



Raymond McGavran Estate

AUCTION

Virtual-Online Only

Wednesday

October 15, 2025

10:00 a.m. CDT

bid.hertz.ag

44.42 Acres, m/l
Single Parcel
Appanoose & Wayne
County, IA



CHRIS SMITH, AFM, ALC

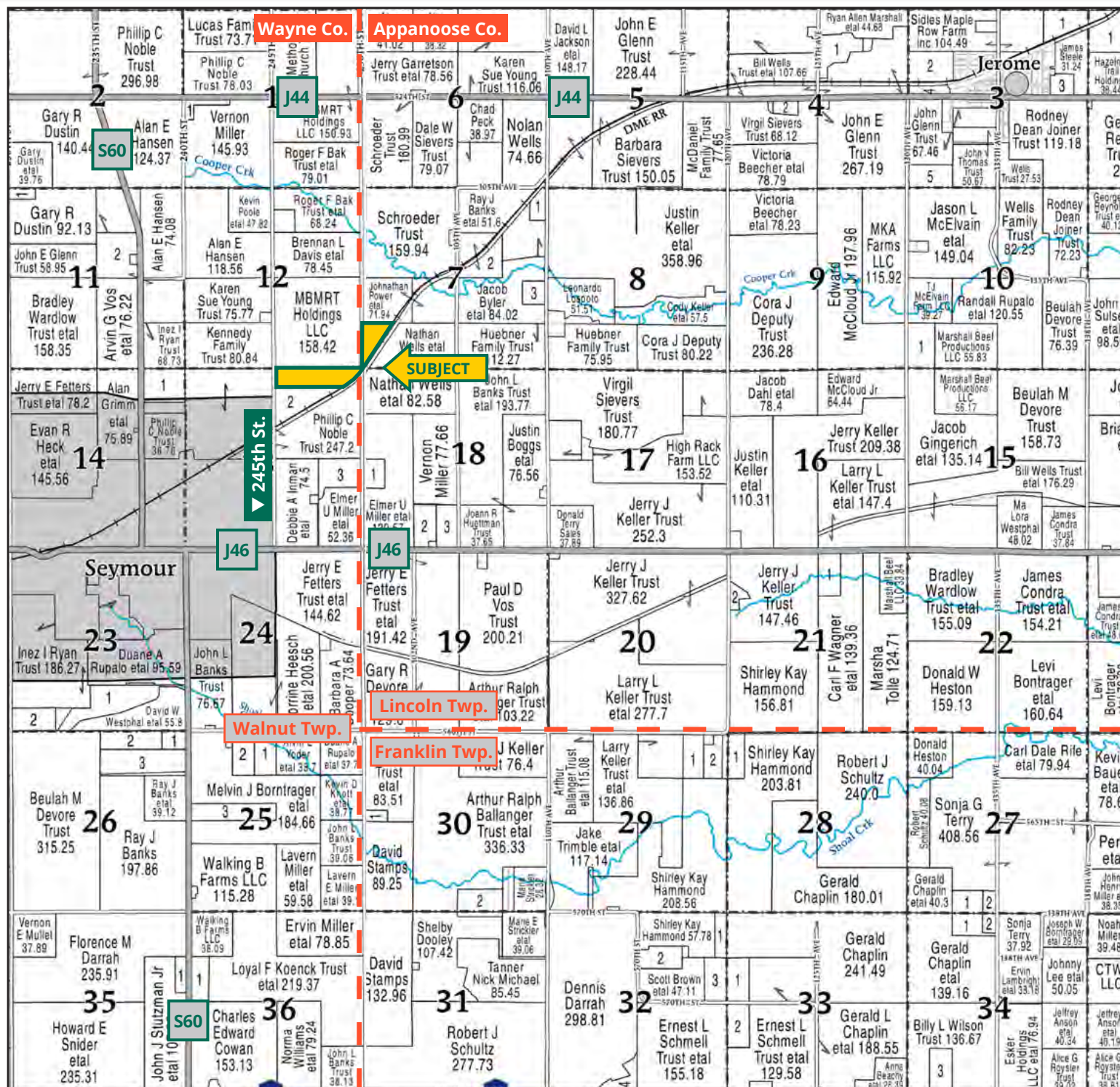
Licensed Salesperson in IA

515.229.7262

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Lincoln Township, Appanoose County, IA
Walnut Township, Wayne County, IA



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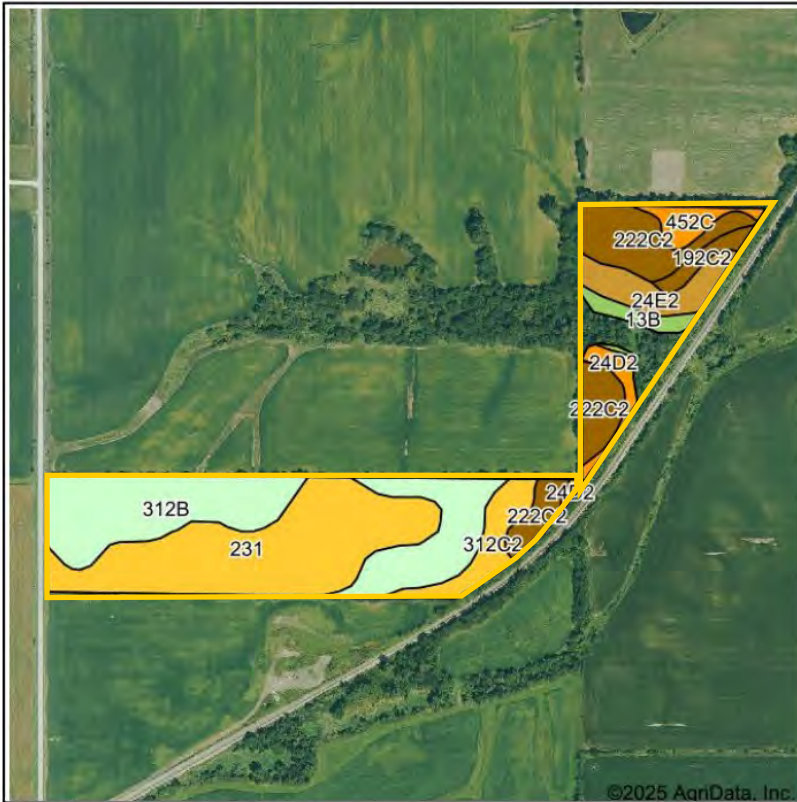
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FSA/Eff. Crop Acres: 43.73 | Soil Productivity: 53.30 CSR2

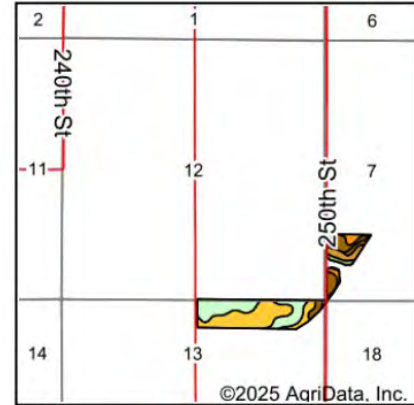


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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Wayne**
 Location: **12-68N-20W**
 Township: **Walnut**
 Acres: **43.73**
 Date: **9/8/2025**



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA007, Soil Area Version: 31
 Area Symbol: IA185, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
231	Edina silt loam, 0 to 2 percent slopes	13.95	32.1%		IIIw	59
312B	Seymour silt loam, 2 to 5 percent slopes	13.65	31.2%		IIIe	64
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	5.41	12.4%		IVw	28
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	2.62	6.0%		IVe	33
312C2	Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded	2.47	5.6%		IIIe	56
452C	Lineville silt loam, 5 to 9 percent slopes	1.27	2.9%		IIIe	48
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	1.24	2.8%		IVw	28
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	1.07	2.4%		IIw	79
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	1.02	2.3%		IIIe	45
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	0.88	2.0%		IIIe	29
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	0.15	0.3%		IIIe	51
Weighted Average					3.19	53.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Seymour: Go east on Co. Hwy. J46 for ½ mile and then north on 245th St. for 0.7 miles. Property is located on the east side of the road.

Simple Legal

N 30 Ac. of NE¼ lying West of RR of Section 13, Township 68 North, Range 20 West of 5th P.M., Wayne Co., IA AND SW¼ SW¼ fraction lying west of RR of Section 7 and NW NW fraction lying NW of RR of Section 18, all in Township 68 North, Range 19 West of the 5th P.M., Appanoose Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$836.00
Net Taxable Acres: 44.42
Tax per Net Taxable Acre: \$18.82

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 5692, Tract 110 & 112
FSA/Eff. Crop Acres: 43.73
Corn Base Acres: 40.10
Corn PLC Yield: 124 Bu.
Bean Base Acres: 2.60
Bean PLC Yield: 32 Bu.

Soil Types/Productivity

Primary soils are Edina, Seymour, and Clarinda. CSR2 on the FSA/Eff. crop acres is 53.30. 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

Yield information is available. Please contact agent for details.

Land Description

Gently sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.



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.

West looking East



South looking North



Date: Wed., October 15, 2025

Time: 10:00 a.m.

Site: Virtual Live Auction
Online Only
bid.hertz.ag

Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer 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. Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Chris Smith at 515-229-7262 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 property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Raymond McGavran Estate

Agency

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

Auctioneer

Kyle Hansen

Attorney

Daniel R. Rockhold
Rockhold Law, PLLC

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.

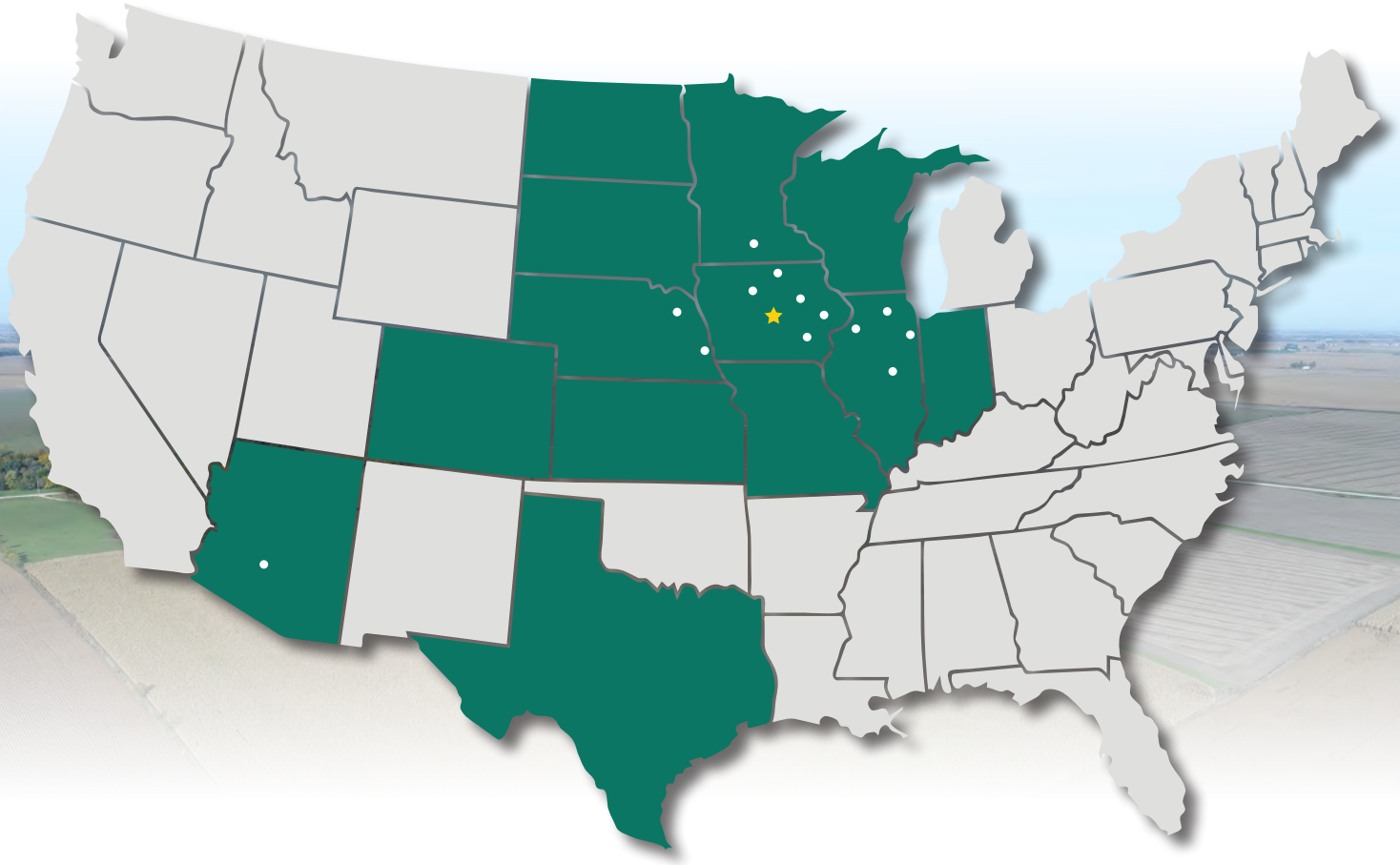
Terms of Possession

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 November 20, 2025, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires February 28, 2026. Taxes will be prorated to date of 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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