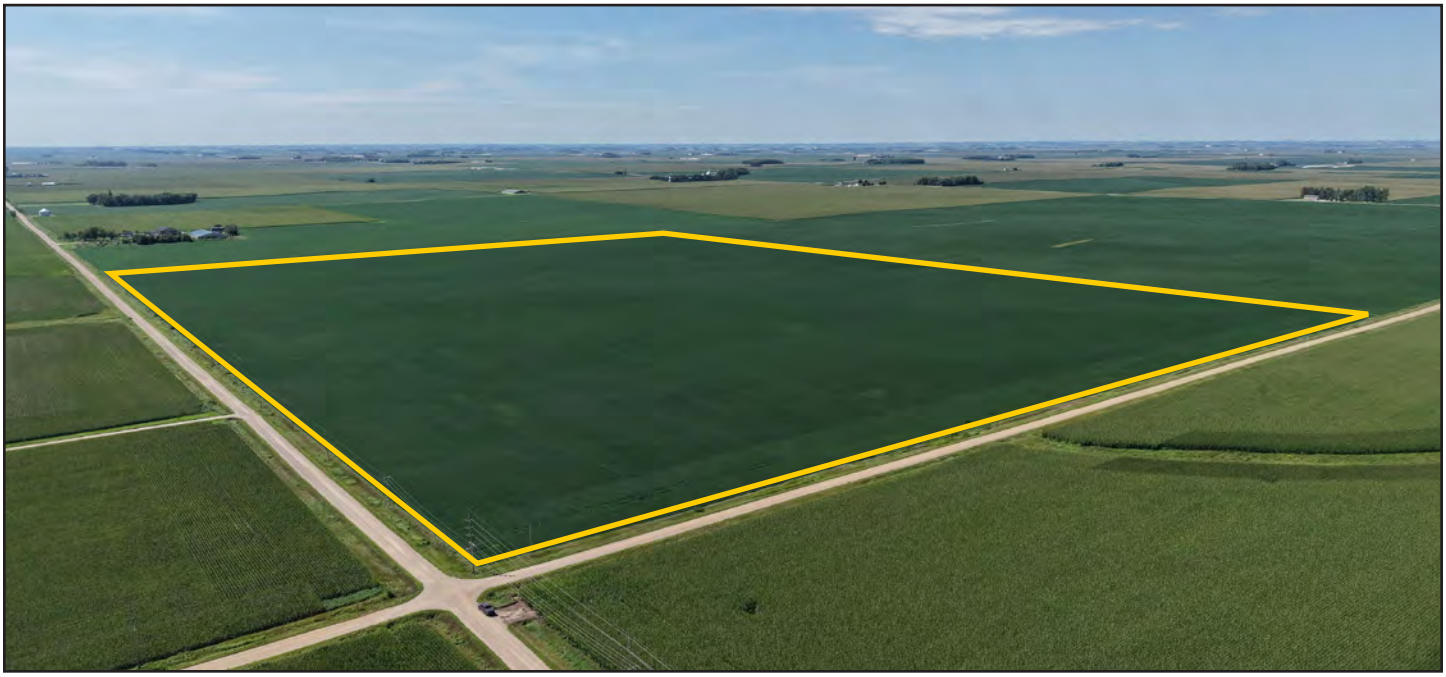
Northeast looking Southwest



Southeast looking Northwest



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FSA MAP

117.20 FSA/Eff. Crop Acres



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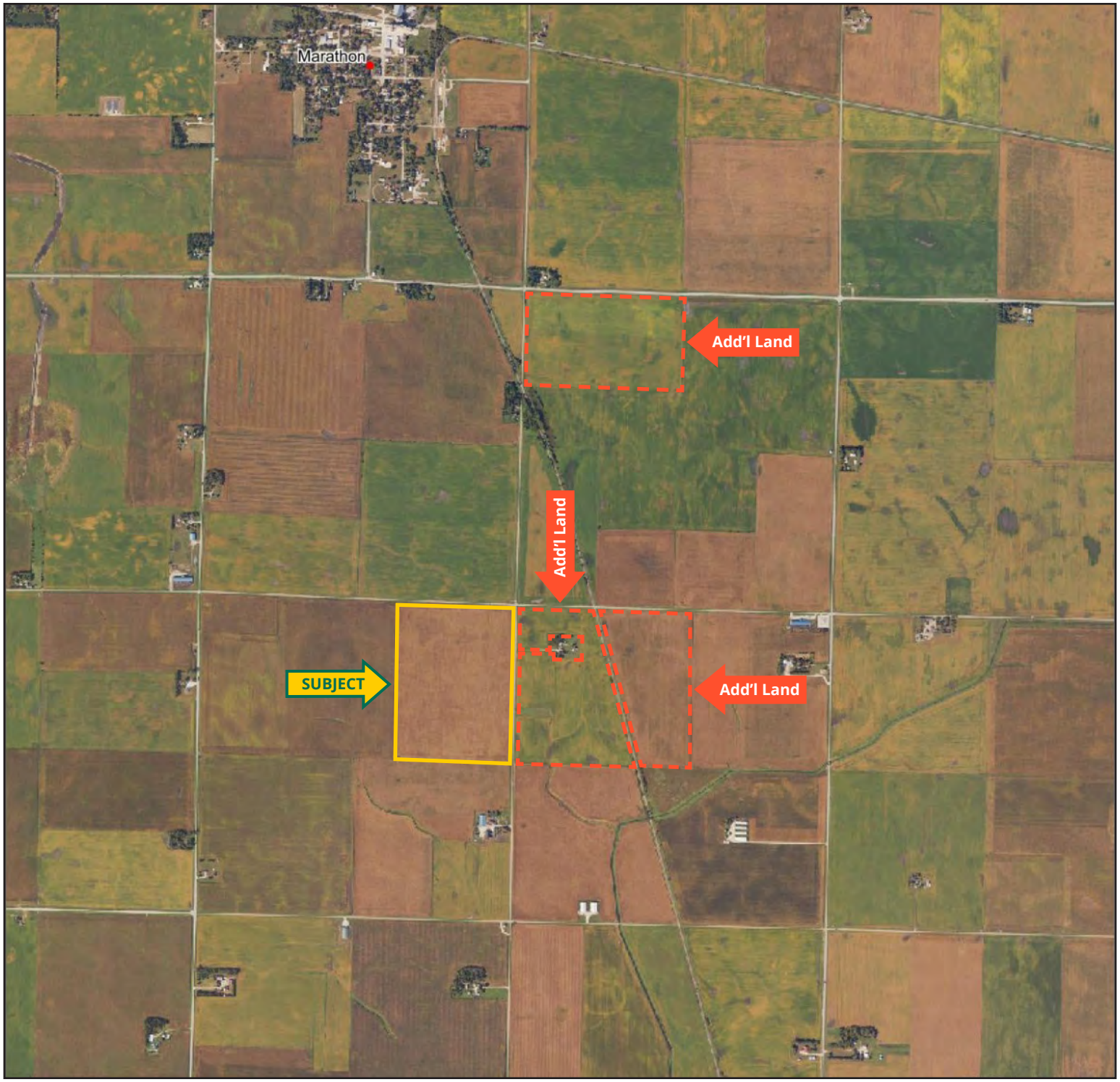
ADDITIONAL LAND

Aerial Photo



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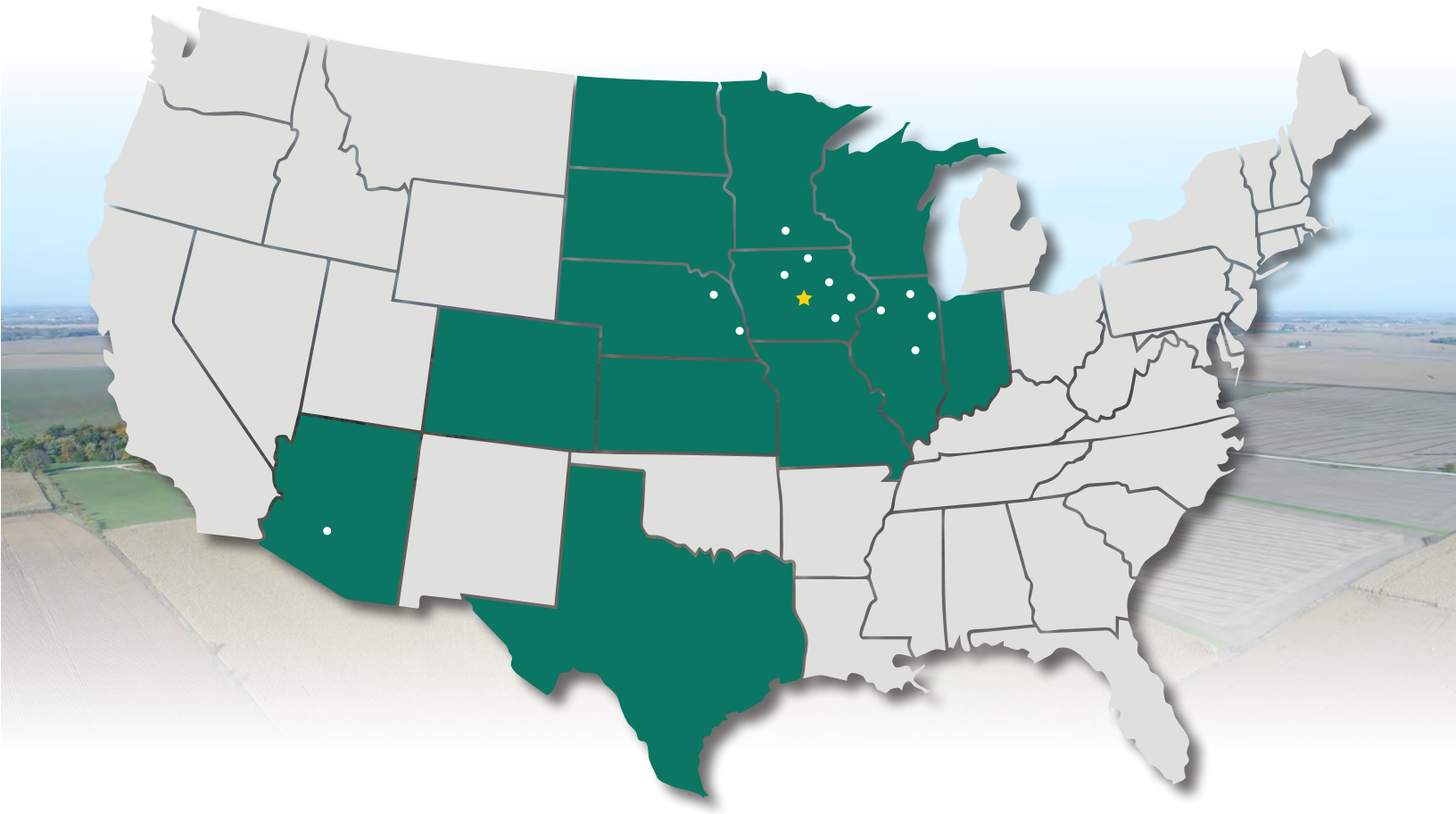

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