



Multi-Tract Auction with Tillable Acres, Building Sites, and Rec Acres

AUCTION

Hybrid

Friday

September 18, 2026

10:00 a.m. CDT

Adel, IA &

bid.hertz.ag

529.71 Acres, m/l

7 Parcels

Dallas County, IA

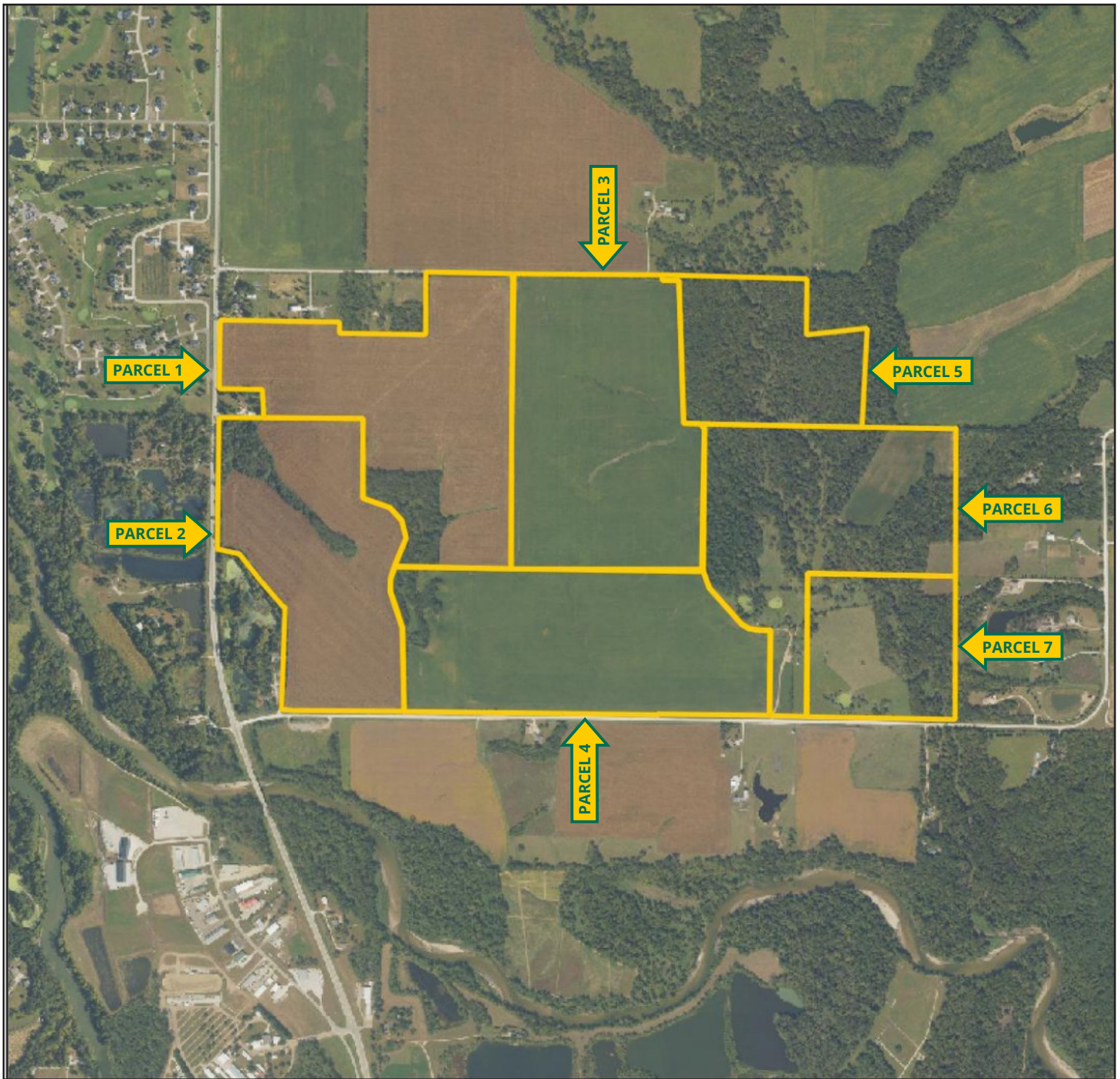


MATT VEGTER, ALC

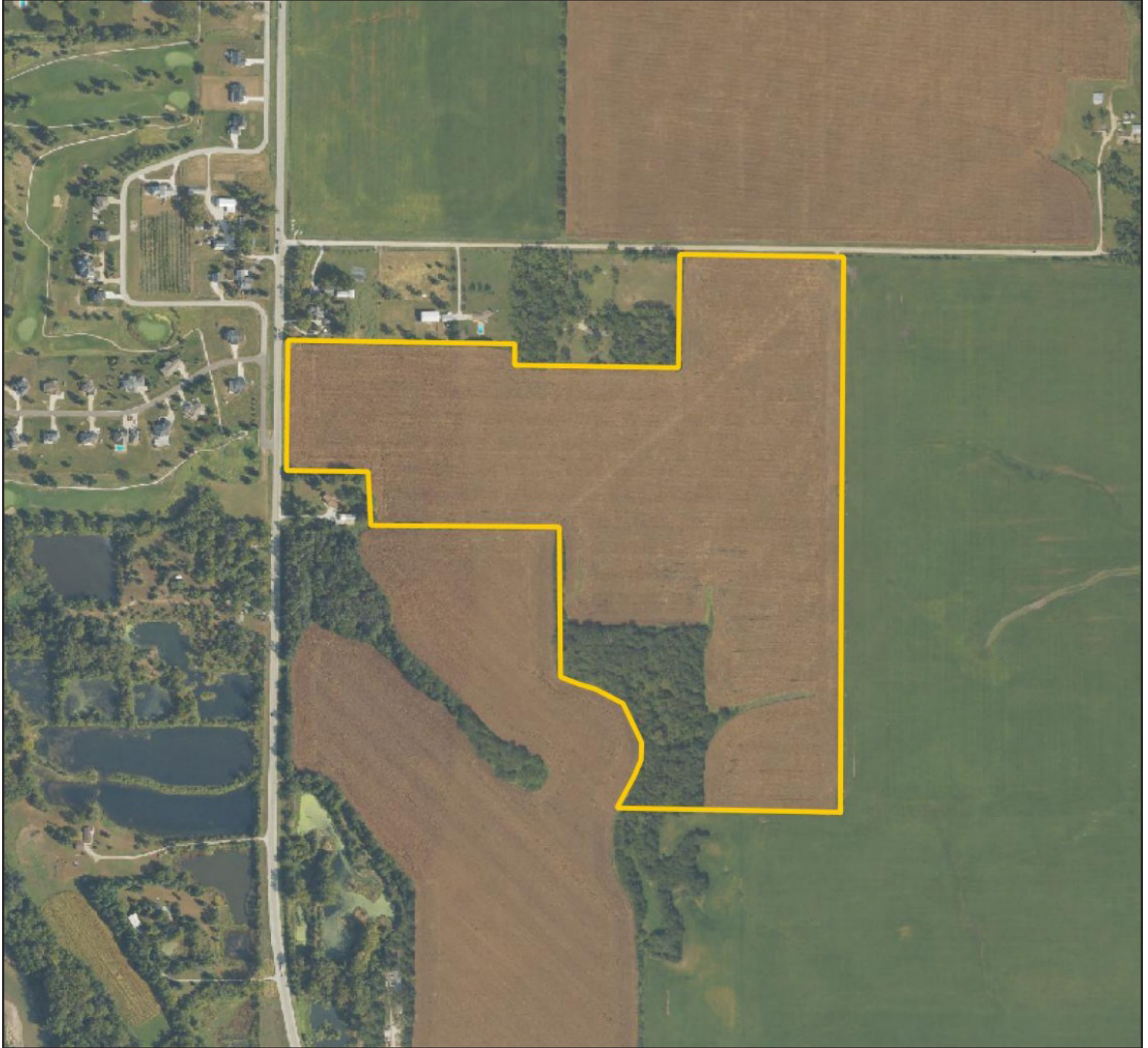
Licensed Salesperson in IA

515.290.7286

MattV@Hertz.ag

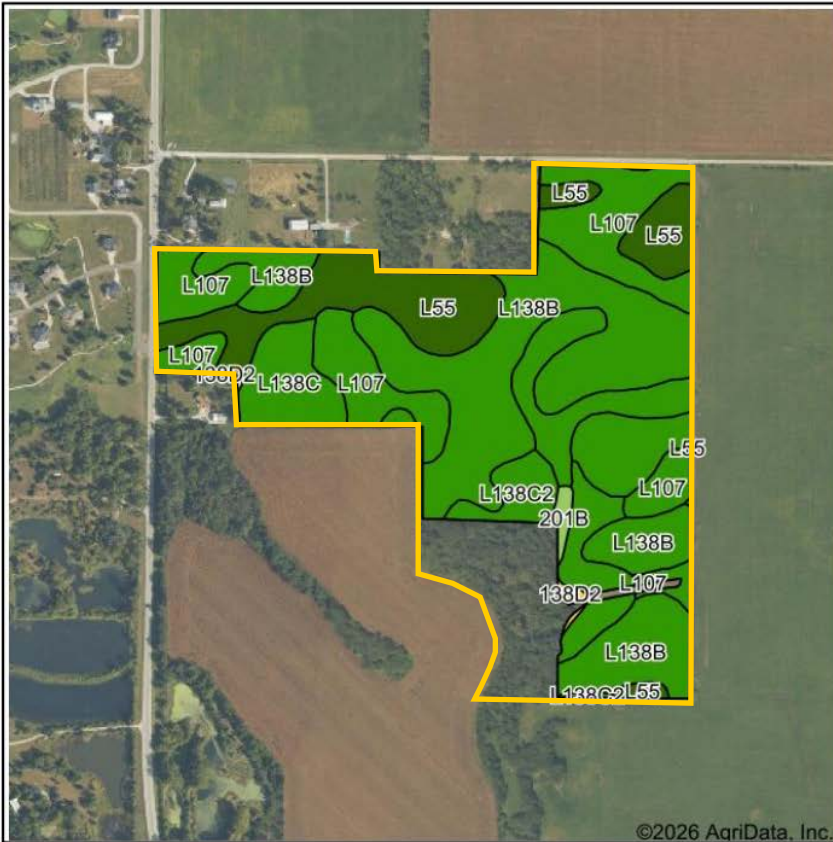


Est. FSA/Eff. Crop Acres: 80.50 | Soil Productivity: 87.60 CSR2

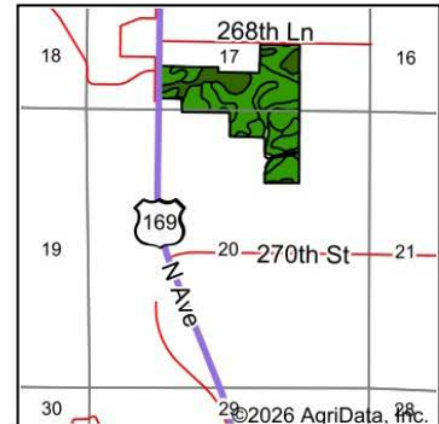


515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | www.Hertz.ag

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515.290.7286
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Dallas**
Location: **20-79N-27W**
Township: **Adel**
Acres: **80.5**
Date: **8/3/2026**



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**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	33.57	41.7%		Ile	88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	21.94	27.3%		IIlw	88
L55	Nicollet loam, 1 to 3 percent slopes	13.04	16.2%		Ie	91
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	6.42	8.0%		IIIe	83
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	4.52	5.6%		IIIe	84
201B	Coland-Terril complex, 2 to 5 percent slopes	0.52	0.6%		IIlw	74
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	0.49	0.6%		IIIe	54
Weighted Average					1.98	87.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Adel: Head north on Hwy 169. In 2 miles the property will be on the east side of the highway.

Simple Legal

Part of SE¼ SW¼ and SW¼ SE¼ of Section 17 and part of NW¼ NE¼ of Section 20, 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: \$2,550.08*

Surveyed Acres: 92.03

Net Taxable Acres: 90.75*

Tax per Net Taxable Acre: \$28.10*

** Taxes estimated due to recent survey of property. Dallas County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for 2027 crop year.

FSA Data

Farm Number 8427, Part of Tract 25152

FSA/Eff. Crop Acres: 80.50*

Corn Base Acres: 65.76*

Corn PLC Yield: 130 Bu.

Bean Base Acres: 14.74*

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 Clarion loam, Webster clay loam, and Nicollet loam. CSR2 on the estimated FSA/Eff. crop acres is 87.60. See soil map for detail.

Land Description

Nearly level to gently sloping.

Drainage

Some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

Rural water nearby.

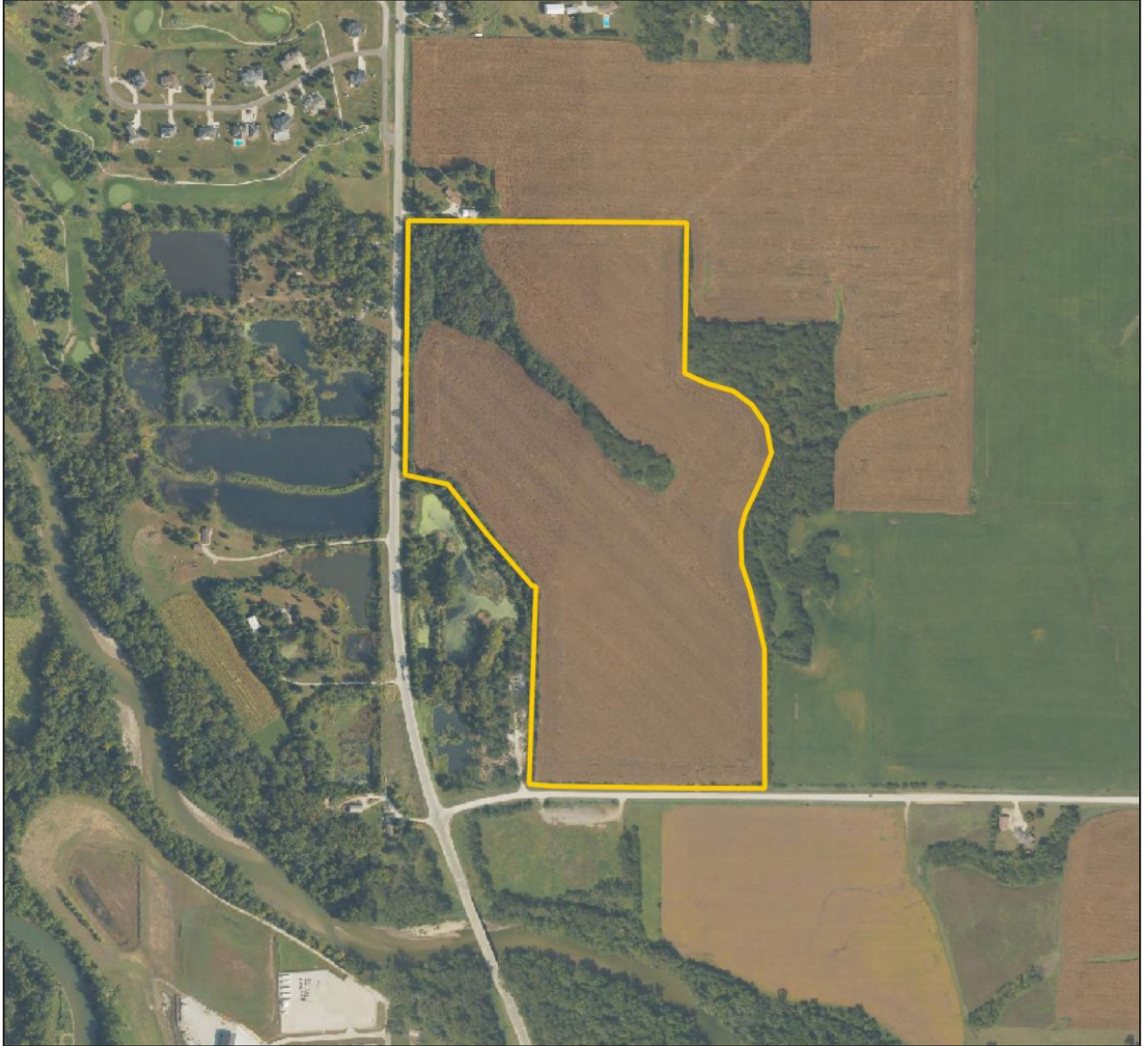
Comments

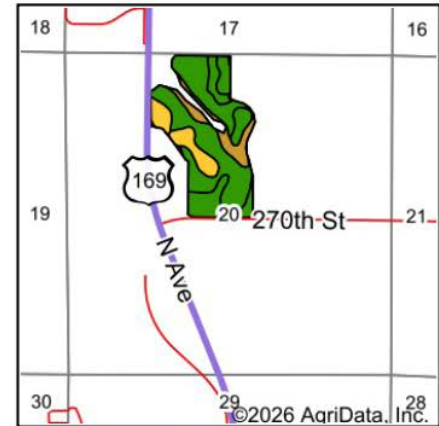
High-quality farmland with Hwy. 169 road frontage.



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.

Est. FSA/Eff. Crop Acres: 68.00 | Soil Productivity: 76.30 CSR2





State: Iowa
County: Dallas
Location: 20-79N-27W
Township: Adel
Acres: 68
Date: 8/5/2026



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA049, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
27B	Terril loam, 2 to 6 percent slopes	23.28	34.0%		Ile	87
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	11.40	16.8%		IIle	84
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	8.20	12.1%		IIlw	88
L62E2	Storden loam, Bemis moraine, 10 to 22 percent slopes, moderately eroded	7.31	10.8%		IVe	32
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	5.65	8.3%		Ile	88
175B	Dickinson fine sandy loam, 1 to 5 percent slopes	5.51	8.1%		IIIe	51
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	3.18	4.7%		IIlw	88
308	Wadena loam, 0 to 2 percent slopes	3.12	4.6%		IIls	56
823	Ridgeport sandy loam, 0 to 2 percent slopes	0.13	0.2%		IIIls	56
5011	Anthropotic Udorthents, reclaimed sand and gravel pits, 0 to 9 percent slopes	0.11	0.2%		IIIls	5
201B	Coland-Terril complex, 2 to 5 percent slopes	0.11	0.2%		IIlw	74
Weighted Average					2.47	76.3

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

Location

From Adel: Head north on Hwy 169. In 1.5 miles the property will be on the east side of the highway.

Simple Legal

Part of NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, and SW $\frac{1}{4}$ NE $\frac{1}{4}$, all in Section 20, 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: \$1,920.66*

Surveyed Acres: 77.30

Net Taxable Acres: 75.32*

Tax per Net Taxable Acre: \$25.50*

** Taxes estimated due to recent survey of property. Dallas County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for 2027 crop year.

FSA Data

Farm Number 8178, Part of Tract 26064

FSA/Eff. Crop Acres: 68.00*

Corn Base Acres: 55.50*

Corn PLC Yield: 130 Bu.

Bean Base Acres: 12.50*

Bean PLC Yield: 38 Bu.

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

NRCS Classification

Partially NHEL: Non-Highly Erodible Land
& HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Terril loam, Clarion loam, and Spillville loam. CSR2 on the estimated FSA/Eff. crop acres is 76.30. See soil map for detail.

Land Description

Nearly level to gently sloping.

Drainage

Some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

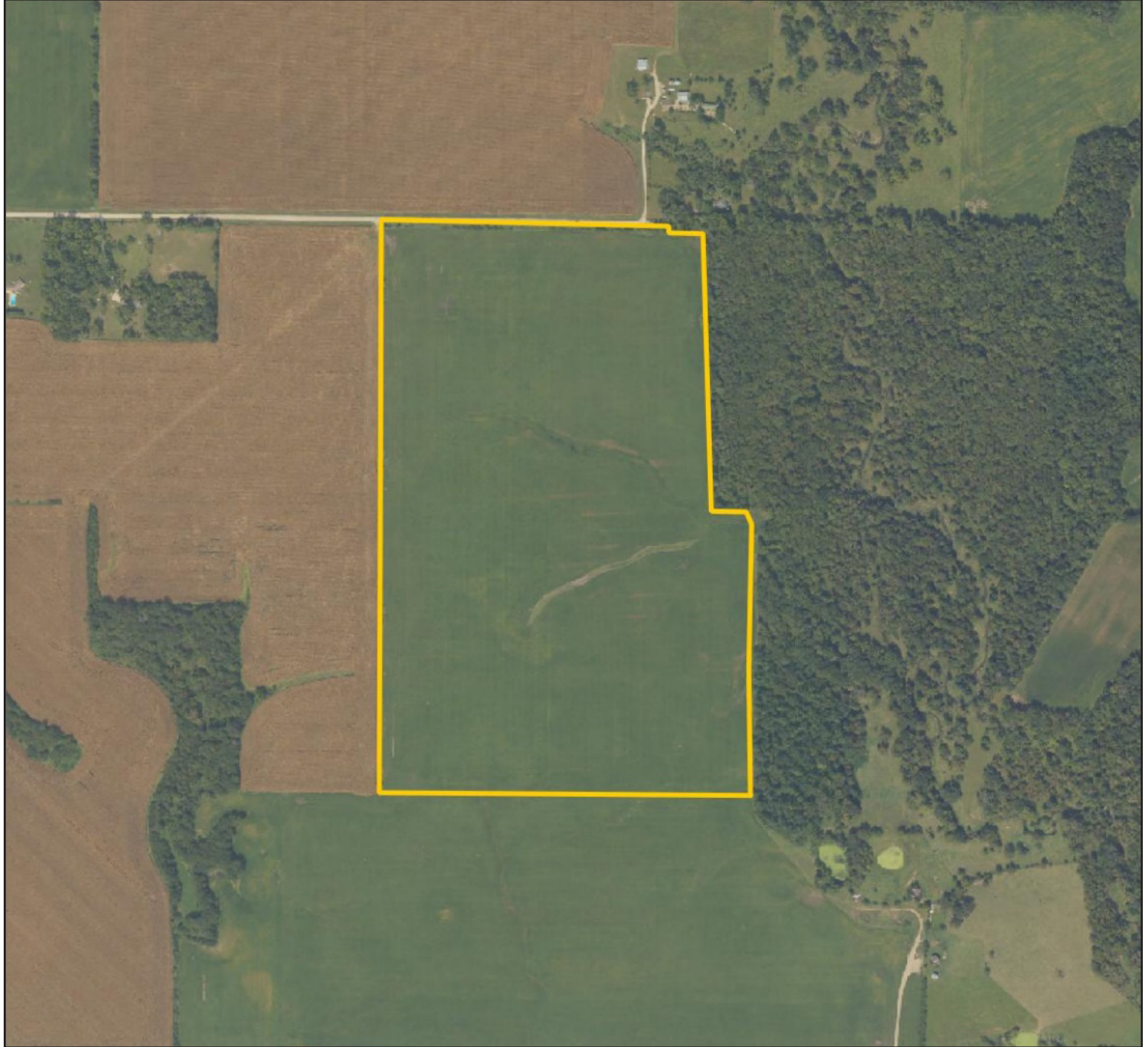
Rural water nearby.

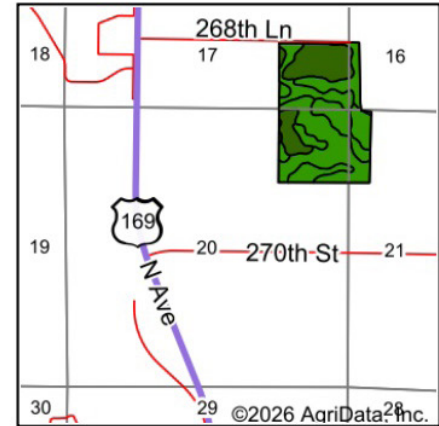
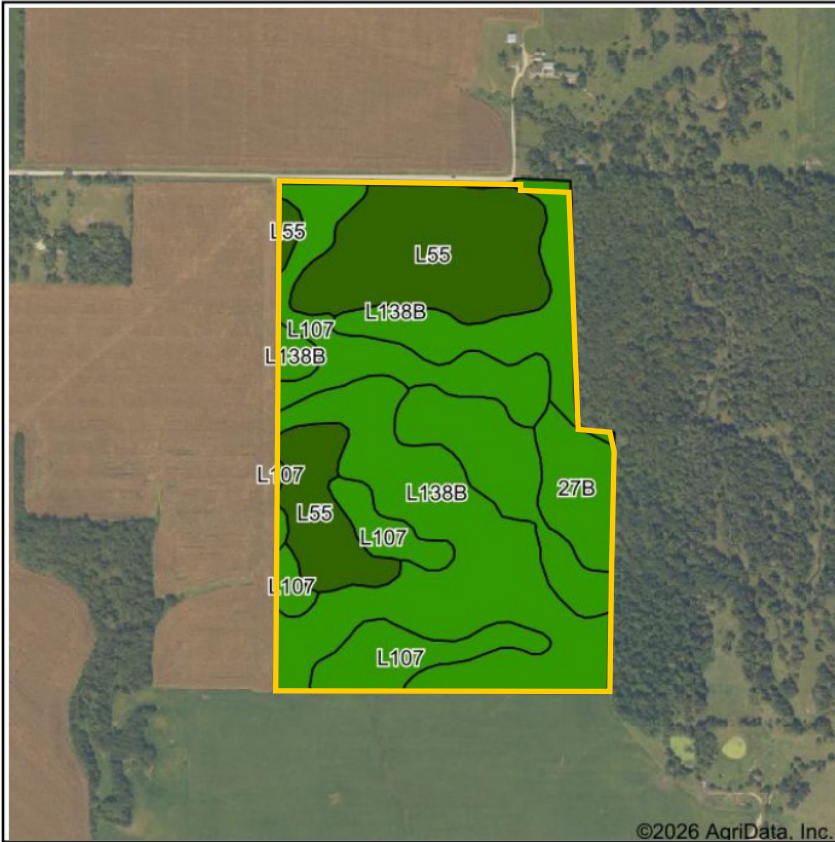
Comments

High-quality farmland with Hwy. 169 road frontage.



Est. FSA/Eff. Crop Acres: 97.00 | Soil Productivity: 88.20 CSR2





State: Iowa
County: Dallas
Location: 17-79N-27W
Township: Adel
Acres: 97
Date: 8/5/2026



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA049, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	38.07	39.2%		Ile	88
L55	Nicollet loam, 1 to 3 percent slopes	24.25	25.0%		Ie	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	19.95	20.6%		IIw	88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	9.07	9.4%		IIIe	83
27B	Terril loam, 2 to 6 percent slopes	5.66	5.8%		Ile	87
Weighted Average					1.84	88.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Adel: Head north on Hwy 169. In 2.3 miles turn East on 268th Lane. In 0.5 mile the property will be on the south side of the road.

Simple Legal

SE¼ SE¼ of Section 17, Part of SW¼ SW¼ of Section 16, NE¼ NE¼ of Section 20, and Part of NW¼ NW¼ of Section 21, All in 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: \$3,190.20*

Surveyed Acres: 99.06

Net Taxable Acres: 98.16*

Tax per Net Taxable Acre: \$32.50*

** Taxes estimated due to recent survey of property. Dallas County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for 2027 crop year.

FSA Data

Farm Number 8178, Part of Tract 26064

FSA/Eff. Crop Acres: 97.00*

Corn Base Acres: 79.00*

Corn PLC Yield: 130 Bu.

Bean Base Acres: 18.00*

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 Clarion loam, Nicollet loam, and Webster clay loam. CSR2 on the estimated FSA/Eff. crop acres is 88.20. See soil map for detail.

Land Description

Nearly level to gently sloping.

Drainage

Some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

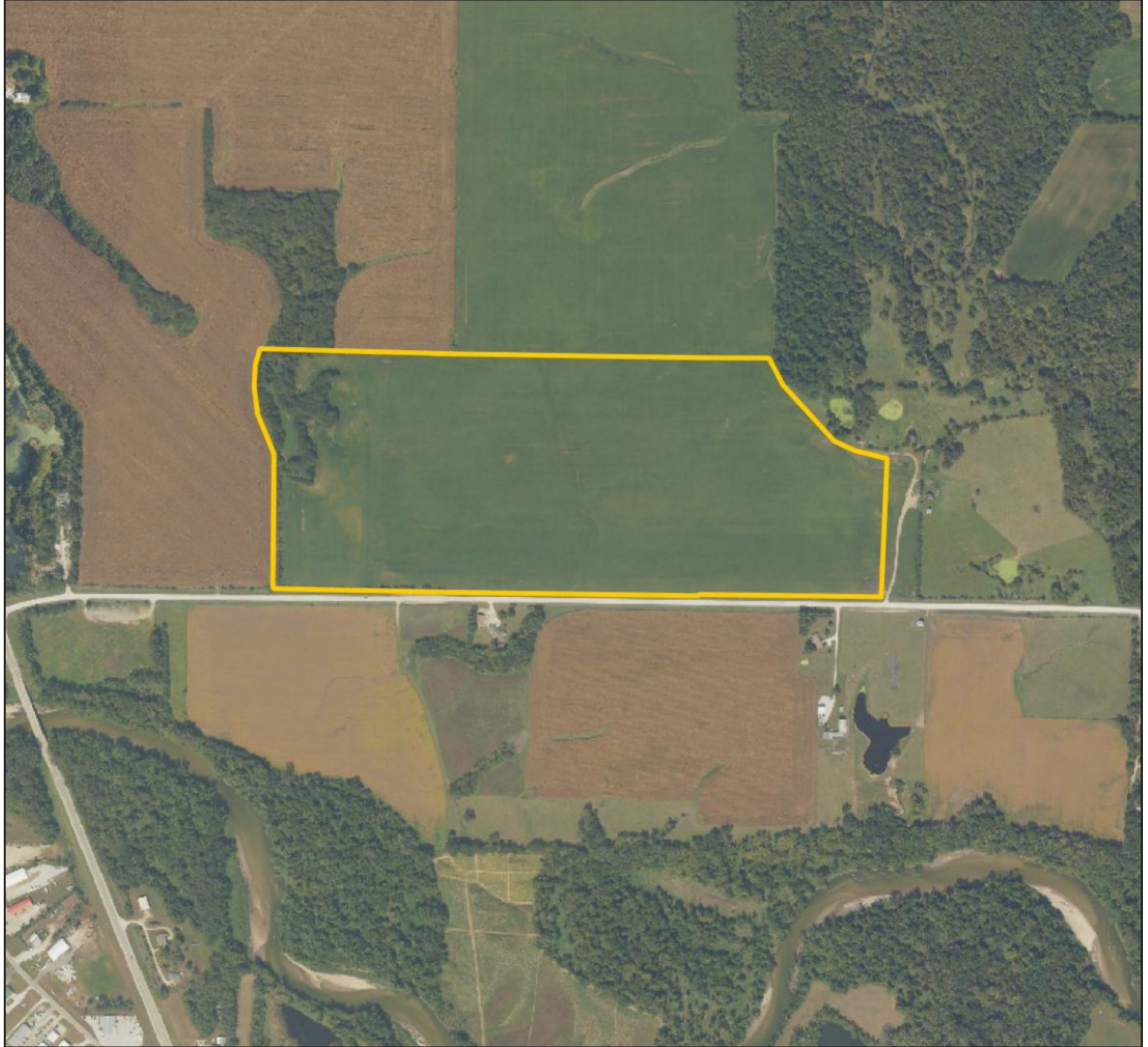
Rural water nearby.

Comments

High-quality farmland in a great location just north of Adel.

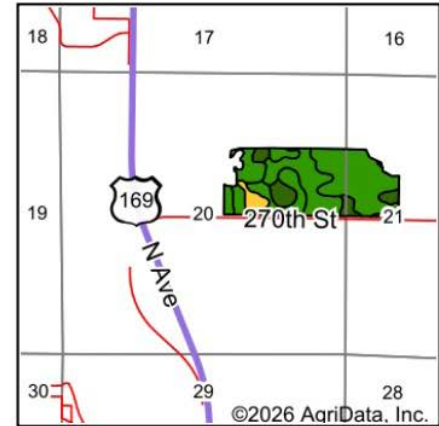
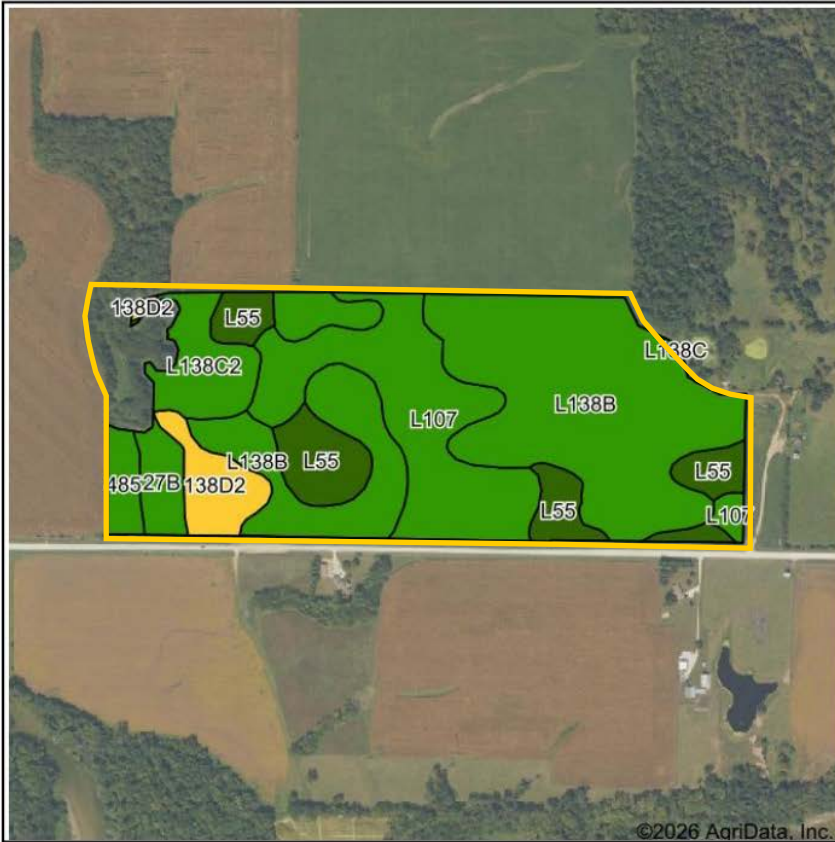


Est. FSA/Eff. Crop Acres: 84.00 | Soil Productivity: 86.30 CSR2



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State: Iowa
County: Dallas
Location: 20-79N-27W
Township: Adel
Acres: 84
Date: 8/5/2026



Maps Provided By

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA049, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	40.77	48.5%		Ile	88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	18.43	21.9%		IIw	88
L55	Nicollet loam, 1 to 3 percent slopes	10.30	12.3%		Ie	91
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	5.38	6.4%		IIIe	83
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	4.19	5.0%		IIIe	54
27B	Terril loam, 2 to 6 percent slopes	2.72	3.2%		Ile	87
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	2.07	2.5%		IIw	88
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	0.14	0.2%		IIIe	84
Weighted Average					1.99	86.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Adel: Head north on Hwy 169. In 1.5 miles turn East on 270th St. In 0.5 mile the property will be on the north side of the road.

Simple Legal

Part of SW $\frac{1}{4}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 20, and Part of SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 21, all in 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: \$2,807.24*
Surveyed Acres: 94.75

Net Taxable Acres: 91.74*

Tax per Net Taxable Acre: \$30.60*

** Taxes estimated due to recent survey of property. Dallas County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for 2027 crop year.

FSA Data

Farm Number 8178, Part of Tract 26064

FSA/Eff. Crop Acres: 84.00*

Corn Base Acres: 68.50*

Corn PLC Yield: 130 Bu.

Bean Base Acres: 15.50*

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 Clarion loam, Webster clay loam, and Nicollet loam. CSR2 on the estimated FSA/Eff. crop acres is 86.30.

See soil map for detail.

Land Description

Nearly level to gently sloping.

Drainage

Some tile. No maps available.

Buildings/Improvements

None.

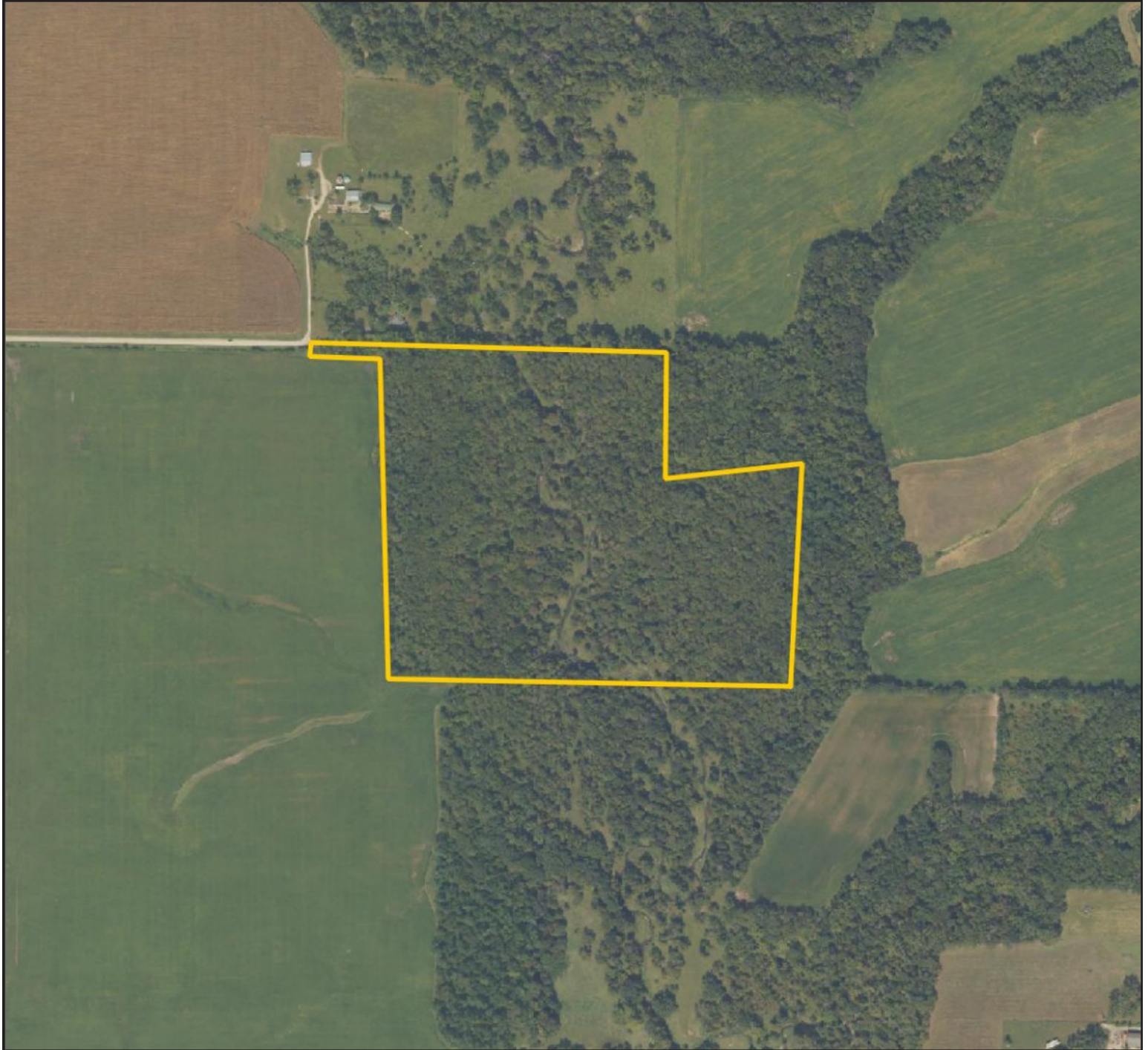
Water & Well Information

Rural water nearby.

Comments

High-quality farmland just north of Adel. The west 10 acres of this parcel would make an attractive building site.





Location

From Adel: Head north on Hwy 169. In 2.3 miles turn East on 268th Ln. In 0.7 mile you will reach a curve in the road to access the property. The property falls southeast of the access point.

Simple Legal

Part of SW $\frac{1}{4}$ SW $\frac{1}{4}$ and SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 16, Township 79 North, 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: \$741.37*
Surveyed Acres: 43.61

Net Taxable Acres: 43.61*

Tax per Net Taxable Acre: \$17.00*

** Taxes estimated due to recent survey of property. Dallas County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for 2027 crop year.

FSA Data

Farm Number 8178, Part of Tract 26064

**Acres are timber and classified as Non-Cropland.*

Land Description

Nearly level to strongly sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

Rural water nearby.

Driveway

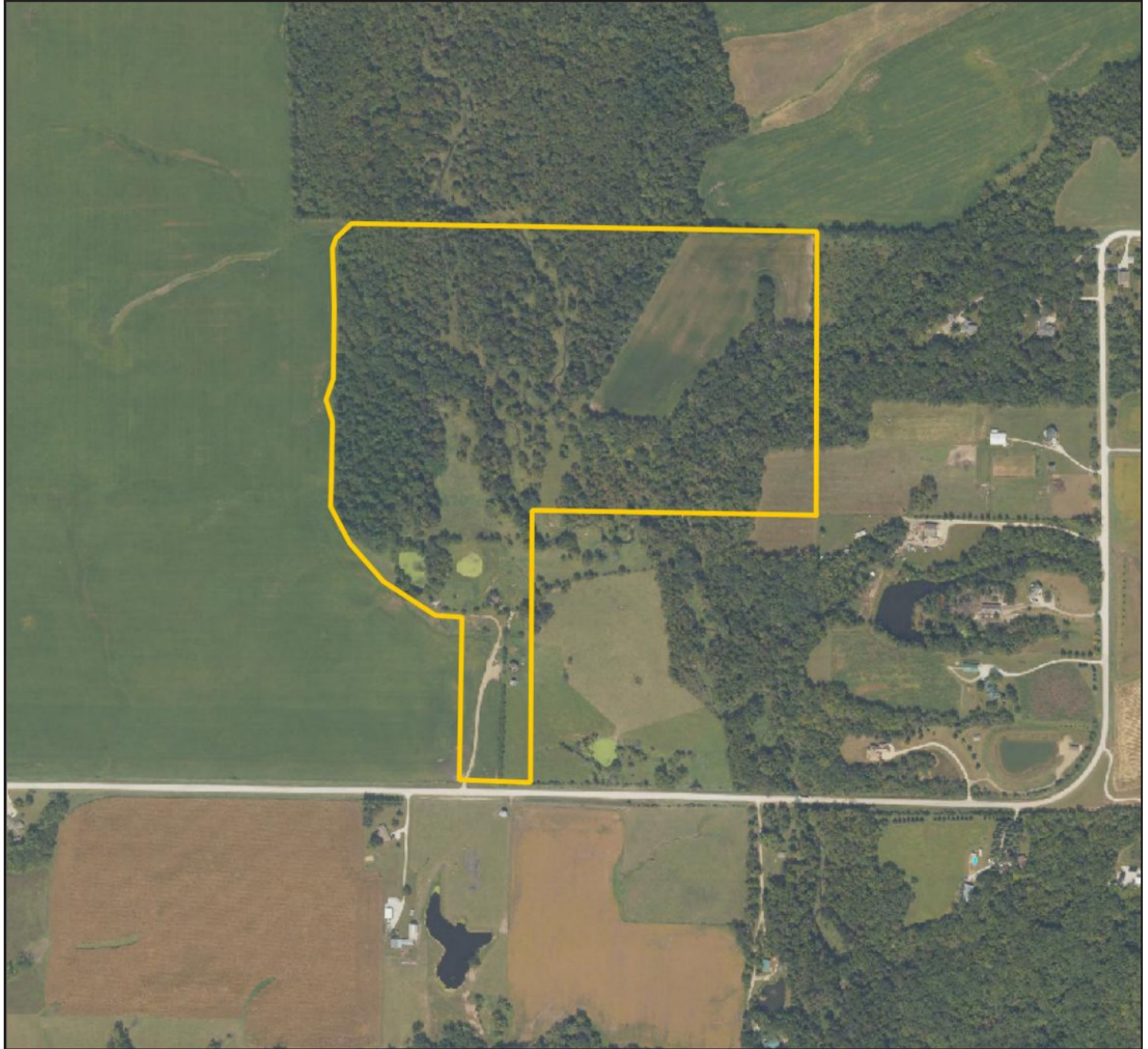
Buyer will be responsible for installing a new driveway to access the property. Contact agent for details.

Comments

This is a timber parcel that would be a great recreational tract or single home building site. Access is by a surveyed lane in the northwest corner.

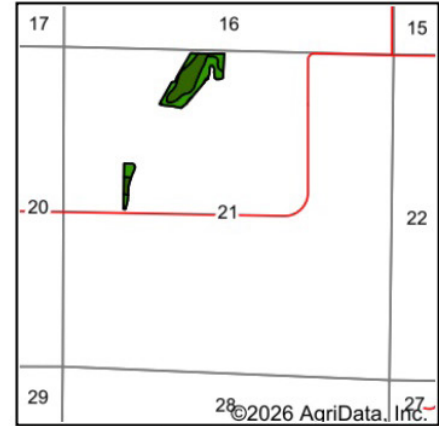
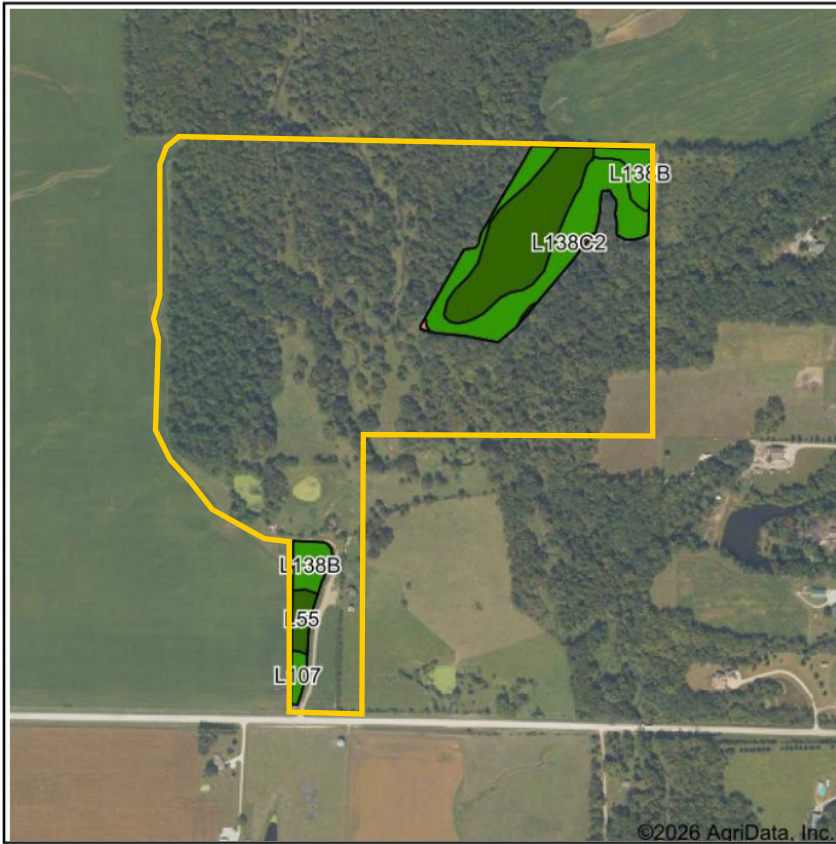


Est. FSA/Eff. Crop Acres: 12.45 | Soil Productivity: 86.90 CSR2



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State: **Iowa**
County: **Dallas**
Location: **21-79N-27W**
Township: **Adel**
Acres: **12.45**
Date: **8/6/2026**



Maps Provided By:

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Soils data provided by USDA and NRCS.

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	5.46	43.8%		Ie	91
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	4.97	39.9%		IIIe	83
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	1.60	12.9%		IIe	88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	0.32	2.6%		IIw	88
L62E2	Storden loam, Bemis moraine, 10 to 22 percent slopes, moderately eroded	0.10	0.8%		IVe	32
Weighted Average					1.98	86.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Adel: Head north on Hwy 169. In 1.5 miles turn East on 270th St. In 1 mile the property will be on the north side of the road.

Simple Legal

Part of NW¼ NW¼, NE¼ NW¼ and Part of SW¼ NW¼, all in Section 21, Township 79 North, Range 27 West of 5th P.M., Dallas County, IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$1,566.55*

Surveyed Acres: 82.79

Net Taxable Acres: 82.45*

Tax per Net Taxable Acre: \$19.00*

** Taxes estimated due to recent survey of property. Dallas County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for 2027 crop year.

FSA Data

Farm Number 8178, Part of Tract 26064

FSA/Eff. Crop Acres: 12.45*

Corn Base Acres: 9.30*

Corn PLC Yield: 130 Bu.

Bean Base Acres: 2.15*

Bean PLC Yield: 38 Bu.

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

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion loam and Nicollet loam. CSR2 on the estimated FSA/Eff. crop acres is 86.90. See soil map for detail.

Land Description

Nearly level to gently sloping.

Drainage

Some tile. No maps available.

Buildings/Improvements

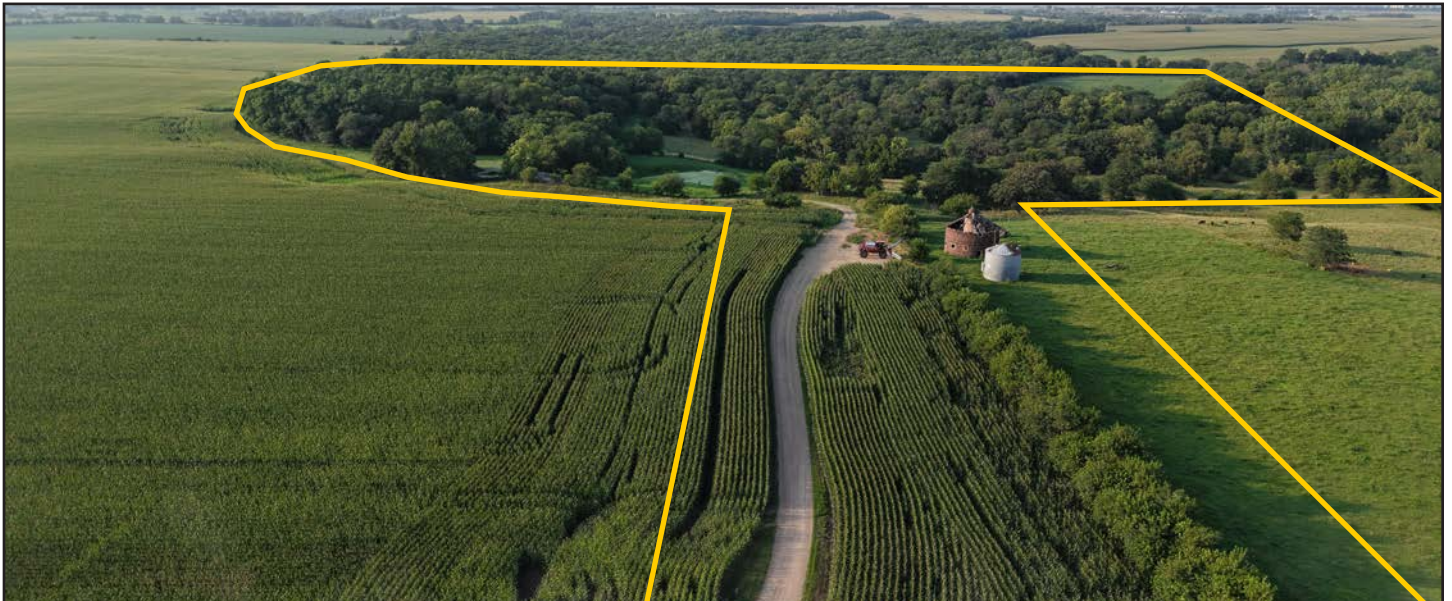
Older grain bin and corn crib along with other old building foundations on the property.

Water & Well Information

2 ponds and an unusable well on the property. Rural water nearby.

Comments

Beautiful combination parcel with pasture, timber, and tillable acres. Build your dream home or visit with Dallas County about the ability to subdivide into multiple building lots.





Location

From Adel: Head north on Hwy 169. In 1.5 miles turn East on 270th St. In 1.1 mile the property will be on the north side of the road.

Simple Legal

SE¼ NW¼ of Section 21, Township 79 North, Range 27 West of 5th P.M., Dallas County, IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025 - 2026: \$618.00*

Surveyed Acres: 40.17

Net Taxable Acres: 38.91*

Tax per Net Taxable Acre: \$15.88*

** Taxes estimated due to recent survey of property. Dallas County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for 2027 crop year.

FSA Data

Farm Number 8178, Part of Tract 26064

**Acres are timber and pasture, and classified as Non-Cropland.*

Land Description

Nearly level to gently sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

Rural water nearby.

Cemetery

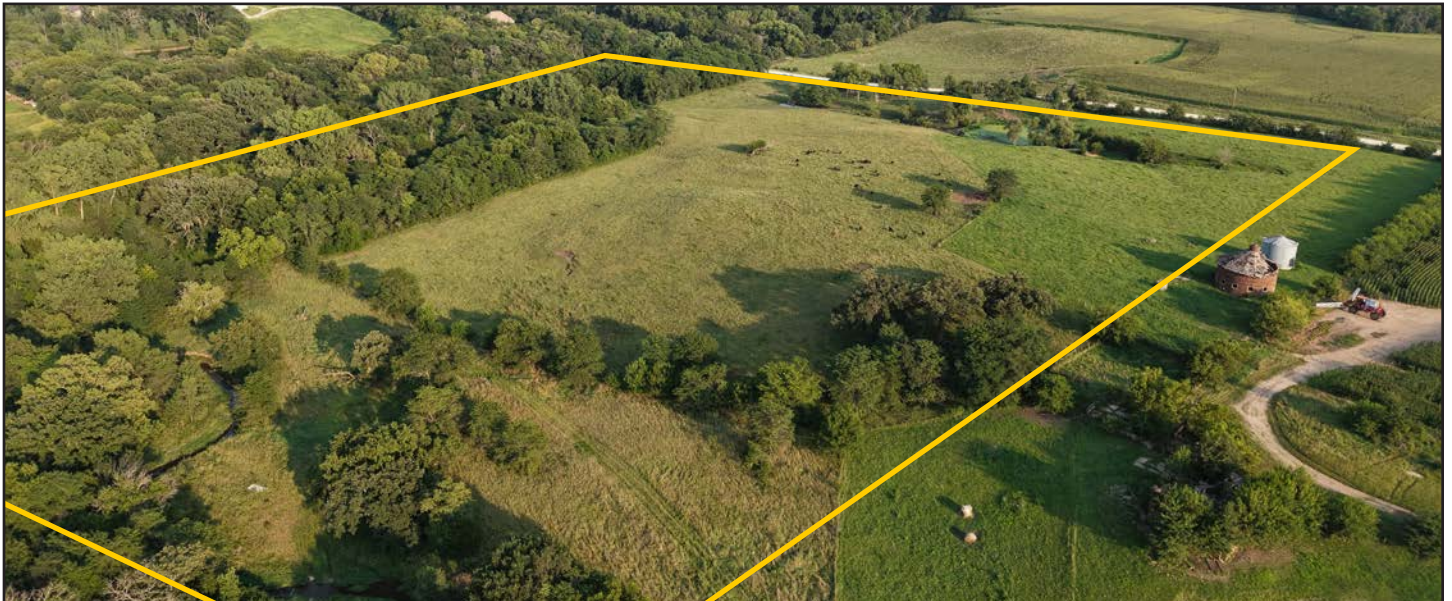
There is a small cemetery on the property. Contact agent for details.

Driveway

Buyer will be responsible for installing a new driveway to access the property. Contact agent for details.

Comments

Beautiful pasture and timberland parcel just north of Adel. Build your dream home or visit with Dallas County about the ability to subdivide into multiple building lots.



Parcel 1 - Southeast looking Northwest



Parcel 1 - North looking South



Parcel 2 - South looking North



Parcel 2 - Northwest looking Southeast



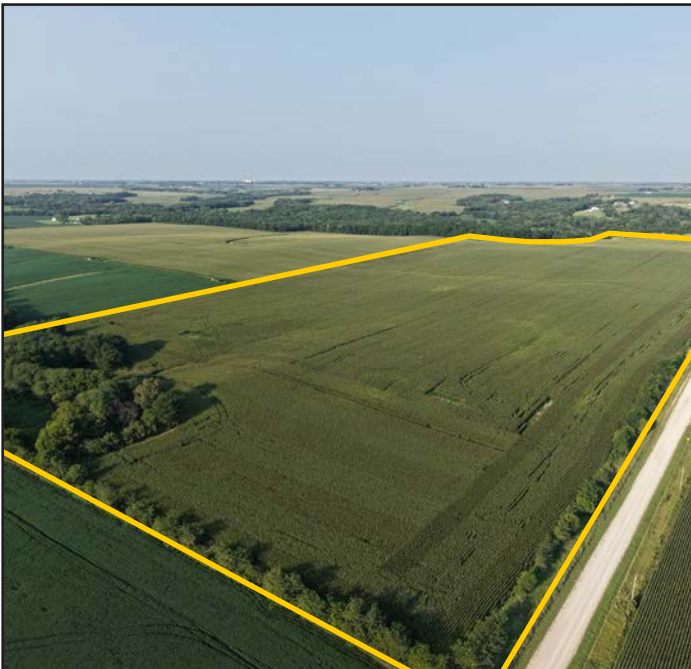
Parcel 3 - Southwest looking Northeast



Parcel 3 - Northeast looking Southwest



Parcel 4 - Southwest looking Northeast



Parcel 4 - Southeast looking Northwest



Parcel 5 - East looking West



Parcel 5 - North looking South



Parcel 6 - South looking North



Parcel 6 - Southwest looking Northeast



Parcel 7 - West looking East



Parcel 7 - Southwest looking Northeast



Date: Fri., September 18, 2026

Time: 10:00 a.m. CDT

Site: Community Building
28057 Fairground Rd.
Adel, IA 50003

Online: bid.hertz.ag

Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team on-screen as they guide the process.
- To register, go to bid.hertz.ag from an internet browser. Do not use "www." when typing the website address. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Matt Vegter at Phone 515-290-7286 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the "View Live" button. The auction is LIVE when the button is green.

Method of Sale

- This land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

Seller

LeMar Koethe Irrevocable Trust

Agency

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

Auctioneer

Kyle Hansen, ALC

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

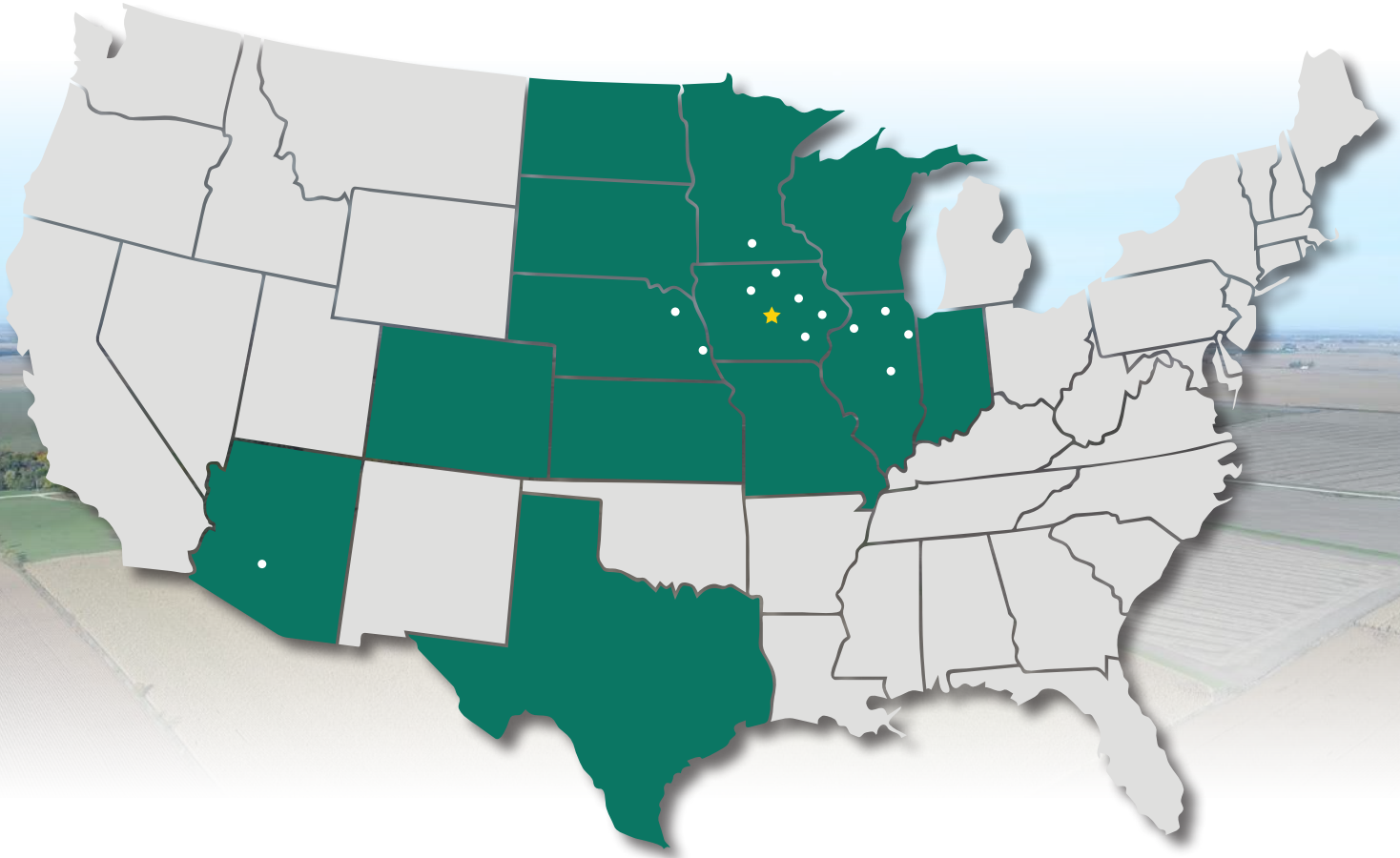
Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before January 20th, 2027 or after any objections to title have been cleared. 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 date.

Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an owner's title insurance policy in the amount of the contract price OR Abstract of Title for review by Buyer's attorney. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

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