

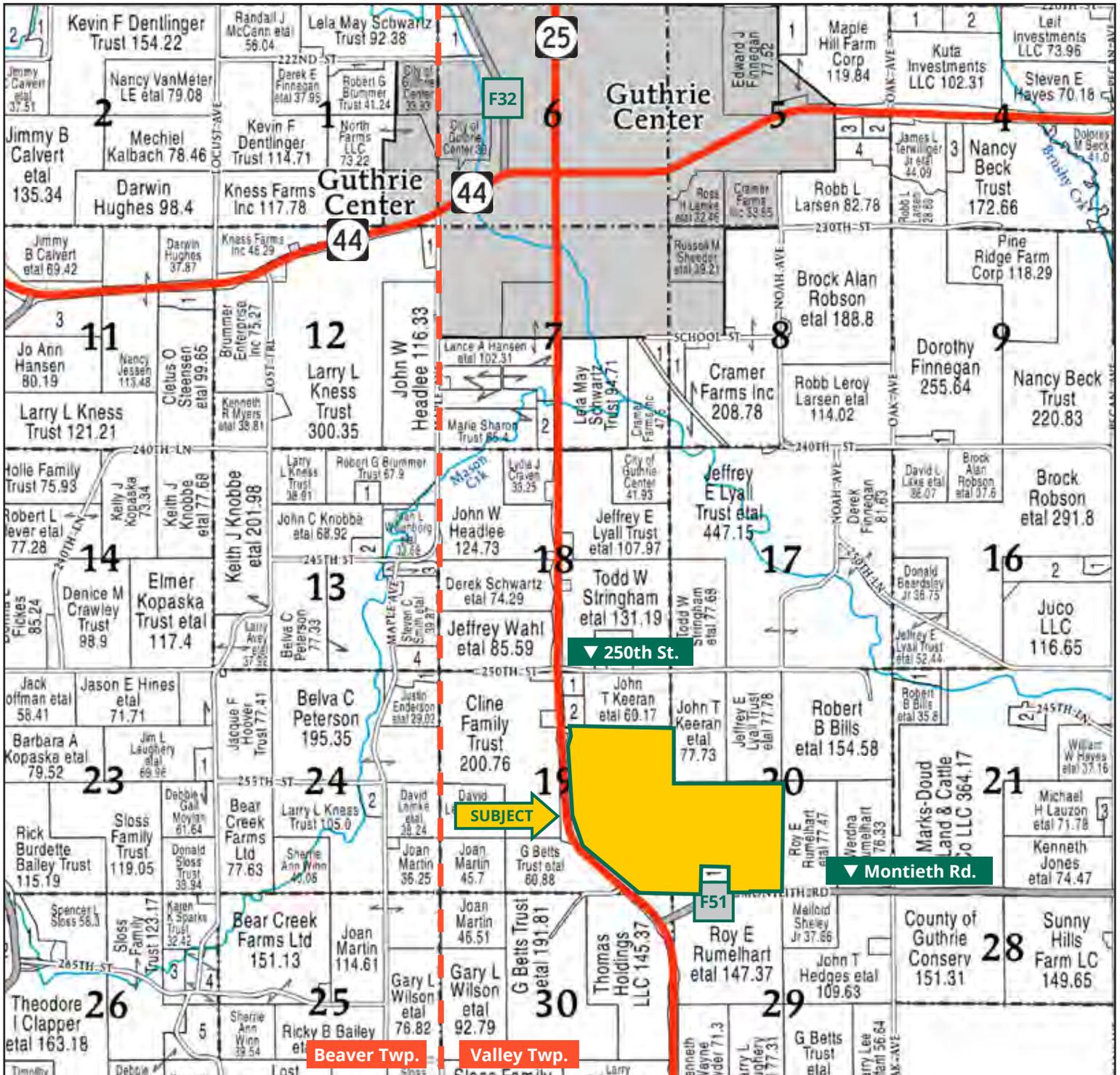
**Dale C. Betts Estate**



**KYLE HANSEN, ALC**  
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**343.09 Acres, m/l**  
**Guthrie County, IA**

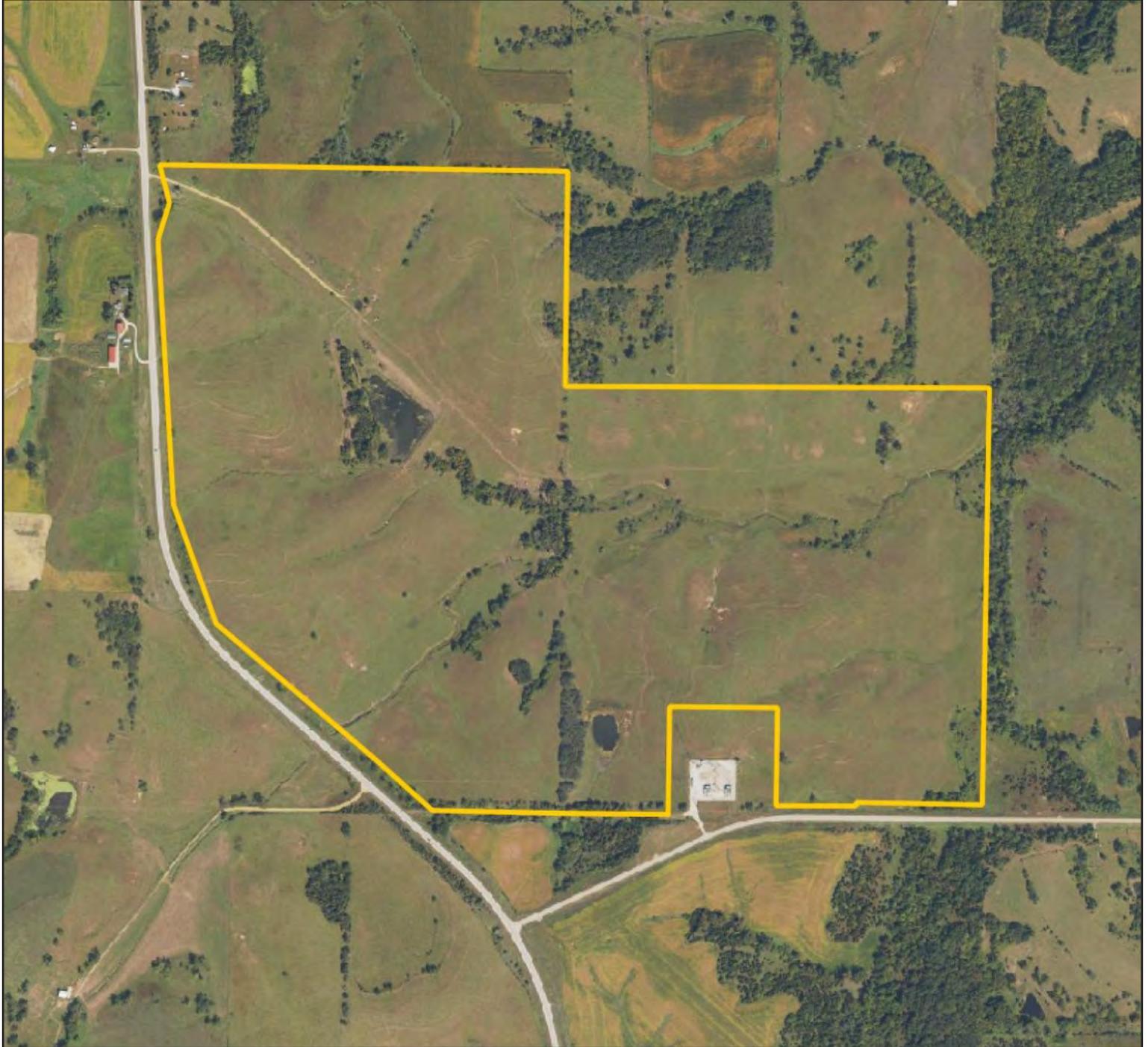


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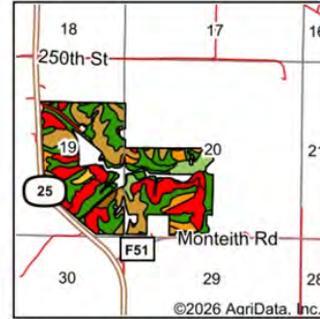
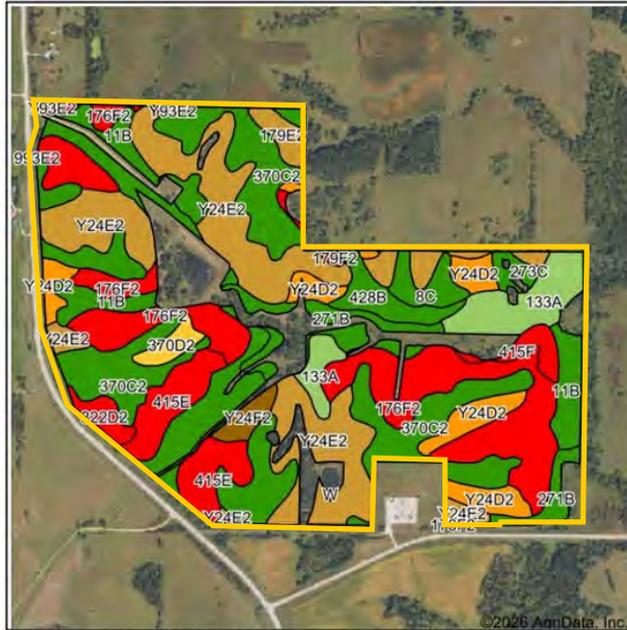
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Est. Open Pasture Acres: 293.89 | Soil Productivity: 51.00 CSR2



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State: Iowa  
 County: Guthrie  
 Location: 20-79N-31W  
 Township: Valley  
 Acres: 293.89  
 Date: 1/27/2026



Soils data provided by USDA and NRCS.

Area Symbol: IA077, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	59.99	20.3%		IVe	35
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	59.53	20.3%		IIIe	80
176F2	Shelby, moderately eroded-Dickinson, loamy substratum complex, 14 to 25 percent slopes	49.13	16.7%		VIe	14
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	19.05	6.5%		IIw	80
415E	Montieth loamy sand, 14 to 18 percent slopes	16.37	5.6%		VIIe	5
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	16.13	5.5%		IIIe	49
133A	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	15.59	5.3%		IIw	78
271B	Olmitz-Colo, occasionally flooded, complex, 0 to 5 percent slopes	12.78	4.3%		IIe	84
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	10.46	3.6%		IIw	87
428B	Ely silty clay loam, dissected till plain, 2 to 5 percent slopes	6.51	2.2%		IIe	88
8C	Judson silty clay loam, dissected till plain, 5 to 9 percent slopes	4.83	1.6%		IIe	87
273C	Olmitz loam, 5 to 9 percent slopes	4.50	1.5%		IIIe	85
415F	Montieth loamy sand, 18 to 30 percent slopes	3.58	1.2%		VIIe	5
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	3.44	1.2%		VIe	32
Y24F2	Shelby clay loam, dissected till plain, 18 to 25 percent slopes, eroded	3.10	1.1%		VIe	20
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	3.09	1.1%		IVe	10
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	2.99	1.0%		IIIe	54
179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	1.05	0.4%		VIIe	16
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	0.96	0.3%		IVe	28
179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	0.65	0.2%		IVe	43
W	Water	0.16	0.1%			0
<b>Weighted Average</b>					-	<b>51</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

### Location

2.5 miles south of Guthrie Center on Highway 25. The property is located on the east side of the road.

### Simple Legal

SW $\frac{1}{4}$  except substation in Section 20, AND S $\frac{1}{2}$  NE $\frac{1}{4}$  and SE $\frac{1}{4}$  lying east of Hwy. Section 19, all in Township 79 N, Range 31 W of 5th P.M., Guthrie County, IA. *Final abstract/title documents to govern legal description.*

### Price & Terms

#### PRICE REDUCED!

- \$2,393,052.75 \$2,264,394
- \$6,975/acre \$6,600/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2025-2026: \$7,274  
 Net Taxable Acres: 343.09  
 Tax per Net Taxable Acre: \$21.20

### Lease Status

Open lease for 2026 year.

### FSA Data

Farm Number 8161, Tract 13256  
 FSA/Eff. Crop Acres: 295.30  
 Open Pasture Acres: 293.89\*  
 Corn Base Acres: 34.97  
 Corn PLC Yield: 98 Bu.  
 Wheat Base Acres: 50.39  
 Wheat PLC Yield: 38 Bu.  
 Oats Base Acres: 11.59  
 Oats PLC Yield: 49 Bu.  
 \*Guthrie County FSA shows 295.30 FSA/Eff. Crop Acres; these acres are currently not in crop production. There are an estimated 293.89 acres currently in open pasture. Contact agent for details.

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Shelby silty clay loam, Shelby clay loam and Shelby, moderately eroded-Dickinson. CSR2 on the estimated open pasture acres is 51.00. 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

Moderately sloping to steep.

### Drainage

Natural drainage with terraces.

### Buildings/Improvements

- Exterior fence (2023)
- Inter-seeded (2024)
- South pond improved (2024)
- 30' x 40' shed with metal siding

### Water & Well Information

- 2 Ponds
- 1 well on the old acreage site, north of the shed.

### Comments

Great improved open pasture with ponds and timber.



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.

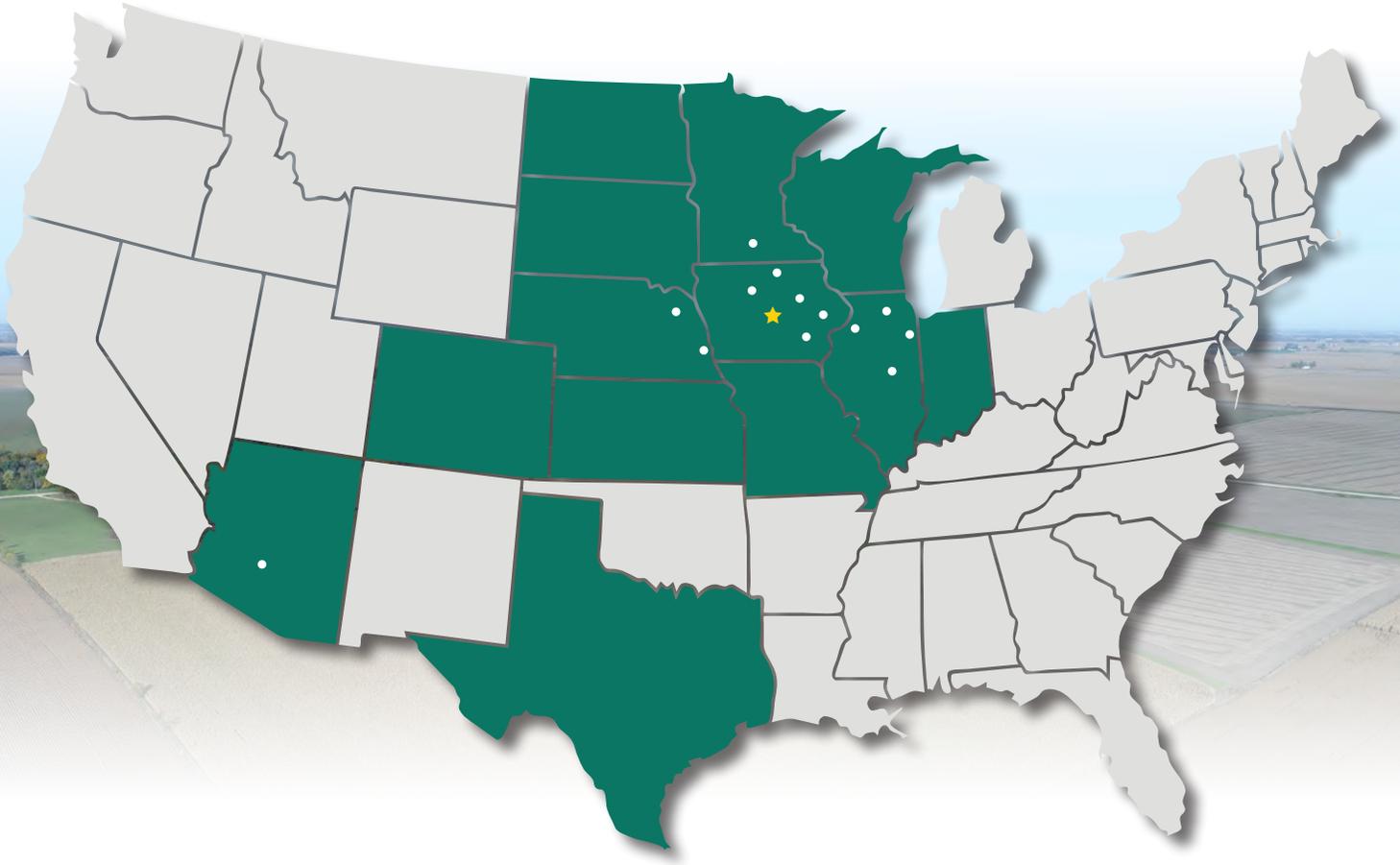
Southwest looking Northeast



Northeast looking Southwest



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