

# Land Auction

**ACREAGE:**

**307.75 Acres, m/l**  
In 3 parcels  
Dallas County, IA

**DATE:**

Tuesday  
**Sept. 22, 2020**  
**10:00 a.m.**

**LOCATION:**

**Dallas County  
Fairgrounds**  
Adel, IA

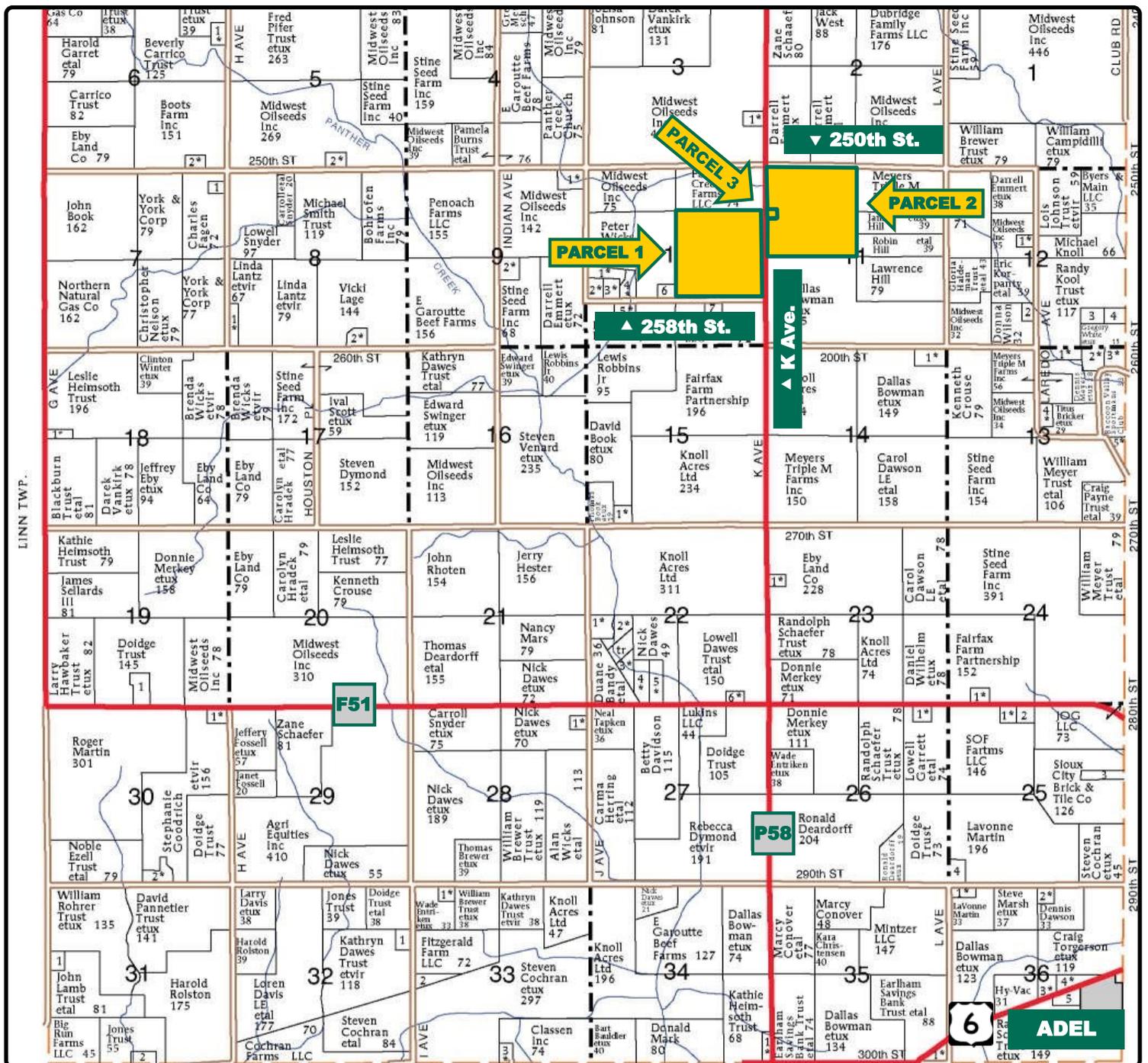


## Property Key Features

- Located 8½ Miles Northwest of Adel on a Hard-Surfaced Road
- 307.24 FSA/Eff. Crop Acres with an 88.40 CSR2
- High-Quality Soils on these Dallas County Farms

**Matt Vegter, ALC**  
Licensed in IA  
**MattV@Hertz.ag**

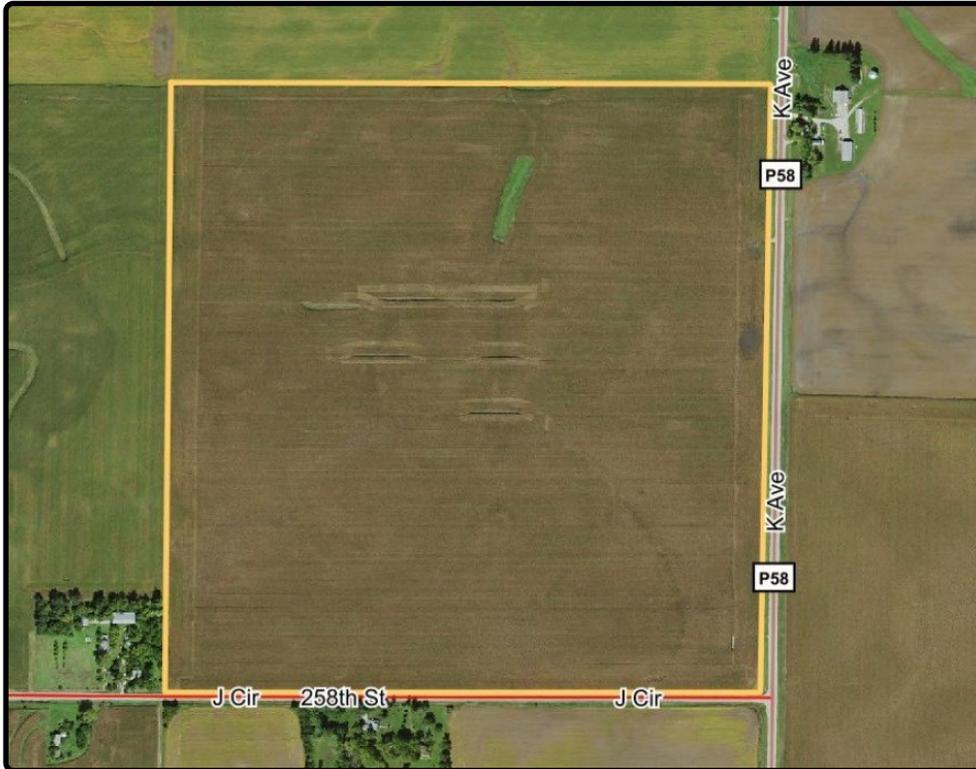
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## Parcel 1

FSA/Eff. Crop Acres:	155.35
Corn Base Acres:	78.00
Bean Base Acres:	76.00
Soil Productivity:	88.40 CSR2

### Parcel 1 Property Information 154.50 Acres, m/l

#### Location

From Adel: Go west on Old Highway 6 for 4 miles. Head north on Highway P58 / K Avenue for 4½ miles. Property is on the west side of the highway.

#### Legal Description

N½ SE¼, S½ NE¼, in Section 10, Township 79 North, Range 28 West of the 5th P.M. (Colfax Township)

#### Real Estate Tax

Taxes Payable 2020 - 2021: \$4,636.00  
Net Taxable Acres: 154.50  
Tax per Net Taxable Acre: \$30.00

#### Lease Status

Open lease for 2021 crop year.

#### FSA Data

Farm Number 733, Tracts 25595 & 25596  
FSA/Eff. Crop Acres: 155.35  
Corn Base Acres: 78.00  
Corn PLC Yield: 133 Bu.  
Bean Base Acres: 76.00  
Bean PLC Yield: 47 Bu.

#### Soil Types/Productivity

Primary soils are Clarion, Webster and Nicollet. CSR2 on the FSA/Eff. crop acres is 88.40. See soil map for detail.

#### Land Description

Level to moderately sloping.

#### Drainage

Part of Drainage District #52.

#### Buildings/Improvements

None

#### Water & Well Information

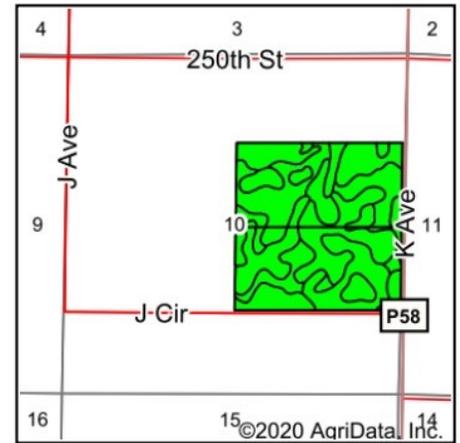
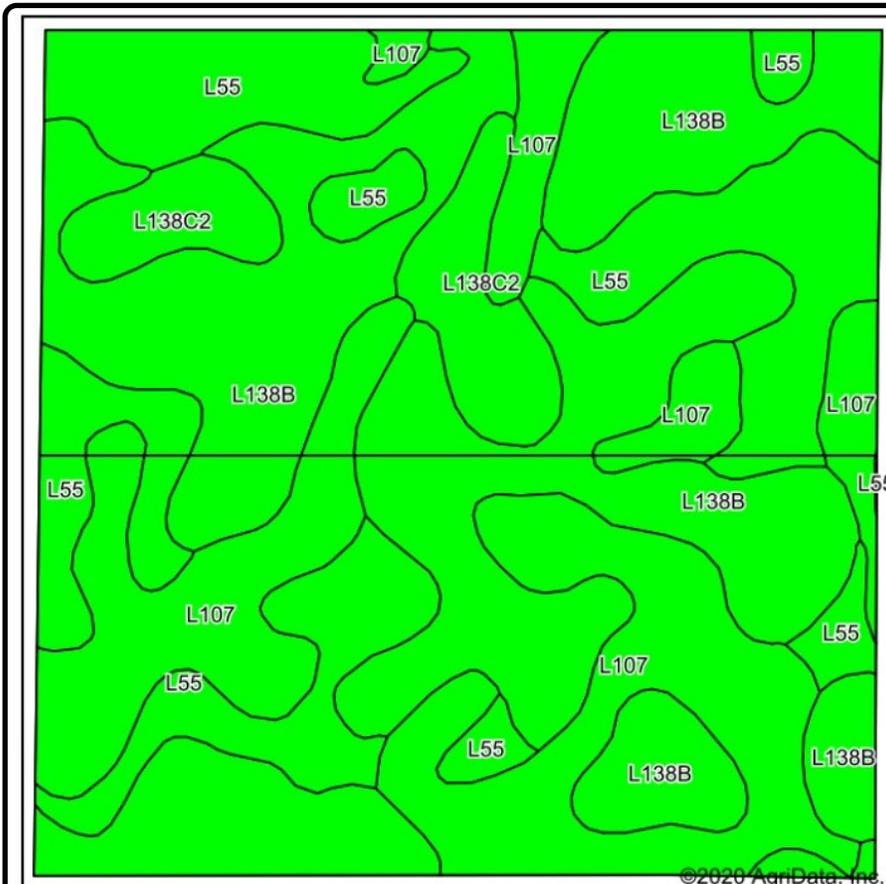
None

#### Comments

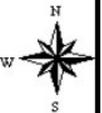
Very nice-laying Dallas County farm.

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State: **Iowa**  
 County: **Dallas**  
 Location: **10-79N-28W**  
 Township: **Colfax**  
 Acres: **155.35**  
 Date: **8/5/2020**



Area Symbol: IA049, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	68.29	44.0%		Ile	88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	40.00	25.7%		IIw	88
L55	Nicollet loam, 1 to 3 percent slopes	37.42	24.1%		Ie	91
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	9.64	6.2%		IIIe	83
<b>Weighted Average</b>						<b>88.4</b>

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## Parcel 2

**FSA/Eff. Crop Acres:** 147.09\*  
**CRP Acres:** 4.80  
**Corn Base Acres:** 76.30  
**Bean Base Acres:** 70.00  
**Soil Productivity:** 88.40 CSR2

*\*Acres are estimated*

### Parcel 2 Property Information 148.75 Acres, m/l

#### Location

From Adel: Go west on Old Highway 6 for 4 miles. Head north on Highway P58 / K Avenue for 4½ miles. Property is on the east side of the highway.

#### Legal Description

NW¼, except acreage site, Section 11, Township 79 North, Range 28 West of the 5th P.M. (Colfax Township)

#### Real Estate Tax

Taxes Payable 2020 - 2021: \$4,391.55  
 Net Taxable Acres: 148.75  
 Tax per Net Taxable Acre: \$29.52

#### Lease Status

Open lease for 2021 crop year .

#### FSA Data

Farm Number 733, Tract 25594  
 FSA/Eff. Crop Acres: 147.09\*  
 CRP Acres: 4.80  
 Corn Base Acres: 76.30  
 Corn PLC Yield: 133 Bu.  
 Bean Base Acres: 70.00  
 Bean PLC Yield: 47 Bu.

*\*Acres are estimated pending possible reconstitution of farm by local FSA office.*

#### CRP Contracts

There are 4.8 acres enrolled in a CP8A contract that pays \$1,085 annually and expires 9/30/2028.

#### Soil Types/Productivity

Primary soils are Clarion, Canisteo and Nicollet. CSR2 on the estimated FSA/Eff. crop acres is 88.40. See soil map for detail.

#### Land Description

Level to gently sloping.

#### Drainage

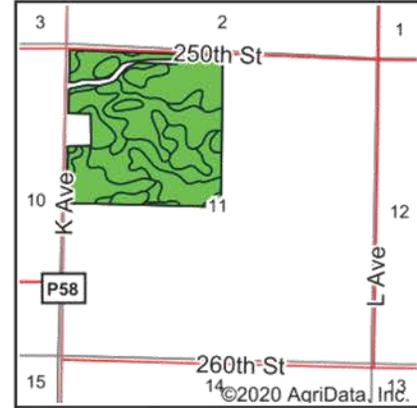
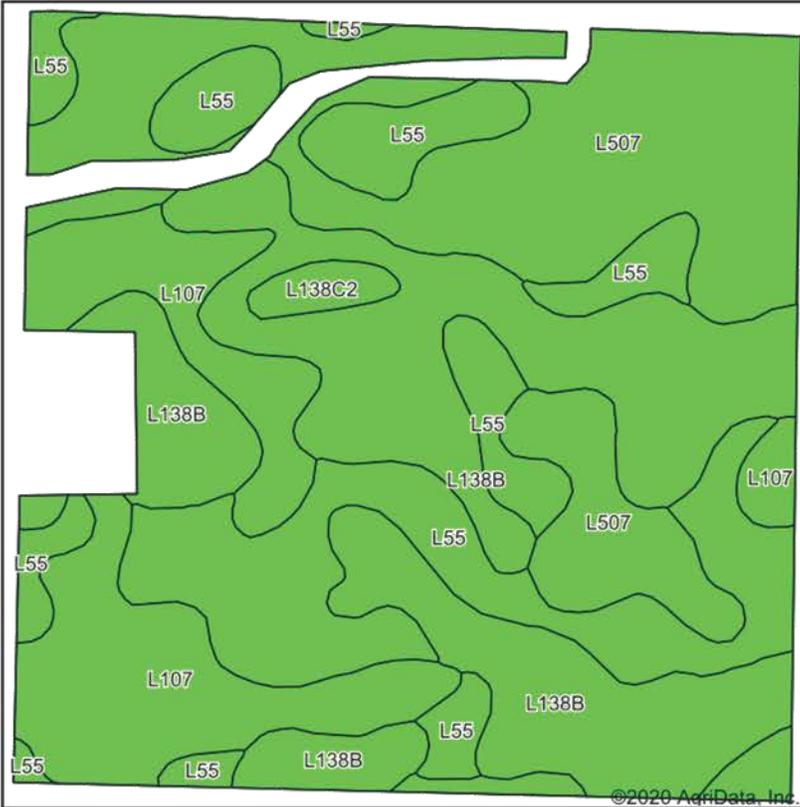
Part of Drainage District #52.

#### Water & Well Information

None

#### Comments

Productive soils on this Dallas County farm.



State: **Iowa**  
 County: **Dallas**  
 Location: **11-79N-28W**  
 Township: **Colfax**  
 Acres: **147.09**  
 Date: **8/13/2020**



Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: IA049, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	44.93	30.5%		Ile	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	41.40	28.1%		IIw	87
L55	Nicollet loam, 1 to 3 percent slopes	35.65	24.2%		Ie	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	23.52	16.0%		IIw	88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.59	1.1%		IIIe	83
<b>Weighted Average</b>						<b>88.4</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. 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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**Parcel 1** - Northeast Looking Southwest



**Parcel 1** - Southeast Looking Northwest



**Parcel 2** - Northeast Looking Southwest



**Parcel 2** - Southeast Looking Northwest



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## Parcel 3

Main Floor SF:	1,074
Basement SF:	1,074
Bedrooms:	3
Bathrooms:	1
Year Built:	1961

**ADDRESS:**  
25286 K Avenue  
Adel, IA 50003

## Open Houses

Thurs., Sept. 10	4-6 p.m.
Sat., Sept. 19	10-noon

### Parcel 3 Property Information 4.50 Acres, m/l

#### Location

From Adel: Go west on Old Highway 6 for 4 miles. Head north on Highway P58 / K Avenue for 4½ miles. Property is on the east side of the highway.

#### Legal Description

Part of W½ NW¼, Section 11, Township 79 North, Range 28 West of the 5th P.M. (Colfax Township)

#### Real Estate Tax

Taxes Payable 2020 - 2021: \$1,570.45  
Net Taxable Acres: 4.50

#### Buildings/Improvements

- Single-story house built in 1961
- 3 bedroom / 1 bathroom
- 792 sq. ft. detached garage
- Partially finished basement
- Central A/C
- NEW furnace installed in Dec. 2019
- NEW water heater installed Dec. 2019
- Refrigerator and stove/oven included
- 1,500 gallon septic tank installed in 2015.
- 42' x 81' machine shed
- Approx. 10,000 bushel grain bin

#### Water & Well Information

Property is serviced by Xenia Rural Water District.

#### Comments

Well-maintained acreage on a hard-surfaced road.

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**Parcel 3 - Southeast Looking Northwest**



**Parcel 3 - West Side of House**



**Parcel 3 - Kitchen**



**Parcel 3 - Living Room**



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**Parcel 3** - Living Room / Dining Room



**Parcel 3** - Bathroom



**Parcel 3** - Basement



**Parcel 3** - Basement



Date: **Tues., Sept. 22, 2020**

Time: **10:00 a.m.**

Site: **Dallas Co. Fairgrounds  
28057 Fairground Rd.  
Adel, IA 50003**

### **Seller**

Specht Gilmour Farms, LLC

### **Agency**

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

### **Auctioneer**

Kyle Hansen

### **Method of Sale**

- Parcels 1 and 2 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.
- Parcel 3 will be offered as a single tract.
- Seller reserves the right to refuse any and all bids.

### **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 December 2, 2020 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 any existing leases. Taxes will be prorated to December 2, 2020.

### **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 Abstract of Title for review by Buyer's attorney.

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