



ONE-CHANCE SEALED BID SALE

Elizabeth Christine Higgin Trust



NICK HOFFMAN

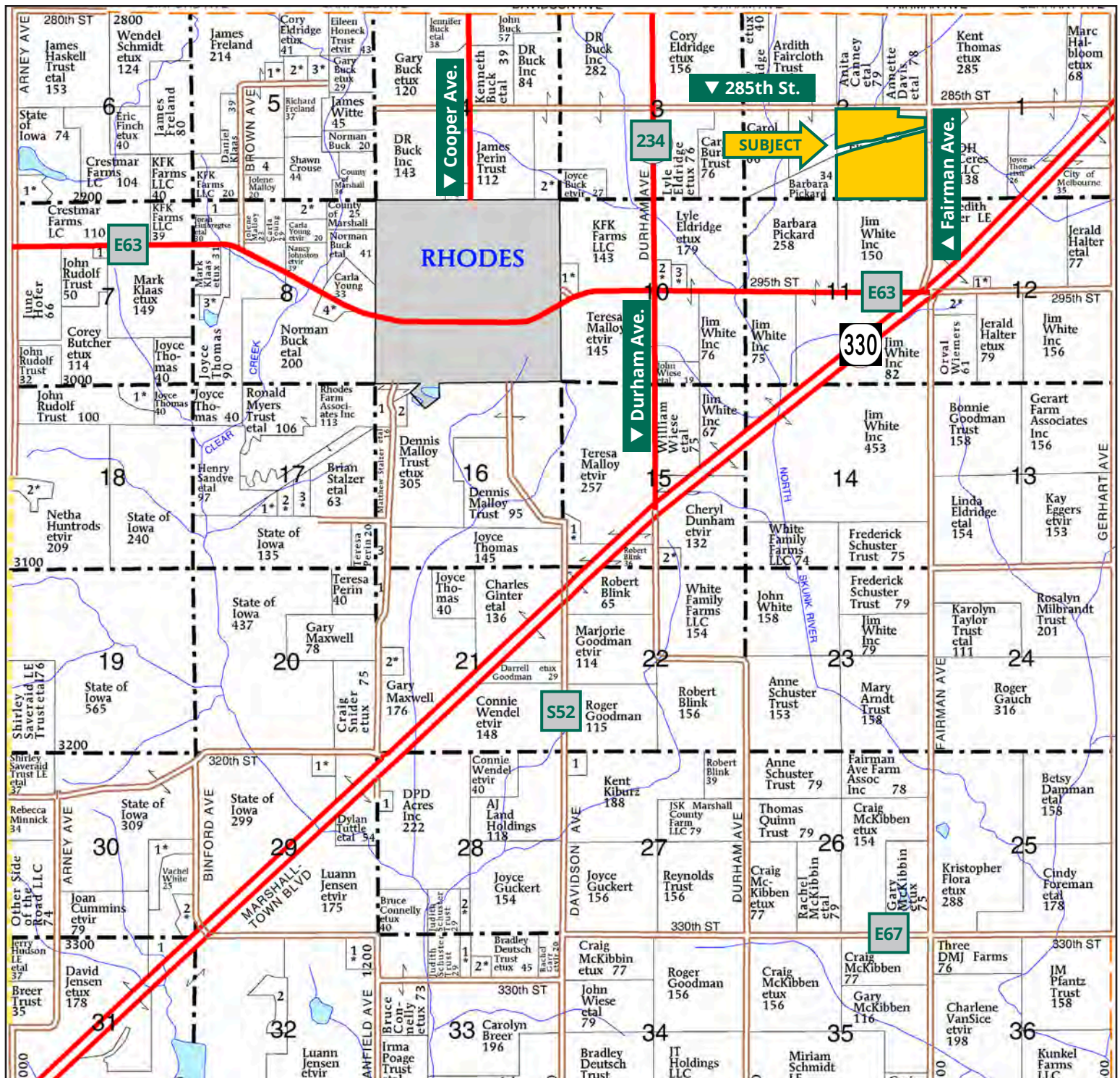
Licensed Salesperson in IA

515.689.0438

NickH@Hertz.ag

Bid Deadline:
Thursday, September 4, 2025
12:00 Noon, CDT

143.58 Acres, m/l
Single Parcel
Marshall County, IA

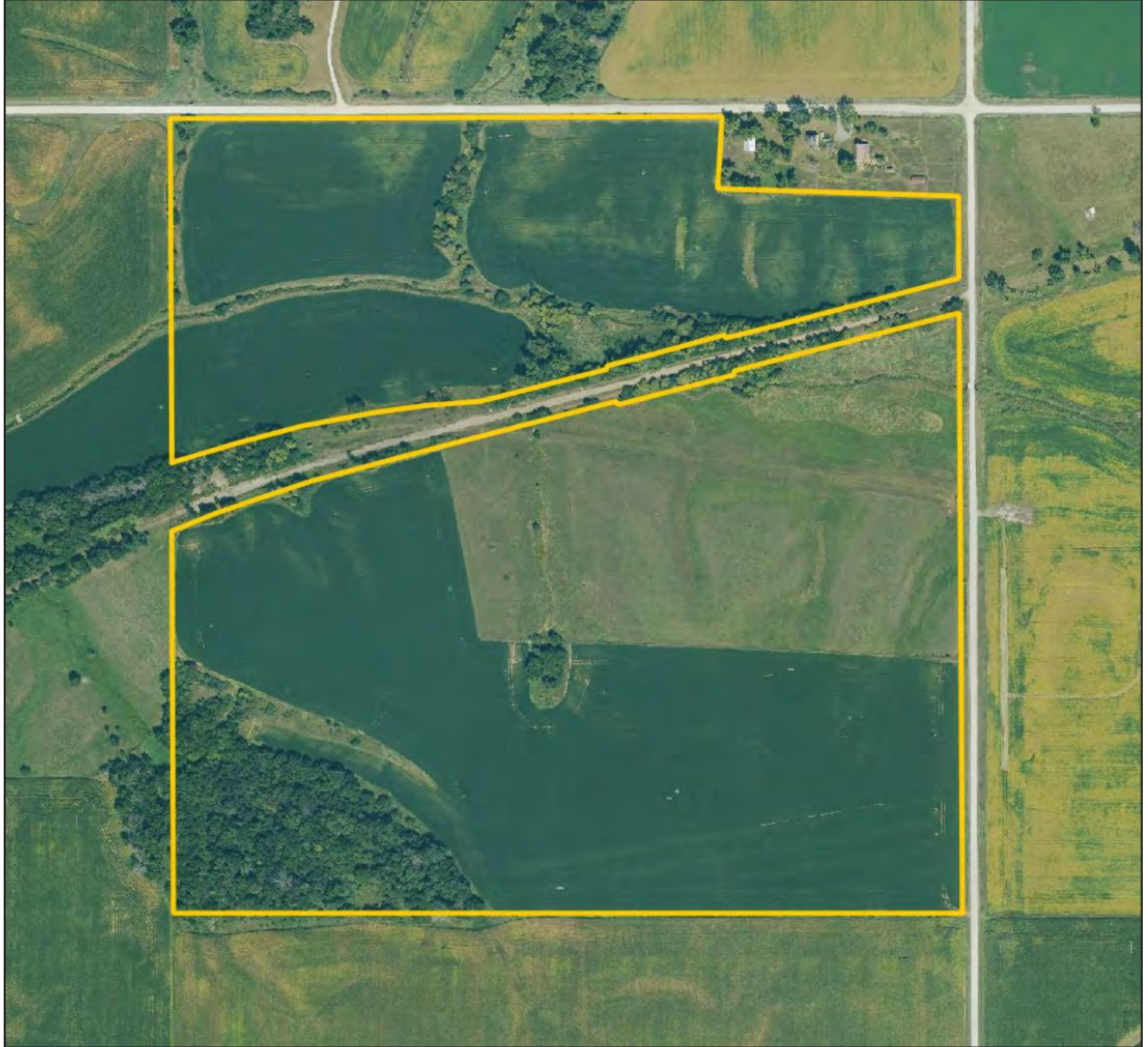


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515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | www.Hertz.ag

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FSA/Eff. Crop Acres: 92.11 | Cert. Grass Acres: 34.51 | Soil Productivity: 67.40 CSR2



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State: **Iowa**
 County: **Marshall**
 Location: **2-82N-20W**
 Township: **Eden**
 Acres: **92.11**
 Date: **7/23/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA127, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	30.37	32.9%		IIIe	62
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	16.46	17.9%		IIIe	87
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	9.82	10.7%		IIw	70
120C	Tama silty clay loam, 5 to 9 percent slopes	8.20	8.9%		IIIe	90
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	6.64	7.2%		IVe	37
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	6.45	7.0%		IIIe	48
120B	Tama silty clay loam, 2 to 5 percent slopes	5.08	5.5%		IIe	95
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	3.73	4.0%		IVe	19
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.70	1.8%		IIw	78
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately erode	0.97	1.1%		IVe	31
120E2	Tama silty clay loam, 14 to 18 percent slopes, eroded	0.89	1.0%		IVe	50
11B	Colo-Ely complex, 0 to 5 percent slopes	0.87	0.9%		IIw	86
5B	Ackmore-Colo complex, 2 to 5 percent slopes	0.79	0.9%		IIw	77
119	Muscataine silty clay loam, 0 to 2 percent slopes	0.14	0.2%		Iw	100
Weighted Average					2.93	67.4

Location

From Rhodes: Go north on Cooper Ave. for 1.2 miles and then east on 285th St. for 2.2 miles. Property is located on the south side of the road.

Simple Legal

SE¼, excluding the Heart of Iowa Trail and acreage site, all in Section 2, Township 82 North, Range 20 West of the 5th P.M., Marshall Co., IA . *Final abstract/ title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$3,872.00
Net Taxable Acres: 143.58
Tax per Net Taxable Acre: \$26.97

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 3711, Tract 8107
FSA/Eff. Crop Acres: 92.11
Cert. Grass Acres: 34.51
Corn Base Acres: 77.70
Corn PLC Yield: 157 Bu.

Bean Base Acres: 13.80
Bean PLC Yield: 48 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Tama, Ackmore, and Shelby. CSR2 on the FSA/Eff. crop acres is 67.40. See soil map for detail.

Mineral Rights

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

Yield History (Bu./Ac.)

Year	Corn	Beans
2024	224	-
2023	-	58
2022	209	-
2021	197	60
2020	159*	60

Yield information is reported by crop production report.

**Yield was reduced due to derecho. Contact agent for details.*

Land Description

Gently to strongly sloping.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

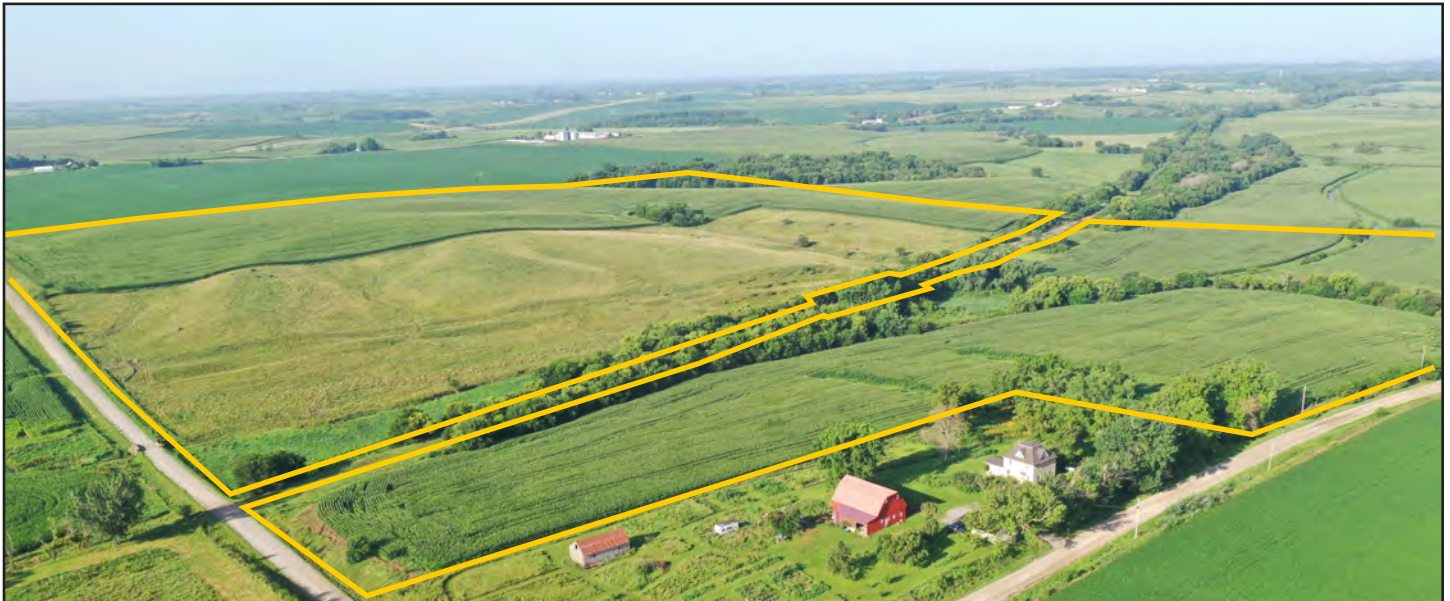
None.

Water & Well Information

There is a well located southeast of the acreage site's barn. Well status and condition are unknown.

Comments

Great multi-use farm in southwestern Marshall County. This property offers a combination of recreational opportunities, potential building site near Highway 330, and a pasture suitable for livestock or horses. With versatile land use and convenient location, this farm holds endless potential.



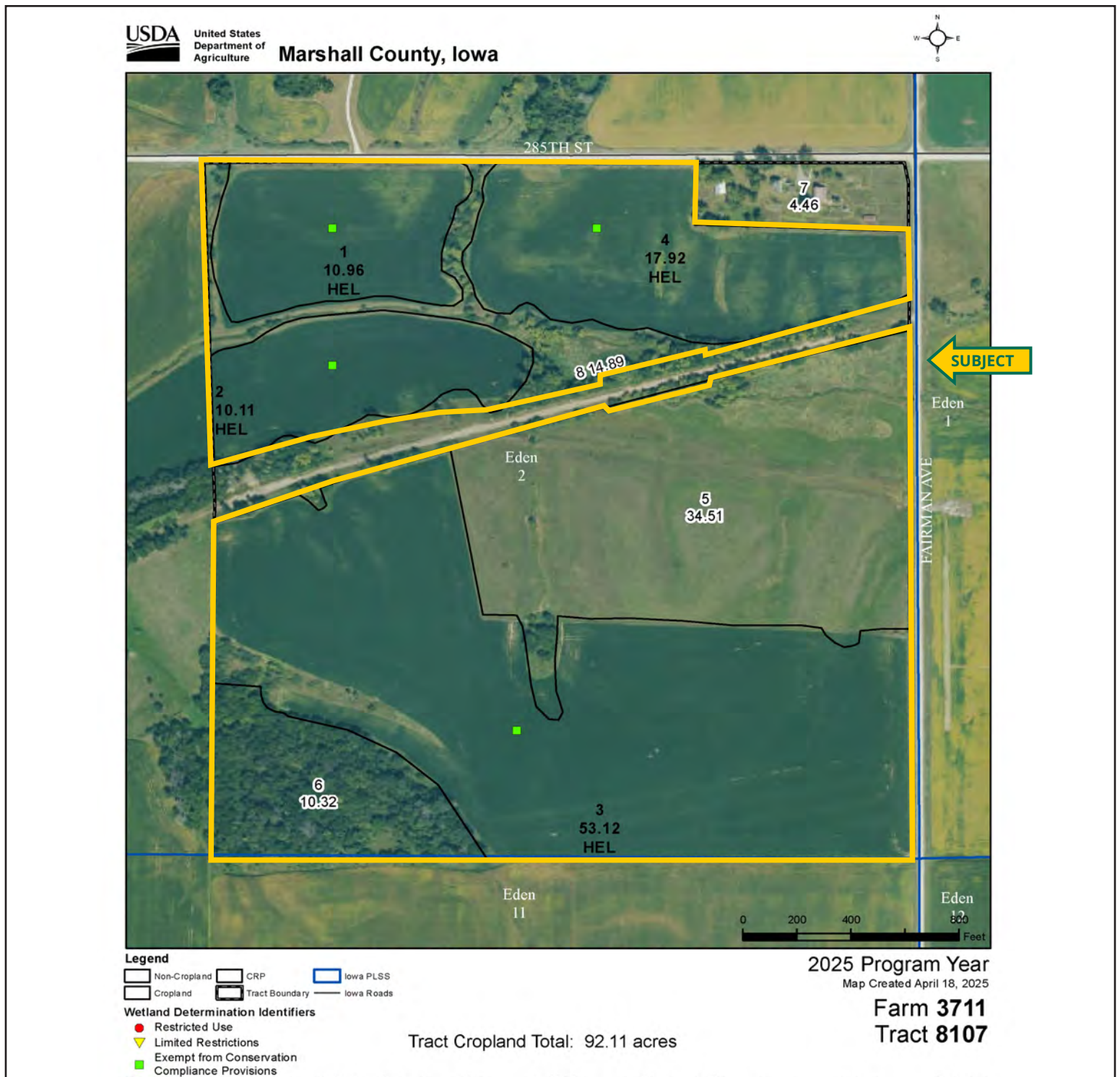
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

Southeast looking Northwest



Southwest looking Northeast





Bid Deadline: Thurs., Sept. 4, 2025

Time: 12:00 Noon, CDT

Mail To:

Hertz Real Estate Services
Attn: Nick Hoffman
P.O. Box 500
Nevada, IA 50201

Seller

Elizabeth Christine Higgin Trust

Agency

Hertz Real Estate Services and their representatives are Agents of the Seller.

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

Bid Submission Process

To request a Bid Packet, please call Sale Manager, Nick Hoffman at 515-689-0438.

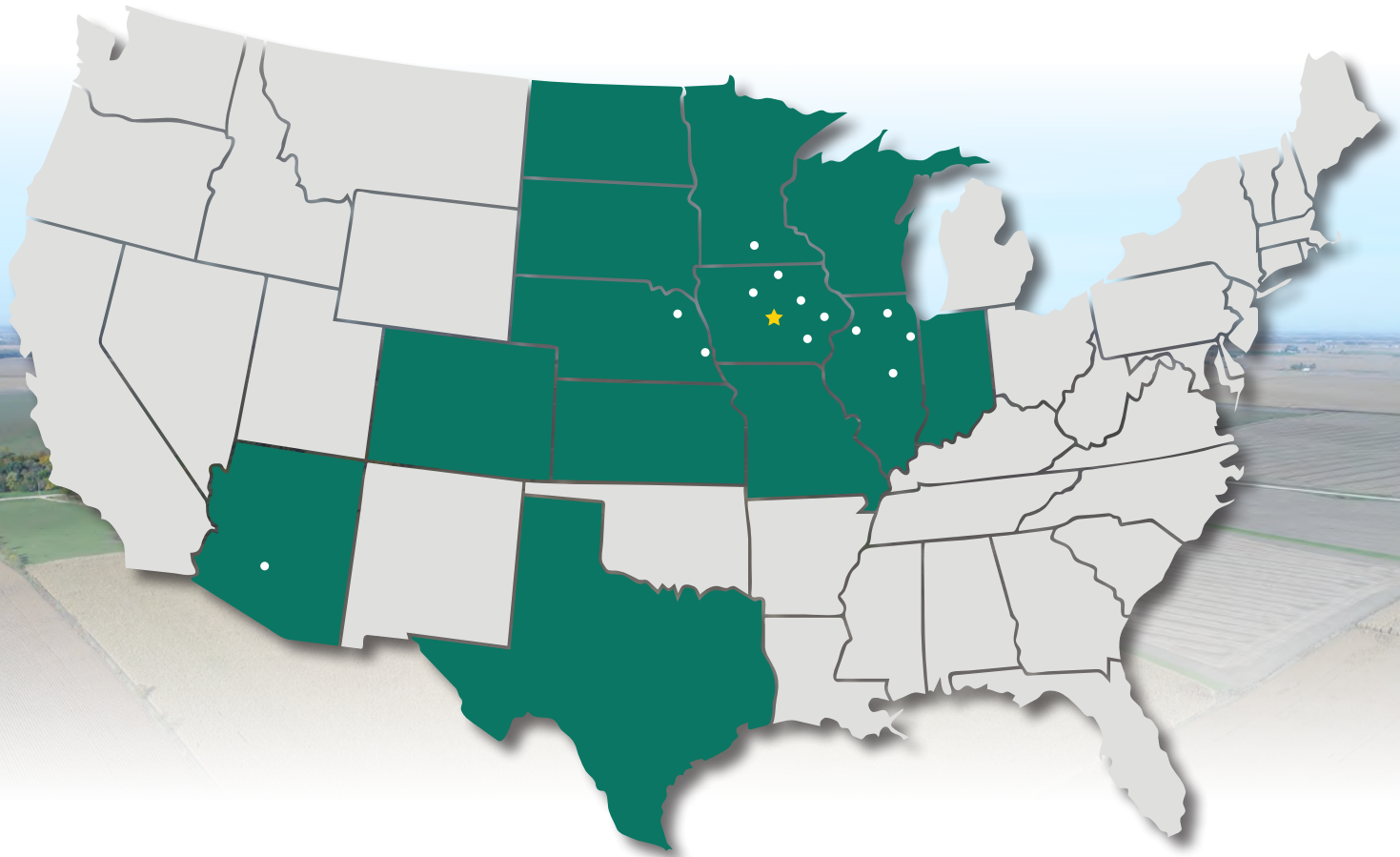
All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Nevada, IA Hertz office, on or before Thursday, September 4, 2025 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 12:00 Noon, CDT on Friday, September 5, 2025, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before October 15, 2025, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement, subject to the existing lease which expires upon the removal of the 2025 crop. Taxes will be prorated to closing.

Contract & Title

Upon acceptance of bid by Seller, the successful 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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