

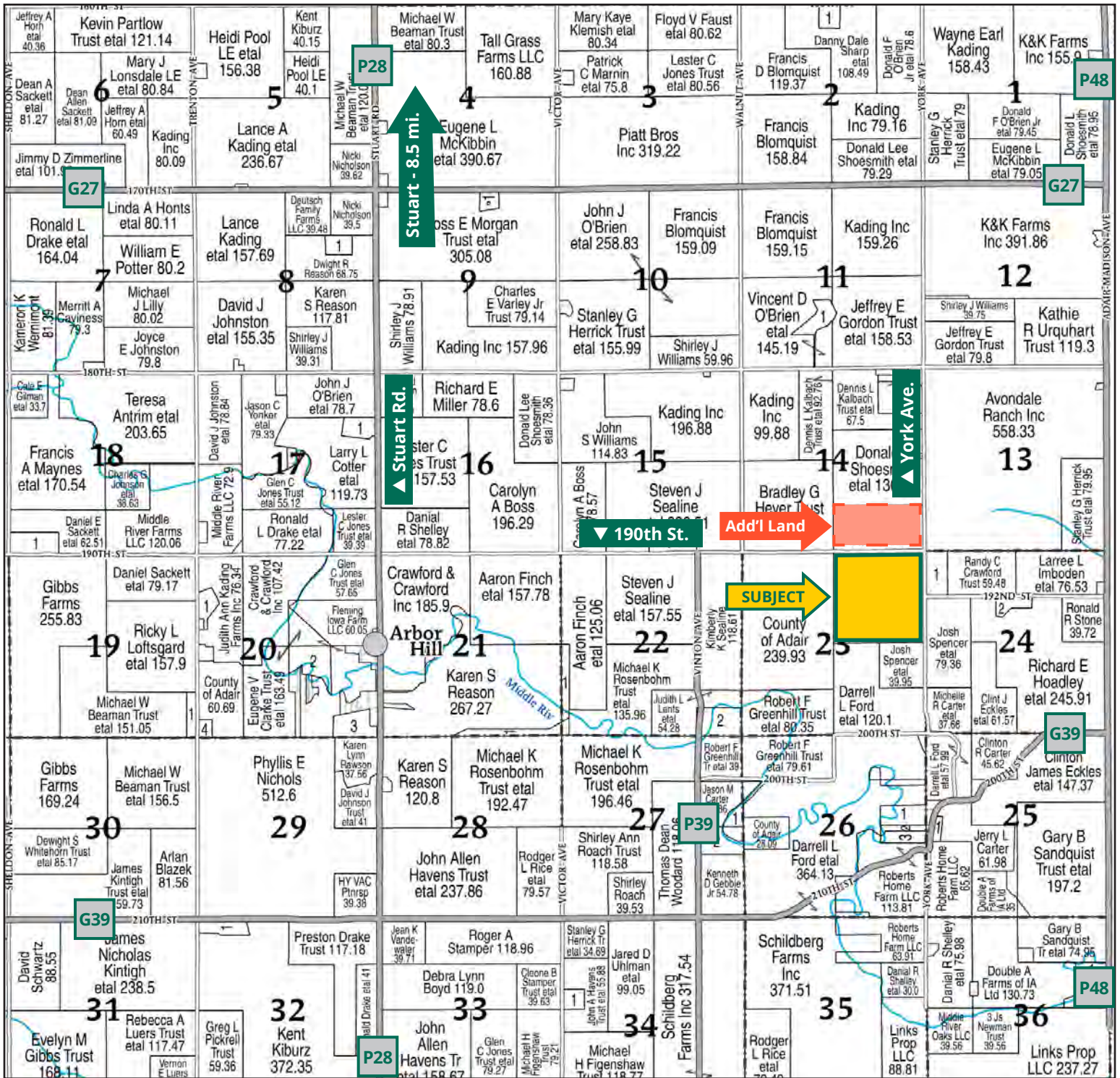
Carole Allison & Adamson Family Revocable Trust



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160.00 Acres, m/l
Adair County, IA

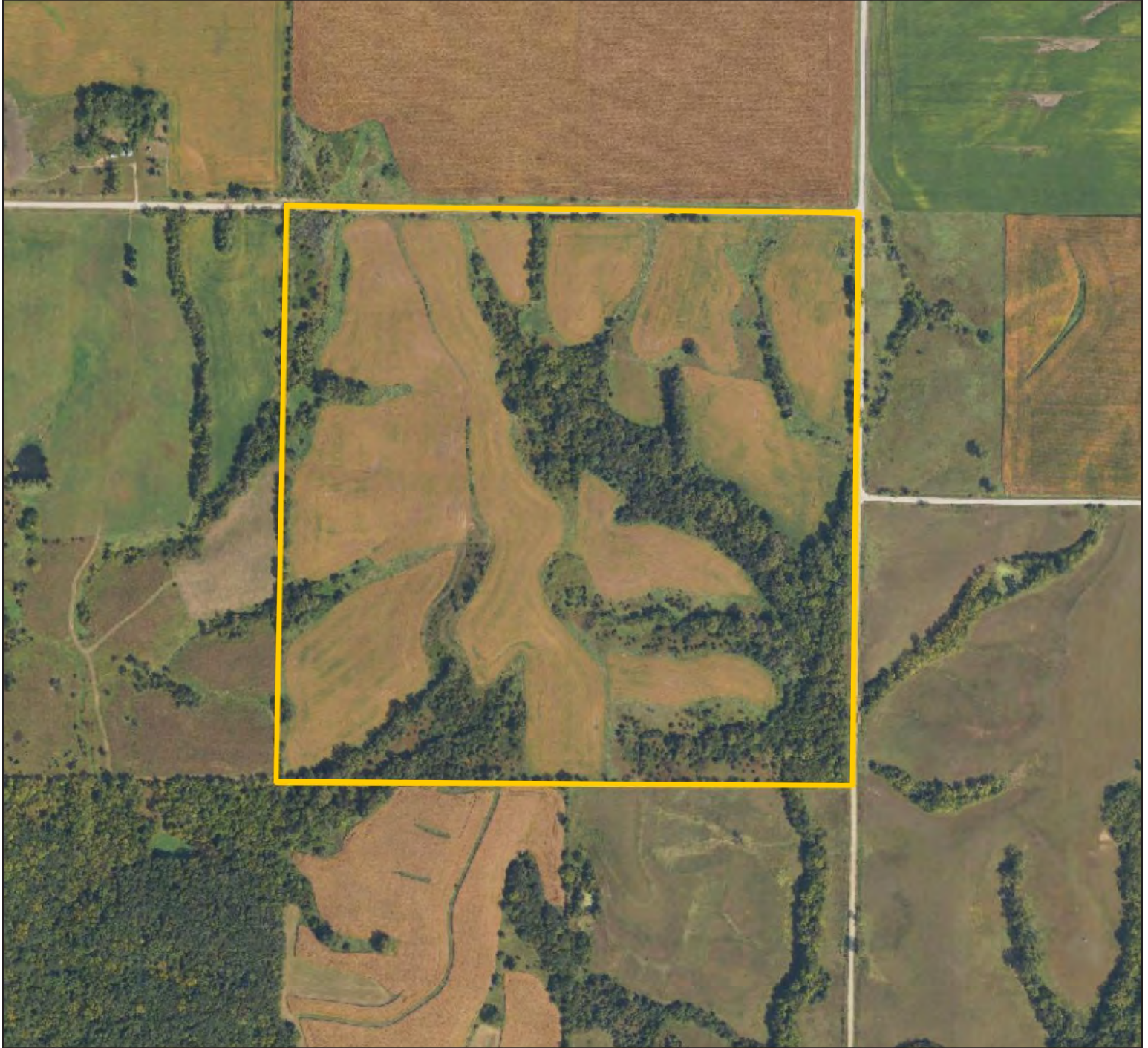


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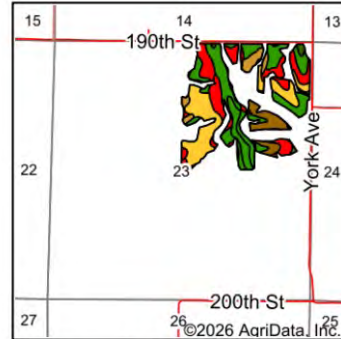
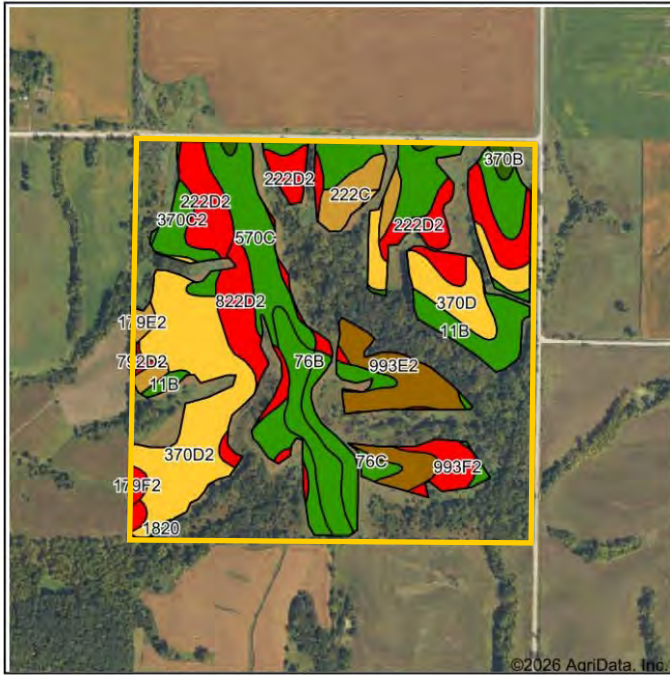
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FSA/Eff. Crop Acres: 87.36 | CRP Acres: 5.39 | Soil Productivity: 53.40 CSR2



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State: **Iowa**
 County: **Adair**
 Location: **23-76N-30W**
 Township: **Harrison**
 Acres: **87.36**
 Date: **5/27/2026**



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**
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	15.04	17.2%		IIIe	54
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	14.46	16.6%		IIIe	84
222D2	Clarinda silty clay loam, dissected till plain, 9 to 14 percent slopes, eroded	11.88	13.6%		IVe	17
993E2	Gara-Armstrong loams, 14 to 18 percent slopes, moderately eroded	7.12	8.2%		Vle	26
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	6.59	7.5%		IIIe	80
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	5.97	6.8%		IIIe	59
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	5.17	5.9%		IIw	80
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	4.94	5.7%		IVe	10
76B	Ladoga silt loam, 2 to 5 percent slopes	4.67	5.3%		IIe	86
222C	Clarinda silty clay loam, 5 to 9 percent slopes	3.24	3.7%		IVw	36
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	2.55	2.9%		IIIe	80
993F2	Gara-Armstrong loams, 18 to 25 percent slopes, moderately eroded	2.24	2.6%		VIIe	15
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	1.23	1.4%		Vle	32
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	0.95	1.1%		IIe	91
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	0.66	0.8%		IVe	7
179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	0.54	0.6%		VIIe	16
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	0.11	0.1%		IIw	87
Weighted Average					3.53	53.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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 south side of road.

Simple Legal

NE¼ of Section 23, Township 76 North, Range 30 West of 5th P.M., Adair County, IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,144,000.00
- \$7,150/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2025 - 20269: \$3,184.00
 Gross Acres: 160.00
 Net Taxable Acres: 156.00
 Tax per Net Taxable Acre: \$20.41

Lease Status

Leased through the 2026 Crop Year.

FSA Data

Farm Number 3583, Part of Tract 8902
 FSA/Eff. Crop Acres: 87.36
 CRP Acres: 5.39
 Corn Base Acres: 41.33*
 Corn PLC Yield: 149 Bu.
 Bean Base Acres: 41.07*
 Bean PLC Yield: 46 Bu.
 * Acres are estimated pending reconstitution of farm by the Adair County FSA office.

NRCS Classification

HEL: Highly Erodible Land.

CRP Contracts

There are 5.39 acres enrolled in a CP-21 contract that pays \$1,143.00 annually and expires 9/30/2026.

Soil Types/Productivity

Primary soils are Sharpsburg, Nira, and Clarinda silty clay loam. CSR2 on the FSA/Eff. crop acres is 53.40. 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

Strongly sloping.

Drainage

Natural.

Buildings/Improvements

None.

Additional Land for Sale

Seller has 1 additional tract of land for sale located north 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.

Southeast looking Northwest



Northwest looking Southeast



USDA United States Department of Agriculture

Adair County, Iowa



Legend
 Non-Cropland CRP Iowa PLSS
 Cropland Tract Boundary Iowa Roads

Wetland Determination Identifiers
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation
 ■ Compliance Provisions

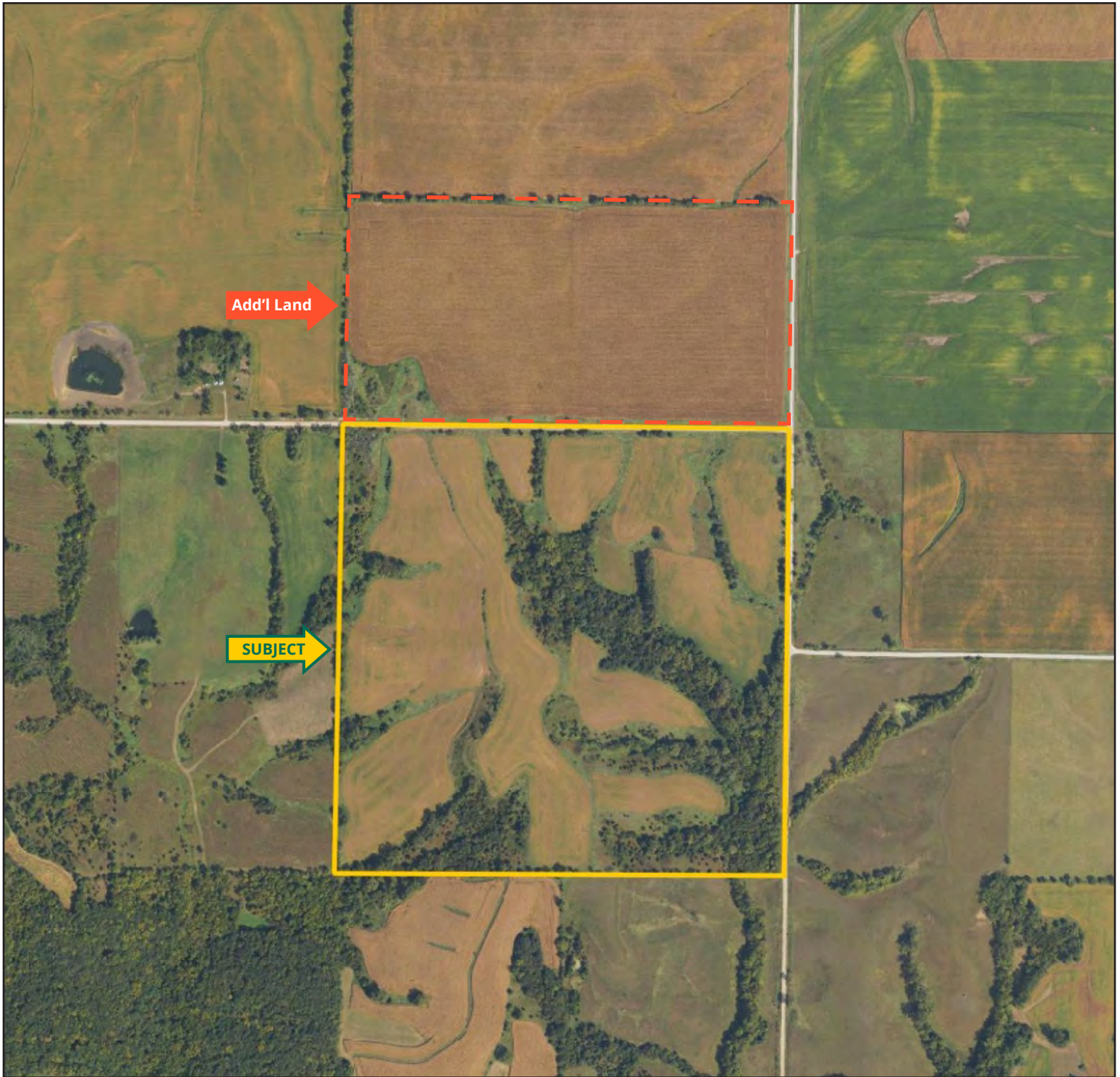
Tract Cropland Total: 164.76 acres

2026 Program Year
 Map Created February 25, 2026
Farm 3583
Tract 8902
 C- Corn
 SB- Soybeans
 OG- Oats-Gr
 OF- Oats- FG
 Alf- Alfalfa
 P- Pasture
 AGM- Alfalfa Grass Mix
 GLS- Grass Left Standing

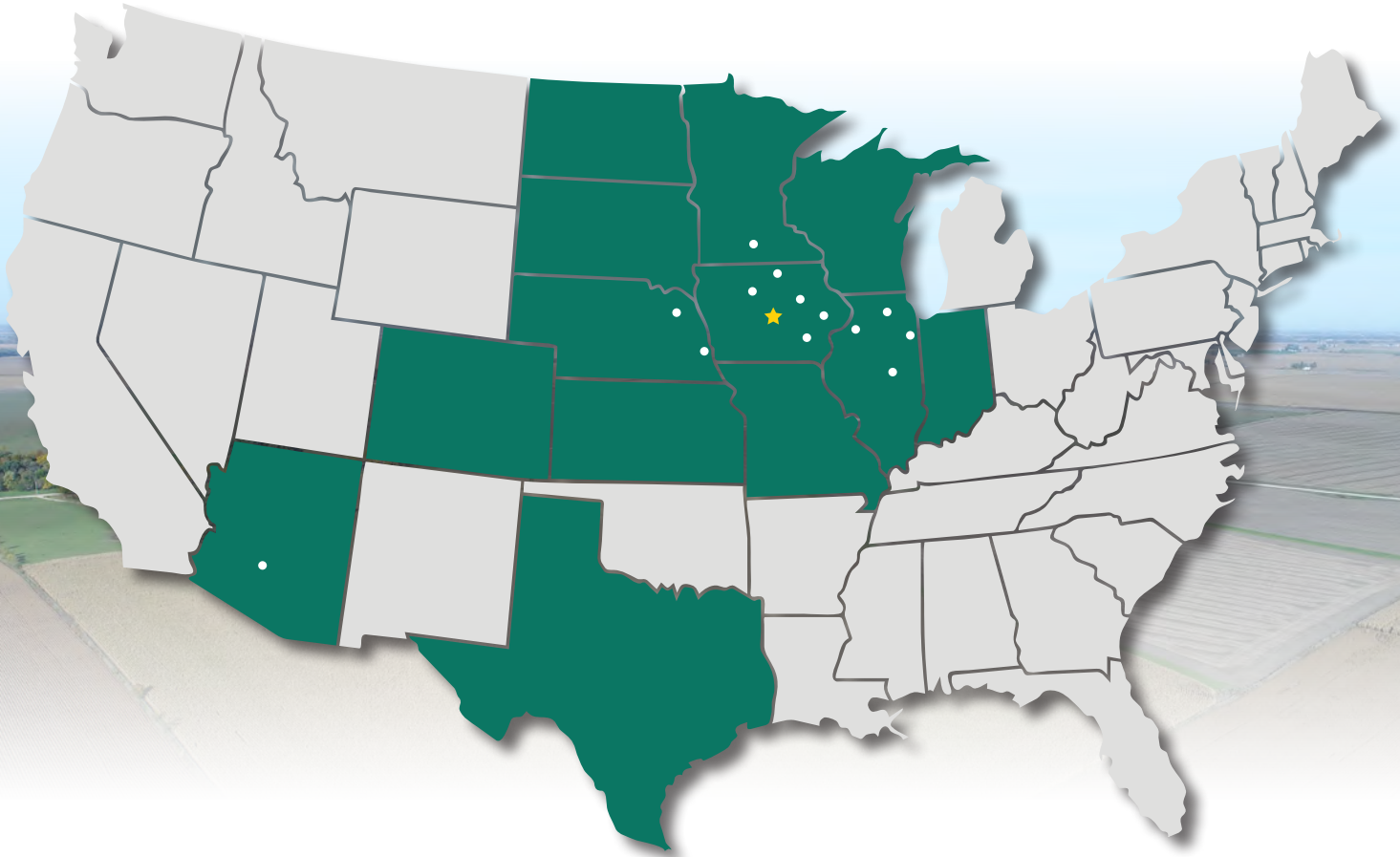
Corn/Soybeans for Grain; All crops non-irrigated; Initial

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