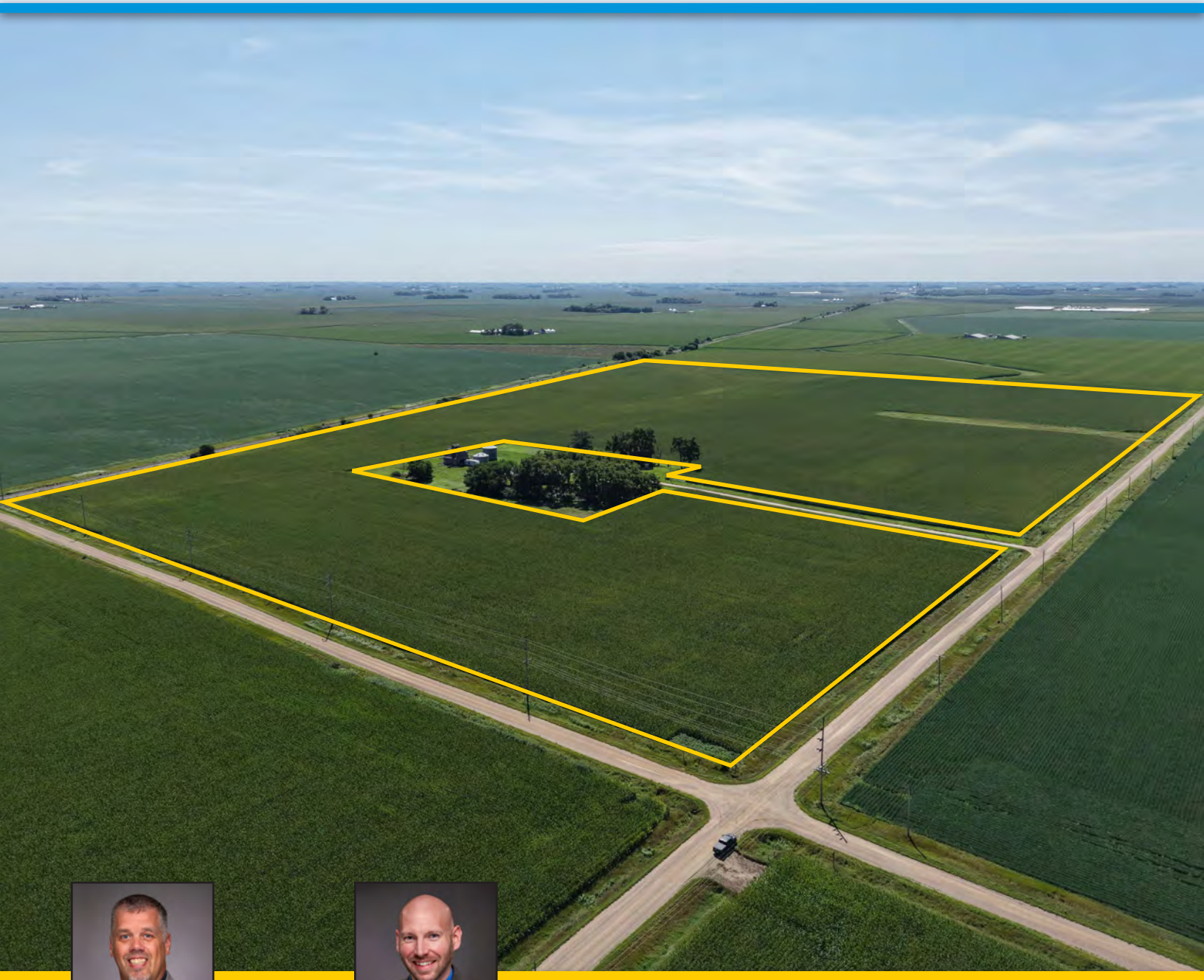
Hertz Real Estate Services

LAND FOR SALE

High-Quality Soils - 86.40 CSR2



KYLE HANSEN, ALC
Licensed Broker
in IA, AZ, NE & MO
515.370.3446
KyleH@Hertz.ag

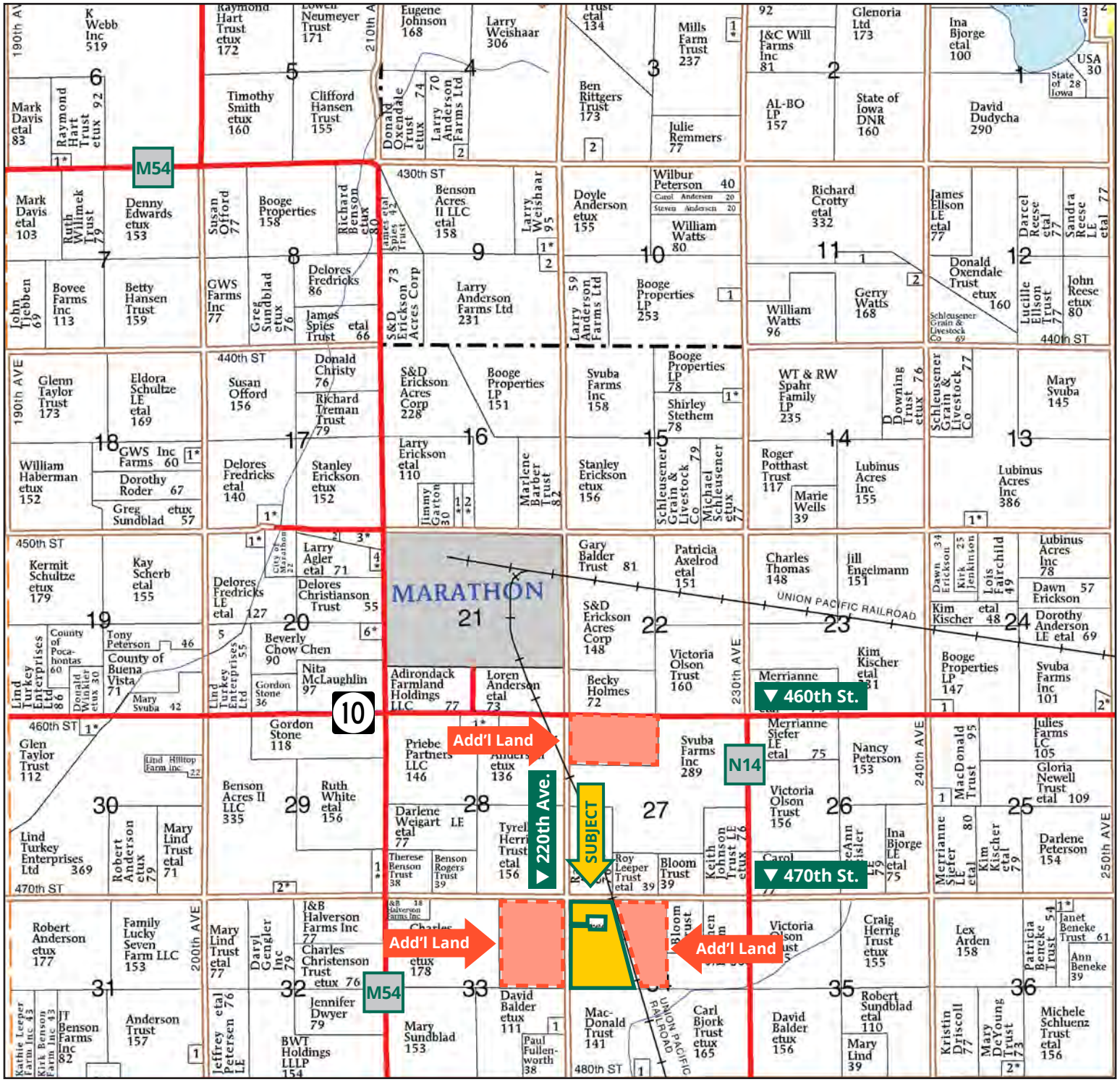
DAVID KRIER, AFM
Licensed Salesperson
in IA, NE & SD
970.397.4452
DavidK@Hertz.ag

515.382.1500 | 415 S. 11th St., PO Box 500
Nevada, IA 50201-0500 | **www.Hertz.ag**

93.60 Acres, m/l
Buena Vista County, IA

PLAT MAP

Poland Township, Buena Vista County, IA



Map reproduced with permission of Farm & Home Publishers, Ltd.

KYLE HANSEN, ALC
515.370.3446
KyleH@Hertz.ag

DAVID KRIER, AFM
970.397.4452
DavidK@Hertz.ag

AERIAL PHOTO

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

FSA/Eff. Crop Acres: 88.50 | Soil Productivity: 86.40 CSR2



KYLE HANSEN, ALC
515.370.3446
KyleH@Hertz.ag

DAVID KRIER, AFM
970.397.4452
DavidK@Hertz.ag

SOIL MAP

88.50 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Buena Vista**
Location: **34-93N-35W**
Township: **Poland**
Acres: **88.5**
Date: **10/30/2026**

Maps Provided By surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc 2025 www.AgriDataInc.com

Area Symbol: IA021, Soil Area Version: 31						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
138B	Clarion loam, 2 to 6 percent slopes	28.08	31.7%		IIe	89
507	Canisteo clay loam, 0 to 2 percent slopes	24.94	28.2%		IIw	84
55	Nicollet clay loam, 1 to 3 percent slopes	19.16	21.6%		Iw	89
107	Webster clay loam, 0 to 2 percent slopes	10.88	12.3%		IIw	86
384	Collinwood silty clay loam, 1 to 3 percent slopes	3.35	3.8%		IIw	82
585B	Colo-Spillville complex, 2 to 5 percent slopes	1.20	1.4%		IIw	79
62D	Storden loam, 10 to 16 percent slopes, moderately eroded	0.73	0.8%		IVe	41
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.16	0.2%		IIIe	83
				Weighted Average	**1.80**	**86.4**

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

KYLE HANSEN, ALC
515.370.3446
KyleH@Hertz.ag

DAVID KRIER, AFM
970.397.4452
DavidK@Hertz.ag

PROPERTY INFORMATION

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

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

Simple Legal
NW¼ lying west of RR ROW excluding Lot D in Section 34, 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
- $1,141,920
- $12,200/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession
As negotiated.

Real Estate Tax
Taxes Payable 2026 - 2027: $3,275.00*
Gross Acres: 93.60*
Net Taxable Acres: 90.60*
Tax per Net Taxable Acre: $36.15*
**Taxes estimated due to the split of tax parcels. Buena Vista County Treasurer/ Assessor will determine final tax figures.*

Lease Status
Open lease for 2027 crop year.

FSA Data
Farm Number 1288, Tract 1414
FSA/Eff. Crop Acres: 88.50
Corn Base Acres: 44.17*
Corn PLC Yield: 167 Bu.
Bean Base Acres: 44.11*
Bean PLC Yield: 45 Bu.
**Acres are estimated pending reconstitution of farm by the Buena Vista County FSA office.*

NRCS Classification
NHEL: Non-Highly Erodible Land.

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

Soil Types/Productivity
Primary soils are Clarion loam, Canisteo clay loam, and Nicollet clay loam. CSR2 on the FSA/Eff. crop acres is 86.40. See soil map for detail.

Land Description
Nearly level to moderately 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 south half of the farm.

Nice, high-quality soil farm in northeast Buena Vista County.

Additional Land for Sale
Seller has 3 additional tracts of land for sale located north, east, and west 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.

KYLE HANSEN, ALC
515.370.3446
KyleH@Hertz.ag

DAVID KRIER, AFM
970.397.4452
DavidK@Hertz.ag

Northeast looking Southwest



Southeast looking Northwest



KYLE HANSEN, ALC
515.370.3446
KyleH@Hertz.ag

DAVID KRIER, AFM
970.397.4452
DavidK@Hertz.ag

FSA MAP

88.50 FSA/Eff. Crop Acres

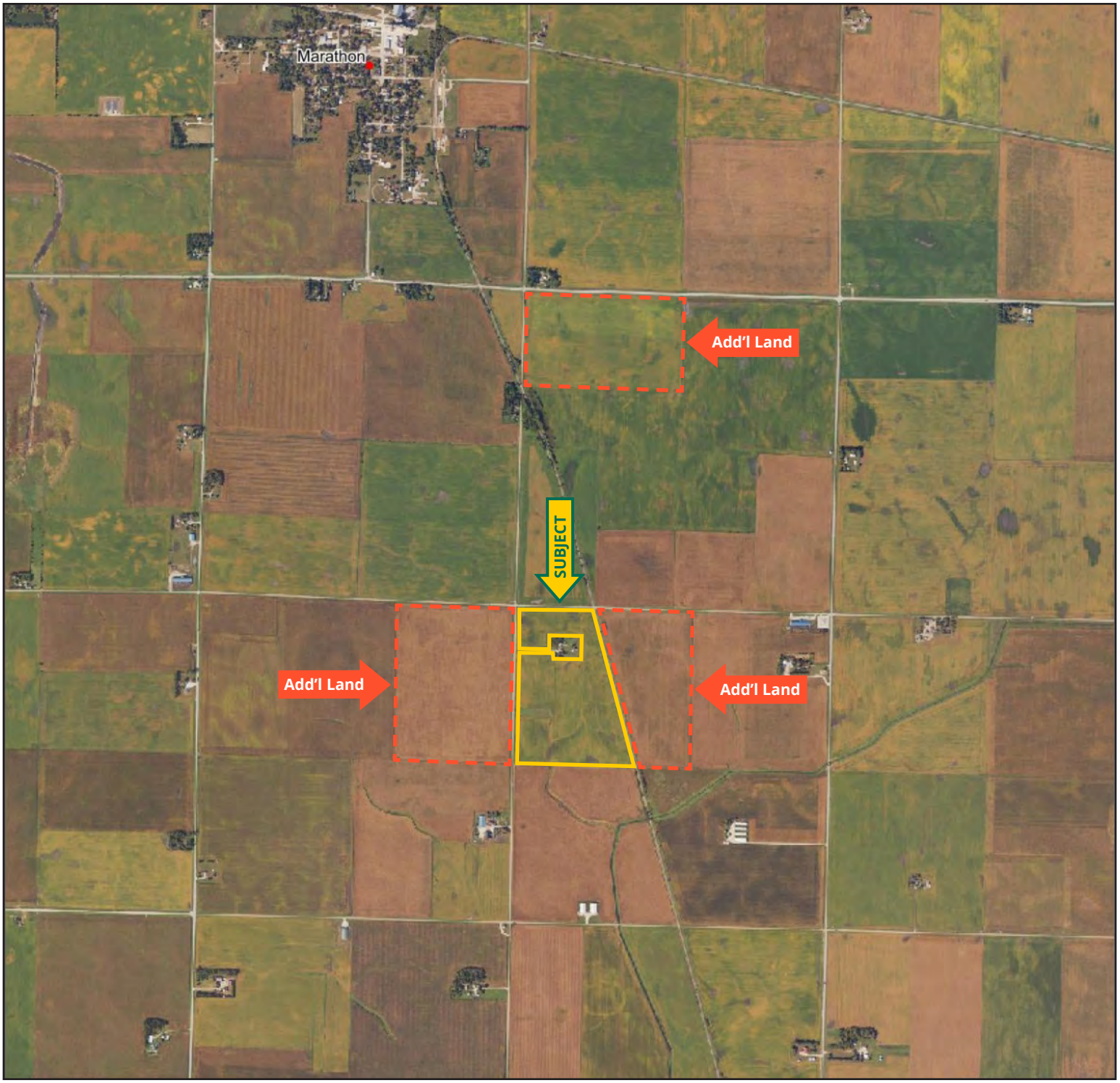


KYLE HANSEN, ALC
515.370.3446
KyleH@Hertz.ag

DAVID KRIER, AFM
970.397.4452
DavidK@Hertz.ag

ADDITIONAL LAND

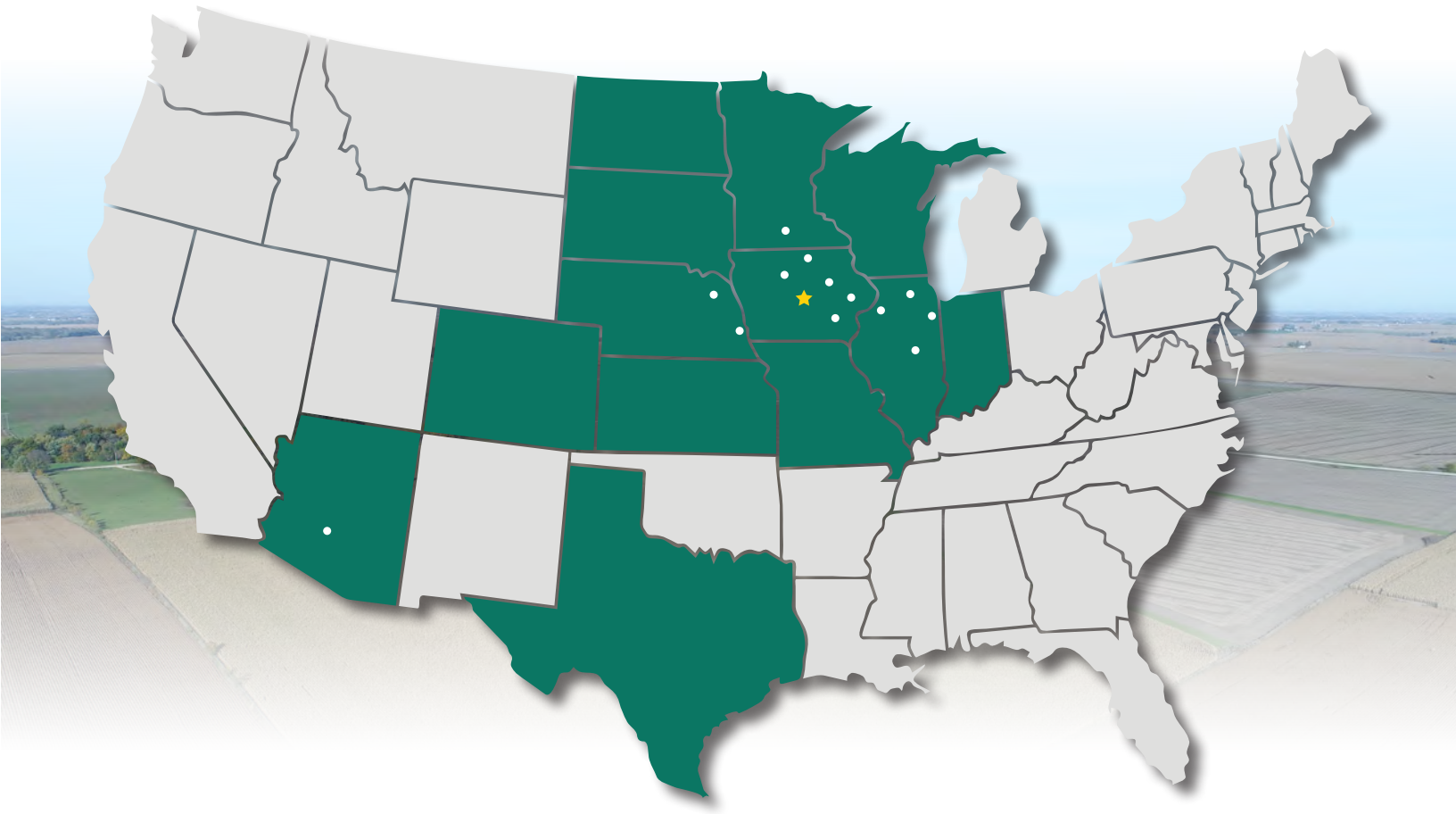
Aerial Photo



KYLE HANSEN, ALC
515.370.3446
KyleH@Hertz.ag

DAVID KRIER, AFM
970.397.4452
DavidK@Hertz.ag

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions

Professional Buyer Representation

Certified Farm Appraisals

Professional Farm Management

515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | **www.Hertz.ag**

KYLE HANSEN, ALC
515.370.3446
KyleH@Hertz.ag

DAVID KRIER, AFM
970.397.4452
DavidK@Hertz.ag