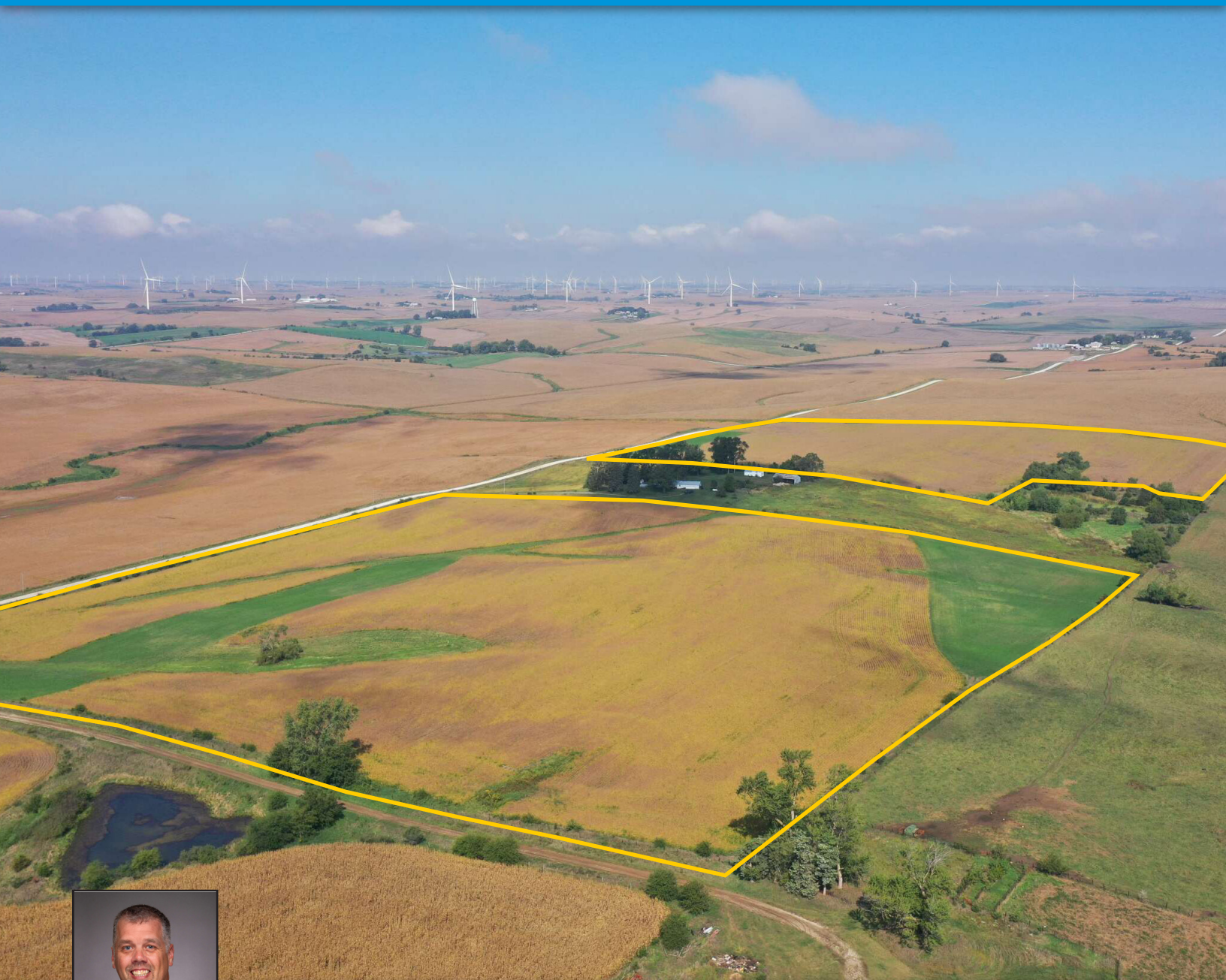




LAND FOR SALE

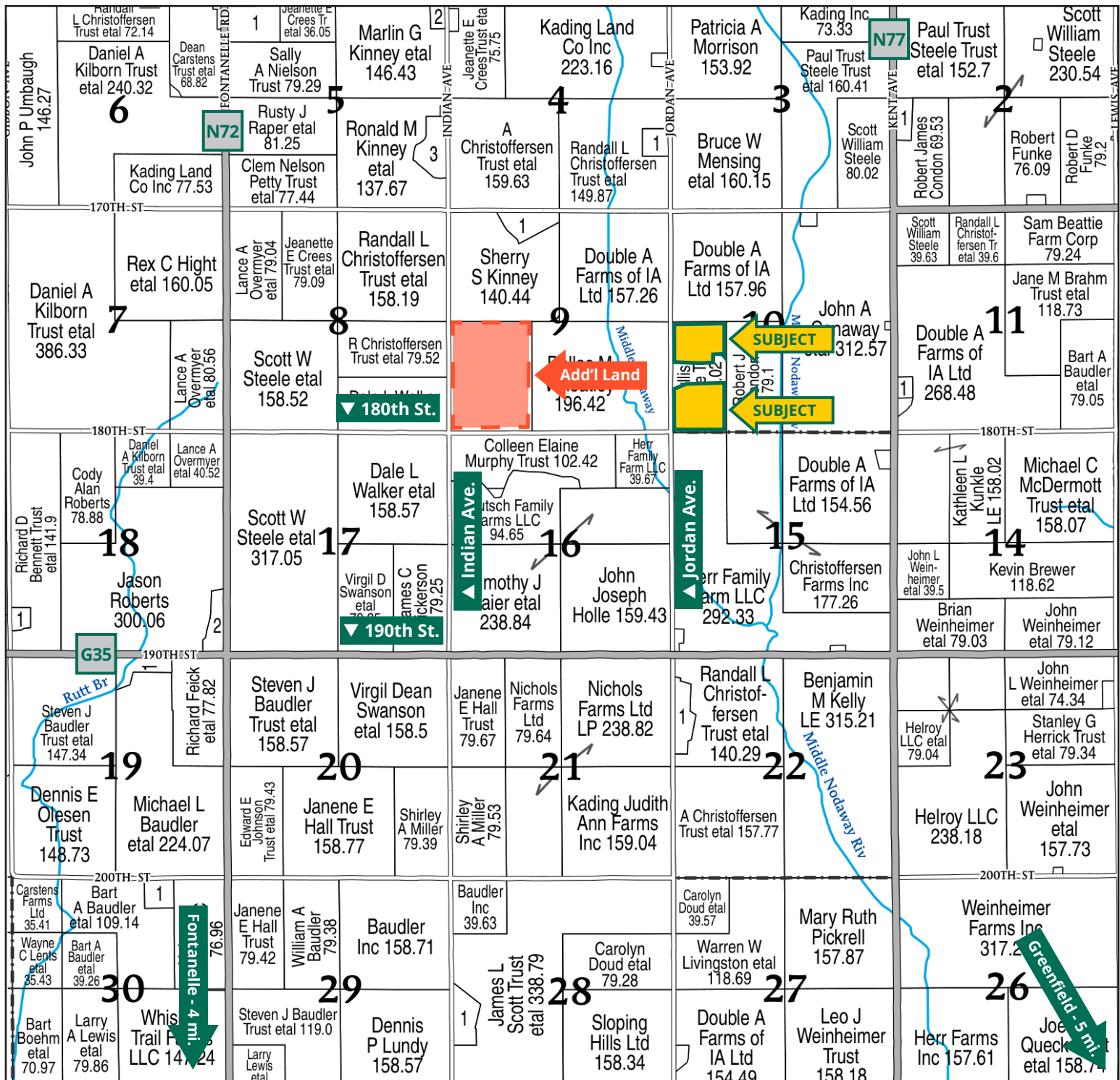
Phyllis E. Hanke Revocable Trust



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65.50 Acres, m/l
Adair County, IA

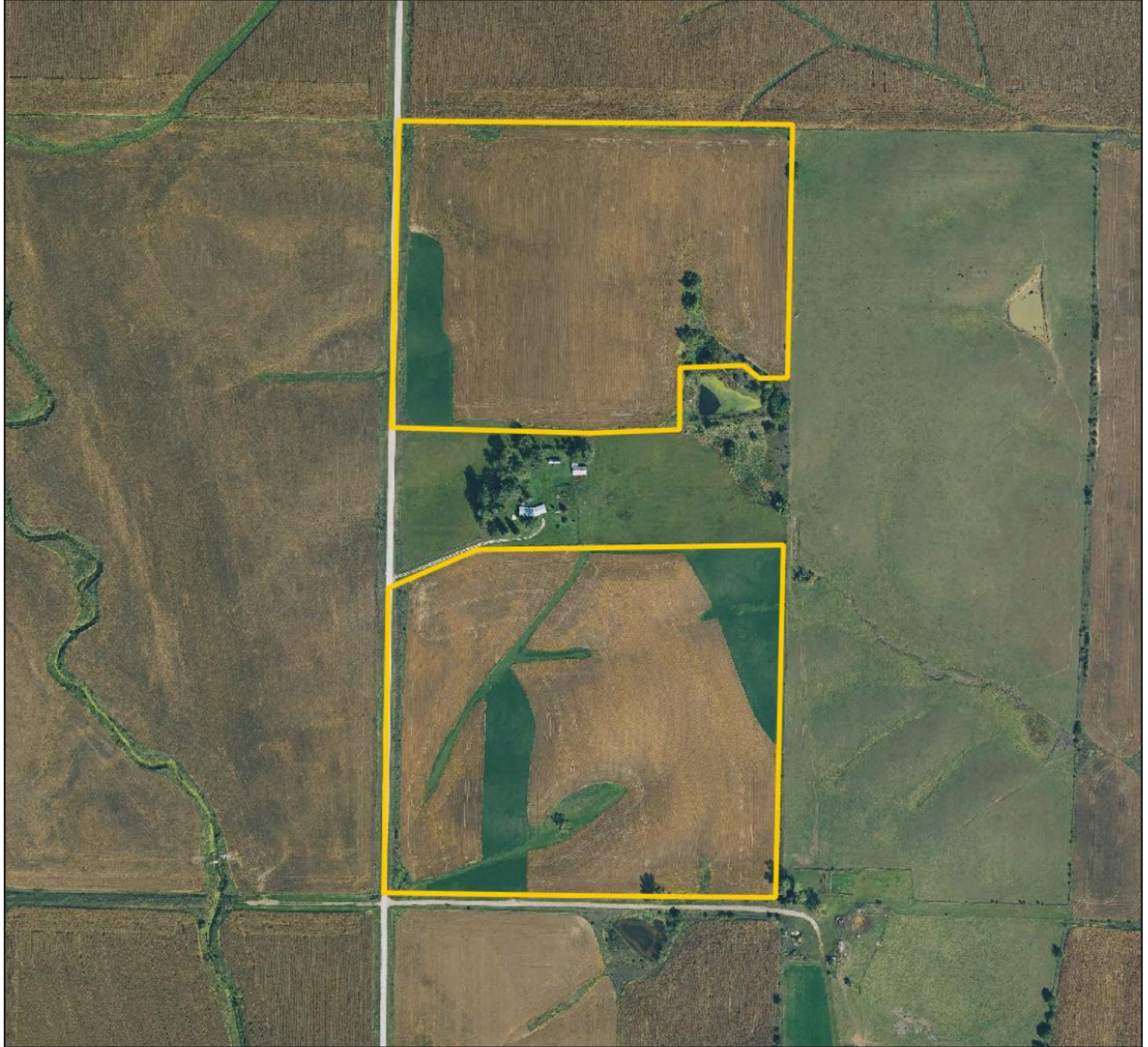


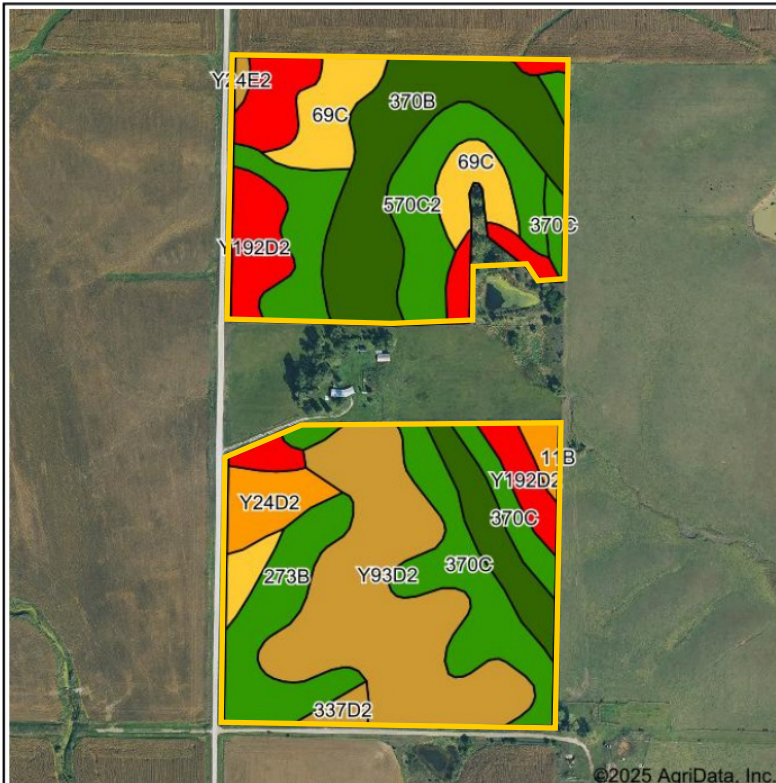
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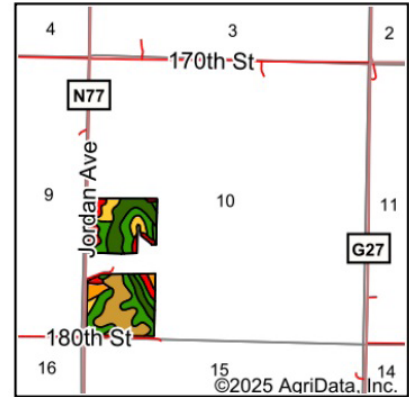
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Est. FSA/Eff. Crop Acres: 61.30 | Soil Productivity: 61.60 CSR2





Soils data provided by USDA and NRCS.



State: Iowa
County: Adair
Location: 10-76N-32W
Township: Prussia
Acres: 61.3
Date: 10/9/2025



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA001, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	12.99	21.2%		IIIe	35
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	11.40	18.6%		IIe	91
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	10.70	17.5%		IIIe	81
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	7.75	12.6%		IVe	16
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	5.01	8.2%		IIIe	81
273B	Olmitz loam, 2 to 5 percent slopes	4.81	7.8%		IIe	89
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	4.34	7.1%		IIIw	59
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	2.69	4.4%		IIIe	49
337C2	Dickman, loamy substratum-Sharpsburg complex, 5 to 9 percent slopes, eroded	0.81	1.3%		IIIe	54
337D2	Dickman, loamy substratum-Sharpsburg complex, 9 to 14 percent slopes, eroded	0.57	0.9%		IIIe	37
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	0.23	0.4%		IVe	35
Weighted Average					2.87	61.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Greenfield: Go north 5 miles on Hwy. 25 to 190th St. Head west 4 miles to Jordan Ave. and turn north for 1 mile. The property will be on the east side of the road.

Simple Legal

W½ SW¼ except acreage site, in Section 10, Township 76 North, Range 32 West of 5th P.M., Adair County, IA. *Final abstract/ title documents to govern legal description.*

Price & Terms

- \$471,600
- \$7,200/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2025-2026: \$1,677*
Gross Acres: 65.50*
Net Taxable Acres: 63.75*
Tax per Net Taxable Acre: \$26.31*

**Taxes estimated pending survey of property. Adair County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for 2026 crop year.

FSA Data

Farm Number 6196, Part of Tract 603
FSA/Eff. Crop Acres: 61.30*
Corn Base Acres: 18.43*
Corn PLC Yield: 122 Bu.
Bean Base Acres: 16.97*
Bean PLC Yield: 46 Bu.
Oats Base Acres: 1.37*
Oats PLC Yield: 43 Bu.

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

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Sharpsburg silty clay loam and Shelby-Adair clay loam. CSR2 on the Est. FSA/Eff. crop acres is 61.60. 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.

Buildings/Improvements

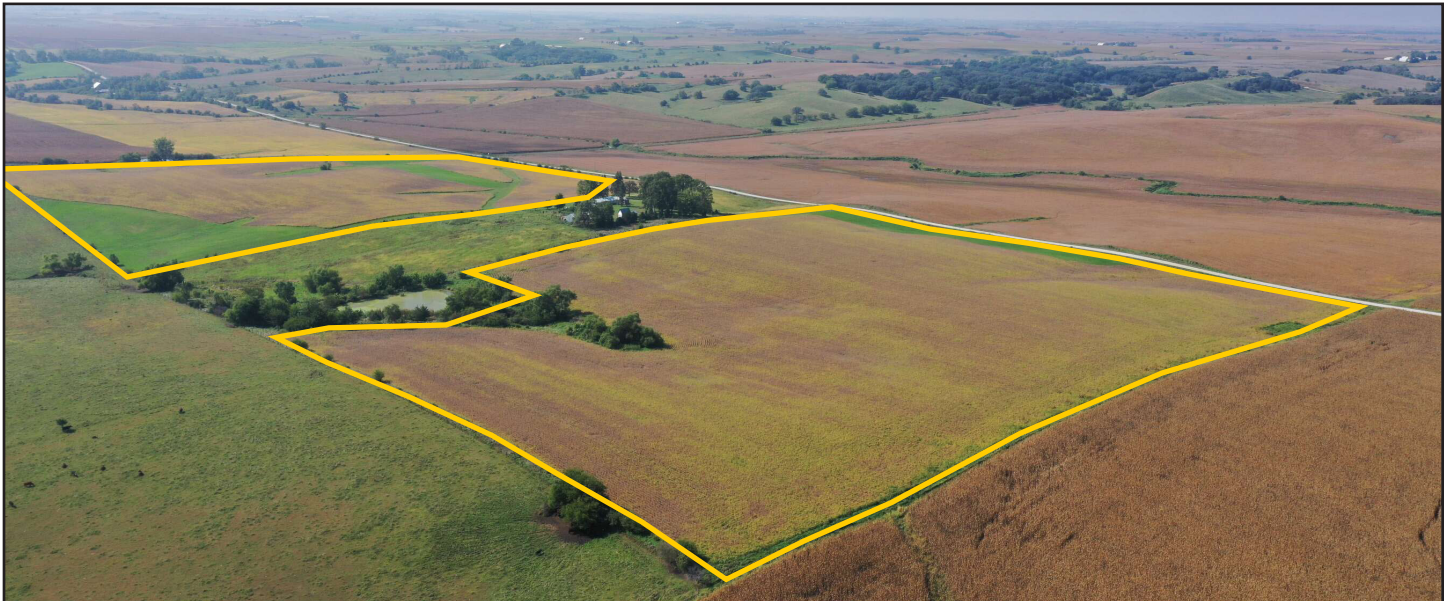
None.

Comments

Good rolling crop ground in Northern Adair County.

Additional Land for Sale

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

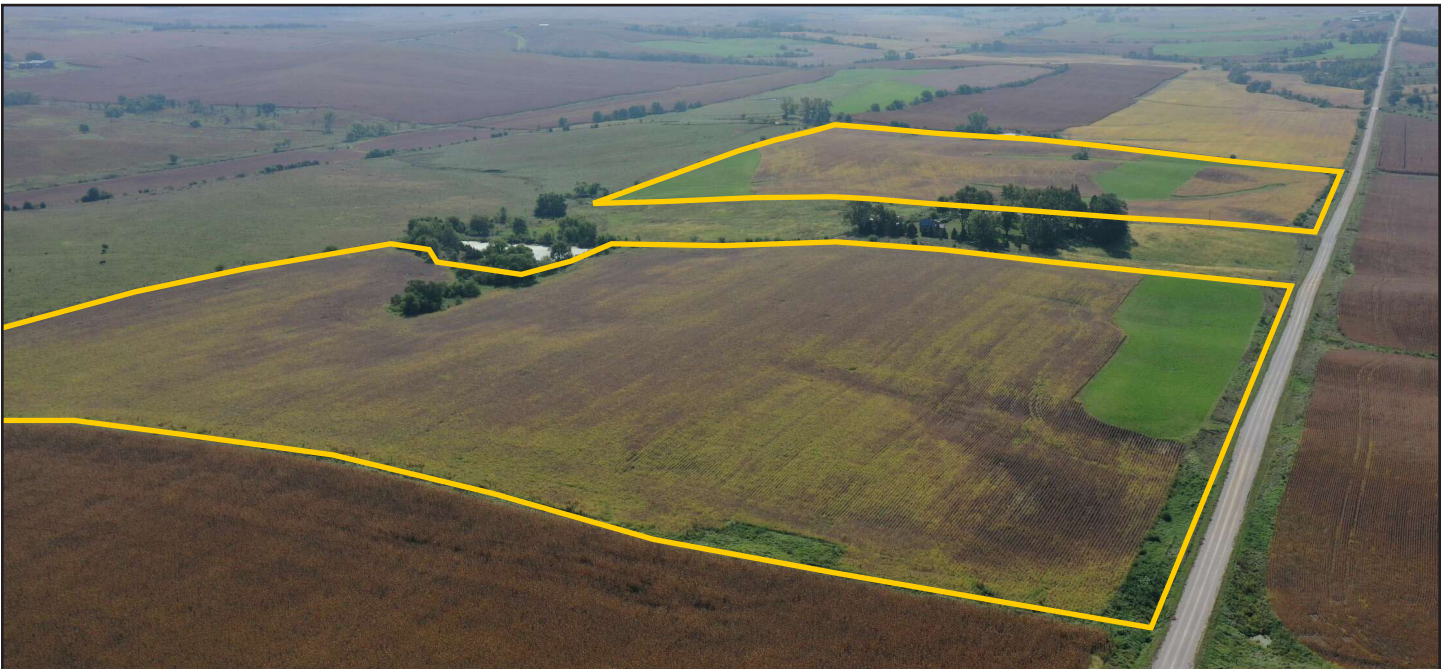


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

Southwest looking Northeast



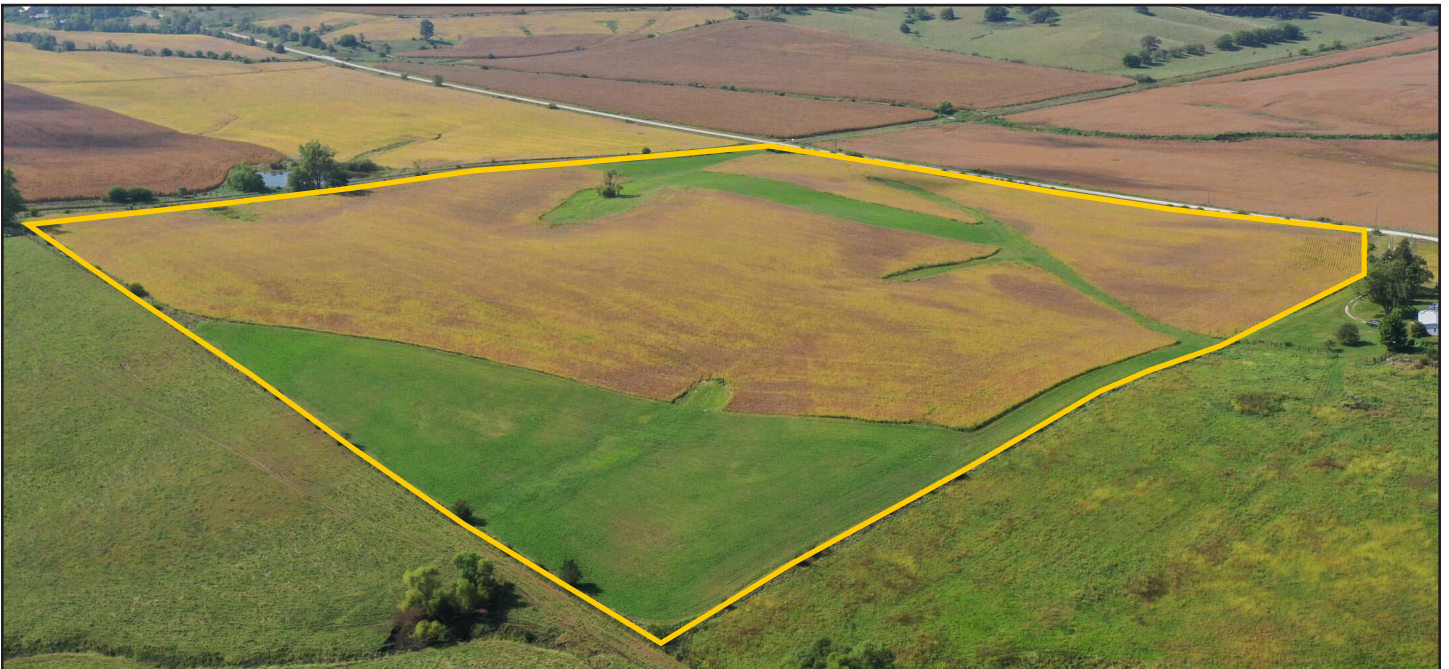
Northwest looking Southeast

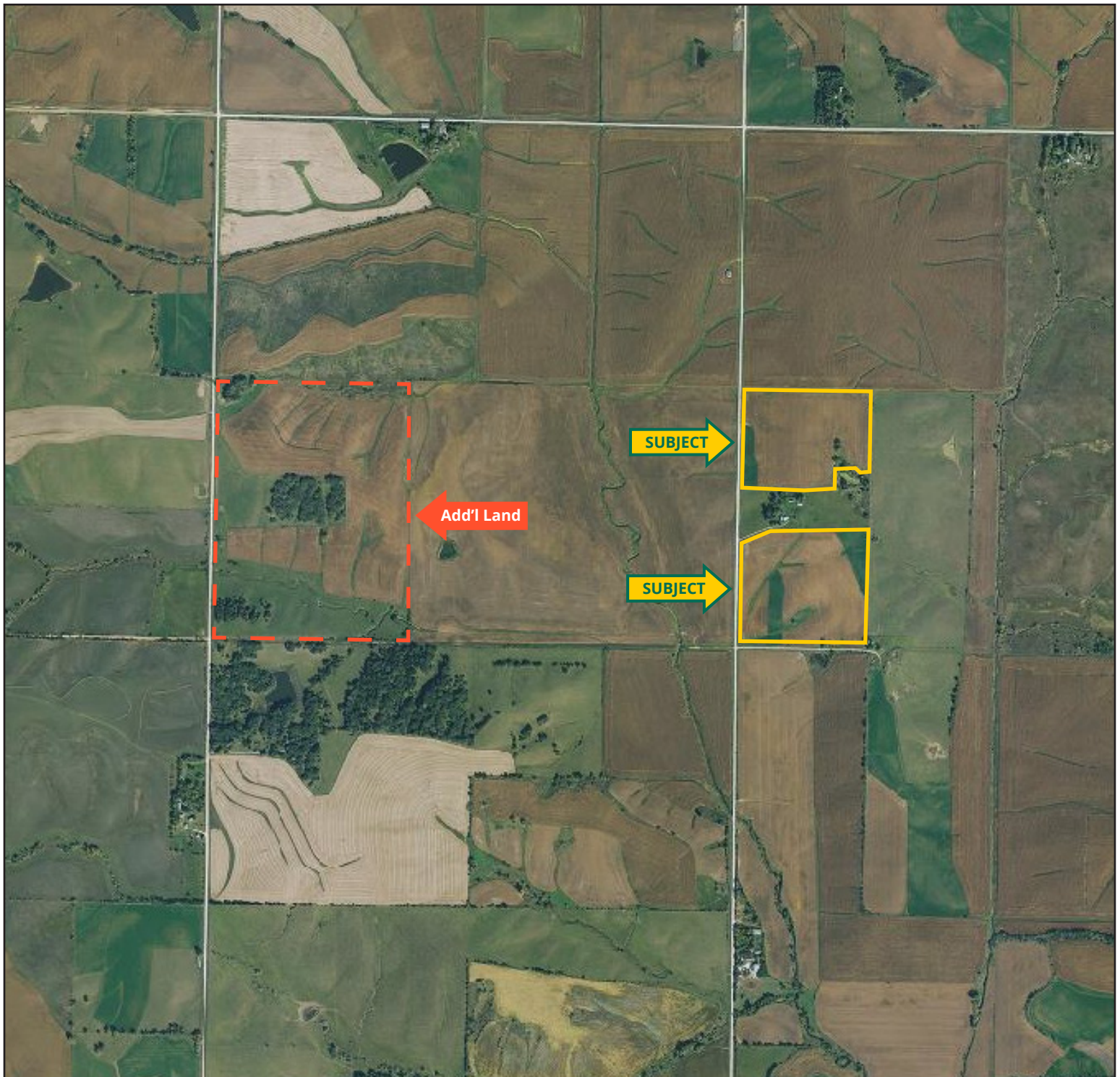


East looking Northwest

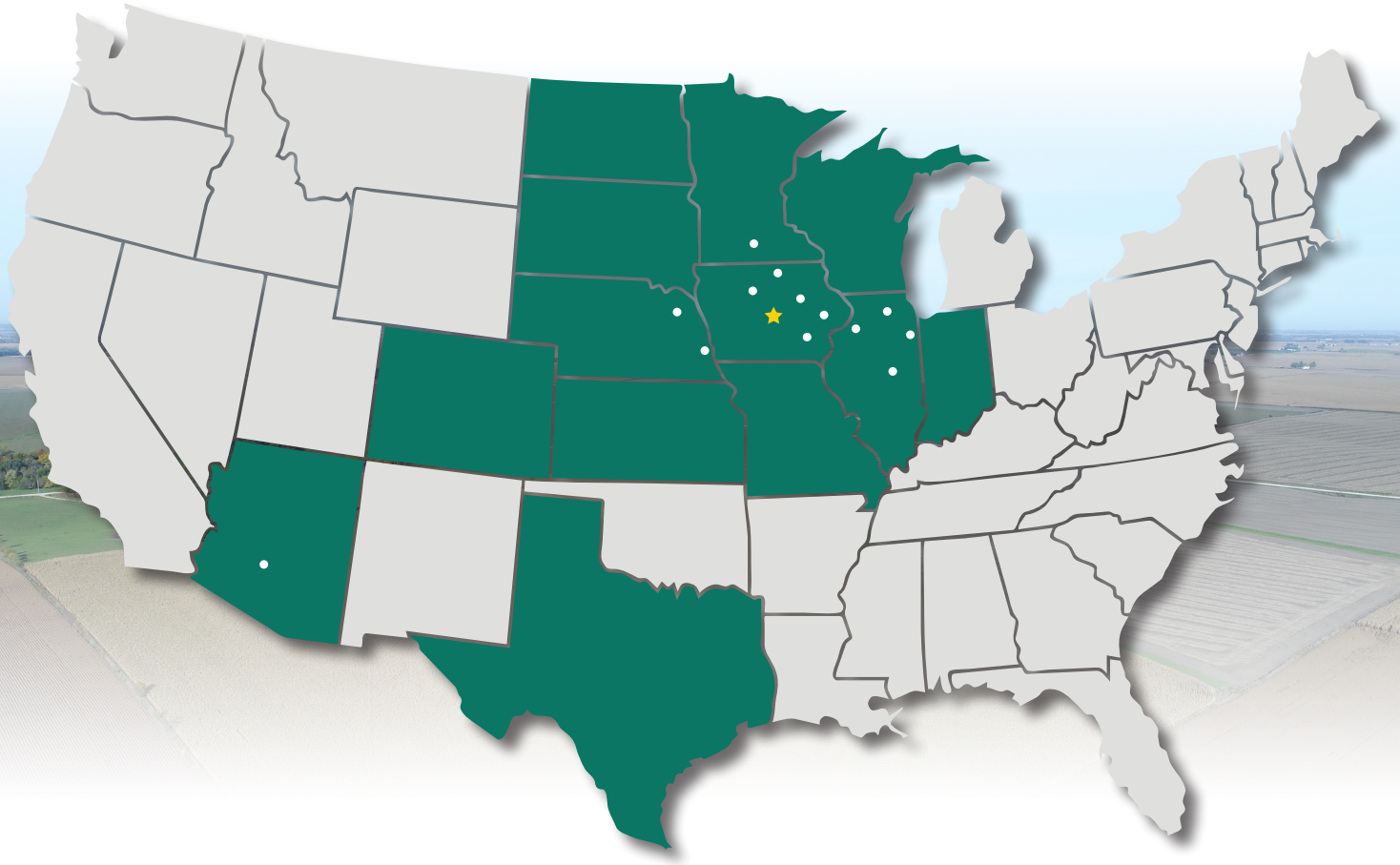


East looking Southwest





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