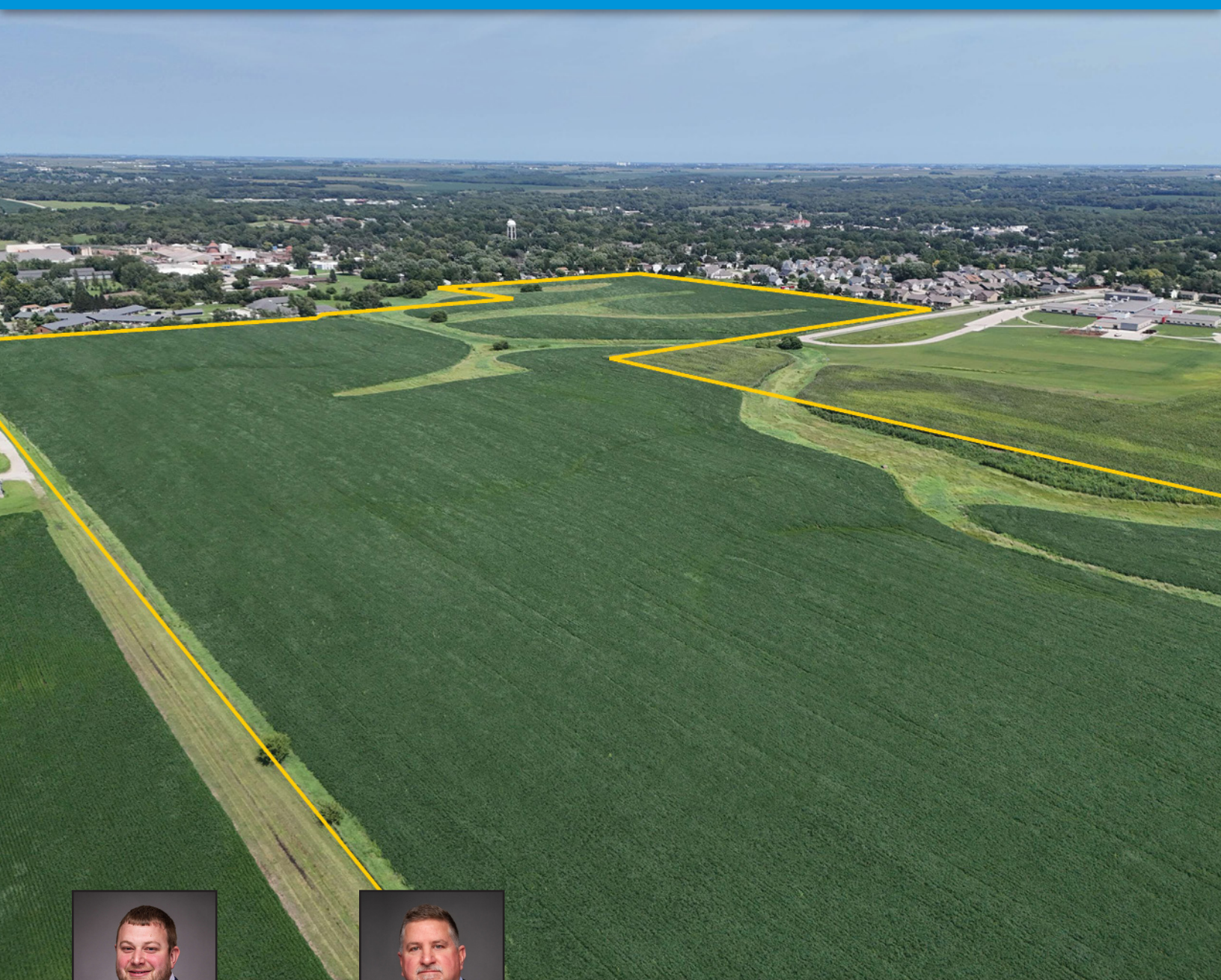


Prime Adel Development Land



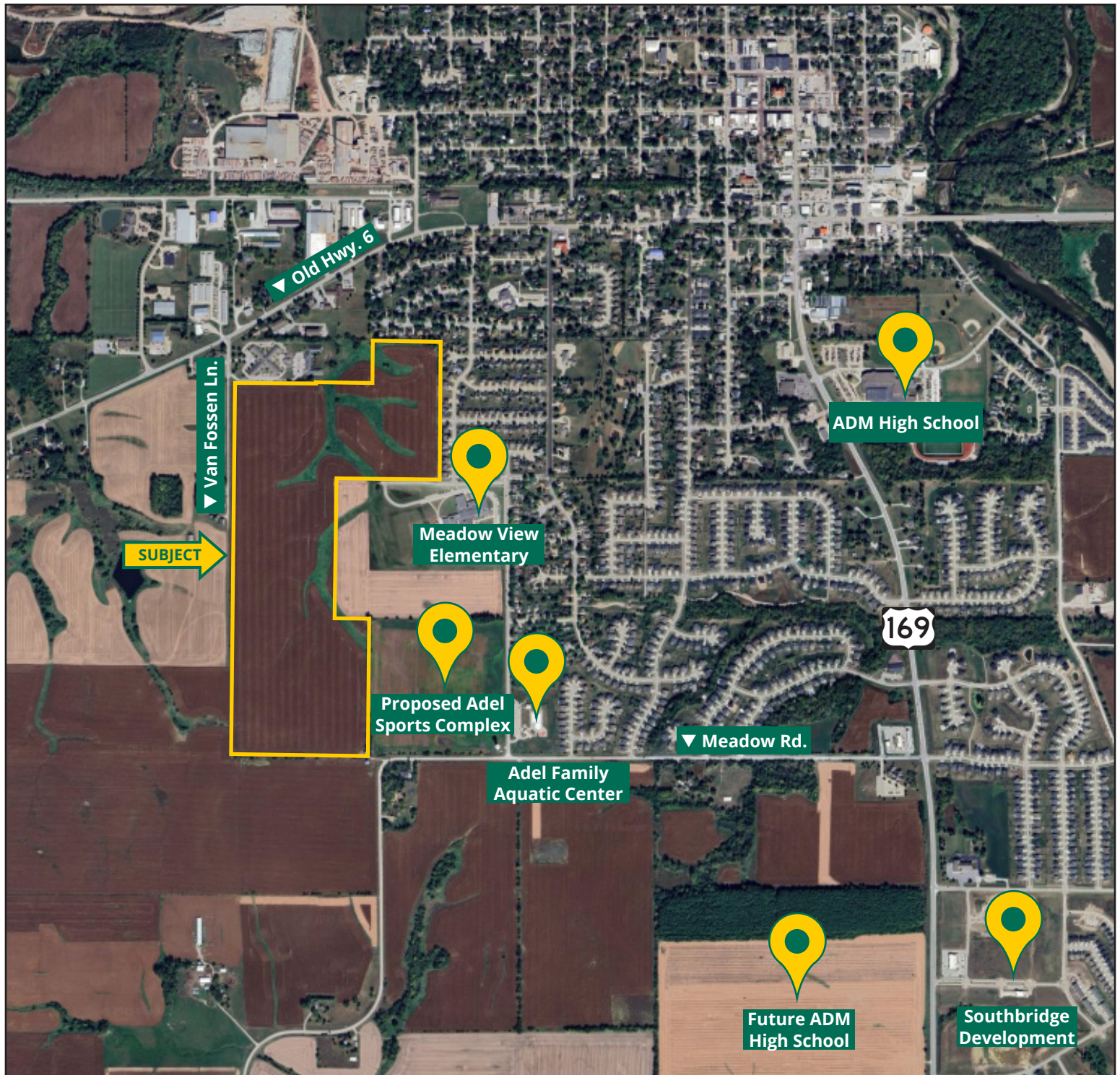
MATT VEGTER, ALC
Licensed Salesperson in IA
515.290.7286
MattV@Hertz.ag



STEVE JOHNSTON
Licensed Salesperson in IA & MO
641.895.9704
SteveJ@Hertz.ag

515.382.1500 | 415 S. 11th St., PO Box 500
Nevada, IA 50201-0500 | www.Hertz.ag

117.72 Acres, m/I
Dallas County, IA



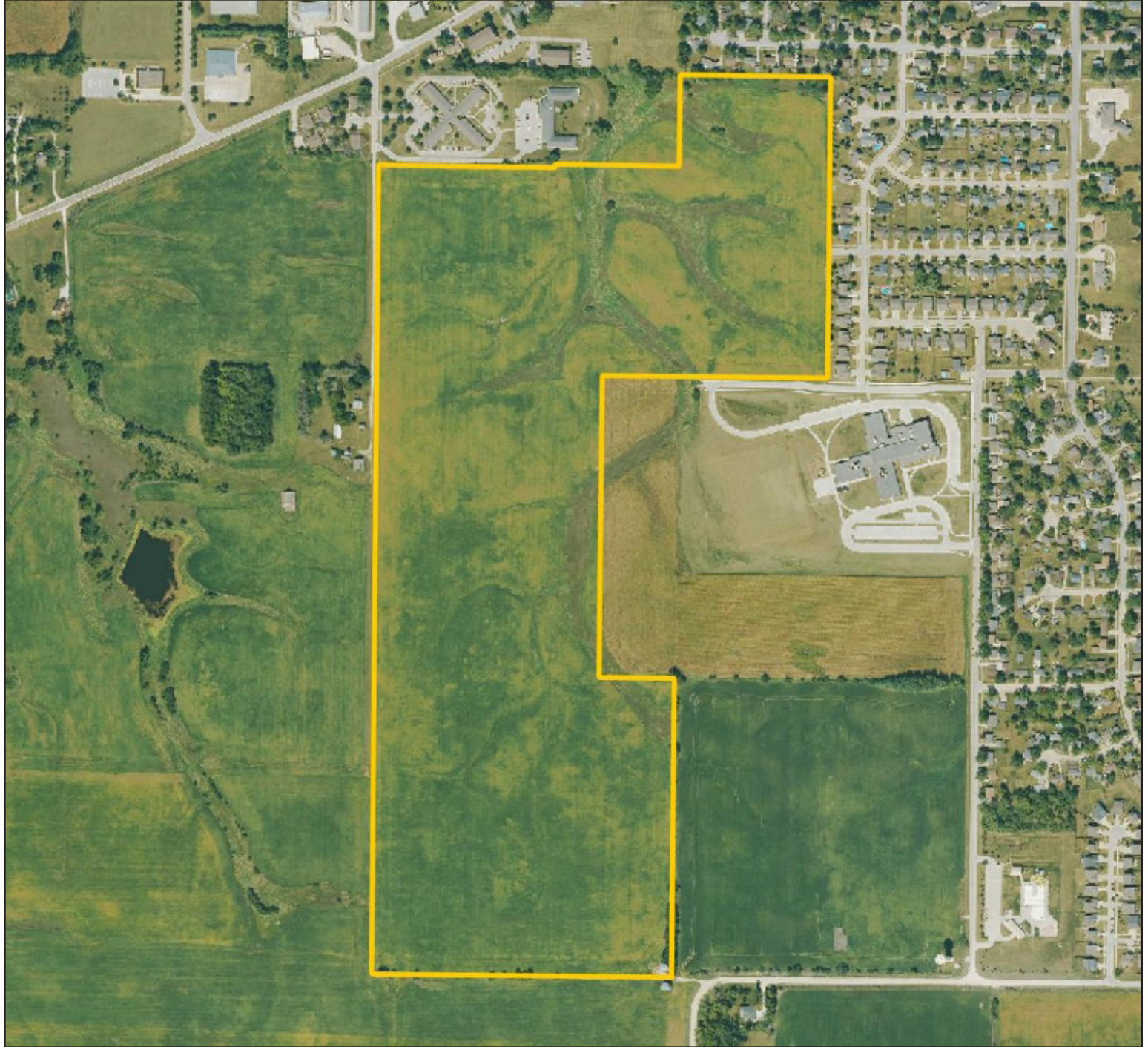
©2025 Google - Imagery Date: 10/1/2025

515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | www.Hertz.ag

MATT VEGTER, ALC
515.290.7286
MattV@Hertz.ag

STEVE JOHNSTON
641.895.9704
SteveJ@Hertz.ag

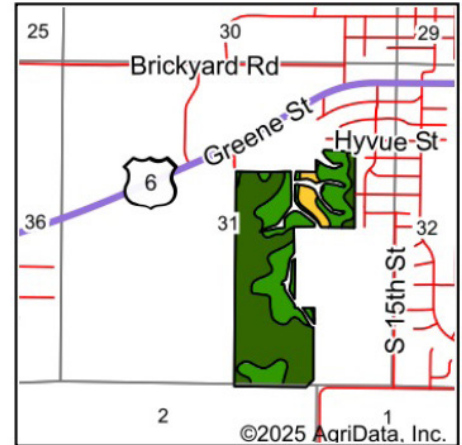
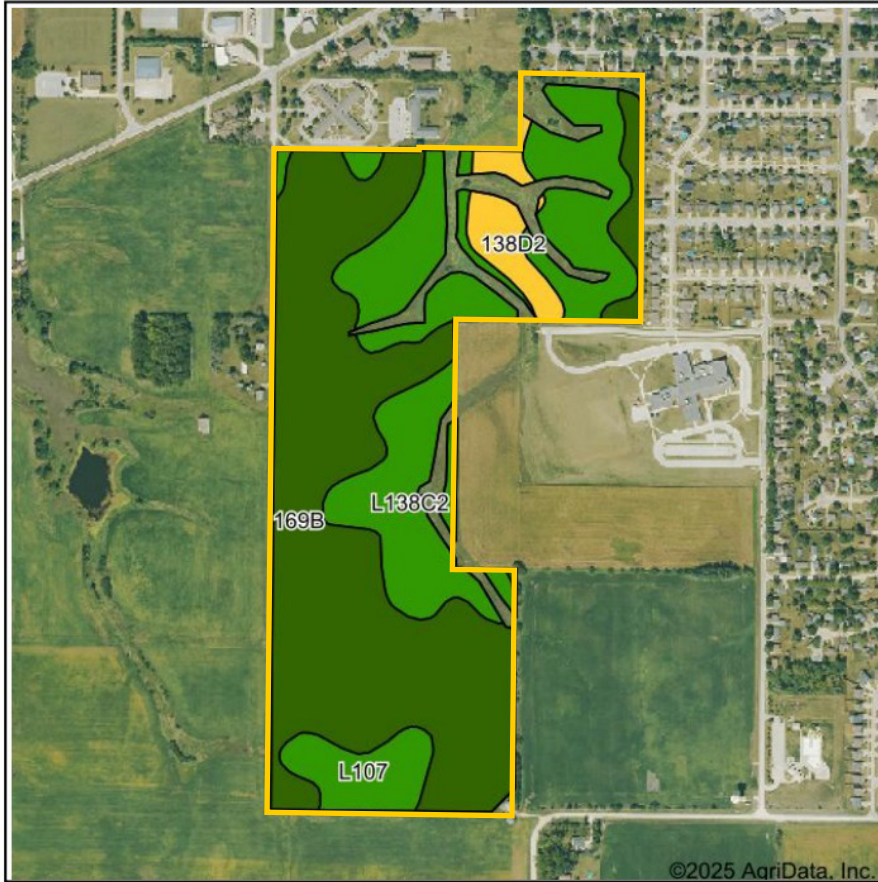
Est. FSA/Eff. Crop Acres: 111.29 | Est. Acres in Production: 107.00 | Soil Productivity: 86.50 CSR2



515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | www.Hertz.ag

MATT VEGTER, ALC
515.290.7286
MattV@Hertz.ag

STEVE JOHNSTON
641.895.9704
SteveJ@Hertz.ag



State: **Iowa**
 County: **Dallas**
 Location: **31-79N-27W**
 Township: **Adel**
 Acres: **107**
 Date: **10/21/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA049, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
169B	Clarion loam, 2 to 5 percent long slopes	60.45	56.5%		Ile	91
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	35.76	33.4%		IIIe	83
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	5.99	5.6%		IIw	88
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	4.80	4.5%		IIIe	54
Weighted Average					2.38	86.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Van Fossen Ln. and Old Hwy. 6/Co. Rd. F60 in Adel: Go south 0.3 miles. The property is on the east side of the road.

Simple Legal

The W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ and part of the W $\frac{1}{2}$ SE $\frac{1}{4}$ and part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$, all in Section 31, Township 79 North, Range 27 West of the 5th P.M., Dallas Co., IA . *Final abstract/title documents to govern legal description.*

Price & Terms

- \$3,825,900
- \$32,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2025-2026: \$3,832.00*
 Surveyed Acres: 117.72
 Net Taxable Acres: 117.11*
 Tax per Net Taxable Acre: \$32.72*

**Taxes estimated due to recent survey of property. Dallas County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 8225, Tract 28633
 FSA/Eff. Crop Acres: 111.29*
 Acres in Production: 107.00*
 Corn Base Acres: 89.93*
 Corn PLC Yield: 140 Bu.
 Bean Base Acres: 6.93*
 Bean PLC Yield: 40 Bu.

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

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soil is Clarion loam. CSR2 on the estimated acres in production is 86.50. 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

Gently to strongly sloping.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

There is a 36' x 25' grain bin in the southeast corner of the property.

Zoning

Currently zoned A-1, within Adel city limits.

Utilities

Water and sewer connections are available at or near the property. Contact agent for details.

Future Land Use

Adel future land use shows single-family and medium family residential. See map for details.



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



Southwest looking Northeast



South looking North



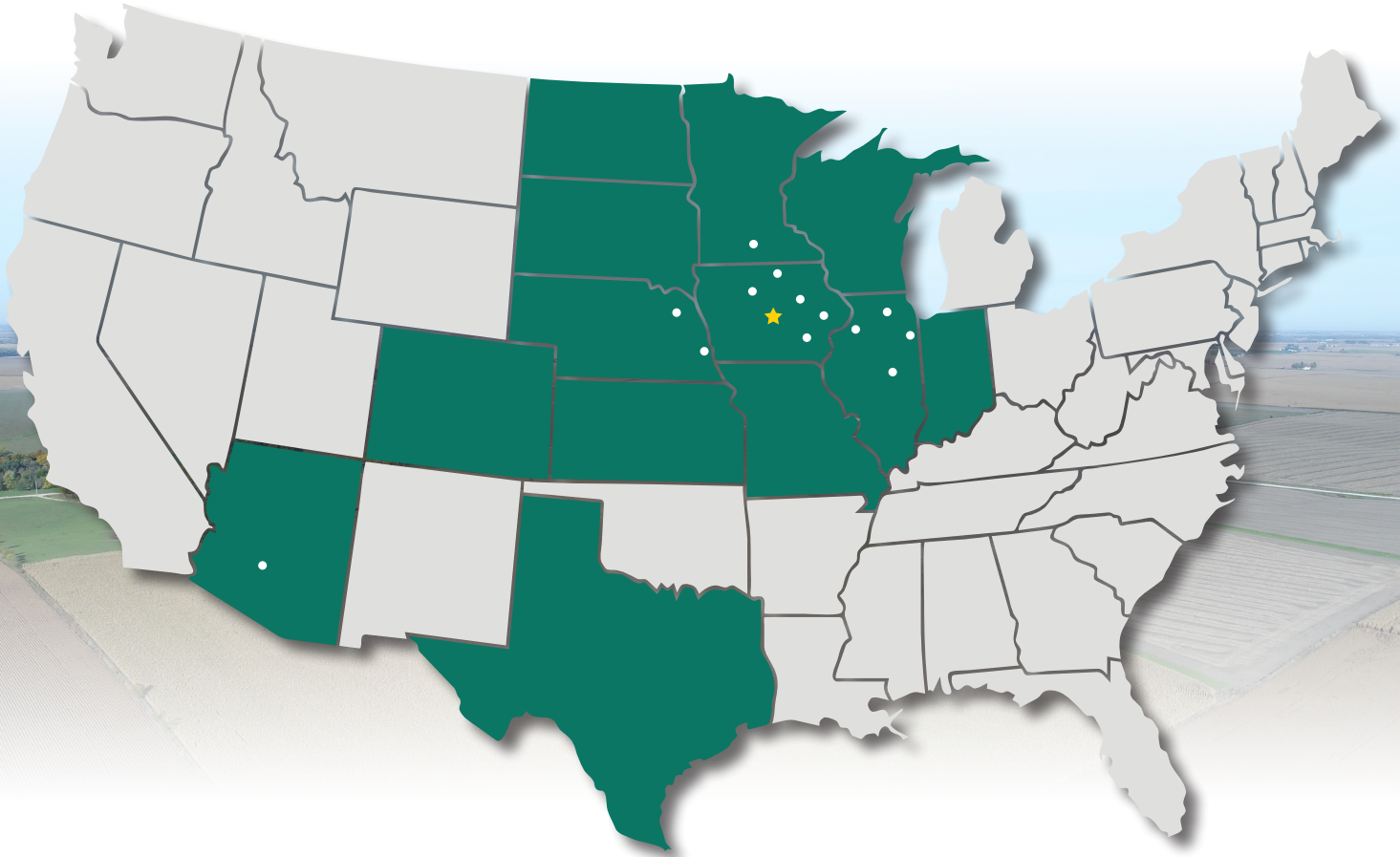
515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | www.Hertz.ag

MATT VEGTER, ALC
515.290.7286
MattV@Hertz.ag

STEVE JOHNSTON
641.895.9704
SteveJ@Hertz.ag



MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions
Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management

515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | www.Hertz.ag

MATT VEGTER, ALC
515.290.7286
MattV@Hertz.ag

STEVE JOHNSTON
641.895.9704
SteveJ@Hertz.ag