



CASS COUNTY, IOWA

FARMLAND AUCTION

159.6± ACRES OFFERED IN 1 TRACT

Representing HJK Farms, LLC.

670th St. & Pella Road, Cumberland, Iowa | Section 18 of Union Township



**Hawkeye
Real Estate**







11am on Thursday, November 5th, 2026.

Cumberland Community Building | 200 W 2nd St, Cumberland, Iowa 50843

United Country Hawkeye Farm Mgmt & Real Estate is honored to represent HJK Farms, LLC. in the sale of 159.60± acres. Located in Section 18 of Union Township in Cass County, this Western Iowa Combination Farm offers an attractive mix of row crop production, pasture, and CRP income. The auction will be held in person with live online bidding available through our Virtual Auction platform.

The farm features an impressive 74.4 CSR2 average on all the open acres, with 95.35± acres in tillable production, 24.94± acres of pasture, and 20.87 acres enrolled in CRP. These Conservation Reserve Program contracts generate \$5,024 annually, with contracts set to expire in 2027 and 2032. This combination of productive cropland established pasture, and income-producing CRP provides a variety of options for farmers and land investors.

Electric, water, and quality fencing are available on site, providing excellent infrastructure for cattle production and livestock operations. This is a versatile working farm offering a strong combination of agricultural production, livestock potential, and established CRP income. Whether you are looking to expand an existing operation or add a diversified Western Iowa Farmland to your portfolio, this Cass County tract presents an excellent opportunity.

For more information, contact Luke Nissen, ALC, at (712) 304-4827 or Luke@uciowa.com.

Representing Attorney: J.C. Van Ginkel - Van Ginkel Law Offices

PRODUCTIVE AG LAND:

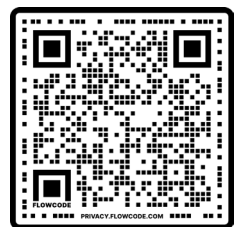
- 159.6± Deeded Acres
- 102.52± Effective DCP Cropland Acres
- 95.35± Tillable Acres
- 20.87± CRP Acres
- 24.94± Pasture Acres
- 74.4 CSR2 Average
- 4 Parcels | \$5,620 Annual Tax

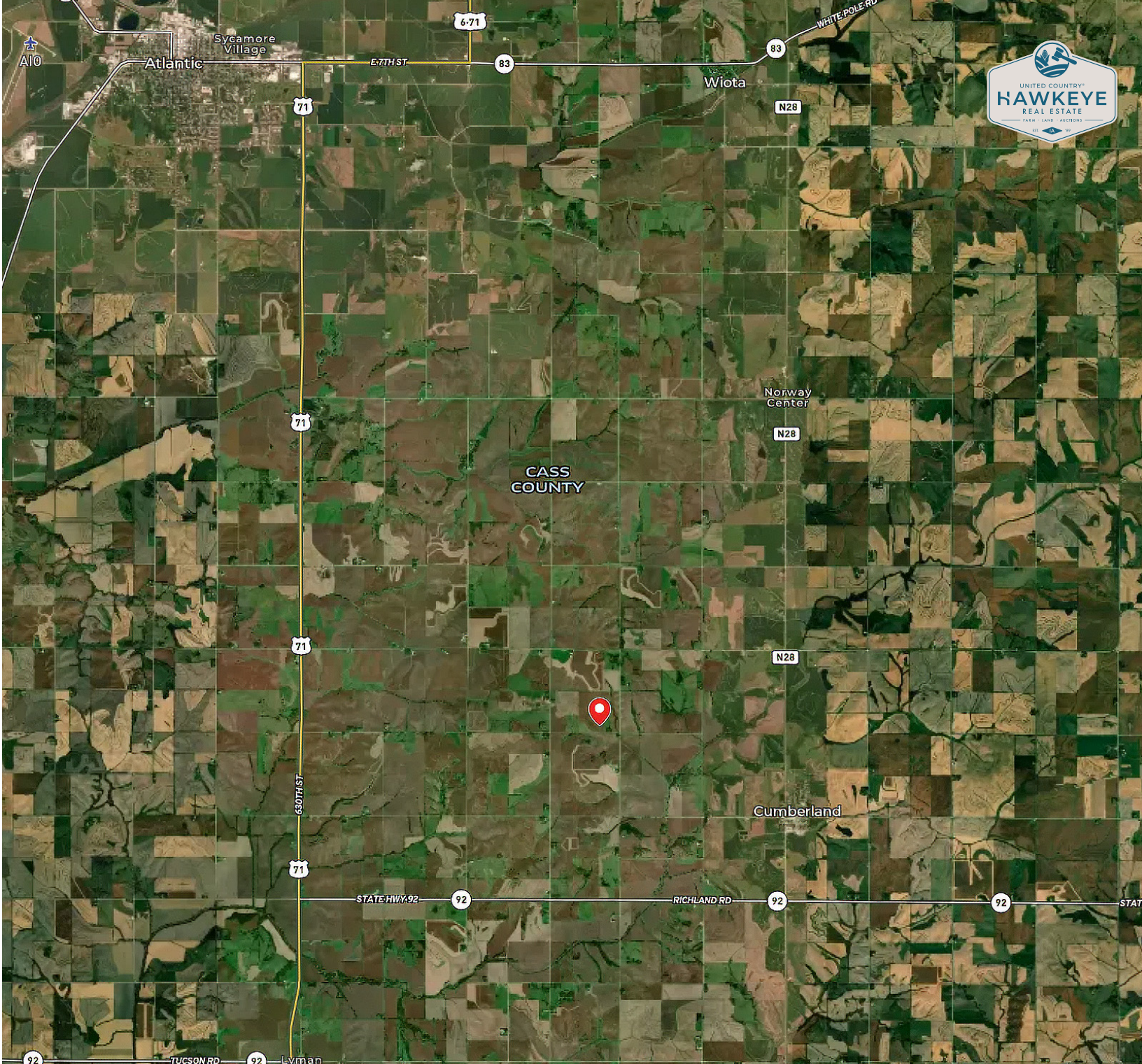
NOTE:

- \$5,024 Annual CRP Income
- Electric & Water Available
- Quality Fencing on Site

Full Possession: March 1st, 2027

SCAN FOR MORE
INFO





DIRECTIONS FROM CUMBERLAND, IA

From Cumberland, IA - Head West leaving town on West 2nd Street. Continue heading West on Quincy Road for two miles. Turn Right heading North on 670th Street for one mile. The property is located Northwest of the intersection of 670th Street & Pella Road.



AERIAL MAP

HJK Farms, LLC. | Union Township | Cass County

Aerial Map

Boundary Lines Are Approximate



Hawkeye
Real Estate

Boundary Center: 41° 17' 29.14, -94° 54' 56.7

0ft 494ft 989ft

18-75N-35W
Cass County
Iowa



Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING
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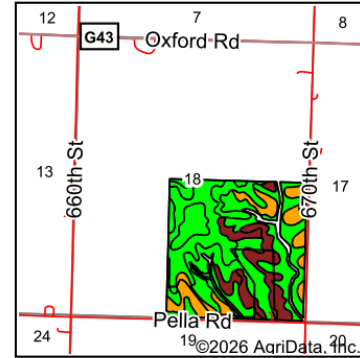
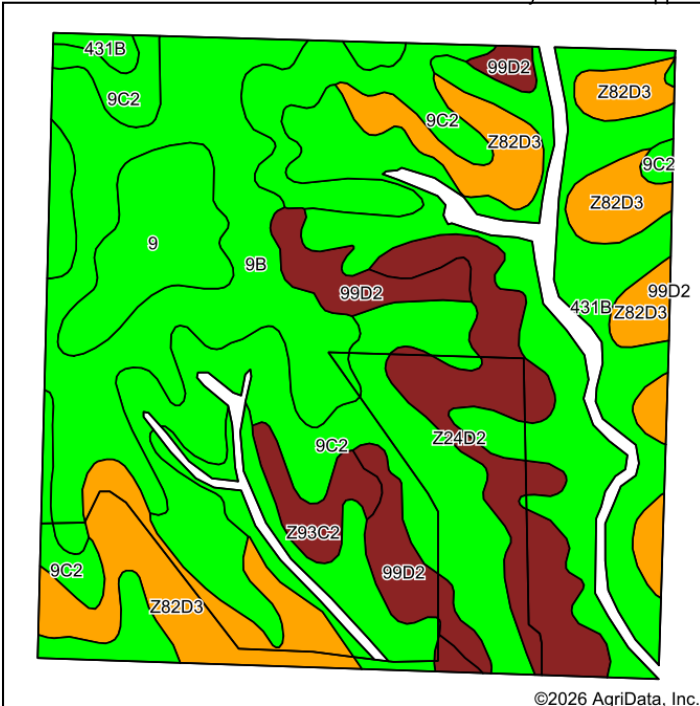
1/21/2026



TILLABLE SOILS MAP

HJK Farms, LLC. | Union Township | Cass County

Soils Map Boundary Lines Are Approximate



State: **Iowa**
County: **Cass**
Location: **18-75N-35W**
Township: **Union**
Acres: **146.46**
Date: **1/21/2026**



Hawkeye Real Estate



Soils data provided by USDA and NRCS.

Area Symbol: 1A029, Soil Area Version: 33									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Corn	*n NCCPI Soybeans
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	35.79	24.4%		Ile	81	73	84	76
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	34.39	23.5%		Ille	87	77	90	70
9B	Marshall silty clay loam, 2 to 5 percent slopes	24.46	16.7%		Ile	95	85	89	77
Z82D3	Adair-Shelby complex, MLRA 107B, 9 to 14 percent slopes, severely eroded	21.13	14.4%		Vle	32	31	60	41
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	12.70	8.7%		Ille	52	44	75	55
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	7.74	5.3%		Ille	59	53	82	64
9	Marshall silty clay loam, 0 to 2 percent slopes	7.44	5.1%		Iw	98	88	94	84
Z93C2	Shelby-Adair complex, MLRA 107B, 5 to 9 percent slopes, moderately eroded	2.81	1.9%		Ille	58	60	67	51
Weighted Average					2.92	74.4	66.8	*n 82.1	*n 67.2

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

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



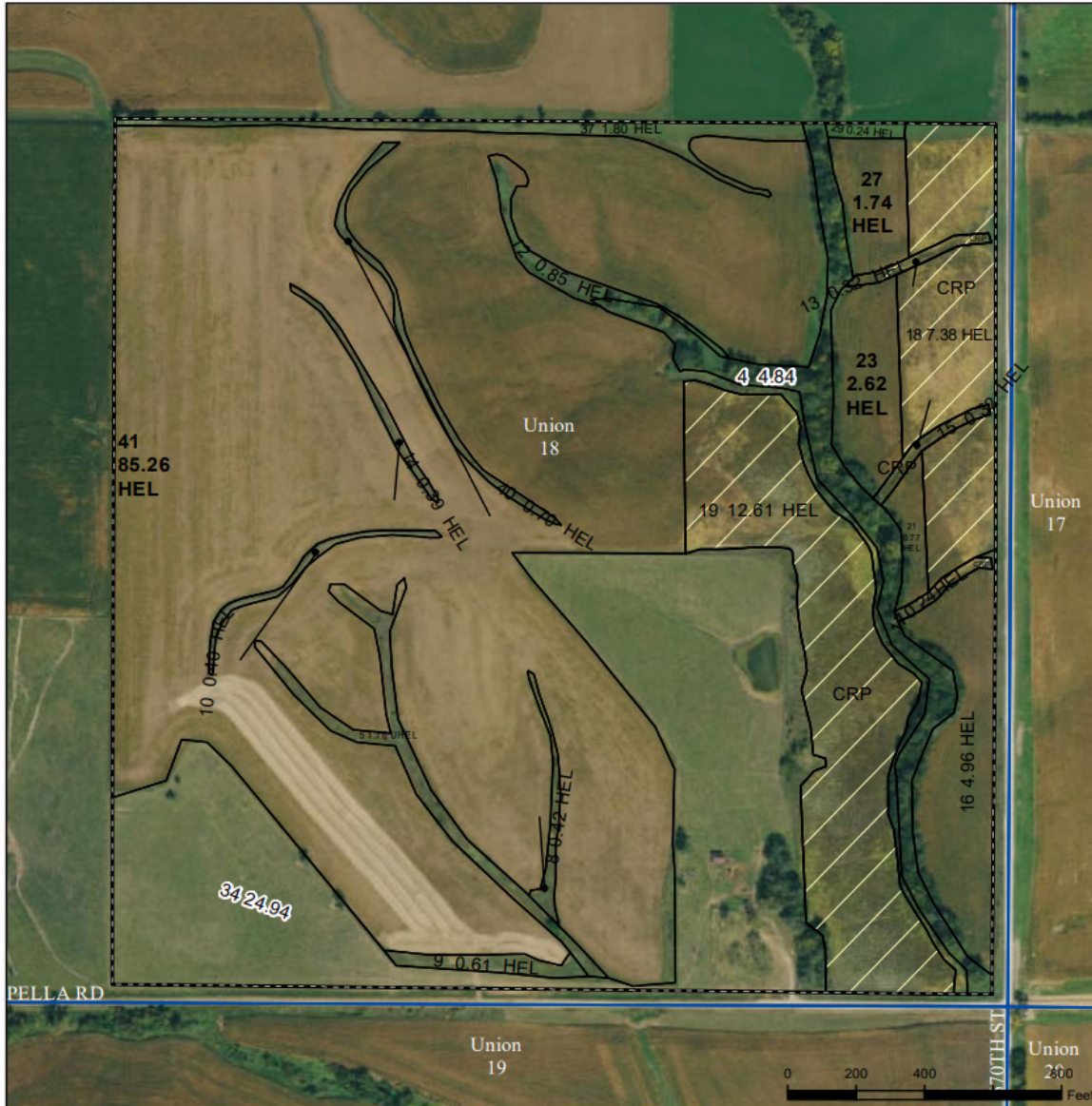
FSA 156EZ AERIAL MAP

Farm #1174 | TRACT 1365 | 2026 Program Year



United States
Department of
Agriculture

Cass County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Producer(s) & Share %

2026 Program Year

Map Created February 20, 2026

Farm 1174

Tract 1365

2023 Imagery

Tract Cropland Total: 123.39 acres

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USDA is an equal opportunity provider, employer, and lender.

GR NI





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LUKE NISSEN, ALC
IOWA LAND SPECIALIST
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AUCTION TERMS AND CONDITIONS

Seller: HJK Farms, LLC.

Representing Attorney: J.C. Van Ginkel – Van Ginkel Law Offices

Sale Date: Auction will be held Thursday, November 5, 2026 at 11:00 AM at the Cumberland Community Building 200 W 2nd Street, Cumberland, IA 50843.

Approval of Bids: Seller is serious about selling this property at auction but does reserve the right to accept or reject the final bid. Each bid shall constitute an offer to purchase, and the final bid, if accepted by the Seller, shall constitute a binding contract between the Buyer and Seller. Conduction of the auction and increments of bidding are at the direction and discretion of United Country Hawkeye Farm Mgmt & Real Estate and/or the auctioneers.

Tracts: 159.60 +/- Acres. Farm will be sold in one single tract.

Auction Method: The property will be sold on a price per acre basis based on acres obtained from the Cass County Treasurer. The auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Online Bidding Process: To participate in the bidding process, please register at <http://uciowa.bidwrangler.com/>. Interested bidders can access the real time auction through our brokerage's auction platform via the Internet. By using this online auction platform, bidders recognize that internet performance can be unpredictable and may occasionally affect access, result in downtime, or lead to slow connections to the platform. Bidders agree that Hawkeye Farm Mgmt & Real Estate, along with its affiliates, members, officers, shareholders, agents, or contractors, cannot be held responsible for any connectivity issues or disruptions that bidders may encounter while using the online auction platform.

Bidder Registration: Prospective bidders must register with Hawkeye Farm Management & Real Estate and receive a bidder number to bid at the auction. All online bidders must be approved prior to the auction starting. Be sure to allow ample time for registration approval. Hawkeye Farm Management & Real Estate and its representatives act as agents for the Seller. Winning bidder(s) acknowledge that they are representing themselves in completing the auction sale transaction.

FSA: All FSA information, maps, field boundaries and acres are presumed accurate based on the best available information and knowledge of the seller and United Country Hawkeye Farm Management & Real Estate.

Mineral Rights: All mineral rights, if any, owned by the Seller will be conveyed to the Buyer.

As is-where is: Property is sold "AS IS-WHERE IS" and the Buyer should take time to examine this property thoroughly and rely on their own judgement. The only guarantee from the Seller is a valid, good, and marketable title to the property. Neither the Seller, United Country Hawkeye Farm Mgmt & Real Estate, or the Auctioneers are giving any warranties other than a clear title. Buyer must conduct their own inspections at their own expense prior to bidding at the auction. The winning bidder may obtain financing or use 1031 exchange funds to complete the purchase; however, the final purchase is NOT contingent upon the buyer's ability to secure financing, obtain an

appraisal, or complete a 1031 exchange. Auctioneers, United Country Hawkeye Farm Mgmt & Real Estate, or its agents are not responsible for any representation made by Seller or their employees and are not responsible for accidents on the sale property should any occur. Contact United Country Hawkeye Farm Mgmt & Real Estate at 641-932-7796 or Luke Nissen, ALC at 712-304-4827 for a private showing prior to day of sale.

Taxes: Taxes will be pro-rated to the date of closing and based on tax acre estimates as sold per Cass County Treasurer.

Possession: Cropland and pasture is leased for the 2026 season, and possession will be given on March 1, 2027. Buyer will not receive a credit at closing for any cash rent payment. All CRP Payments will be pro-rated to the date of deed recording.

Subject to: The sale of this property is subject to any and all easements of record, covenants, restrictions of record and leases. Seller will have surveyor mark Western property line where there is no fence prior to closing.

Contract and Earnest Payment: Buyer and Seller will enter a standard format Contract for the Sale of Real Estate on the day of auction. Contract will call for 10% earnest money on the day of sale to be held in Hawkeye Farm Mgmt Trust in the form of a personal, corporate or cashier's check with the balance of the purchase price due, in certified funds, at closing on or before December 8, 2026. Contracts will contain no financing or inspection contingencies, and Buyer must have their own financing and make their own inspections prior to bidding at this auction. Seller will provide abstract continued through date of sale to Buyer's attorney for title opinion and deliver title by General Warranty Deed. Buyer will be responsible for their own mortgage policies of title insurance (if applicable). The 2024-2025 Property taxes will be prorated. Exact legal to come from deed and abstract. Buyer is responsible for their own investigation of property and/or zoning for their intended use.

Day of Auction: Announcements made by the United Country farm Mgmt & Real Estate and Auctioneers ahead of or during the time of sale take precedence over any previously printed materials or any oral statements made. The sale will be controlled by the auctioneer. United Country Hawkeye Farm Mgmt & Real Estate and Auctioneers represent the Seller only. If a tie or dispute occurs between two or more bidders, the Auctioneer may re-open the bidding at the Auctioneer's sole discretion and shall serve as the sole arbiter as to who is or is not allowed to bid. Auctioneer reserves the right to reject any bid that is only a fraction advance over the preceding bid, to regulate bidding and to accept or reject any or all bids. Auctioneer reserves the right to enter bids on behalf of absentee/phone bidders as well as the Seller. Any and all decisions of Auctioneer regarding the conduct of the auction shall be final without liability to any party.

Agency: Auction Company, United Country Hawkeye Farm Mgmt & Real Estate, Auctioneer and their representatives are exclusive agents of the Seller. Jon Hjelm with the Acre Company acts as the Auctioneer.

**THE BIDDING WILL ONLY LAST A FEW MINUTES,
AND THE AUCTIONEER HAS FINAL SAY.**



HAWKEYE

— REAL ESTATE —

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