

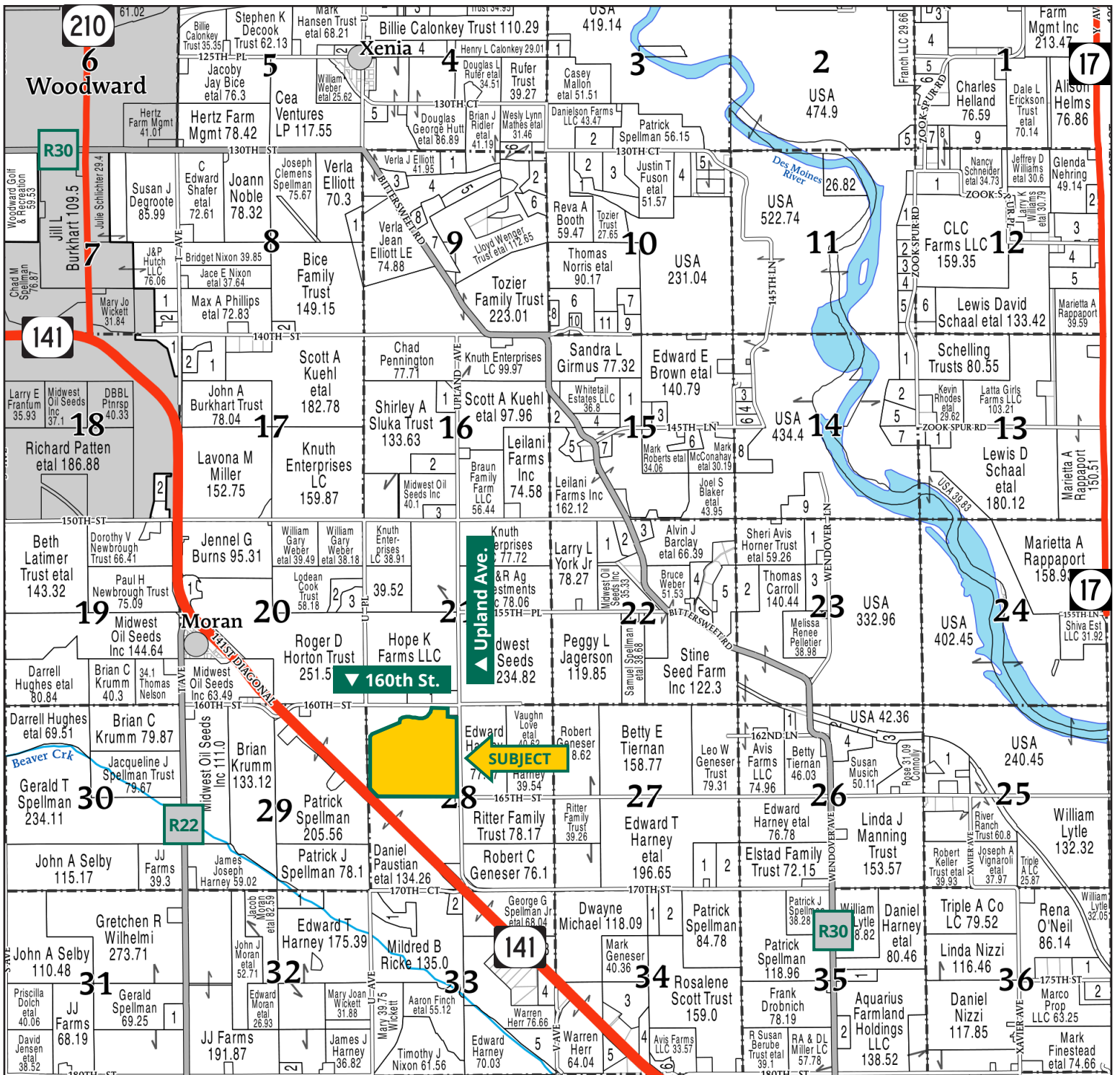
High-Quality Farmland on Highway 141



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



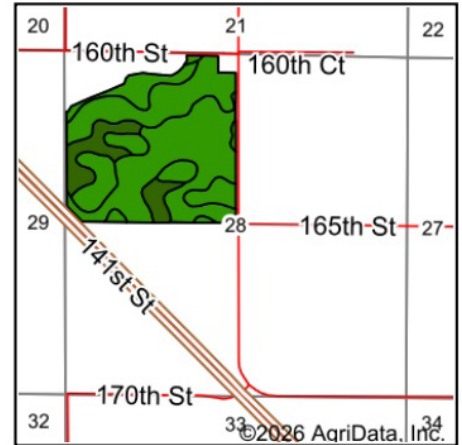
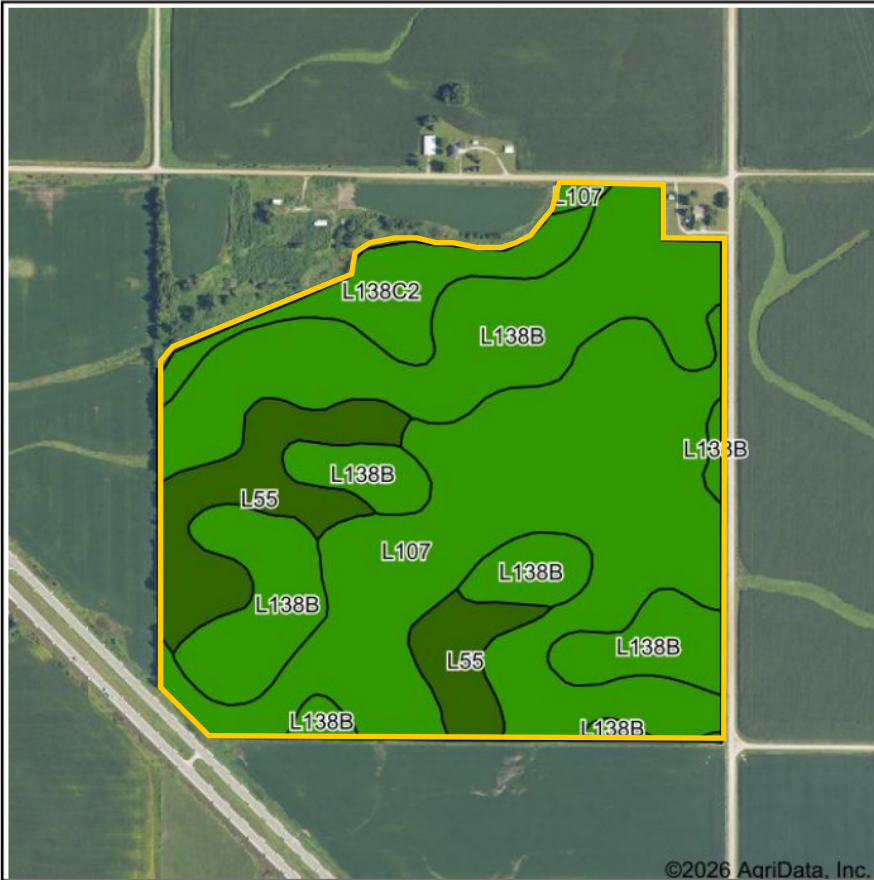
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Estimated FSA/Eff. Crop Acres: 134.50 | Soil Productivity: 88.00 CSR2





State: **Iowa**
 County: **Dallas**
 Location: **28-81N-26W**
 Township: **Des Moines**
 Acres: **134.5**
 Date: **6/11/2026**



Maps Provided By



Soils data provided by USDA and NRCS.

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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**
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	54.72	40.7%		llw	88
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	53.02	39.4%		lle	88
L55	Nicollet loam, 1 to 3 percent slopes	17.16	12.8%		le	91
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	9.60	7.1%		llle	83
Weighted Average					1.94	88

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Woodward: Head south on Hwy. 210 for 1 mile and merge on to Hwy. 141 East. Turn east on 160th Street for 0.5 mile. The property will be on the south side of the road.

Simple Legal

NW¼ of Section 28, Township 81 North Range 26 West of the 5th PM, Dallas Co., IA, Except Parcel 23-24 in NE¼ NW¼ AND Except land deeded to State of Iowa as shown on the deed recorded in Book 783, Page 293. , Des Moines Township, Dallas County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$2,239,174
- \$16,450/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2025 - 2026: \$4,400.00*
Gross Acres: 136.12*
Net Taxable Acres: 133.46*
Tax per Net Taxable Acre: \$32.97*
**Taxes estimated due to tax parcel split of property. Dallas County Treasurer/Assessor will determine final tax figures.*

Lease Status

Leased for the 2026 crop year.

FSA Data

Farm Number 8389, Tract 2750
FSA/Eff. Crop Acres: 134.50*
Corn Base Acres: 114.00*
Corn PLC Yield: 132 Bu.
Bean Base Acres: 16.50*
Bean PLC Yield: 43 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 Clarion, Webster, and Nicollet loam. CSR2 on the estimated FSA/Eff. crop acres is 88.00. 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

Nearly level to gently sloping.

Drainage

Some tile. No maps are available.

Water & Well Information

Property is serviced by rural water.

Comments

High-quality Dallas County farmland adjoining Hwy. 141.



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

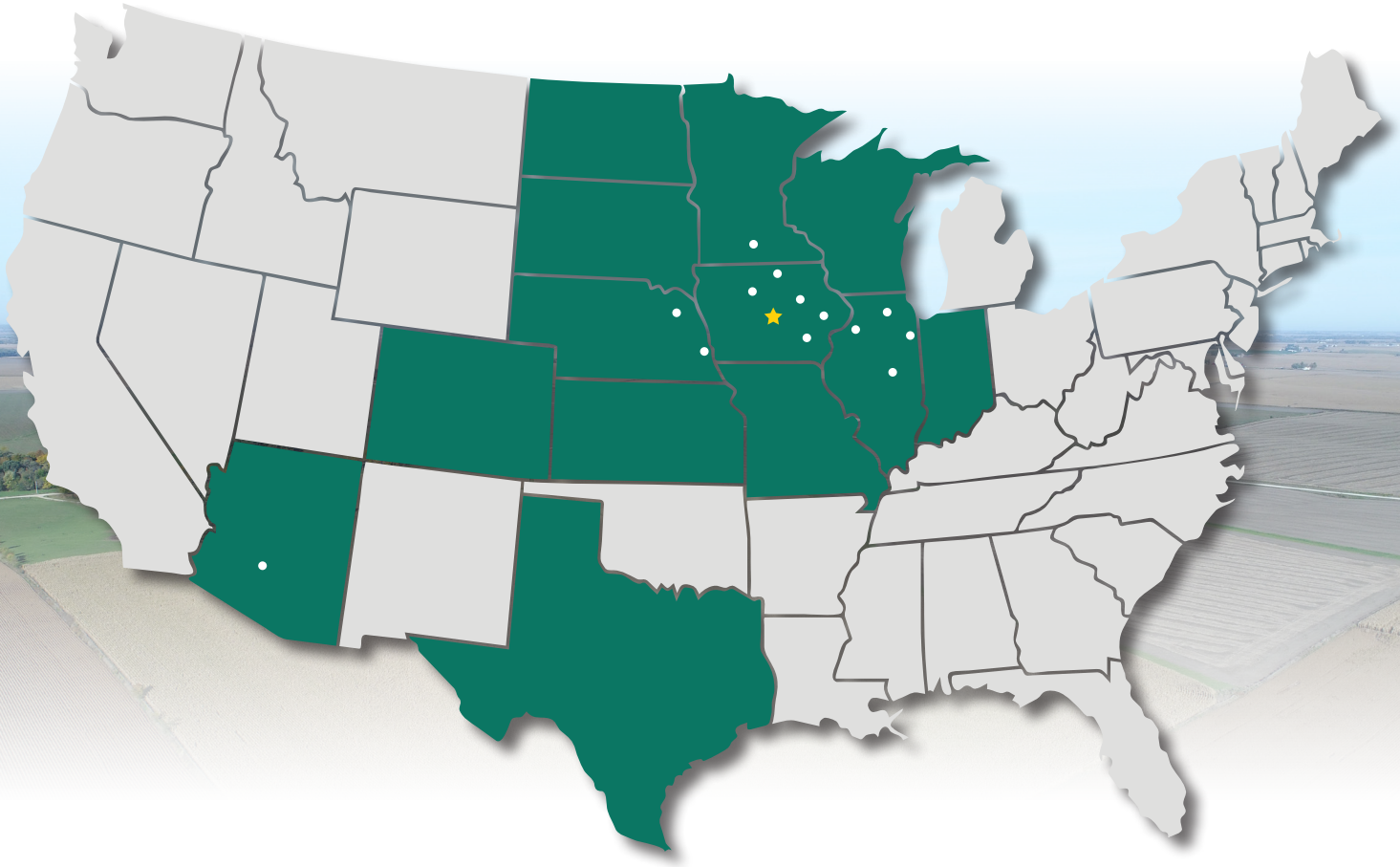


South looking North





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