

Land Auction

ACREAGE:

77.00 Acres, m/l
Dallas County, IA

DATE:

Thursday
March 21, 2024
10:00 a.m.

AUCTION TYPE:

Hybrid
Adel, IA &
bid.hertz.ag

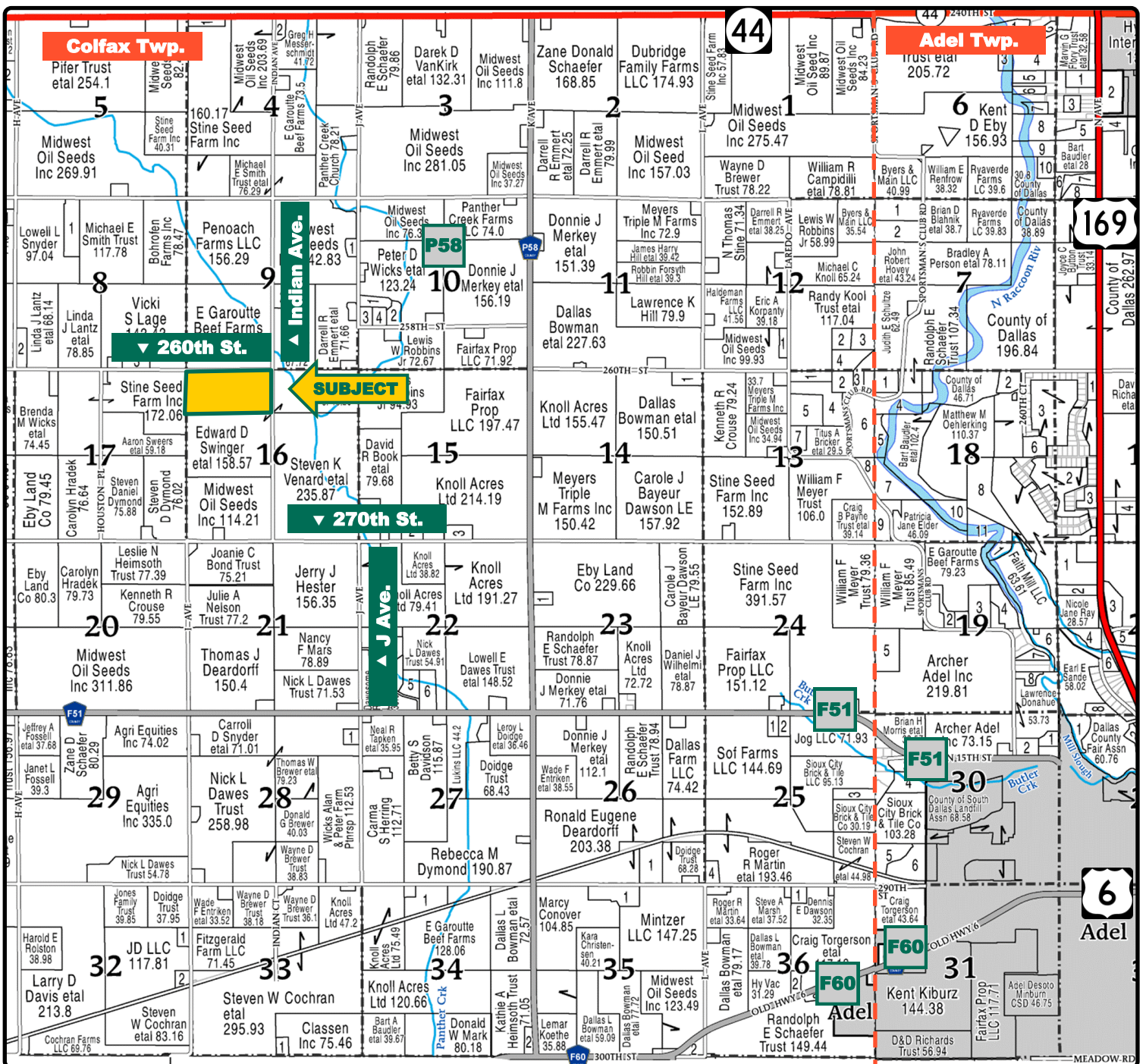


Property Key Features

- Located 6 Miles Northwest of Adel
- 71.44 FSA/Eff. Crop Acres Carrying an 84.00 CSR2
- Productive Soils on this Dallas County Farmland

Chris Smith, AFM, ALC
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415 S. 11th Street
Nevada, IA 50201
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FSA/Eff. Crop Acres:	71.44
Corn Base Acres:	40.40
Bean Base Acres:	30.71
Soil Productivity:	84.00 CSR2

Property Information

77.00 Acres, m/l

Location

From Adel: Go west on Co. Rd. F51 / N 15th Street for 4 miles, then north on J Avenue for 1 mile. Head west for ½ mile on 270th Street, then north on Indian Avenue for ¾ mile. Property is on the west side of the road.

Legal Description

N½ NW¼ of Section 16, Township 79 North, Range 28 West of the 5th P.M. (Colfax Township)

Real Estate Tax

Taxes Payable 2023 - 2024: \$2,232.00
Net Taxable Acres: 77.00
Tax per Net Taxable Acre: \$28.99
Tax parcel ID#s: 1016100001,
1016100002

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 8165, Tract 382
FSA/Eff. Crop Acres: 71.44
Corn Base Acres: 40.40
Corn PLC Yield: 139 Bu.
Bean Base Acres: 30.71
Bean PLC Yield: 42 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion and Webster.
CSR2 on the FSA/Eff. crop acres is 84.00.
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

Level to rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

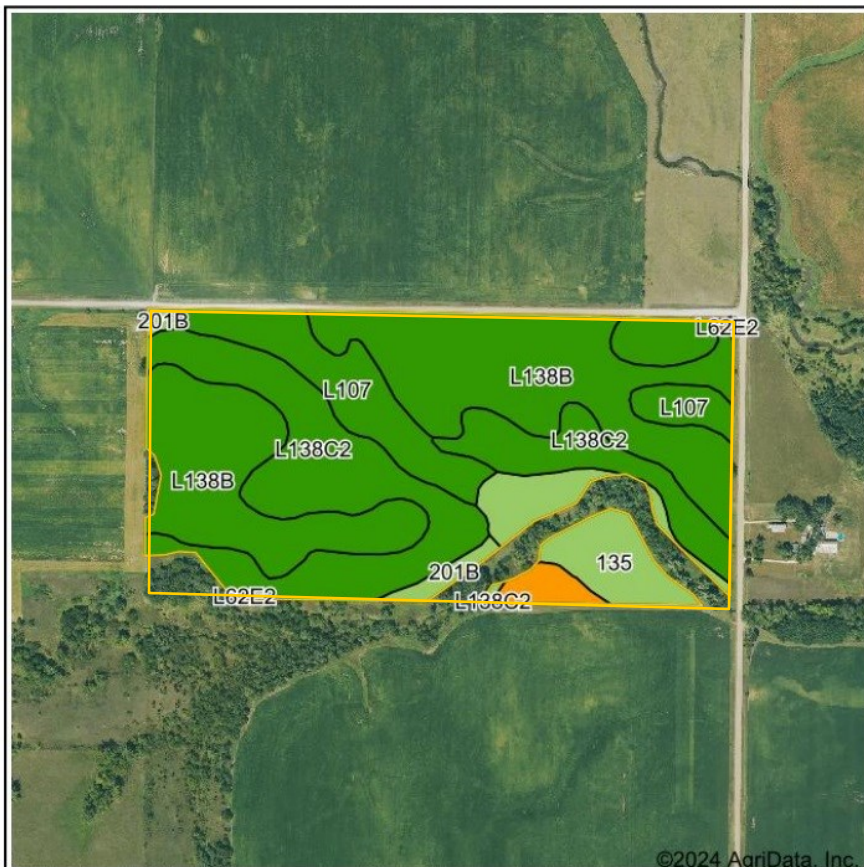
No known wells.

Comments

Great soils on this Dallas County farm ground.

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State: **Iowa**
County: **Dallas**
Location: **16-79N-28W**
Township: **Colfax**
Acres: **71.44**
Date: **2/13/2024**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA049, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	30.01	42.0%		Ile	88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	23.04	32.3%		IIle	83
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	8.76	12.3%		IIw	88
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	6.78	9.5%		IIw	76
201B	Coland-Terril complex, 2 to 5 percent slopes	1.36	1.9%		IIw	74
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	1.33	1.9%		IVe	41
L62E2	Storden loam, Bemis moraine, 10 to 22 percent slopes, moderately eroded	0.16	0.2%		IVe	32
Weighted Average					2.36	84

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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West Looking East



Southwest Looking Northeast



Fall '23 - East Looking West



Fall '23 - West Looking East



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Date: **Thurs., March 21, 2024**

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

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

Online: **bid.hertz.ag**

Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team on-screen as they guide the process.
- To register, go to **bid.hertz.ag** from an internet browser. Do not use “www.” when typing the website address. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Chris Smith at 515-382-1500 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the “View Live” button. The auction is LIVE when the button is green.

Method of Sale

- This property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

William Dawes

Agency

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

Auctioneer

Chris Smith, AFM, ALC

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 April 15, 2024 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to April 15, 2024.

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 an Abstract of Title for review by Buyer’s attorney.