

Land For Sale

ACREAGE:

160 Acres, m/l

LOCATION:

Dallas County, IA

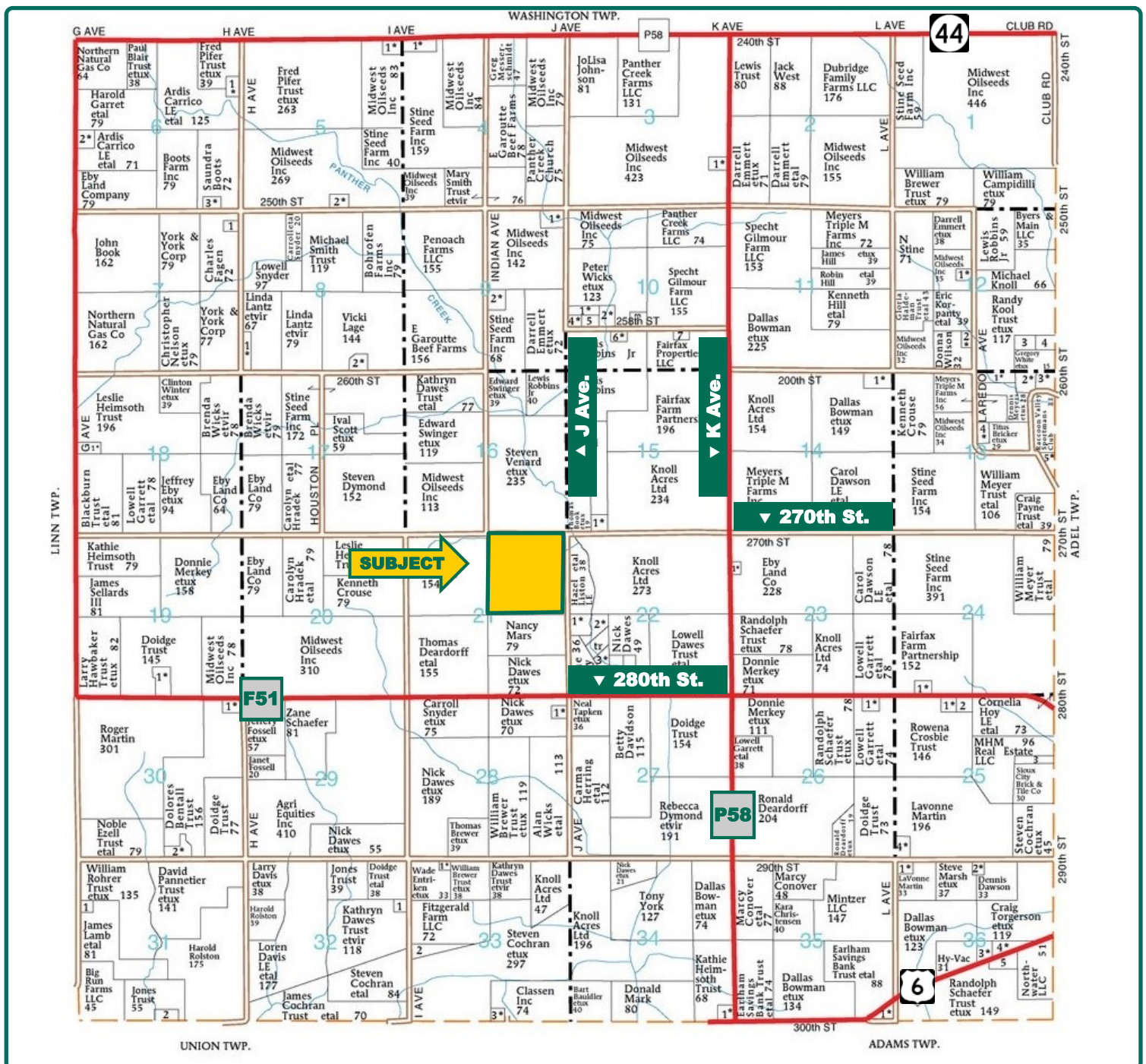


Property *Key Features*

- Nice Looking Farm NW of Adel
- 2-Story Home with Detached Garage, 2 Grain Bins and a Pole Barn
- Open Lease for 2019

Kyle J. Hansen, ALC
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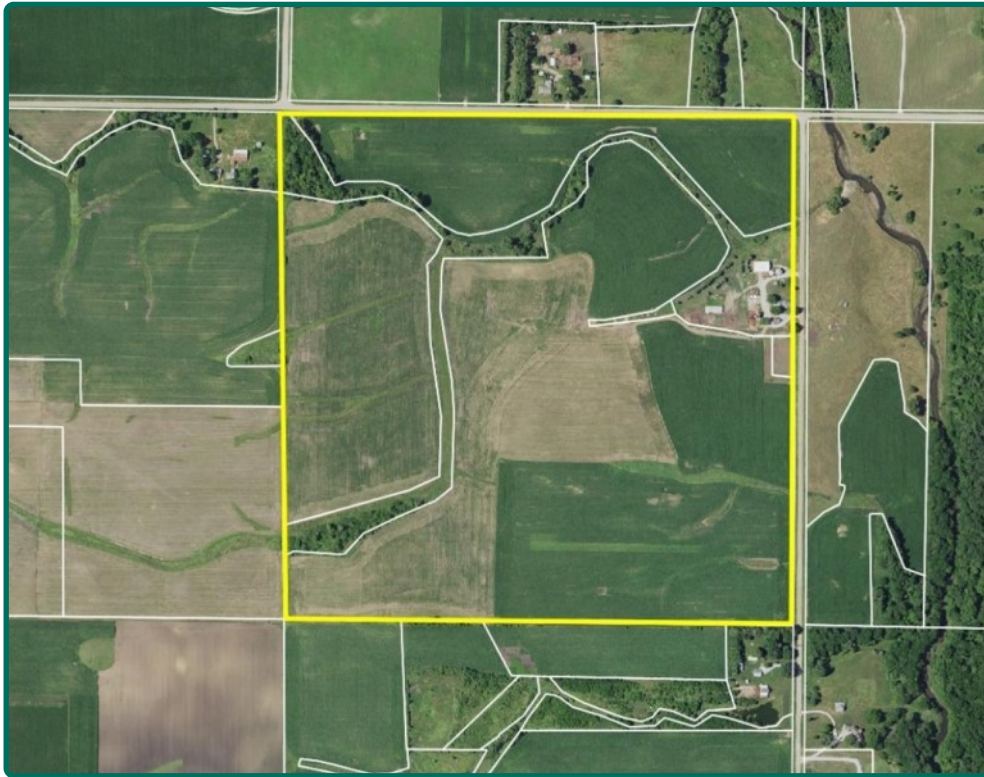
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Total Acres: 160.00
Crop Acres*: 138.14
Corn Base Acres*: 93.78
Bean Base Acres*: 31.50
Soil Productivity: 73.3 CSR2
Address:
 27175 J. Ave.
 Adel, IA 50003

** Crop acres and bases are estimated.*

Property Information

160 Acres, m/l

Location

From Adel: West on Hwy 6 to K Ave; north 2 miles to 280th St., one mile west to J Ave., then ½ mile north. The property is at the intersection of 270th St. and J Ave. on the west side of J Ave.

Legal Description

NE¼ of Section 21, Township 79 North, Range 28 West of the 5th P.M. (Colfax Twp.)

Price & Terms

- \$1,256,000
- \$7,850/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon, subject to existing lease.

Real Estate Tax

Taxes Payable 2018-2019: \$4,634
 Net Taxable Acres: 156.00
 Tax per Net Taxable Acre: \$29.71

FSA Data

Part of Farm Number 574, Tract 788
 Crop Acres*: 138.14
 Corn Base Acres*: 93.78
 Corn PLC Yield: 125 Bu.
 Bean Base Acres*: 31.5
 Bean PLC Yield: 43 Bu.

**Crop acres and bases are estimated.
 FSA will determine final acres.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Clarion, Storden and Colan-Terril. CSR2 on the estimated FSA crop acres is 73.3 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Gently to moderately sloping.

Dwelling

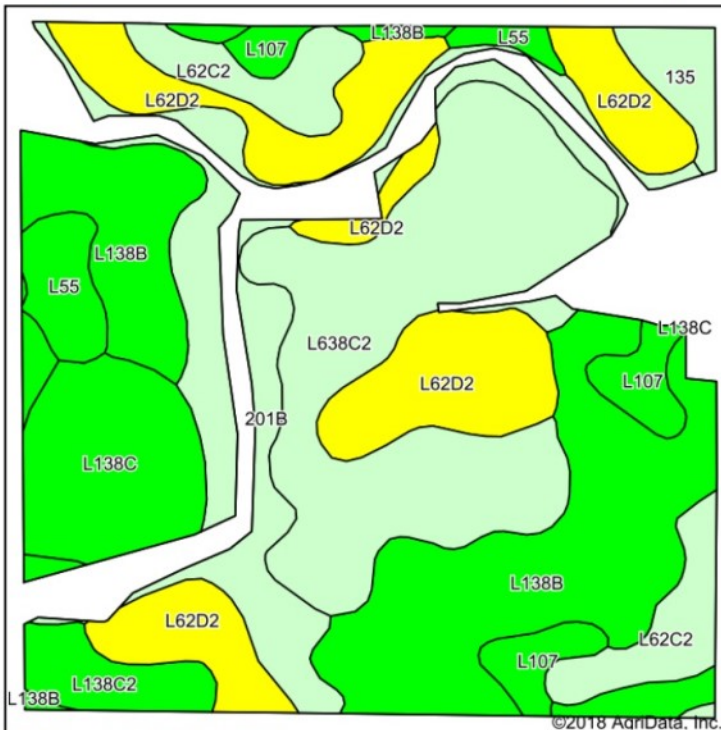
- 2- Story Frame, built in 1915
- Living area 2,080 sq. ft.
- 3 Bedroom
- 1 Full Bath / 1 Half Bath

Buildings/Improvements

- Detached Garage
- 6,000 Bu. Grain Bin
- 10,000 Bu. Grain Bin
- 48 x 75 Pole Barn

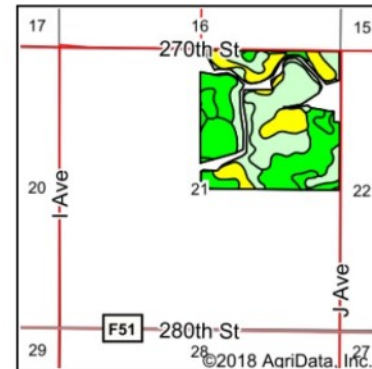
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Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Dallas**
Location: **21-79N-28W**
Township: **Colfax**
Acres: **138.14**
Date: **10/24/2018**



Maps Provided By:



Area Symbol: IA049, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	32.94	23.8%		Ile	88	
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	29.93	21.7%		IIle	75	
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	24.11	17.5%		IVe	41	
201B	Coland-Terril complex, 2 to 5 percent slopes	15.94	11.5%		IIlw	74	68
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	10.38	7.5%		IIle	84	
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	8.41	6.1%		IIle	64	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	5.09	3.7%		IIlw	88	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	4.74	3.4%		IIle	83	
L55	Nicollet loam, 1 to 3 percent slopes	4.06	2.9%		Ile	91	
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	2.54	1.8%		IIlw	76	80
Weighted Average						73.3	*-

Water & Well Information

There is rural water and a well. The well has been used for livestock.

Comments

Nice looking farm NW of Adel with a house and outbuildings.

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.

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SW looking NE



Acreage looking SW



SE looking NW



Acreage



Grain Bins



Kitchen



Pole Barn



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