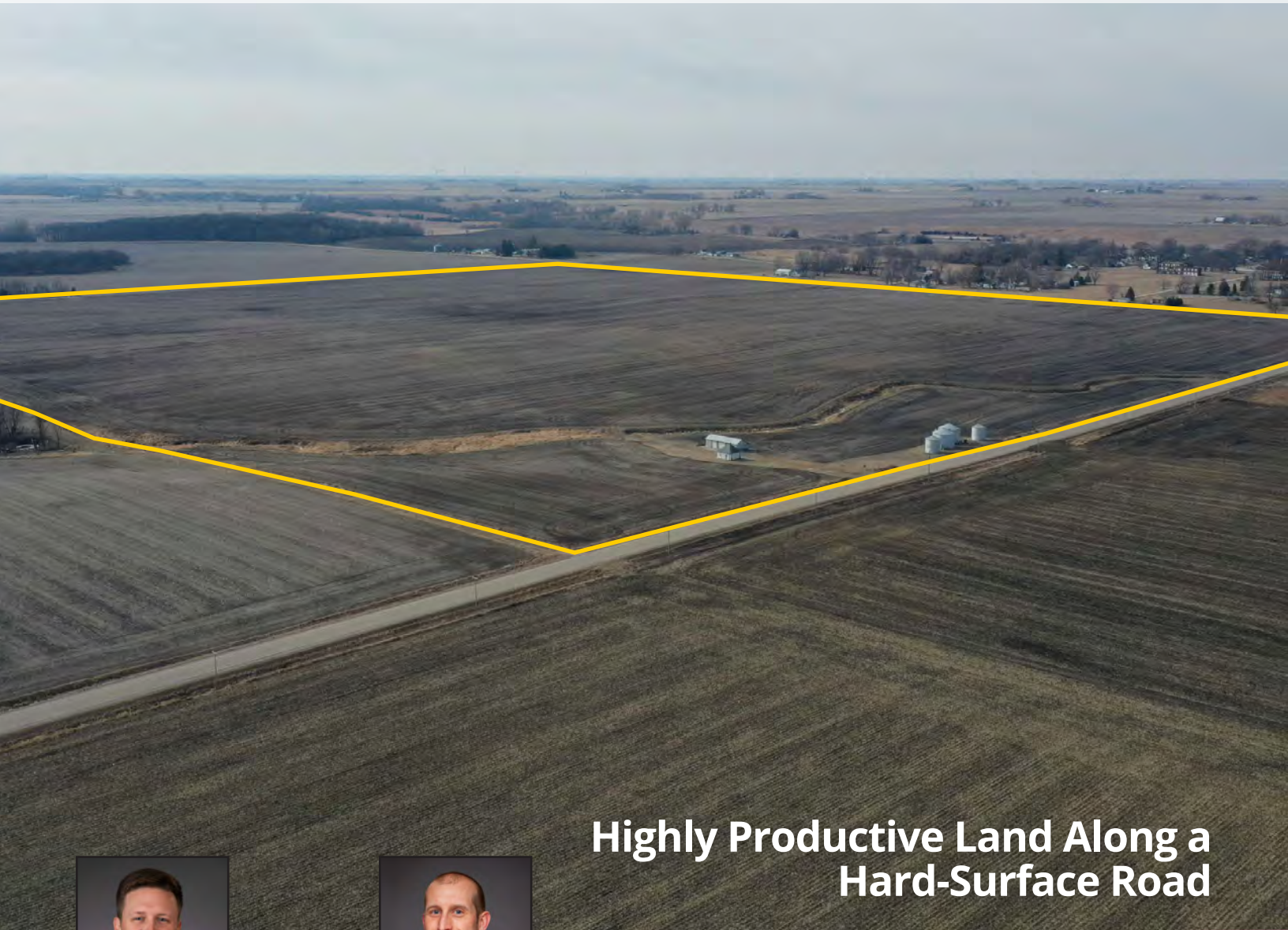




ONE-CHANCE SEALED BID SALE



Highly Productive Land Along a Hard-Surface Road



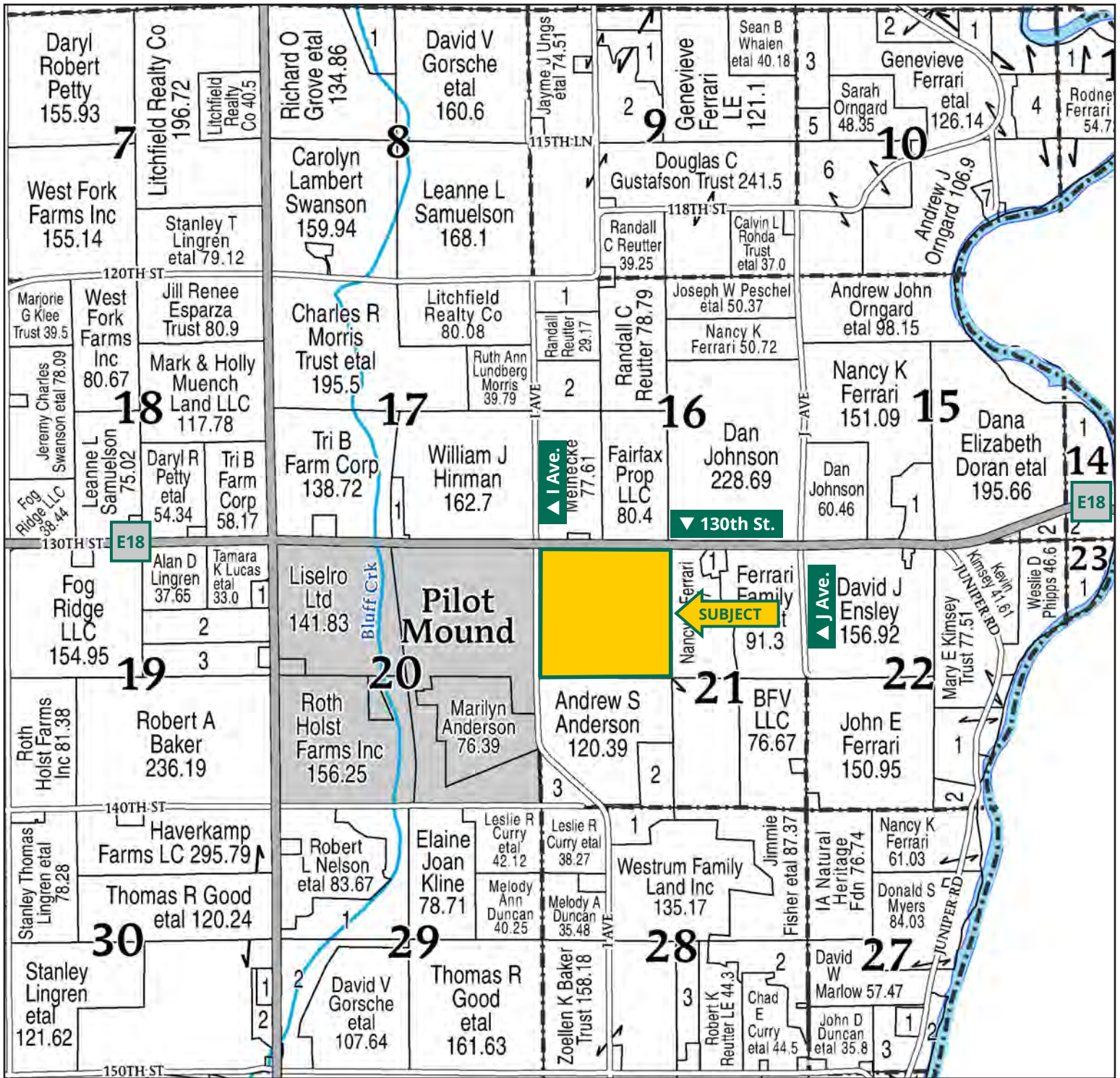
CHAD REIFSCHNEIDER
Licensed Salesperson in IA
515.450.9529
ChadR@Hertz.ag



CLINT KALLER
Licensed Salesperson in IA & MN
641.455.8645
ClintK@Hertz.ag

Bid Deadline:
Thursday, April 3, 2025
2:00 p.m., CDT

154.93 Acres, m/l
Single Parcel
Boone County, IA



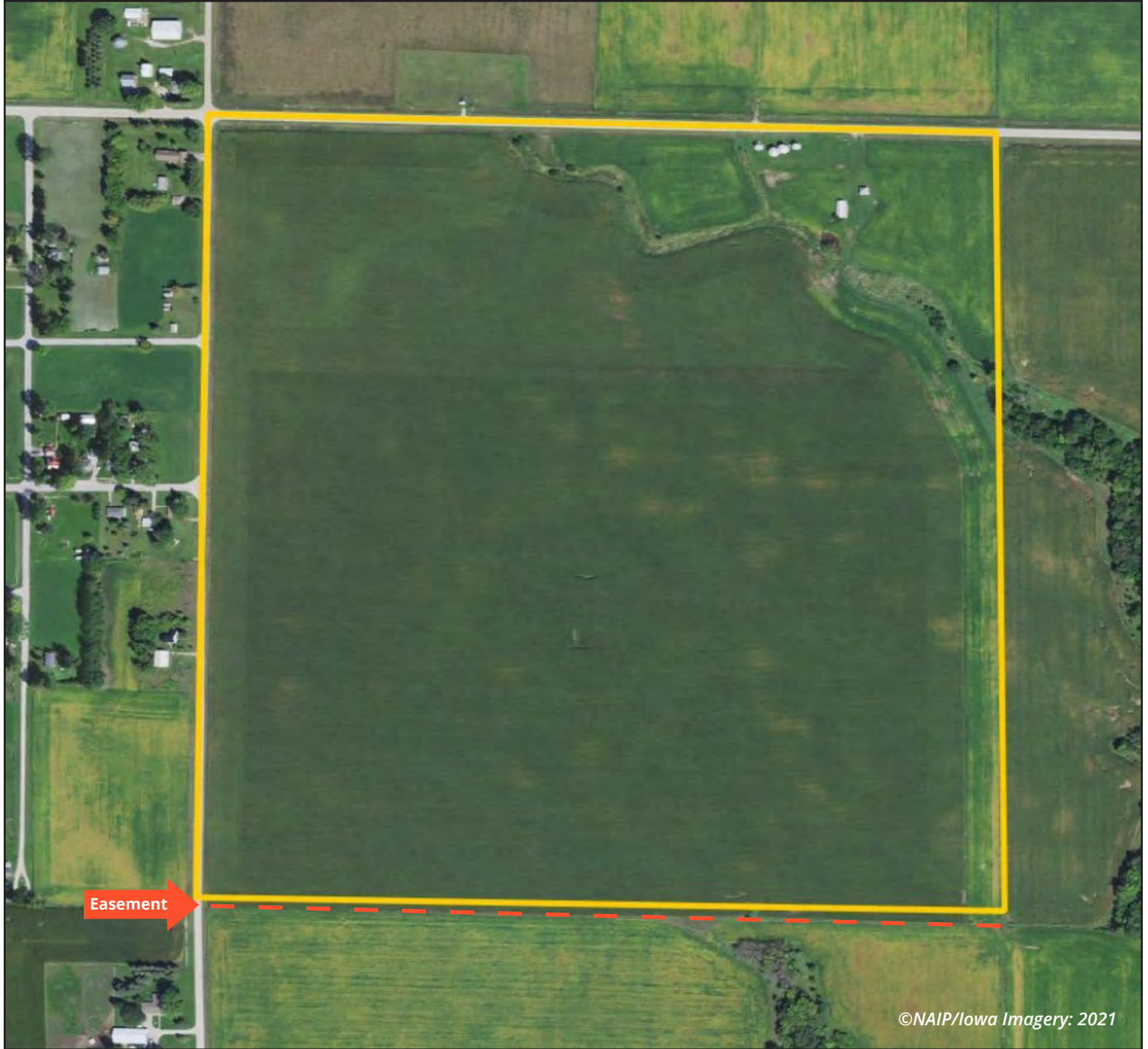
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FSA/Eff. Crop Acres: 151.39 | Soil Productivity: 84.40 CSR2



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State: **Iowa**
 County: **Boone**
 Location: **21-85N-27W**
 Township: **Pilot Mound**
 Acres: **151.39**
 Date: **3/6/2025**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA015, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
138B	Clarion loam, 2 to 6 percent slopes	31.83	21.0%		Ile	89
138C	Clarion loam, 6 to 10 percent slopes	25.68	17.0%		IIIle	84
55	Nicollet clay loam, 1 to 3 percent slopes	23.99	15.8%		Iw	89
507	Canisteo clay loam, 0 to 2 percent slopes	18.10	12.0%		IIw	84
107	Webster clay loam, 0 to 2 percent slopes	13.46	8.9%		IIw	86
236B	Lester loam, 2 to 6 percent slopes	8.64	5.7%		Ile	85
485B	Spillville loam, 2 to 5 percent slopes	6.31	4.2%		Ile	88
90	Okoboji mucky silt loam, 0 to 1 percent slopes	5.97	3.9%		IIIw	56
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	5.87	3.9%		IIw	76
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	4.31	2.8%		IIw	88
325	Le Sueur loam, 1 to 3 percent slopes	3.69	2.4%		Iw	77
95	Harps clay loam, 0 to 2 percent slopes	2.36	1.6%		IIw	72
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.18	0.8%		IIIw	59
Weighted Average					2.03	84.4

Location

Property is located on the east edge of Pilot Mound on the southeast corner of Co. Rd. E18 / 130th St. and I Ave intersection.

Simple Legal

NE¼, excluding the south 30 ft., all in Section 21, Township 85 North, Range 27 West of the 5th P.M., Boone Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$4,070.00
Net Taxable Acres: 154.93

Lease Status

Leased through the 2025 crop year. At the buyer's choice the seller will sell the property with or without the lease in place. Contact agent for details.

FSA Data

Farm Number 8595, Tract 8561
FSA/Eff. Crop Acres: 151.39
Corn Base Acres: 124.64
Corn PLC Yield: 149 Bu.

Bean Base Acres: 24.85
Bean PLC Yield: 50 Bu.

Soil Types/Productivity

Primary soils are Clarion, Nicollet, and Canisteo. CSR2 on the FSA/Eff. crop acres is 84.40. See soil map for detail.

Yield History (Bu./Ac.)

Year	Corn	Beans
2024	-	69
2023*	n/a	n/a
2022	-	75
2021	253	-
2020	195	-

Yield information is reported by previous tenant's yield maps.

*2023 yields not available.

Land Description

Level to moderately sloping.

Drainage

Natural with some tile. Tile maps available. Contact agent for tile maps. There is an open tile outlet in the northeast corner of the farm.

Buildings/Improvements

- 26' x 60' storage building (1950)
- 20' x 20' storage building (1950)
- 4 government style bins

Water & Well Information

There is a well located near the outbuildings in the northeast corner of the farm. A creek crosses the northeast corner of the property.

Easement

There is an access easement to the benefit of this property along the south side of the property. Contact agent for details.

Comments

High-quality farm located along a hard-surface road near several grain markets. Great potential to add value to this property by increasing productive acres and/or utilizing acres for a potential building site northeast of the creek.



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.

View of the Buildings & Grain Bins



Southwest looking Northeast



Southeast looking Northwest



Northwest looking Southeast





Bid Deadline: Thurs., April 3, 2025

Time: 2:00 p.m., CDT

Mail To:

Hertz Real Estate Services
Attn: Chad Reifschneider
P.O. Box 500
Nevada, IA 50201

Seller

Keith D. Puntenney

Agency

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

Attorney

Michael Mahoney
Jordan & Mahoney Law P.C.

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, Chad Reifschneider at 515.382.1500.

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, April 3, 2025 by 2:00 p.m., CDT. The Seller will accept or reject all bids by 2:00 p.m., CDT on Friday, April 4, 2025, and all bidders will be notified shortly thereafter.

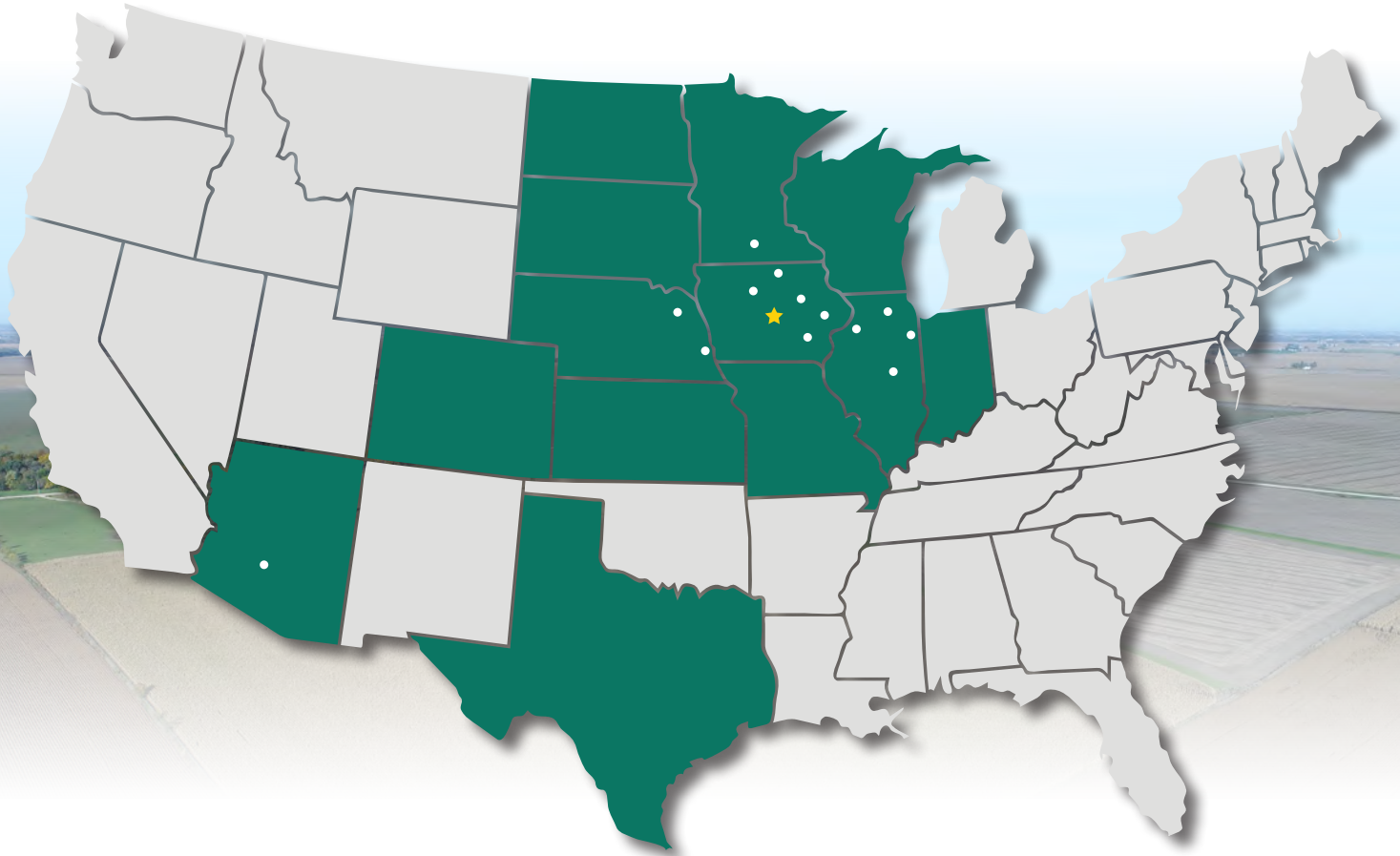
Terms of Possession

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 May 5, 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 March 1, 2026. 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.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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