



Productive Hardin Co. Farmland

AUCTION

Hybrid
Friday
November 14, 2025
10:00 a.m. CST
Ackley, IA &
bid.hertz.ag

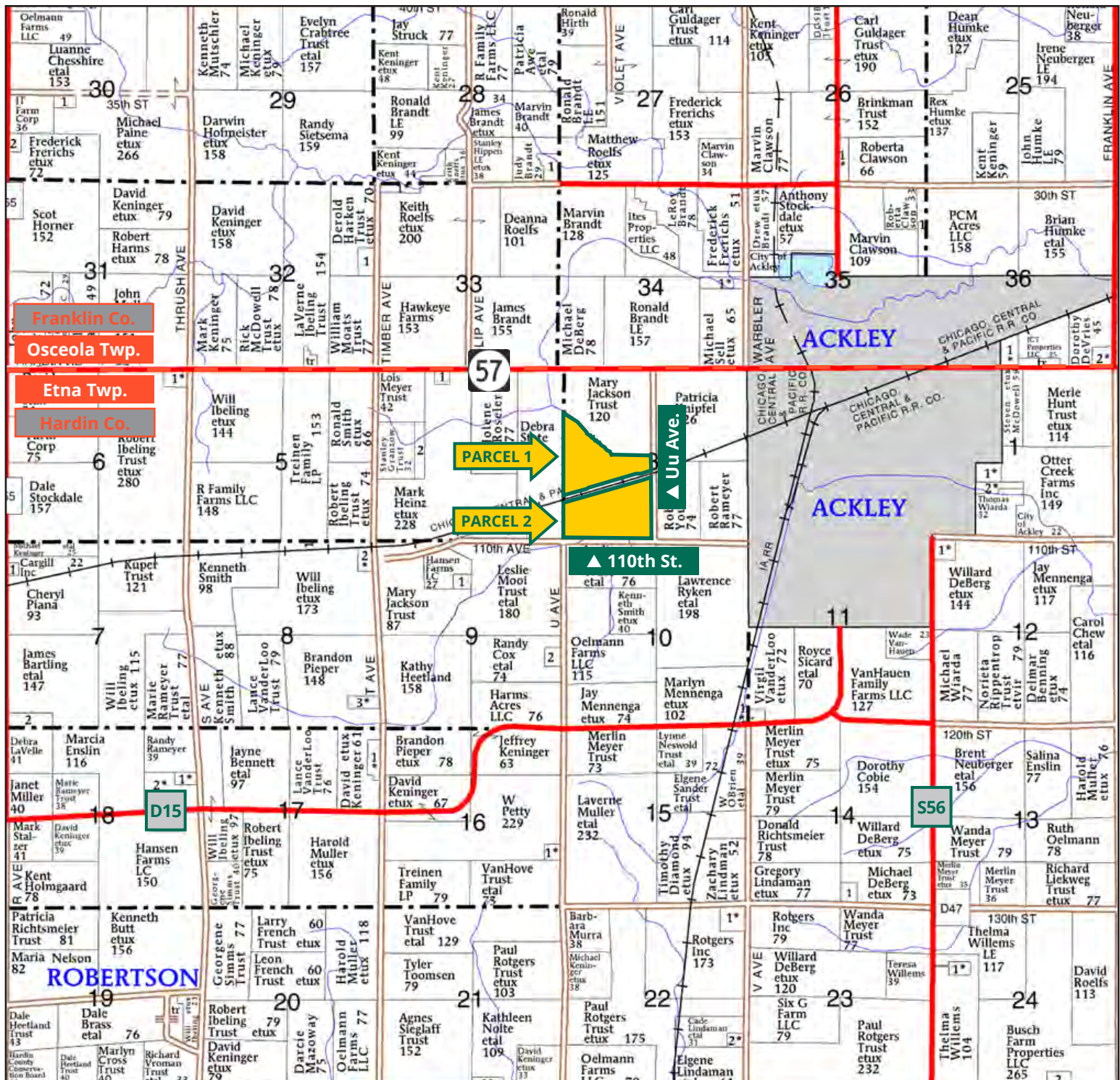
159.79 Acres, m/l
2 Parcels
Hardin County, IA



MATT VEGTER, ALC
Licensed Salesperson in IA
515.290.7286
MattV@Hertz.ag



ELLIOTT SIEFERT
Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag

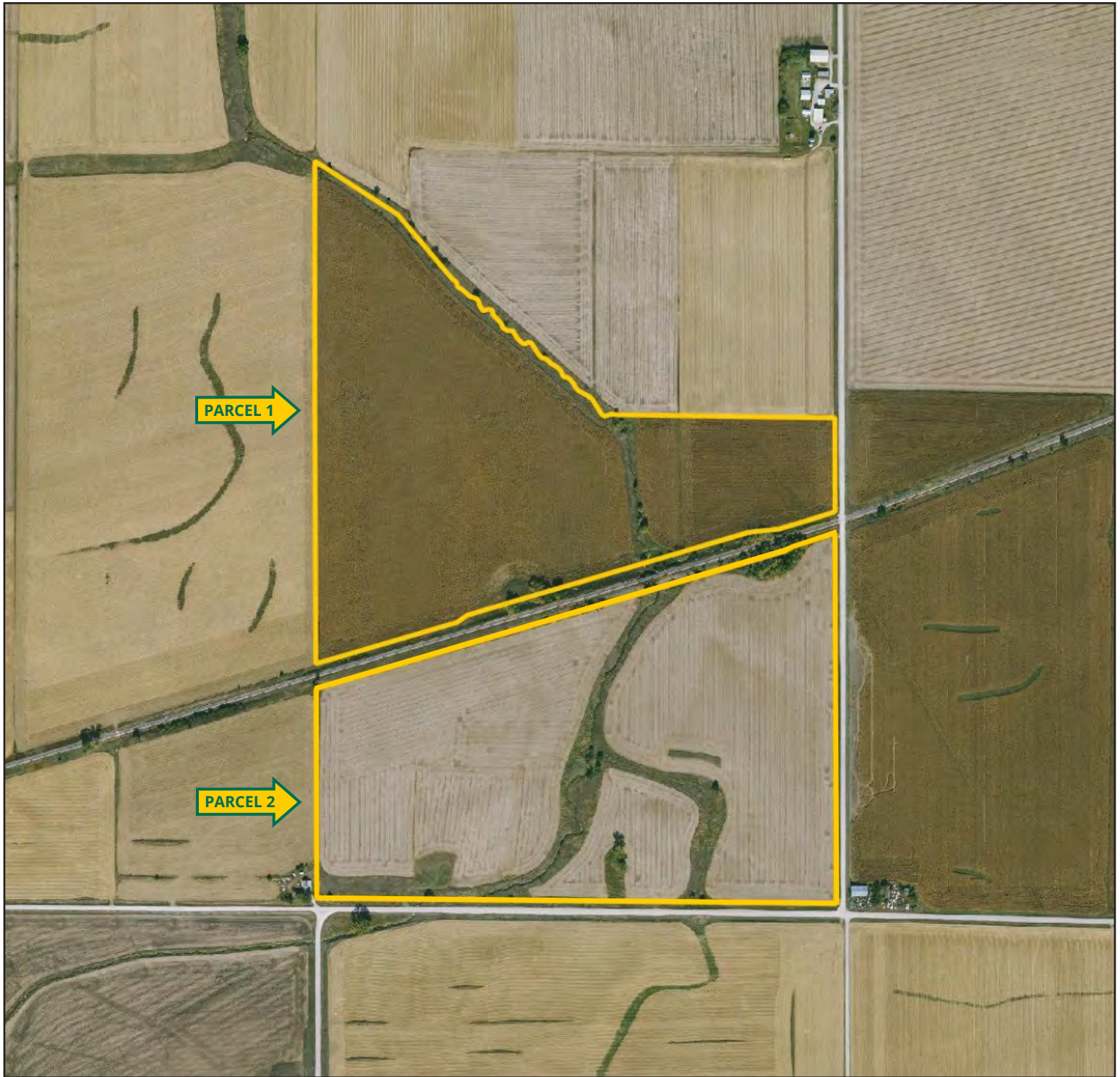


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515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | **www.Hertz.ag**

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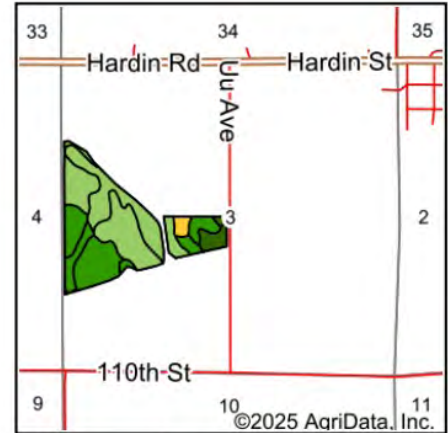
Est. FSA/Eff. Crop Acres: 67.94 | Soil Productivity: 80.20 CSR2



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State: **Iowa**
County: **Hardin**
Location: **3-89N-19W**
Township: **Etna**
Acres: **67.94**
Date: **10/8/2025**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA083, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	20.28	29.9%		IIw	75
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	18.26	26.9%		IIe	88
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	17.30	25.5%		IIw	76
329	Webster-Nicollet complex, 0 to 3 percent slopes	3.56	5.2%		IIw	87
184	Klinger silty clay loam, 1 to 4 percent slopes	3.07	4.5%		Iw	95
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.39	3.5%		IIe	83
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	1.78	2.6%		IIe	55
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.73	1.1%		IIw	78
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	0.57	0.8%		IIe	94
Weighted Average					2.02	80.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Ackley: Head west on Hwy. 57 for ½ mile. Turn south on Uu Ave. In ½ mile the property will be on the west side of the road.

Simple Legal

Parcel B in Frl W½ of Section 3, Township 89 North, Range 19 West of the 5th P.M., Hardin County, IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025-2026: \$2,380.00
Net Taxable Acres: 73.21
Tax per Net Taxable Acre: \$32.51

Lease Status

Open lease for 2026 crop year.

FSA Data

Farm Number 8264, Part of Tract 12020
FSA/Eff. Crop Acres: 67.94*
Corn Base Acres: 34.03*
Corn PLC Yield: 130 Bu.
Bean Base Acres: 24.25*
Bean PLC Yield: 37 Bu.
Oats Base Acres: 4.29*
Oats PLC Yield: 65 Bu.
** Acres are estimated pending reconstitution of farm by the Hardin County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Harps clay loam, Clarion loam, and Coland clay loam. CSR2 on the Est. FSA/Eff. crop acres is 80.20. 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

Gently sloping.

Drainage

Some tile. No maps available.

Buildings/Improvements

None.

Pipeline

There is a pipeline crossing the east side of the parcel. Contact agent for details.



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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East looking West



Northwest looking Southeast



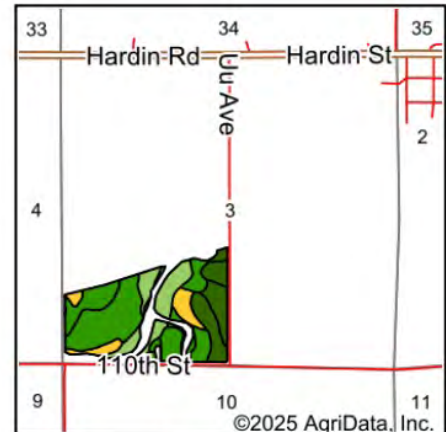
Est. FSA/Eff. Crop Acres: 73.22 | Soil Productivity: 82.00 CSR2



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State: Iowa
County: Hardin
Location: 3-89N-19W
Township: Etna
Acres: 73.22
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Soils data provided by USDA and NRCS.

Area Symbol: IA083, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	28.65	39.3%		IIIe	83
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	10.50	14.3%		IIw	76
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	9.26	12.6%		Ile	94
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	6.66	9.1%		Ile	88
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	6.08	8.3%		IIIe	55
184	Klinger silty clay loam, 1 to 4 percent slopes	5.94	8.1%		Iw	95
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	2.86	3.9%		IIw	75
329	Webster-Nicollet complex, 0 to 3 percent slopes	2.29	3.1%		IIw	87
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.98	1.3%		IIIw	59
Weighted Average					2.41	82

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*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

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Simple Legal

Parcel C in Frl W½ of Section 3, Township 89 North, Range 19 West of the 5th P.M., Hardin County, IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025-2026: \$2,814.00
Net Taxable Acres: 86.58
Tax per Net Taxable Acre: \$32.50

Lease Status

Open lease for 2026 crop year.

FSA Data

Farm Number 8264, Part of Tract 12020
FSA/Eff. Crop Acres: 73.22*
Corn Base Acres: 36.87*
Corn PLC Yield: 130 Bu.
Bean Base Acres: 26.26*
Bean PLC Yield: 37 Bu.
Oats Base Acres: 4.65*
Oats PLC Yield: 65 Bu.
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Primary soils are Clarion loam, Coland clay loam, and Dinsdale silty clay loam. CSR2 on the Est. FSA/Eff. crop acres is 82.00. See soil map for detail.

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Land Description

Gently to moderately sloping.

Drainage

Some tile. No maps available.

Buildings/Improvements

None.

Pipeline

There is a pipeline crossing the east side of the parcel. Contact agent for details.



Northwest looking Southeast



East looking West



Parcel 1 - 67.94 Est. FSA/Eff. Crop Acres
 Parcel 2 - 73.22 Est. FSA/Eff. Crop Acres



Date: Fri., November 14, 2025

Time: 10:00 a.m.

Site: Ackley Country Club
902 8th Ave.
Ackley, IA 50601

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 auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Matt Vegter at 515-290-7286 or Elliott Siefert at 319-234-1949 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 one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Seller

Julia Lapeze Seperate Property Trust

Agency

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

Auctioneer

Elliott Siefert

Attorney

Michael F. Mahoney
Jordan & Mahoney Law Firm, P.C.

Announcements

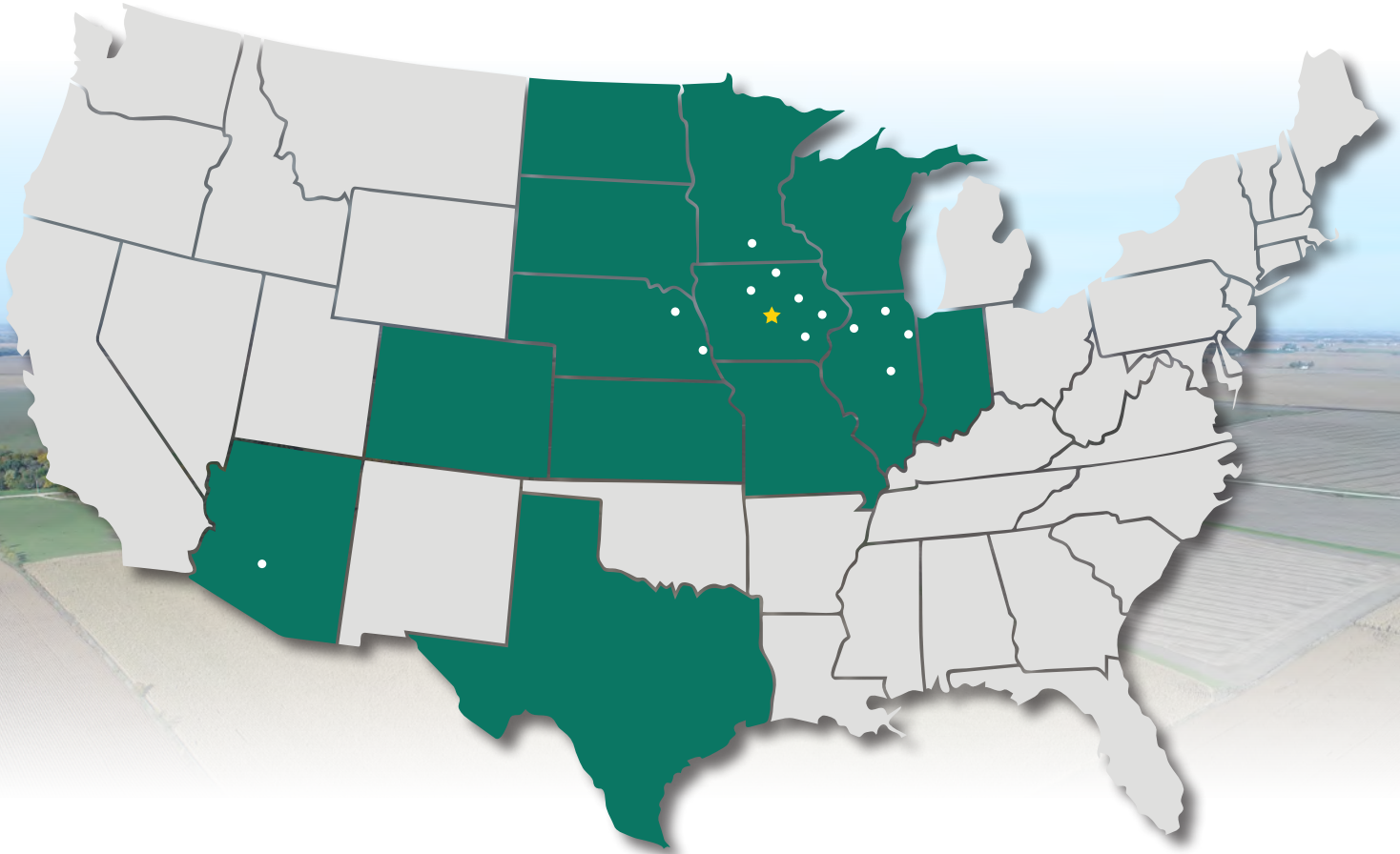
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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 9, 2026 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 March 1, 2026. Taxes will be prorated to closing date.

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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