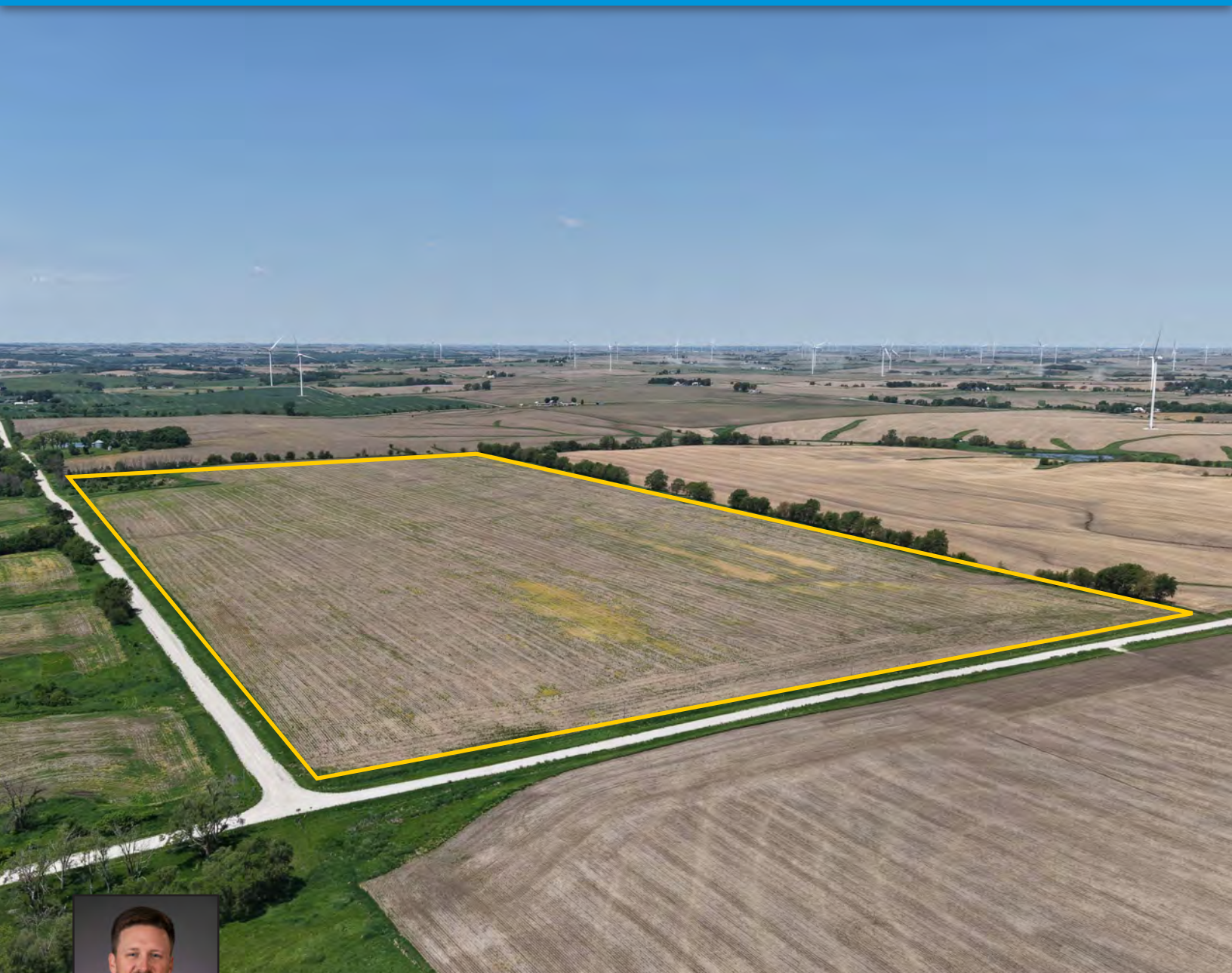


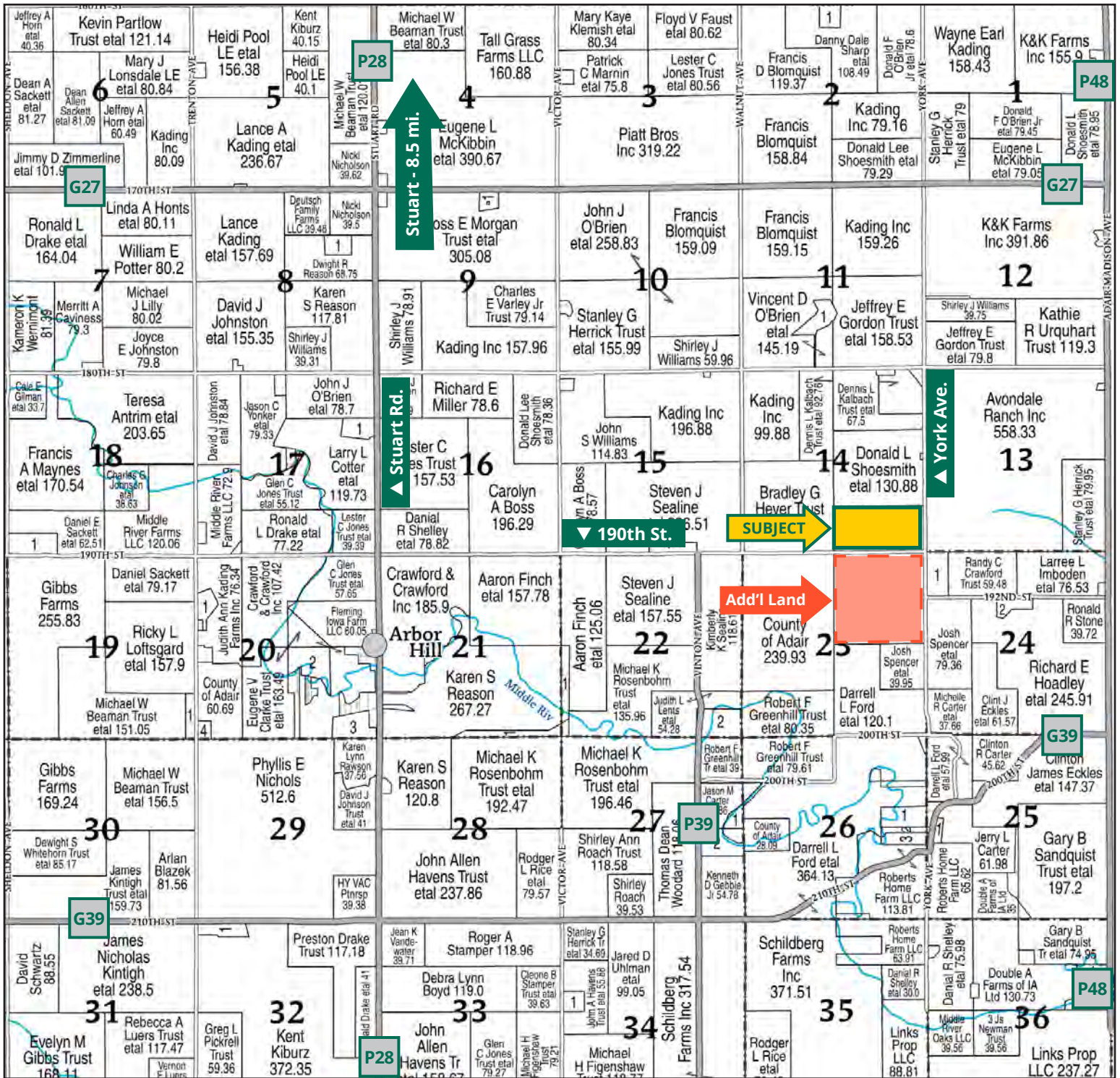
Carole Allison & Adamson Family Revocable Trust



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515.382.1500 | 415 S. 11th St., PO Box 500
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80.00 Acres, m/I
Adair County, IA

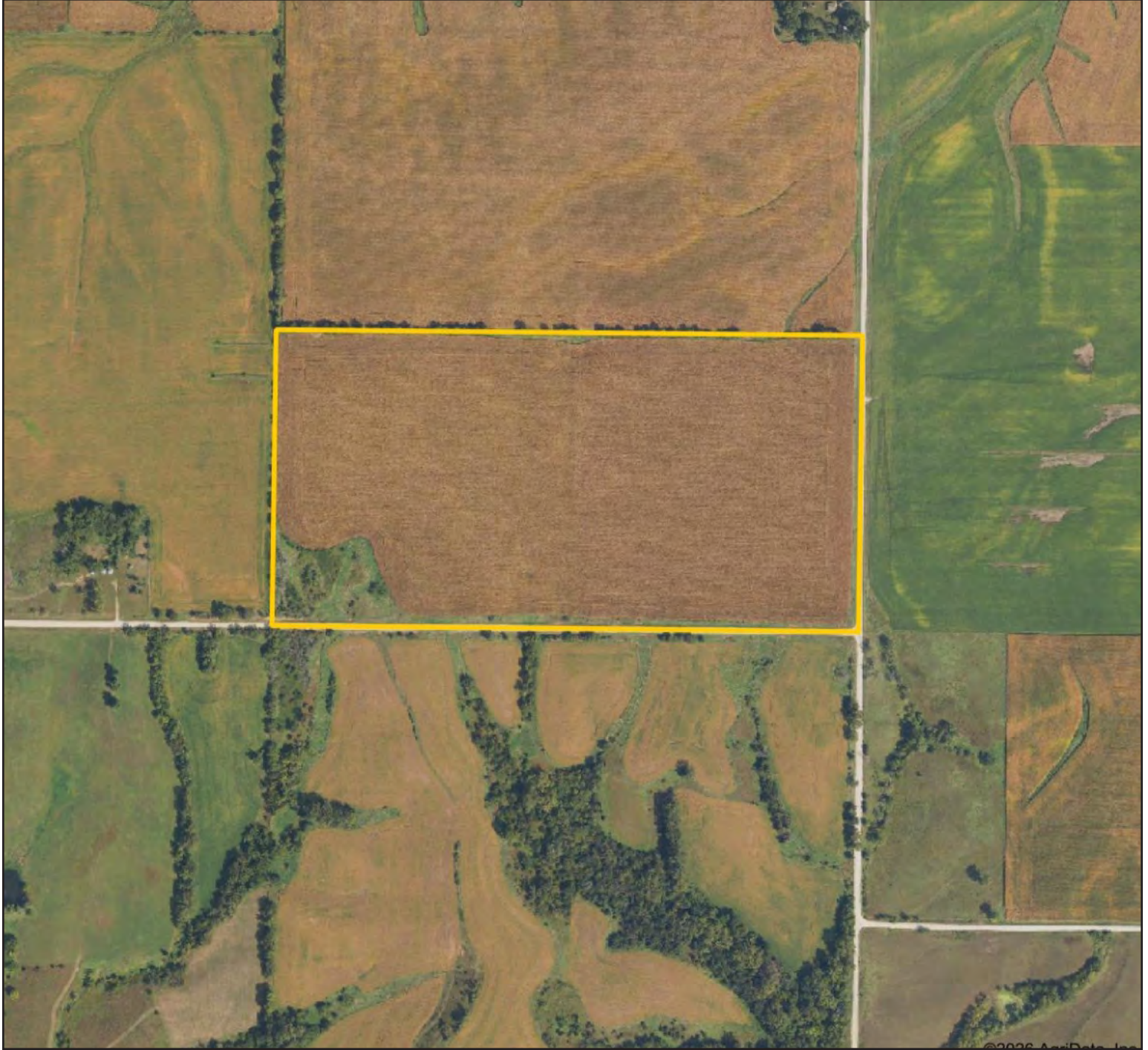


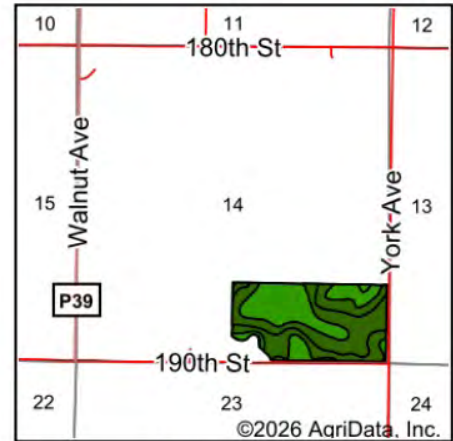
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FSA/Eff. Crop Acres: 72.01 | Soil Productivity: 88.60 CSR2





State: **Iowa**
 County: **Adair**
 Location: **14-76N-30W**
 Township: **Harrison**
 Acres: **72.01**
 Date: **5/27/2026**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA001, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
368	Macksburg silty clay loam, 0 to 2 percent slopes	22.74	31.6%		Iw	93
369	Winterset silty clay loam, 0 to 2 percent slopes	19.10	26.5%		IIw	83
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	12.92	17.9%		IIe	91
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	10.67	14.8%		IIIe	84
570B	Nira silty clay loam, 2 to 5 percent slopes	6.10	8.5%		IIe	94
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	0.41	0.6%		IIw	80
570D2	Nira silty clay loam, 9 to 14 percent slopes, eroded	0.07	0.1%		IIIe	55
Weighted Average					1.83	88.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Stuart: Go 8.5 miles south on Stuart Rd./P28, then go east on 190th St. for 2.5 miles. The property will be on north side of road.

Simple Legal

S½ SE¼ of Section 14, Township 76 North, Range 30 West of the 5th P.M., Adair County, IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,080,000
- \$13,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2025 - 2026: \$2,546.00
 Gross Acres: 80.00
 Net Taxable Acres: 77.00
 Tax per Net Taxable Acre: \$33.06

Lease Status

Leased through the 2026 Crop Year.

FSA Data

Farm Number 3583, Part of Tract 8902
 FSA/Eff. Crop Acres: 72.01
 Corn Base Acres: 34.06*
 Corn PLC Yield: 149 Bu.
 Bean Base Acres: 33.84*
 Bean PLC Yield: 46 Bu.
**Acres are estimated pending reconstitution of farm by the Adair County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Macksburg, Winterset, and Sharpsburg silty clay loam. CSR2 on the FSA/Eff. crop acres is 88.60. 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

Level or nearly level.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

None.

Additional Land for Sale

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



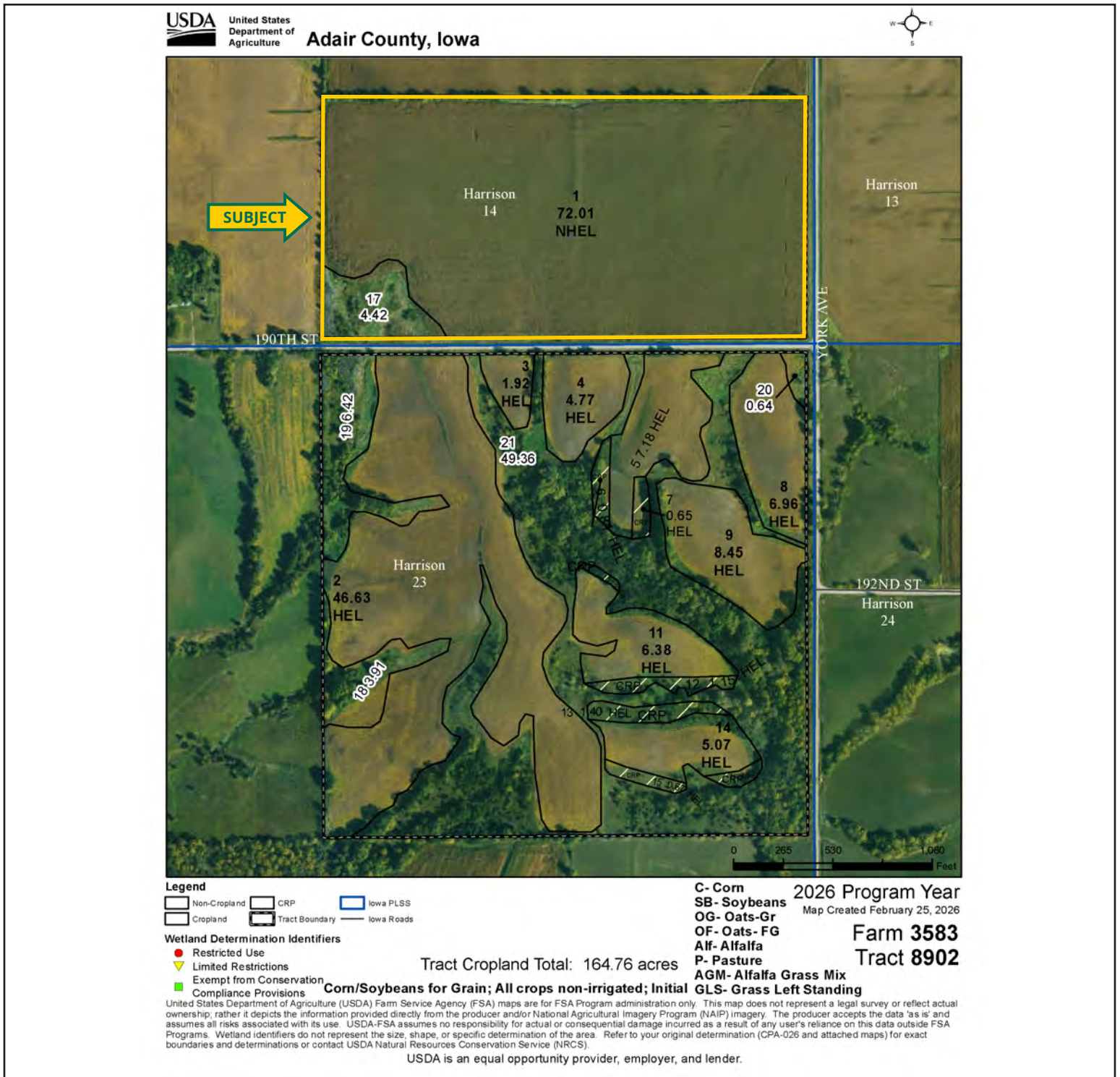
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

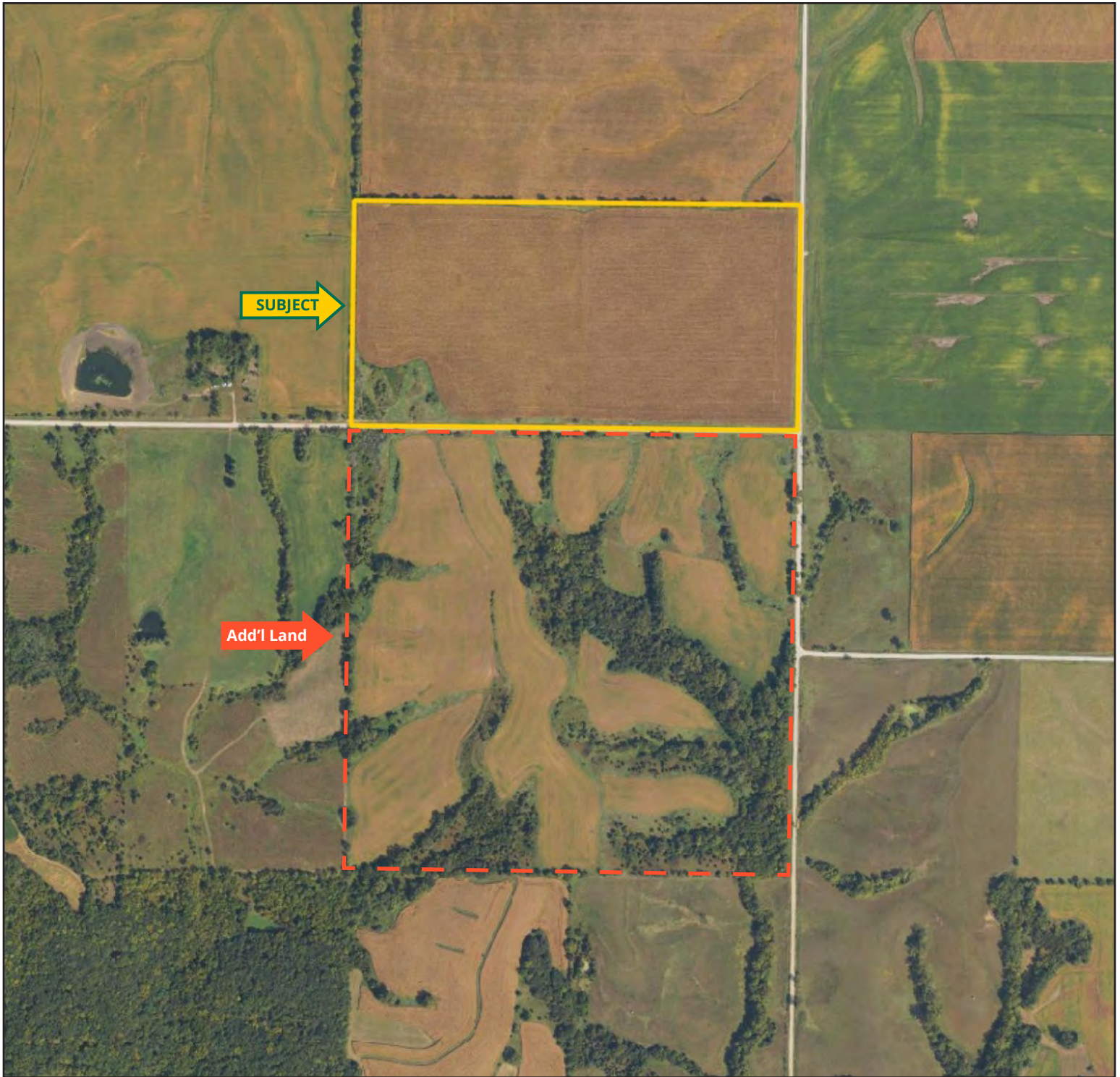
Northeast looking Southwest



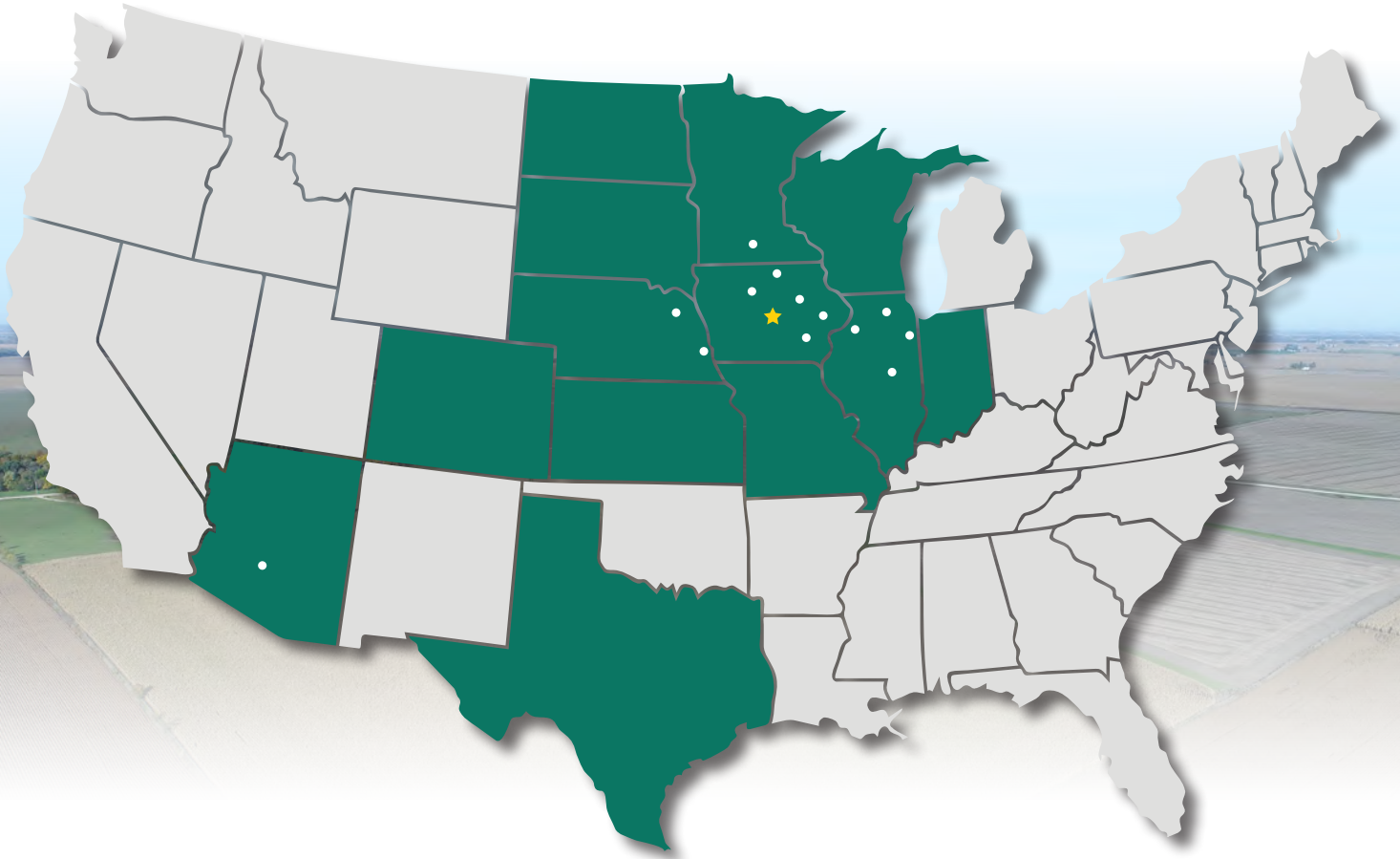
Southwest looking Northeast







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