

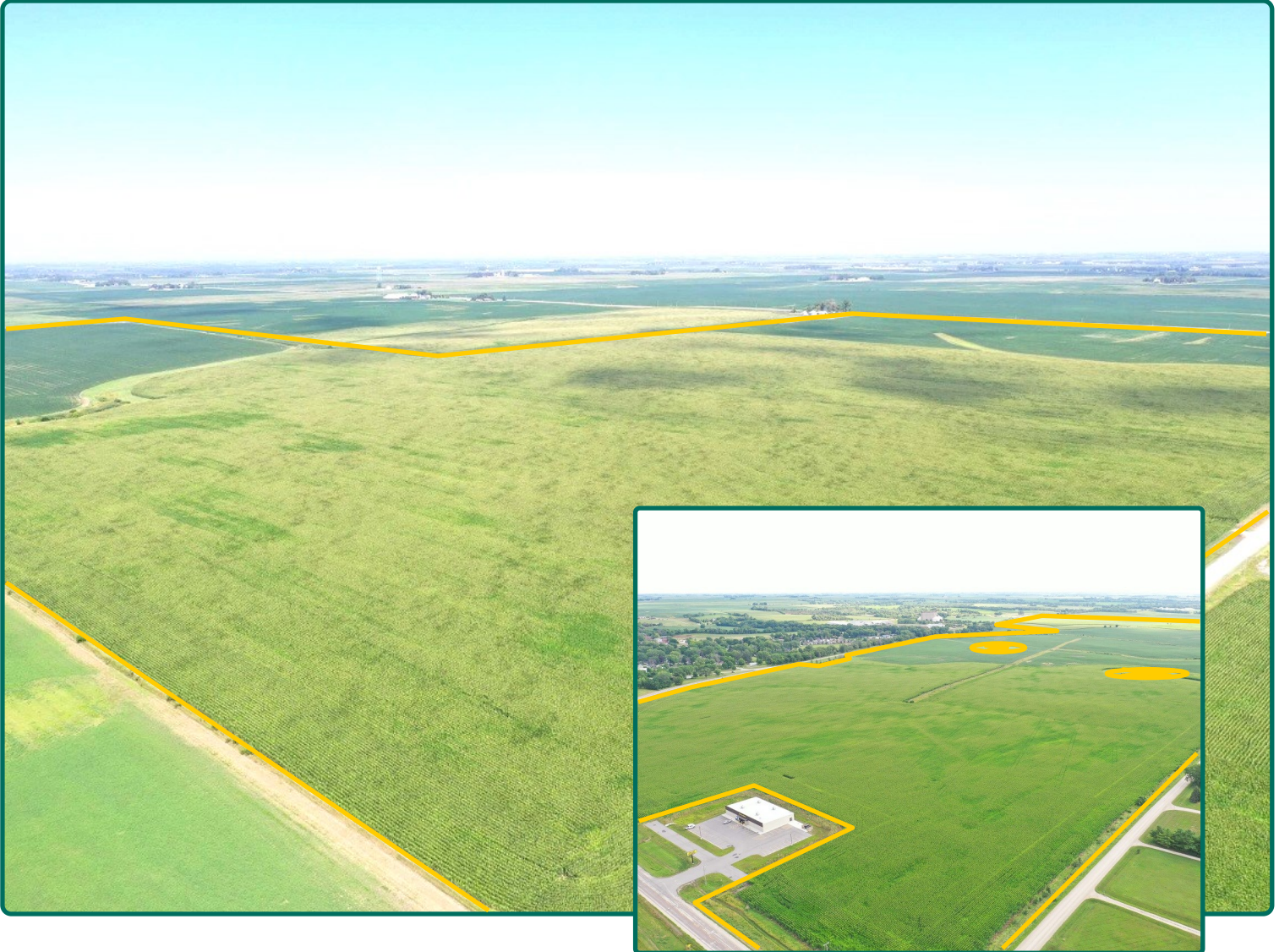
# Land For Sale

**ACREAGE:**

**922.51 Acres, m/l**

**LOCATION:**

**Dallas County, IA**



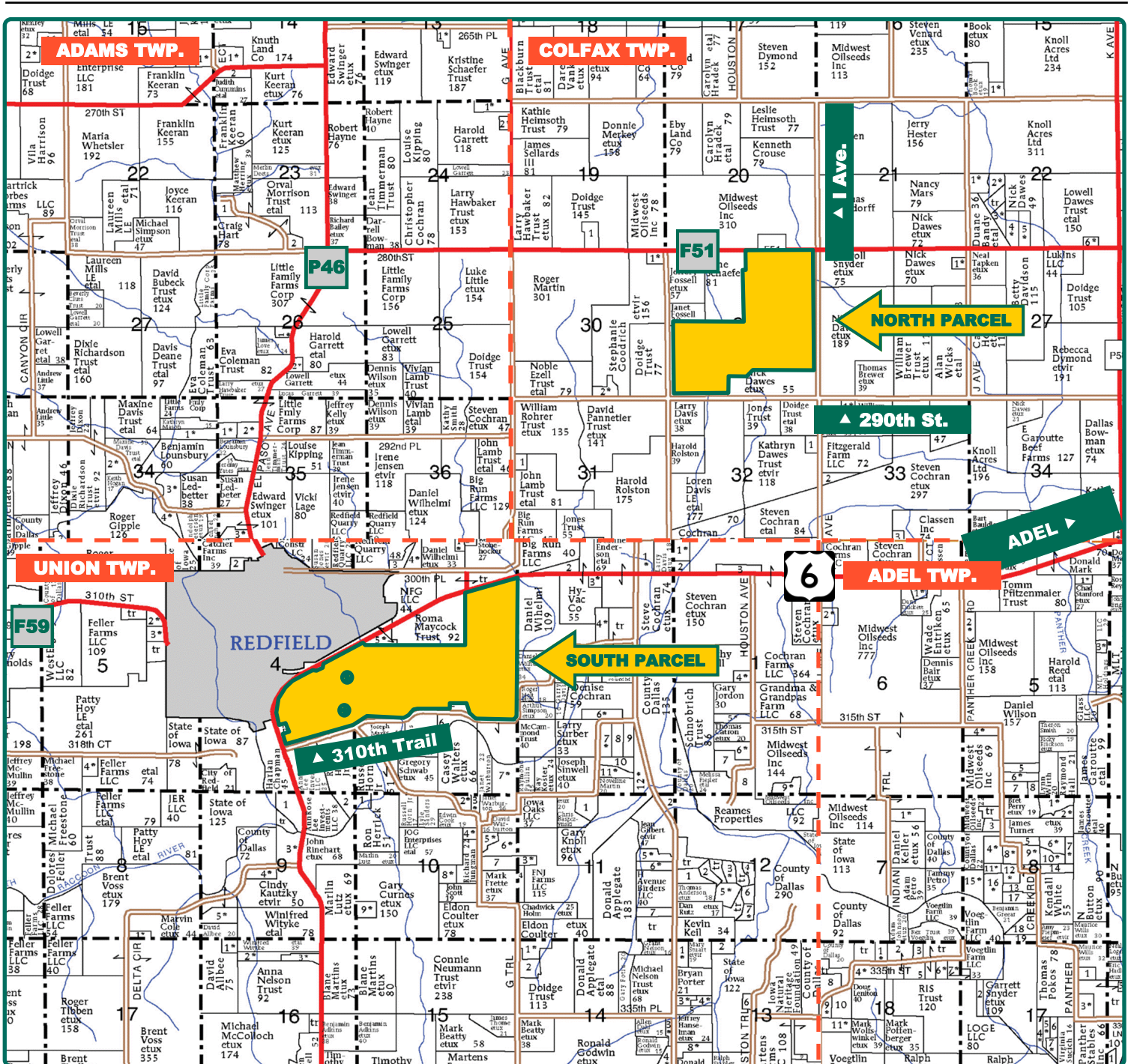
## Property Key Features

- 880.28 Est. FSA/Eff. Crop Acres with an 88.40 CSR2
- Rare Opportunity to Purchase High-Quality Farm Ground in Continuous Tracts
- Long-Time Ownership by Agri-Equities, Inc.

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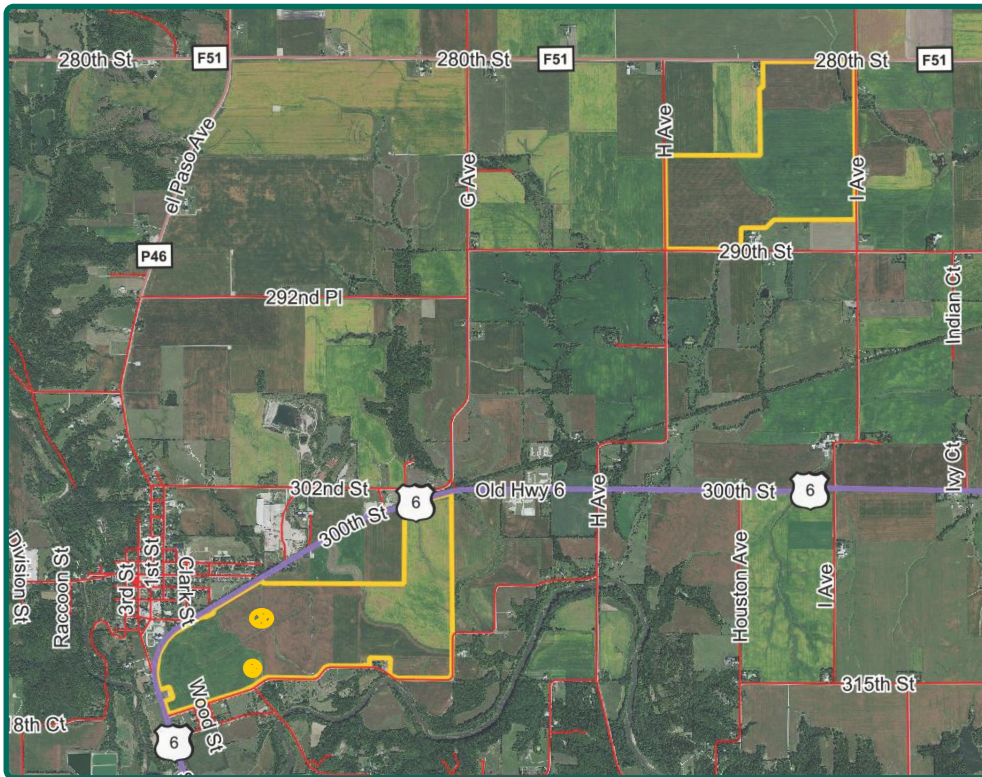


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## Whole Property

**FSA/Eff. Crop Acres: 880.28\***  
**CRP Acres: 2.43**  
**Corn Base Acres: 485.05\***  
**Bean Base Acres: 360.02\***  
**Soil Productivity: 88.40 CSR2**

*\*Acres are estimated.*

## Whole Property Property Information 922.51 Acres, m/l

### Location

See north and south parcel information pages.

### Legal Description

NE ¼ and S½ (except parcel A), all in Section 29, Township 79 North, Range 28 West of the 5<sup>th</sup> P.M. (Colfax Twp.) AND GOVT Lots 8 (lying south of Highway), 9, 13, 15, 16, 17, 18 (except Parcel A), 20 (except well sites) and parts of GOVT Lots 14, 19, 13 that lay north of 310<sup>th</sup> Trail, and tax parcels 1304401006, 1304192005, & 1304401004, all in Sections 3 & 4 of Township 78 North, Range 29 West of the 5<sup>th</sup> P.M. (Union TWP).

### Price & Terms

- \$14,750,000.00
- \$15,988.99/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed upon.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$19,538.00  
 Net Taxable Acres: 922.51  
 Tax per Net Taxable Acre: \$21.18  
 Tax Parcel ID #: Contact agent for tax parcels.

### Lease Status

Open lease for the 2023 crop year.

### FSA Data

Farm Number 6307  
 Tracts 24692, 26866, 27040  
 FSA/Eff. Crop Acres: 880.28\*  
 Corn Base Acres: 485.05\*  
 Corn PLC Yield: 161 Bu.  
 Bean Base Acres: 360.02\*  
 Bean PLC Yield: 50 Bu.  
*\*Acres are estimated pending reconstitution of the farm by the Dallas County FSA office.*

### CRP Contracts

There are 2.43 acres enrolled in a CP-33 contract that pays \$683.00 annually and expires 9/30/2025.

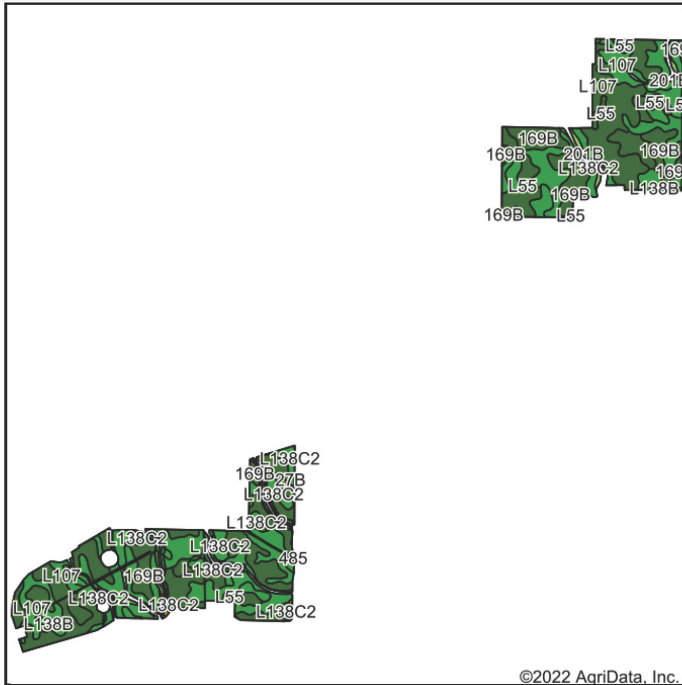
### Soil Types/Productivity

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

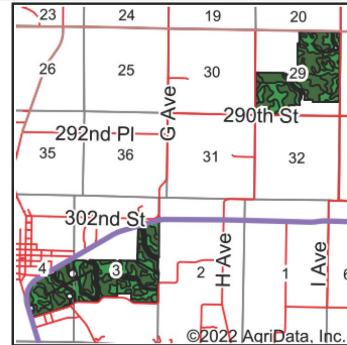
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Dallas**  
Location: **31-79N-28W**  
Township: **Colfax**  
Acres: **880.28**  
Date: **9/23/2022**



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**surety**  
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Area Symbol: IA049, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
169B	Clarion loam, 2 to 5 percent long slopes	363.30	41.3%		IIe	91	92	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	226.41	25.7%		IIw	88		
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	140.10	15.9%		IIIe	83		
L55	Nicollet loam, 1 to 3 percent slopes	83.11	9.4%		Ie	91		
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	47.42	5.4%		IIe	88		
201B	Coland-Terril complex, 2 to 5 percent slopes	16.68	1.9%		IIw	74	68	
27B	Terril loam, 2 to 6 percent slopes	1.53	0.2%		IIe	87	82	
L62E2	Storden loam, Bemis moraine, 10 to 22 percent slopes, moderately eroded	0.73	0.1%		Ive	32		
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	0.63	0.1%		IIw	88	91	
829D2	Zenor-Storden complex, 9 to 14 percent slopes, moderately eroded	0.31	0.0%		Ive	29	28	
419G	Vanmeter silt loam, 30 to 60 percent slopes	0.06	0.0%		VIIe	5	5	
Weighted Average						2.07	88.4	*-

## Land Description

Nearly level to gently sloping.

## Drainage

Some tile. Contact agent for details.

## Fertility & Yield Data

Contact agent for crop insurance yields and fertility information.

## Irrigation

- 7 tower irrigation pivot (1984)
- 6 tower irrigation pivot (2005)
- Diesel generator and fuel tank

## Water & Well Information

- One well servicing both pivots.
- Two excluded well sites owned by the City of Stewart have ingress/egress easements. Wells are active. Contact agent for details.

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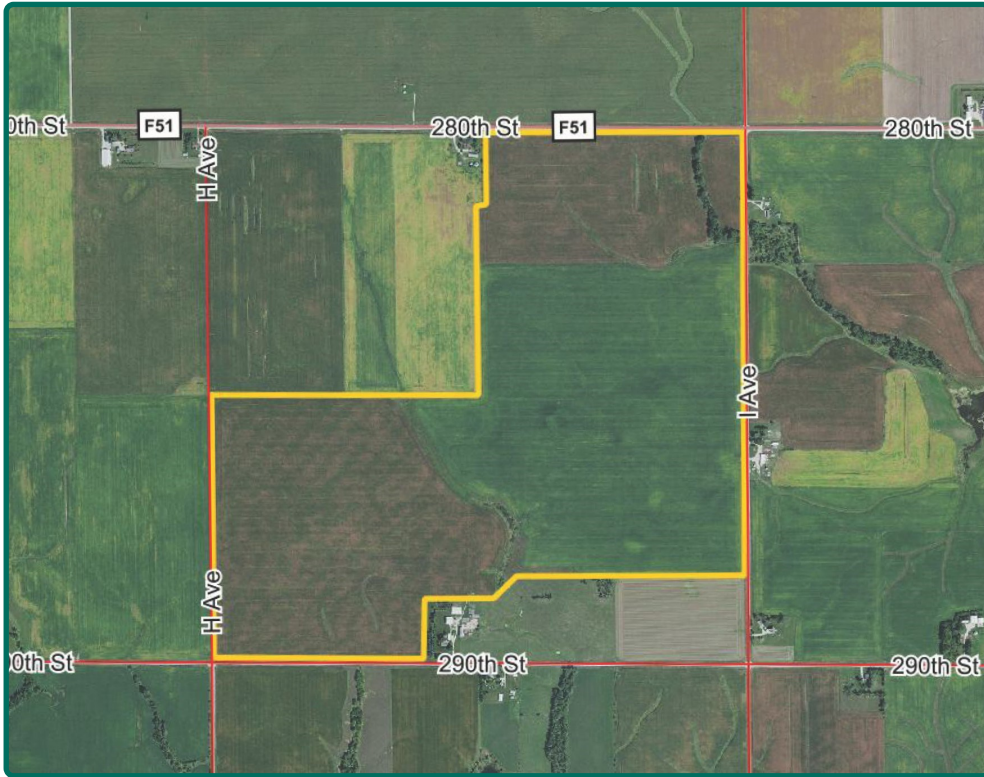
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## North Parcel

**FSA/Eff. Crop Acres: 396.88\***  
**CRP Acres: 2.43**  
**Corn Base Acres: 183.80\***  
**Bean Base Acres: 212.47\***  
**Soil Productivity: 88.90 CSR2**

*\*Acres are estimated.*

### North Parcel Property Information 410.37 Acres, m/l

#### Location

From Adel: Go west on Co. Rd. F51 for 6 miles. Head south on I Avenue for ½ mile, property is on the west side of the road.

#### Legal Description

NE¼ and S½ (except parcel A), all in Section 29, Township 79 North, Range 28 West of the 5<sup>th</sup> P.M. (Colfax Twp.)

#### Real Estate Tax

Taxes Payable 2022 - 2023: \$8,730.00  
 Net Taxable Acres: 410.37  
 Tax per Net Taxable Acre: \$21.27

#### Lease Status

Open lease for the 2023 crop year.

#### FSA Data

Farm Number 6307, Tracts 24692, 26866  
 FSA/Eff. Crop Acres: 396.88\*  
 CRP Acres: 2.43  
 Corn Base Acres: 183.80\*  
 Corn PLC Yield: 161 Bu.  
 Bean Base Acres: 212.47\*  
 Bean PLC Yield: 50 Bu.

*\*Acres are estimated pending reconstitution of the farm by the Dallas County FSA office.*

#### CRP Contracts

There are 2.43 acres enrolled in a CP-33 contract that pays \$683.00 annually and expires 9/30/2025.

#### Soil Types/Productivity

Primary soils are Clarion, Webster and Nicollet. CSR2 on the est. FSA/Eff. crop acres is 88.90. See soil map for detail.

#### Fertility & Yield Data

Contact agent for crop insurance yields and fertility information.

#### Land Description

Nearly level to gently sloping.

#### Drainage

Some tile. Contact agent for details.

#### Buildings/Improvements

None.

#### Water & Well Information

No known wells.

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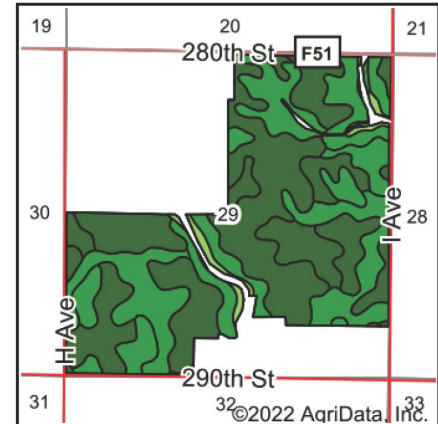
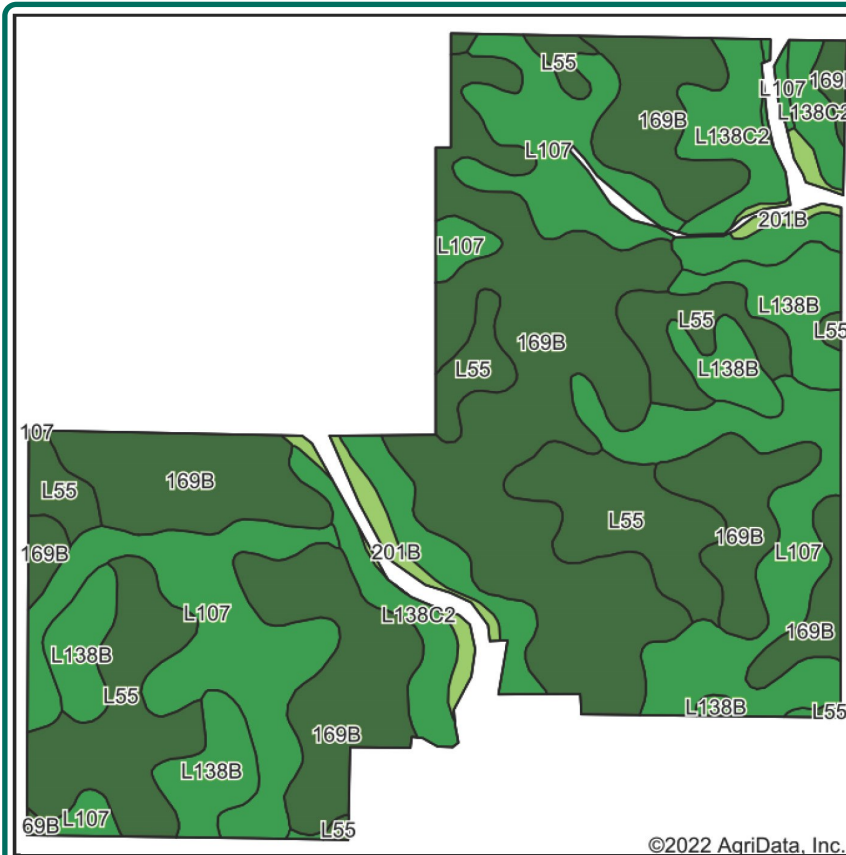
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State: **Iowa**  
 County: **Dallas**  
 Location: **29-79N-28W**  
 Township: **Colfax**  
 Acres: **396.88**  
 Date: **9/23/2022**



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Soils data provided by USDA and NRCS.

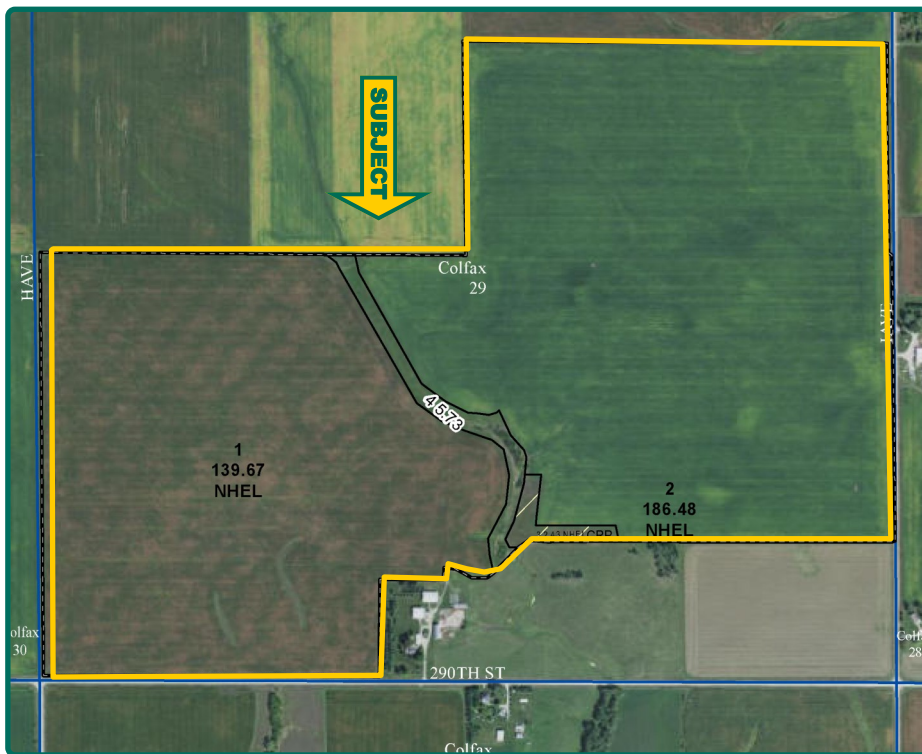
Area Symbol: IA049, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
169B	Clarion loam, 2 to 5 percent long slopes	159.88	40.3%		Ile	91	92	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	92.91	23.4%		Ilw	88		
L55	Nicollet loam, 1 to 3 percent slopes	65.09	16.4%		Ie	91		
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	39.21	9.9%		Illle	83		
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	31.94	8.0%		Ile	88		
201B	Coland-Terril complex, 2 to 5 percent slopes	7.85	2.0%		Ilw	74	68	
<b>Weighted Average</b>						<b>1.93</b>	<b>88.9</b>	<b>*-</b>

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## South Parcel

**FSA/Eff. Crop Acres: 483.40\***

**Corn Base Acres: 301.25\***

**Bean Base Acres: 147.55\***

**Soil Productivity: 87.90 CSR2**

*\*Acres are estimated.*

## South Parcel Property Information 512.14 Acres, m/l

### Location

Property is on the south side of Old Highway 6, adjoining the town of Redfield.

### Legal Description

GOVT Lots 8 (lying south of Highway), 9, 13, 15, 16, 17, 18 (except Parcel A), 20 (except well sites) and parts of GOVT Lots 14, 19, 13 that lay north of 310<sup>th</sup> Trail, and tax parcels 1304401006, 1304192005, & 1304401004, all in Sections 3 & 4 of Township 78 North, Range 29 West of the 5<sup>th</sup> P.M. (Union Twp.)

### Real Estate Tax

Taxes Payable 2022 - 2023: \$10,808.00

Net Taxable Acres: 512.14

Tax per Net Taxable Acre: \$21.10

### Lease Status

Open lease for the 2023 crop year.

### FSA Data

Farm Number 6307, Tract 27040

FSA/Eff. Crop Acres: 483.40

Corn Base Acres: 301.25

Corn PLC Yield: 161 Bu.

Bean Base Acres: 147.55

Bean PLC Yield: 50 Bu.

### Soil Types/Productivity

Primary soils are Clarion and Webster.

CSR2 on the est. FSA/Eff. crop acres is 87.90. See soil map for detail.

### Fertility & Yield Data

Contact agent for crop insurance yields and fertility information.

### Land Description

Nearly level to gently sloping.

### Drainage

Some tile. Contact agent for details.

### Buildings/Improvements

- 7 tower irrigation pivot (1984)
- 6 tower irrigation pivot (2005)
- Diesel generator and fuel tank

### Water & Well Information

- One well servicing both pivots.
- Two excluded well sites owned by the City of Stewart have ingress/egress easements. Wells are active. Contact agent for details.

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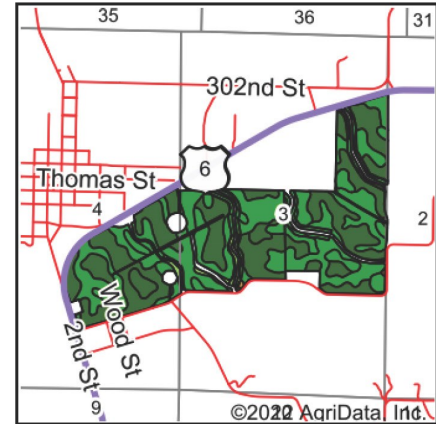
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State: **Iowa**  
 County: **Dallas**  
 Location: **31-79N-28W**  
 Township: **Colfax**  
 Acres: **483.4**  
 Date: **9/23/2022**



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Soils data provided by USDA and NRCS.

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Area Symbol: IA049, Soil Area Version: 27

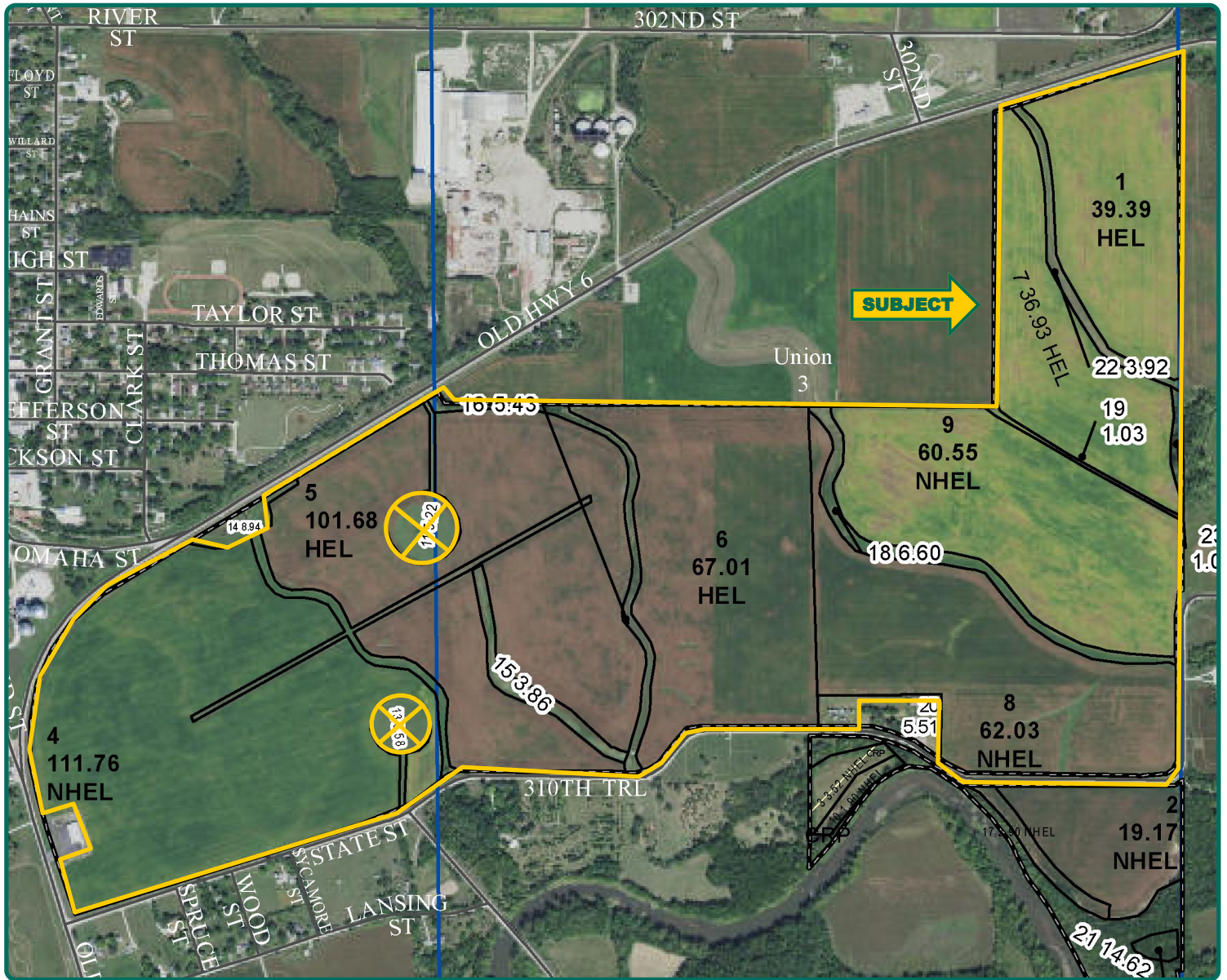
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
169B	Clarion loam, 2 to 5 percent long slopes	203.42	42.1%		Ile	91	92	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	133.50	27.6%		Ilw	88		
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	100.89	20.9%		Ille	83		
L55	Nicollet loam, 1 to 3 percent slopes	18.02	3.7%		Ie	91		
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	15.48	3.2%		Ile	88		
201B	Coland-Terril complex, 2 to 5 percent slopes	8.83	1.8%		Ilw	74	68	
27B	Terril loam, 2 to 6 percent slopes	1.53	0.3%		Ile	87	82	
L62E2	Storden loam, Bemis moraine, 10 to 22 percent slopes, moderately eroded	0.73	0.2%		IVe	32		
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	0.63	0.1%		Ilw	88	91	
829D2	Zenor-Storden complex, 9 to 14 percent slopes, moderately eroded	0.31	0.1%		IVe	29	28	
419G	Vanmeter silt loam, 30 to 60 percent slopes	0.06	0.0%		VIlle	5	5	
<b>Weighted Average</b>						<b>2.18</b>	<b>87.9</b>	<b>*.</b>

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.

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**North Parcel - Southwest Looking Northeast**



**North Parcel - Northwest Looking Southeast**



**North Parcel - Southeast Looking Northwest**



**South Parcel - North Looking South**



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**South Parcel - West Looking East**



**South Parcel - East Looking West**



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