



LAND FOR SALE

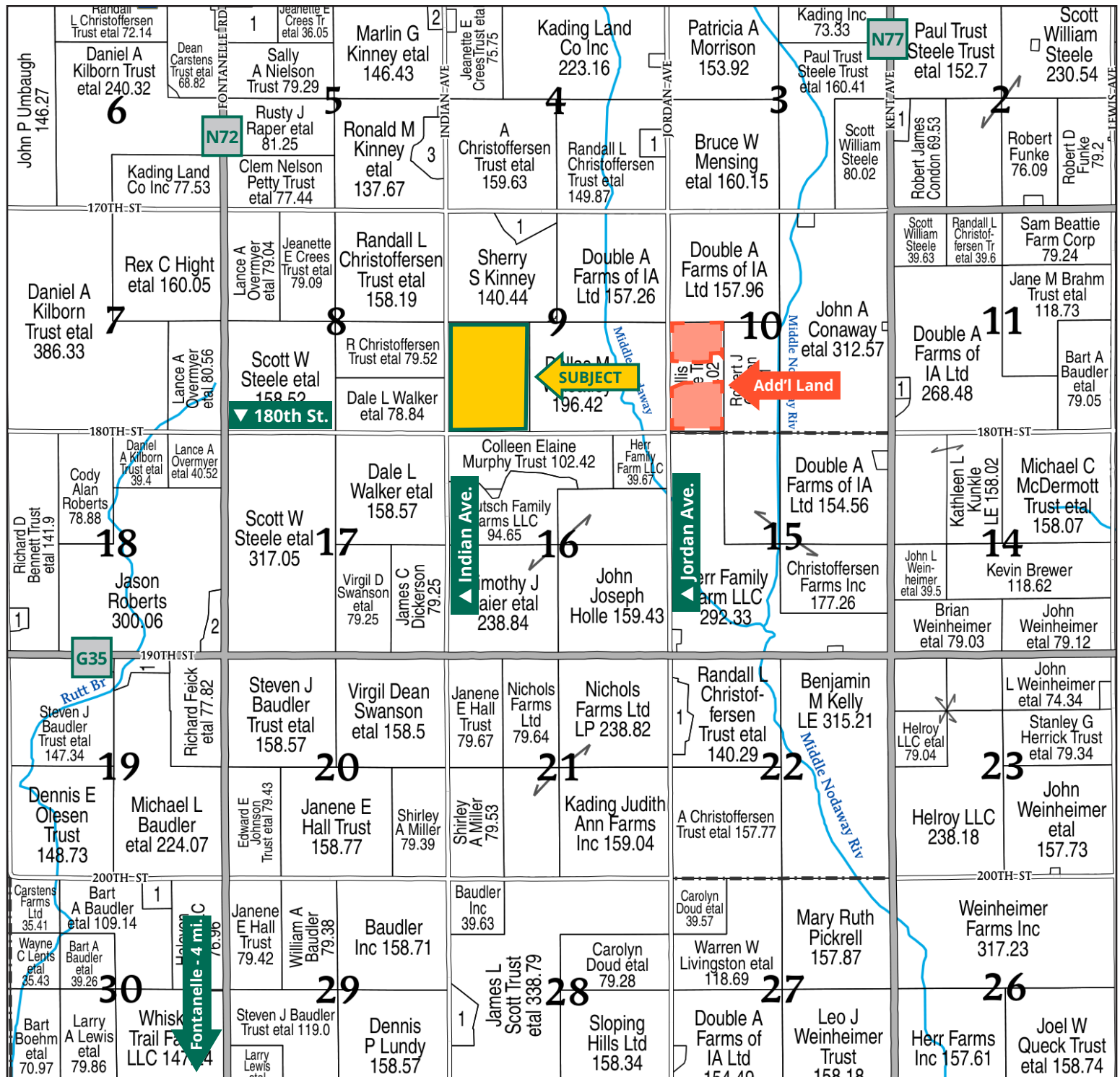
Phyllis E. Hanke Revocable Trust



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120.00 Acres, m/l
Adair County, IA



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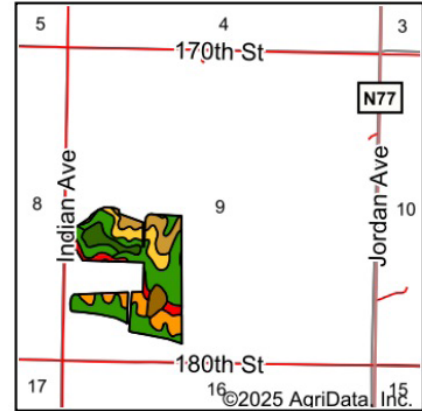
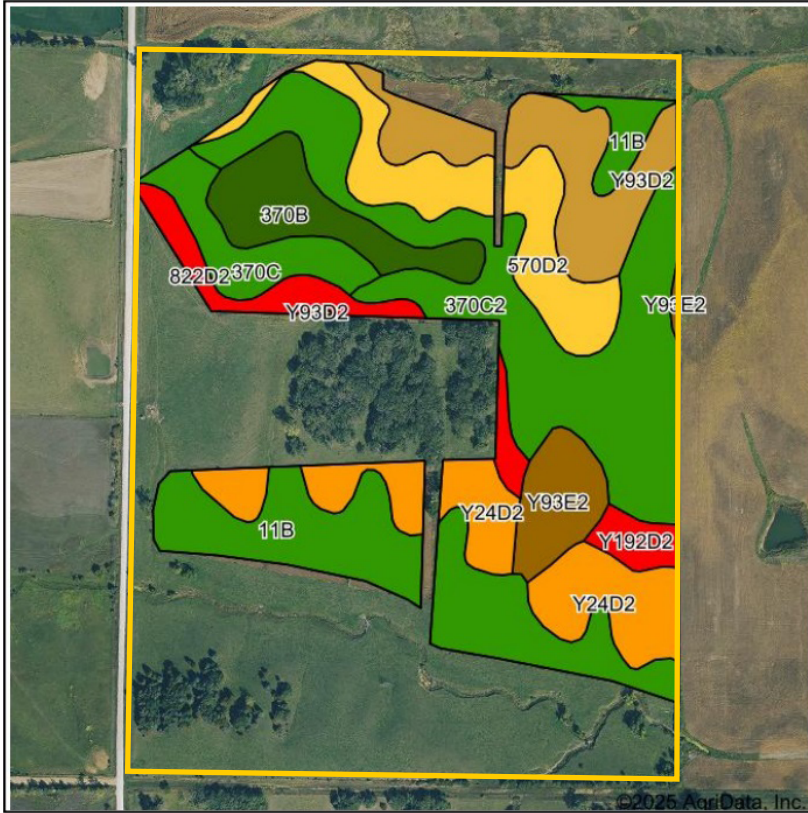
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FSA/Eff. Crop Acres: 62.22 | Soil Productivity: 62.90 CSR2



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State: Iowa
County: Adair
Location: 9-76N-32W
Township: Prussia
Acres: 62.22
Date: 10/9/2025



Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA001, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	15.28	24.6%		IIIe	80
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	11.63	18.7%		IIw	80
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	7.59	12.2%		IIIe	49
570D2	Nira silty clay loam, 9 to 14 percent slopes, eroded	6.66	10.7%		IIIe	55
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	6.54	10.5%		IIIe	35
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	4.37	7.0%		Ile	91
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	3.28	5.3%		IIIe	81
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	2.89	4.6%		IVe	28
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	2.84	4.6%		IVe	10
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	1.14	1.8%		IVe	16
Weighted Average					2.85	62.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Fontanelle: Go north on Fontanelle Rd. for 7 miles to 180th St., then east 1 mile. Property is on the NE corner of the intersection.

Simple Legal

W $\frac{3}{4}$ SW $\frac{1}{4}$ in Section 9, Township 76 North, Range 32 West of 5th P.M., Adair County, IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$738,000
- \$6,150/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2025-2026: \$2,618
Gross Acres: 120.00
Net Taxable Acres: 116.50
Tax per Net Taxable Acre: \$22.47

Lease Status

Open lease for 2026 crop year.

FSA Data

Farm Number 6196, Tract 10851
FSA/Eff. Crop Acres: 62.22
Corn Base Acres: 18.28
Corn PLC Yield: 122 Bu.
Bean Base Acres: 16.92
Bean PLC Yield: 41 Bu.
Oats Base Acres: 1.40
Oats PLC Yield: 43 Bu.

NRCS Classification

HEL: Highly Erodible Land. Tract contains farmed wetland.

Soil Types/Productivity

Primary soils are Sharpsburg silty clay loam, Colo, and Shelby clay loam. CSR2 on the FSA/Eff. crop acres is 62.90. 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

Moderately to severely sloping.

Drainage

Natural with some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

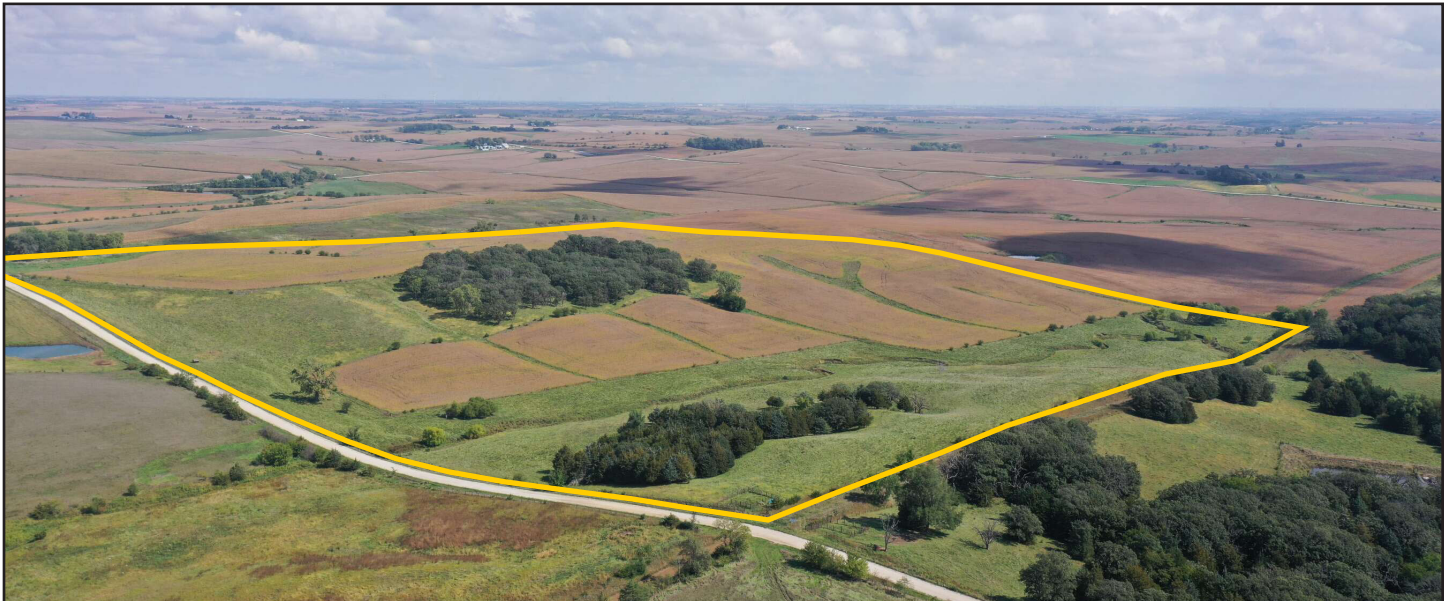
There is 1 well near the creek on the south side of the property.

Comments

Great mixed-use farm in northern Adair County with crop, pasture, and some timber acres.

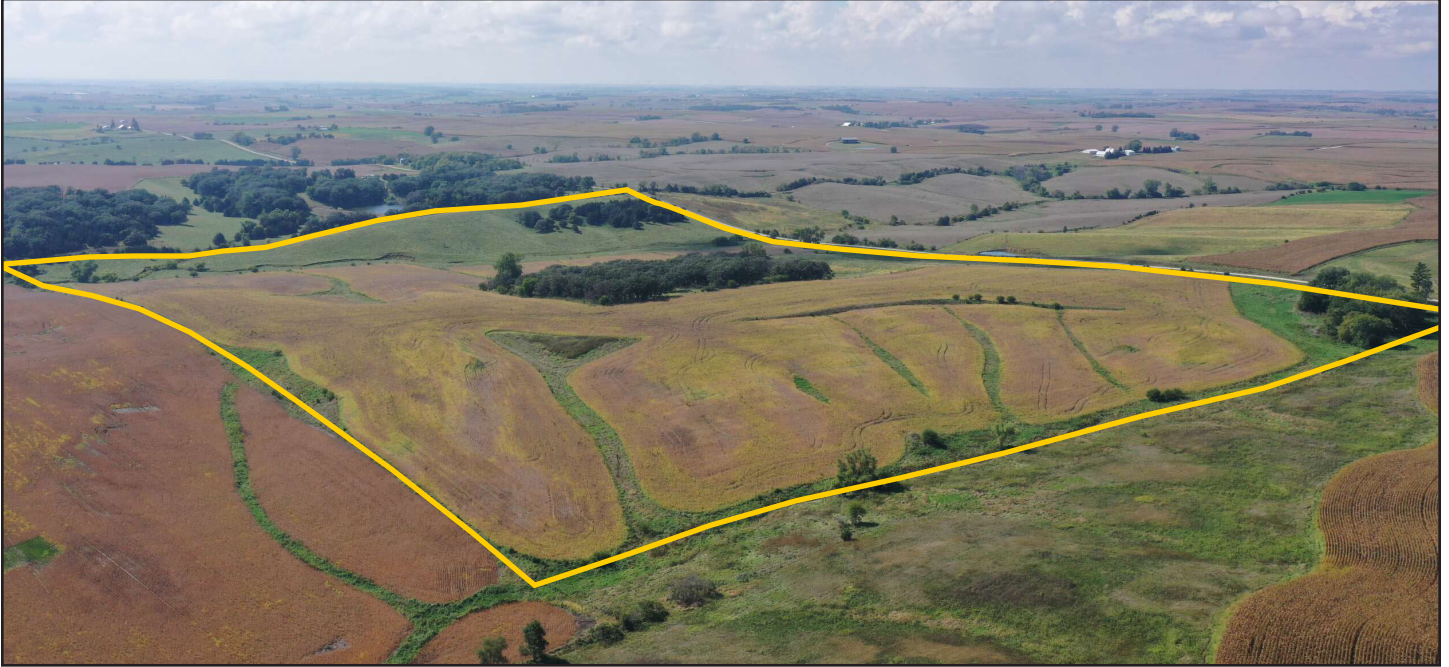
Additional Land for Sale

Seller has 1 additional tracts of land for sale located east of this property. See Additional Land Aerial Photo.



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.

Northeast looking Southwest



Northwest looking Southeast



