



ONE-CHANCE SEALED BID SALE



**Transitional Development Land
North of Adel on Highway 169**



MATT VEGTER, ALC

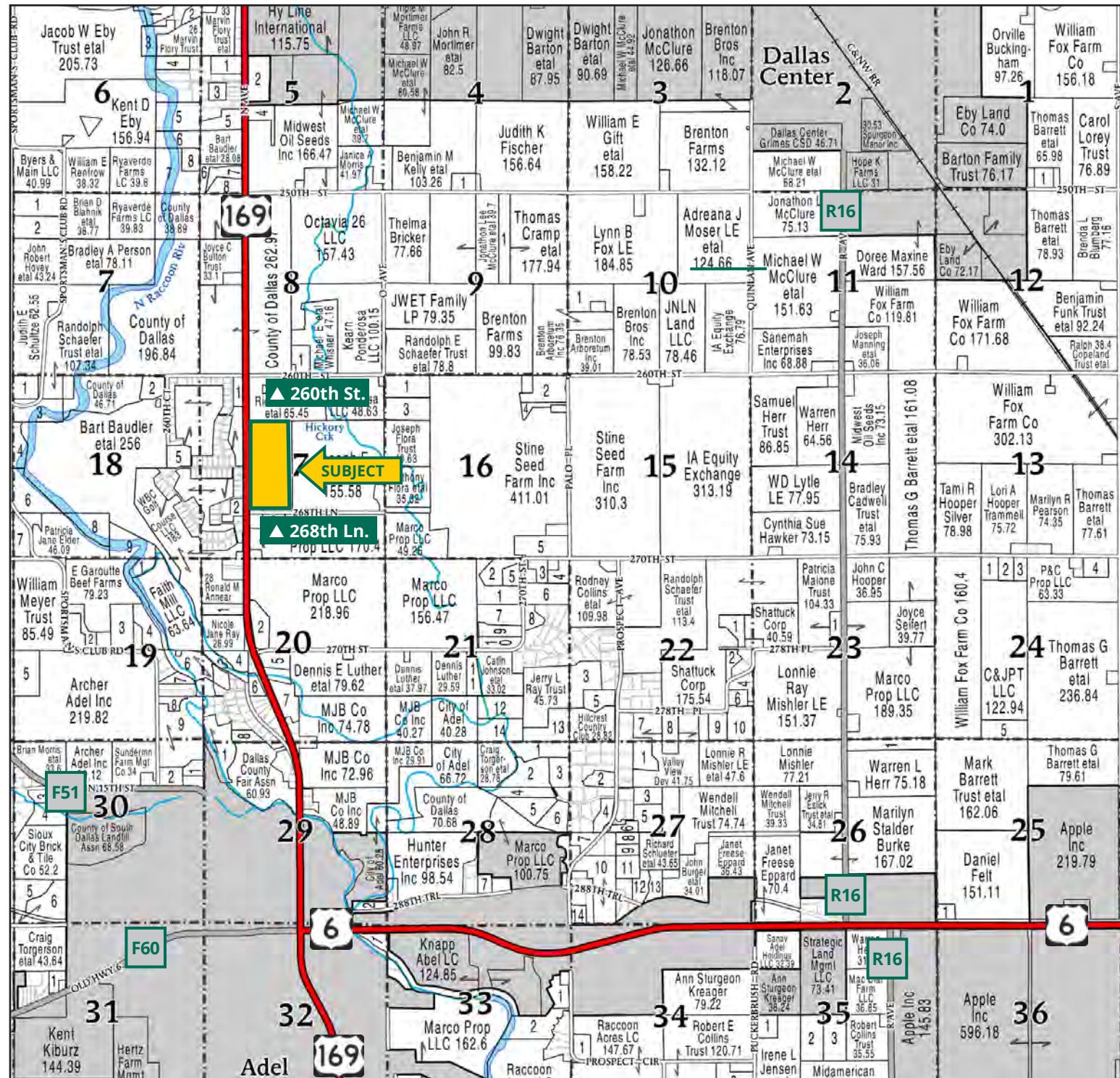
Licensed Salesperson in IA

515.290.7286

MattV@Hertz.ag

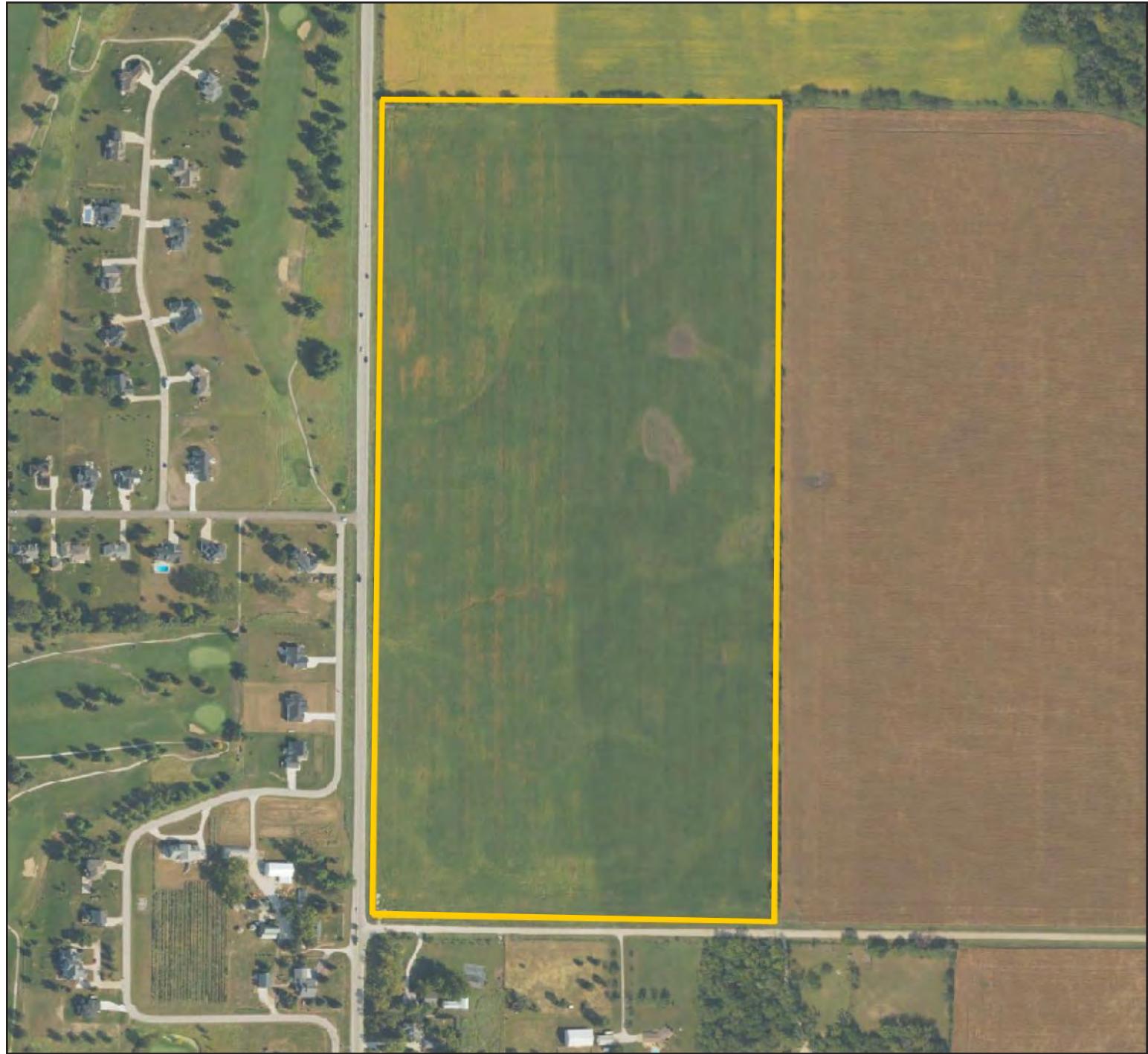
**Bid Deadline:
Thursday, March 5, 2026
12:00 Noon, CST**

**80.00 Acres, m/l
Single Parcel
Dallas County, IA**



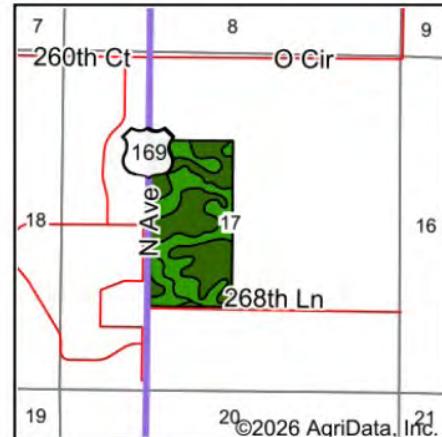
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FSA/Eff. Crop Acres: 77.26 | Soil Productivity: 89.50 CSR2





Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Dallas**
 Location: **17-79N-27W**
 Township: **Adel**
 Acres: **77.26**
 Date: **1/15/2026**



Maps Provided By

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Area Symbol: IA049, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L55	Nicollet loam, 1 to 3 percent slopes	39.11	50.5%		Ie	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	26.62	34.5%		IIw	88
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	11.10	14.4%		IIIe	88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.43	0.6%		IIIe	83
Weighted Average					1.50	89.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

North of Adel on Highway 169.

Simple Legal

SW $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 17, Township 79 North, Range 27 West of the 5th P.M., Dallas County, IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025-2026: \$2,448.00
 Gross Taxable Acres: 80.00
 Net Taxable Acres: 75.00
 Tax per Net Taxable Acre: \$32.64

Lease Status

Contact agent for details.

FSA Data

Farm Number 8427, Tract 25152
 FSA/Eff. Crop Acres: 77.26
 Corn Base Acres: 63.15*
 Corn PLC Yield: 130 Bu.
 Bean Base Acres: 14.15*
 Bean PLC Yield: 38 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Nicollet, Webster, & Clarion loam. CSR2 on the FSA/Eff. crop acres is 89.50. 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

Nearly level to gently sloping.

Drainage

Natural with some tile. No tile maps available.

Comments

High-quality Dallas County farmland just north of Adel on Highway 169.



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



South looking North



SEALED BID INFORMATION

Bid Deadline: Thur., March 5, 2026.

Time: 12:00 Noon, CST

Mail To:

Hertz Real Estate Services
Attn: Matt Vegter
P.O. Box 500
Nevada, IA 50201

Seller

Marco Properties, LLC

Agency

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

Attorney

David Erickson
Dentons Davis Brown PC

Method of Sale

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

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

Bid Submission Process

To request a Bid Packet, please call Sale Manager, Matt Vegter at 515-382-1500.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Nevada Hertz office, on or before Thursday, March 5, 2026 by 12:00 p.m., CST. The Seller will accept or reject all bids by Friday, March 6, 2026 at 5 p.m., and all bidders will be notified shortly thereafter.

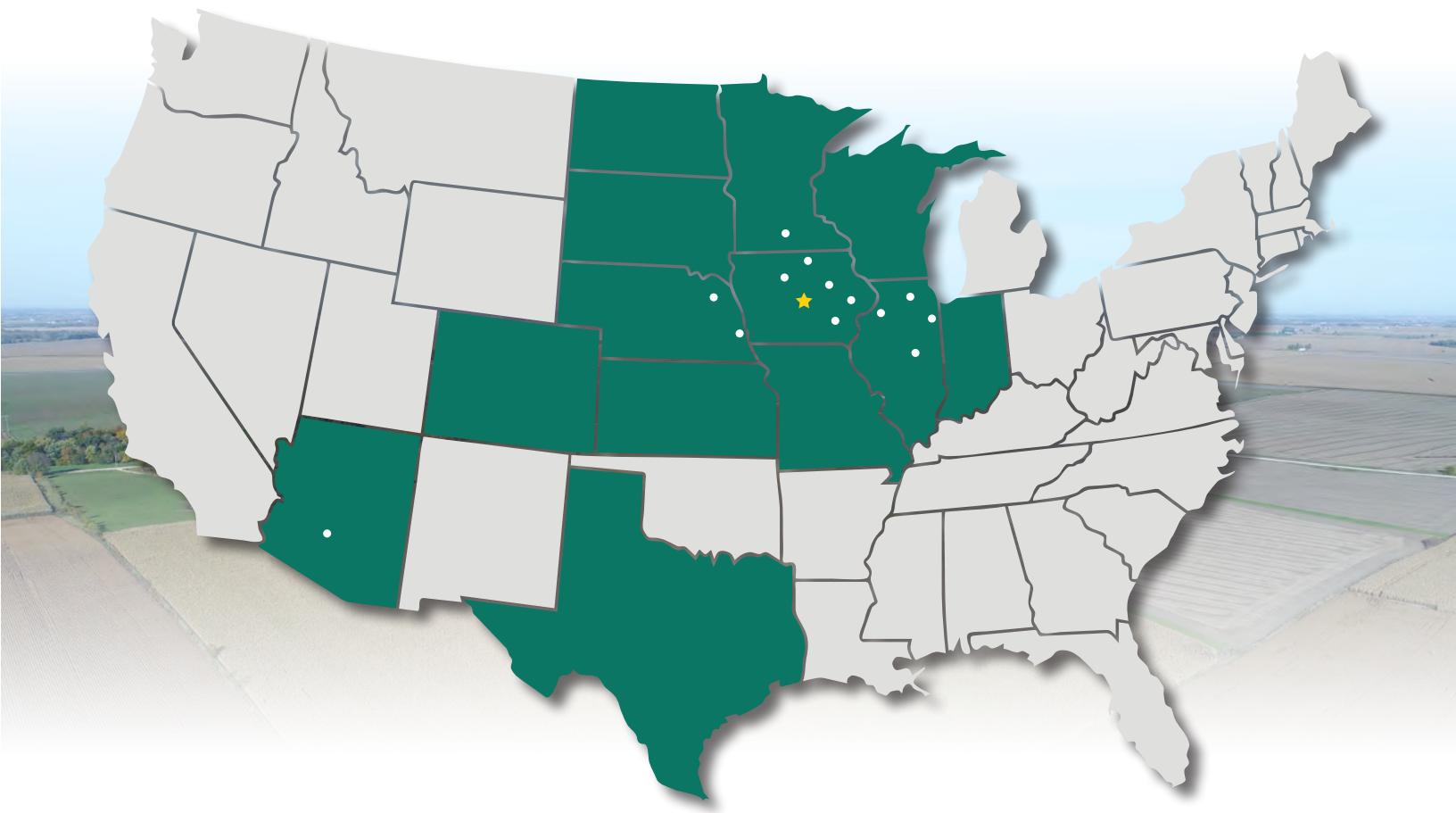
Terms of Possession

The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before April 16, 2026, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement, subject to the existing lease which expires March 1, 2027. Taxes will be prorated to closing.

Contract & Title

Upon acceptance of bid by Seller, the successful 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.

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