



ONE-CHANCE SEALED BID SALE



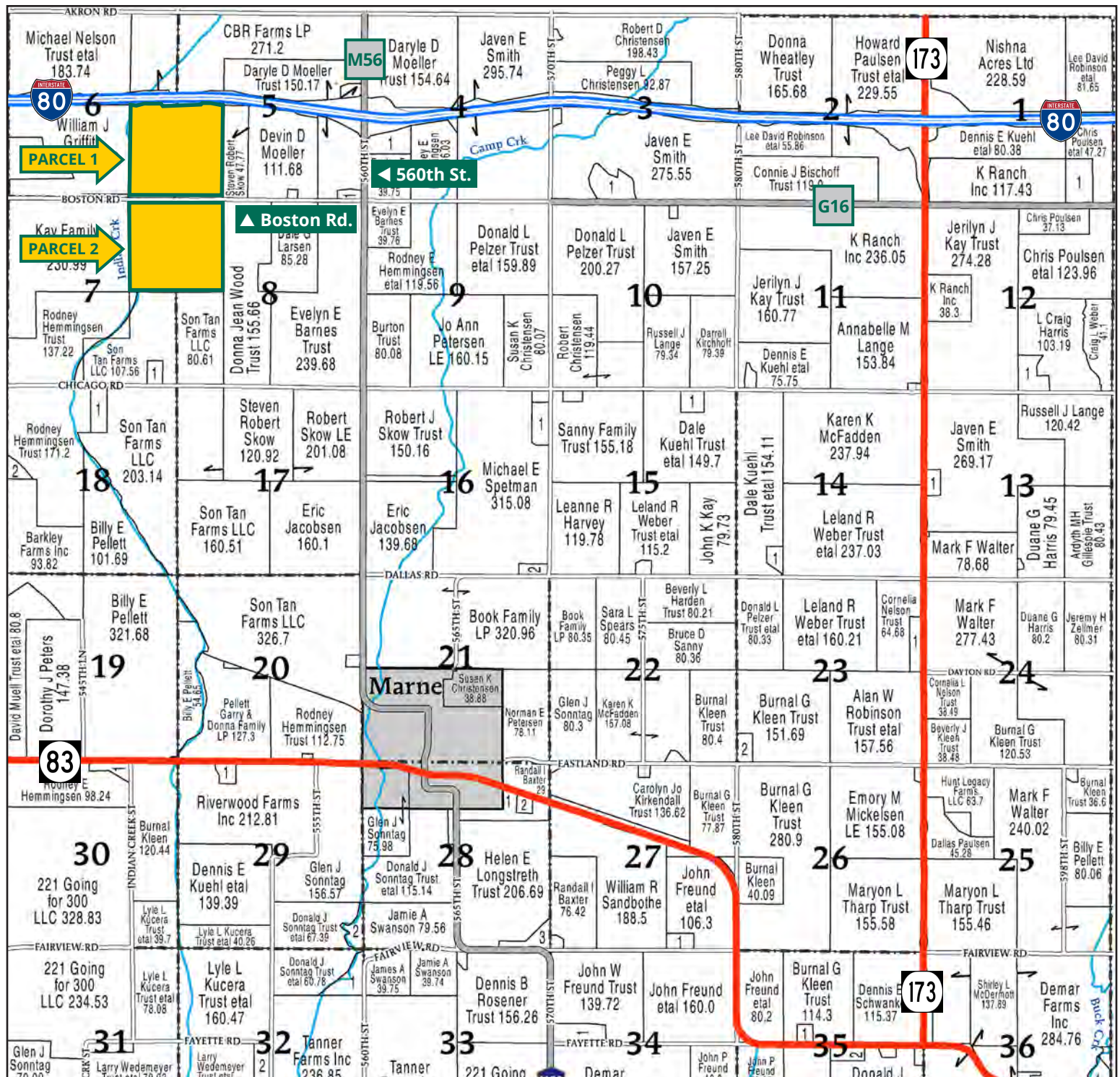
CBR Farms, LP



STAN LIERZ, AFM, ALC
Licensed Salesperson
in IA, NE & KS
402.618.4114
StanL@Hertz.ag

Bid Deadline:
Wednesday, October 1, 2025
12:00 Noon, CDT

323.03 Acres, m/l
2 Parcels
Cass County, IA

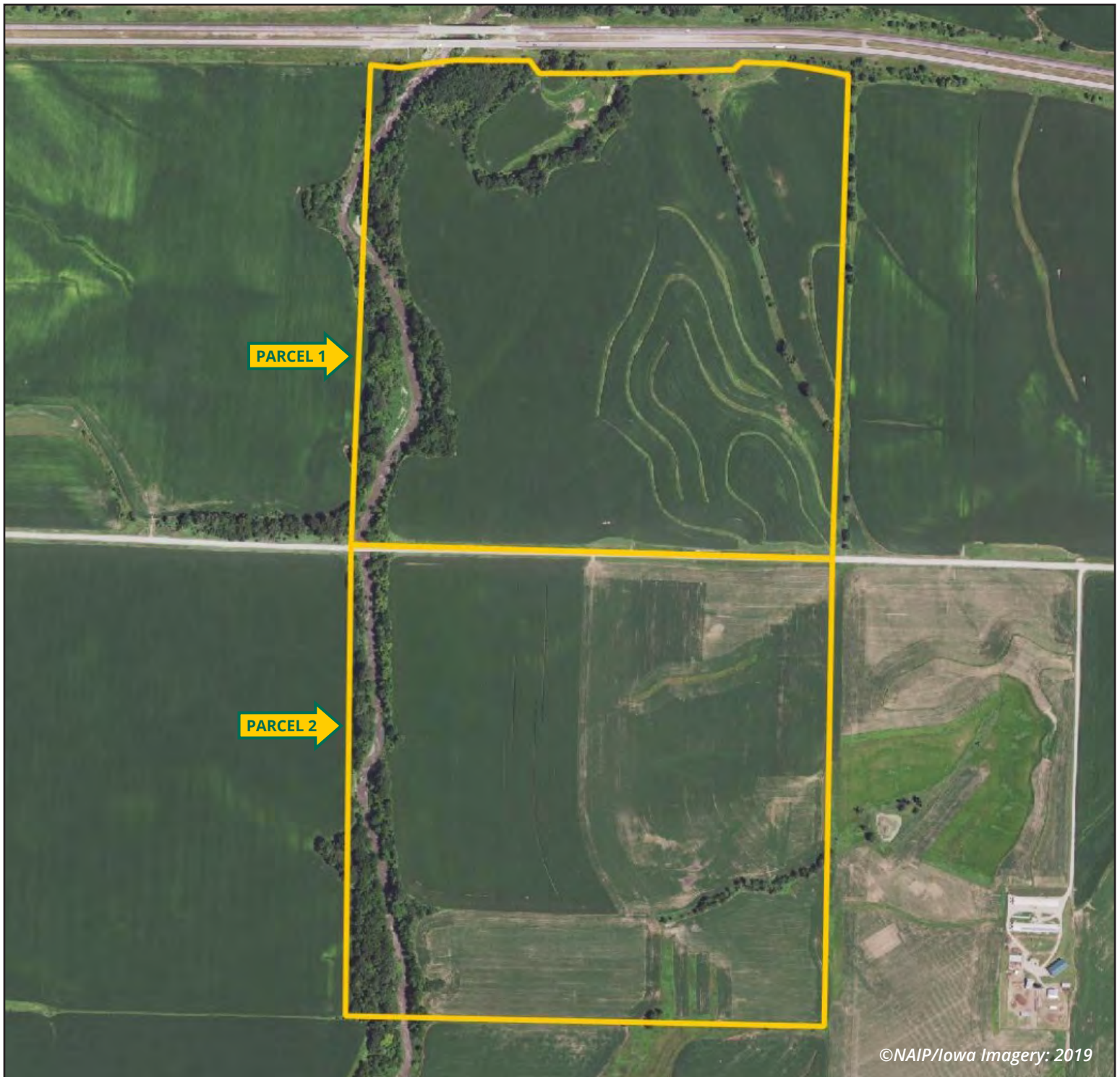


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Est. FSA/Eff. Crop Acres: 130.50 | Soil Productivity: 81.20 CSR2



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State: Iowa
County: Cass
Location: 6-77N-37W
Township: Brighton
Acres: 130.5
Date: 8/5/2025



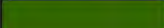
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Soils data provided by USDA and NRCS.

Area Symbol: IA029, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	51.34	39.4%		IIIe	87
9B	Marshall silty clay loam, 2 to 5 percent slopes	21.16	16.2%		Ile	95
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	19.42	14.9%		IIIe	59
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	15.20	11.6%		Iw	91
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	13.47	10.3%		Ile	81
99E2	Exira silty clay loam, 14 to 18 percent slopes, eroded	9.91	7.6%		IVe	50
Weighted Average					2.58	81.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Interstate 80 at Exit 51 near Marne: Go south on 560th St. for ½ mile and then west on Boston Rd. for 1 mile. Property is located on the north side of the road.

Simple Legal

W½ of SW¼, including Parcel A, in Section 5 and E½ SE¼, including Parcel A, in Section 6, all in Township 77 North, Range 37 West of the 5th P.M., Cass Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$6,514.00*
Gross Acres: 164.45*
Net Taxable Acres: 162.42*
Tax per Net Taxable Acre: \$40.11*

**Taxes are estimated due to recent survey of the property. Cass County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 2802, Part of Tract 4
FSA/Eff. Crop Acres: 130.50*
Corn Base Acres: 95.16*
Corn PLC Yield: 173 Bu.
Bean Base Acres: 42.31*
Bean PLC Yield: 52 Bu.
**Acres estimated pending reconstitution of farm by the Cass County FSA office.*

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Marshall, Exira, and Kennebec. CSR2 on the estimated FSA/ Eff. crop acres is 81.20. 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

Nearly level to steep.

Drainage

Natural with terraces.

Buildings/Improvements

None.

Water & Well Information

None.

Billboard Lease

There is a billboard on the property with a lease in place. The lease will be transferred to the buyer. Contact agent for details.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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.

Northeast looking Southwest



Southeast looking Northwest



FSA/Eff. Crop Acres: 144.03 | Acres in Production: 140.61 | Cert. Grass Acres: 1.95 | Soil Productivity: 76.10 CSR2



©NAIP/Iowa Imagery: 2019



State: Iowa
County: Cass
Location: 7-77N-37W
Township: Brighton
Acres: 140.61
Date: 8/6/2025



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA029, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
2428	Ely-Colo, overwash-Mt. Sterling complex, 0 to 2 percent slopes	36.81	26.3%		Iw	84
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	30.07	21.4%		Iw	91
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	27.57	19.6%		IIIe	59
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	15.04	10.7%		IIIe	87
99E2	Exira silty clay loam, 14 to 18 percent slopes, eroded	7.23	5.1%		IVe	50
Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	5.19	3.7%		Ile	92
54+	Zook silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	5.08	3.6%		IIw	69
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.41	3.1%		IIw	67
Z24D3	Shelby clay loam, deep loess, 9 to 14 percent slopes, severely eroded	4.23	3.0%		IVe	43
99E3	Exira silty clay loam, 14 to 18 percent slopes, severely eroded	3.80	2.7%		IVe	43
9B	Marshall silty clay loam, 2 to 5 percent slopes	1.18	0.8%		Ile	95
Weighted Average					2.04	76.1

Location

From Interstate 80 at Exit 51 near Marne: Go south on 560th St. for ½ mile and then west on Boston Rd. for 1 mile. Property is located on the south side of the road.

Simple Legal

E½ of NE¼ in Section 7 and W½ of NW¼ in Section 8, all in Township 77 North, Range 37 West of the 5th P.M., Cass Co., IA. Final abstract/title documents to govern legal description.

Real Estate Tax

Taxes Payable 2024 - 2025: \$6,050.00
Gross Acres: 158.58
Net Taxable Acres: 156.95
Tax per Net Taxable Acre: \$38.55

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 2802, Tract 1560
FSA/Eff. Crop Acres: 144.03
Acres in Production: 140.61
Cert. Grass Acres: 1.95
Corn Base Acres: 98.40
Corn PLC Yield: 173 Bu.
Bean Base Acres: 43.30
Bean PLC Yield: 52 Bu.
**Cass County FSA is reporting 144.03 FSA/Eff. Crop acres; however there are only 140.61 acres currently in production. Contact agent for details.*

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Ely-Colo, Kennebec, and Exira. CSR2 on the current acres in production is 76.10. 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

Nearly level to steep.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.



Southwest looking North



Northeast looking Southwest



Bid Deadline: Wed., Oct. 1, 2025

Time: 12:00 Noon, CDT

Mail To:

Hertz Farm Management
Attn: Stan Lierz
11717 M Circle
Omaha, NE 68137

Seller

CBR Farms, LP

Agency

Hertz Farm Management and their
representatives are Agents of the
Seller.

Attorney

Brian Mensen
Billings & Mensen Law Firm

Method of Sale

- These parcels will be offered individually and then in combination with the property being offered to the high bidder(s) in the manner resulting in the highest sale price.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Farm Management 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, Stan Lierz at 402-618-4114.

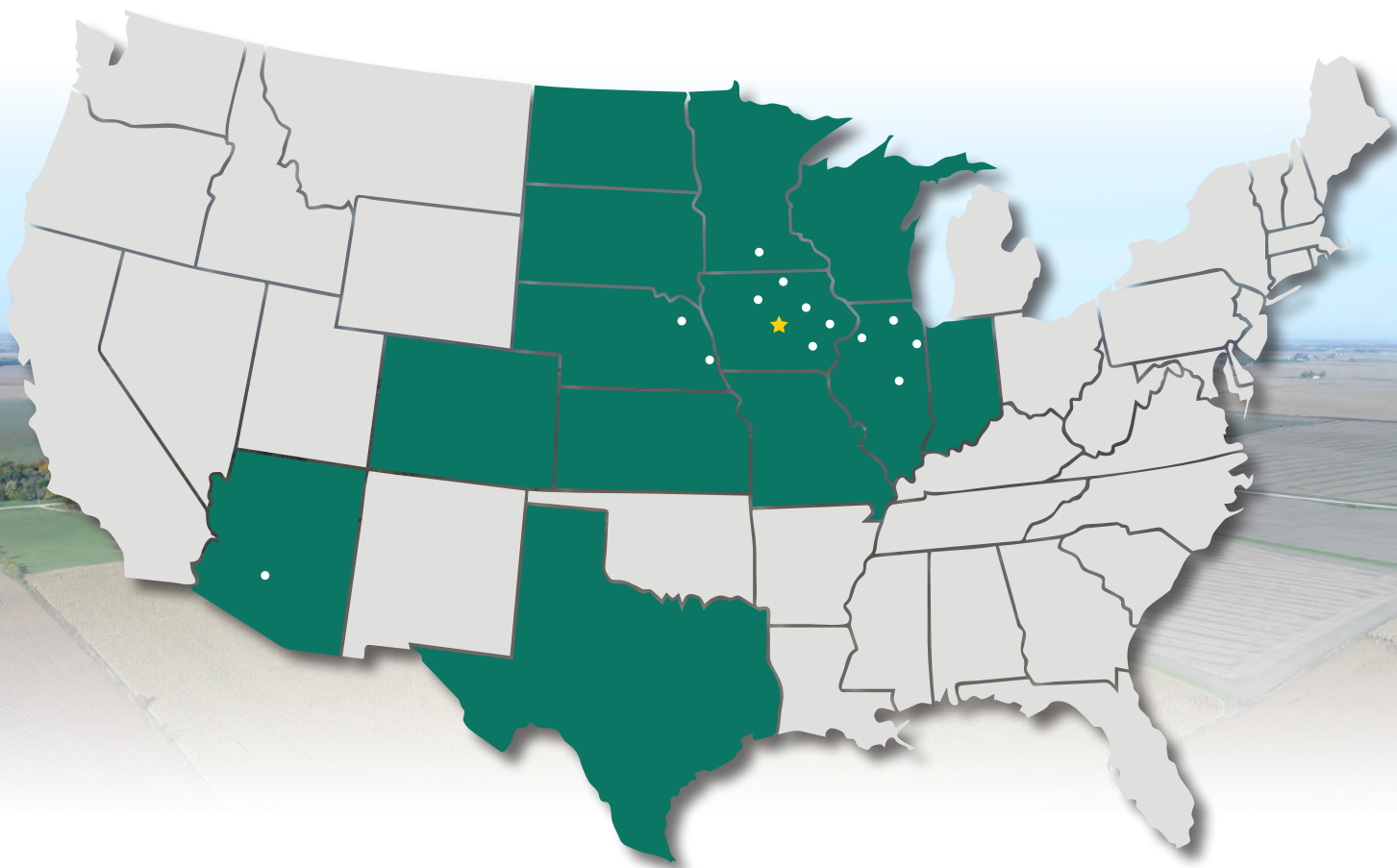
All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Omaha, NE Hertz office, on or before Wednesday, October 1, 2025, by 12:00 Noon, CDT. The Seller will accept or reject all bids by 12:00 Noon, CDT on Friday, October 3, 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 November 4, 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.



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