Hertz Real Estate Services

LAND FOR SALE

Productive Farmland South of Fontanelle, Iowa



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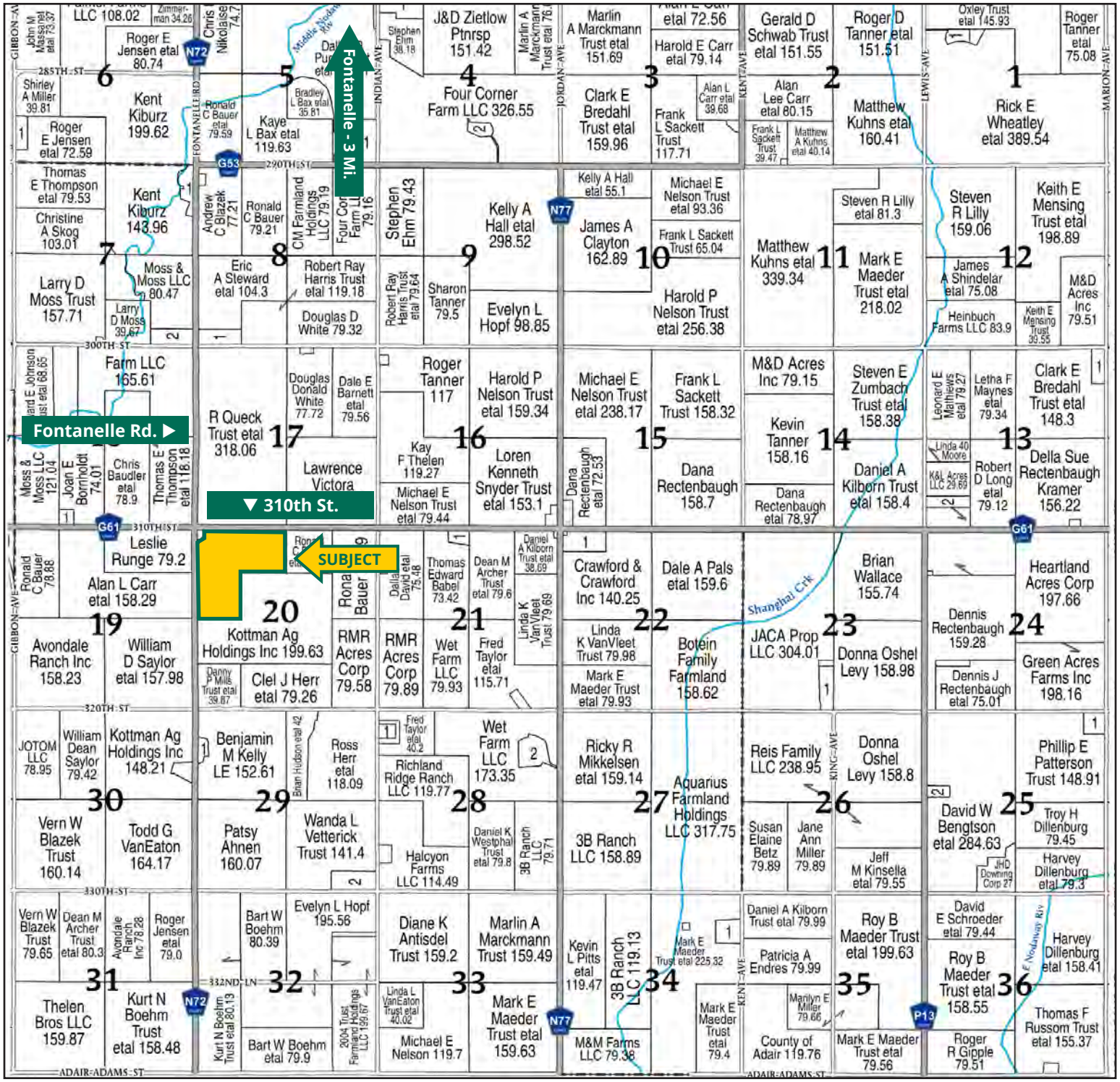
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118.04 Acres, m/l
Adair County, IA

PLAT MAP

Richland Township, Adair County, IA



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AERIAL PHOTO

118.04 Acres, m/l, Adair County, IA

FSA/Eff. Crop Acres: 107.79 | Soil Productivity: 57.20 CSR2

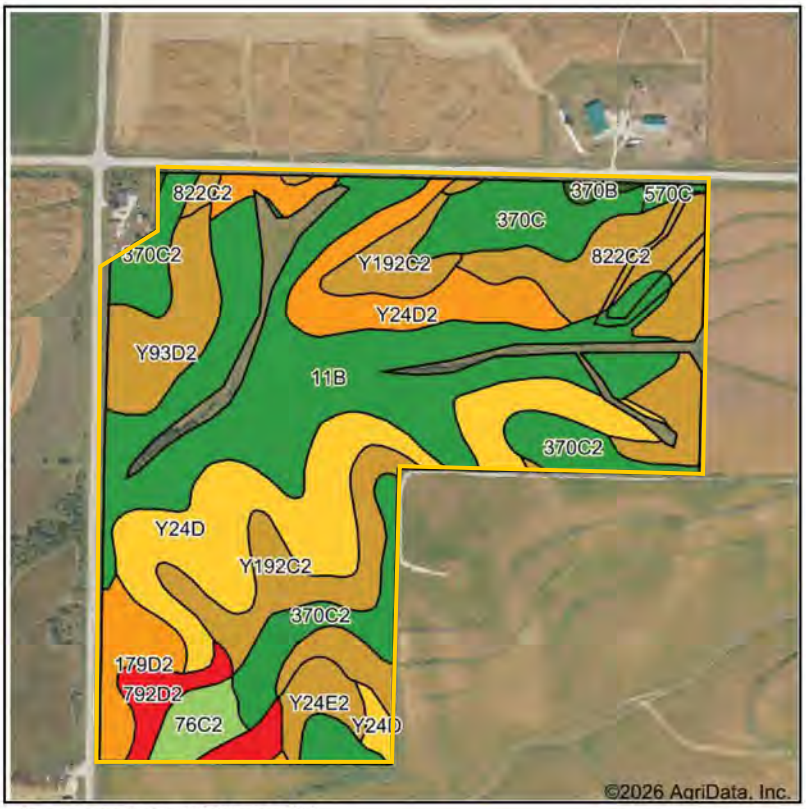


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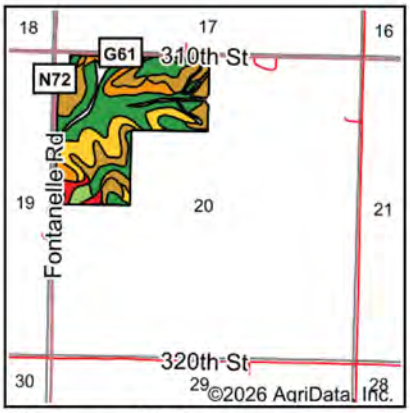
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SOIL MAP

107.79 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Adair**
Location: **20-74N-32W**
Township: **Richland**
Acres: **107.79**
Date: **8/28/2026**

Hertz Farm Management, Inc

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING

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N W E S

Area Symbol: IA001, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	28.92	26.9%		IIw	80
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	17.19	15.9%		IIIe	52
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	10.92	10.1%		IIIe	33
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	10.55	9.8%		IIIe	32
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	9.32	8.6%		IIIe	80
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	7.87	7.3%		IIIe	49
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	5.67	5.3%		IIIe	35
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	5.21	4.8%		IIIe	81
179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	3.51	3.3%		IVe	43
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	3.16	2.9%		IVe	7
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	2.27	2.1%		IIIe	75
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	2.22	2.1%		IVe	35
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	0.52	0.5%		IIe	91
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	0.46	0.4%		IIIe	84
				Weighted Average	**2.81**	**57.2**

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PROPERTY INFORMATION

118.04 Acres, m/l, Adair County, IA

Location
Located approximately 6½ miles south of Fontanelle, Iowa on the east side of Co. Rd. N72 / Fontanelle Rd.

Simple Legal
N½ NW¼, exc. Parcel "A" and SW¼ NW¼, of Section 20, Township 74 North, Range 32 West of the 5th P.M., Adair Co., IA.
Final abstract/title documents to govern legal description.

Price & Terms
PRICE REDUCED!
- ~~$1,032,850~~ $979,732
- ~~$8,750/acre~~ $8,300/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession
As negotiated.

Real Estate Tax
Taxes Payable 2026 - 2027: $2,552.00
Gross Acres: 118.04
Net Taxable Acres: 112.70
Tax per Net Taxable Acre: $22.64

Lease Status
Open lease for the 2027 crop year.

FSA Data
Farm Number 5674, Tract 10404
FSA/Eff. Crop Acres: 107.79
Corn Base Acres: 33.45
Corn PLC Yield: 135 Bu.
Bean Base Acres: 33.45
Bean PLC Yield: 50 Bu.

NRCS Classification
HEL: Highly Erodible Land.

Soil Types/Productivity
Primary soils are Colo and Shelby. CSR2 on the FSA/Eff. crop acres is 57.20. 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.

Drainage
Natural with some tile. No tile maps available.

Buildings/Improvements
None.

Water & Well Information
None.

Wind Energy Easement
There is a wind energy easement on the property. Contact agent for details.



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.

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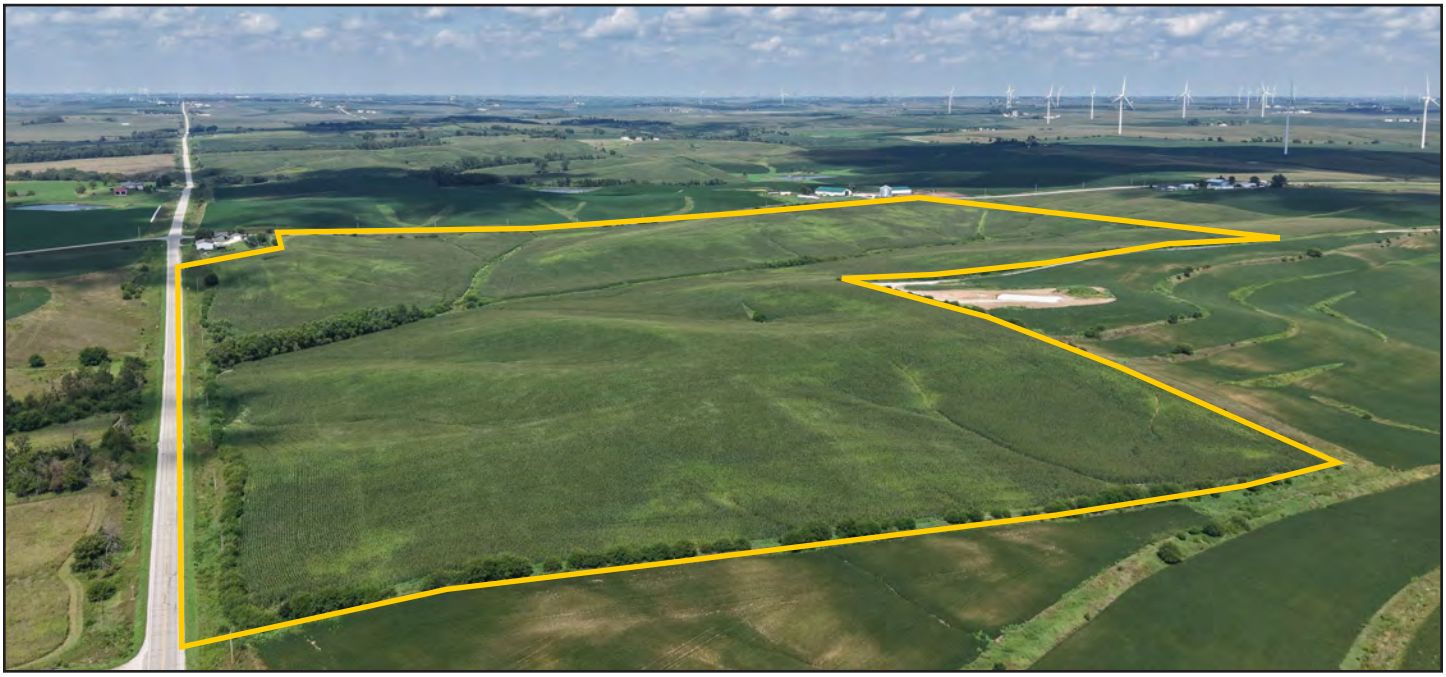
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Northeast Looking Southwest



Southwest Looking Northeast

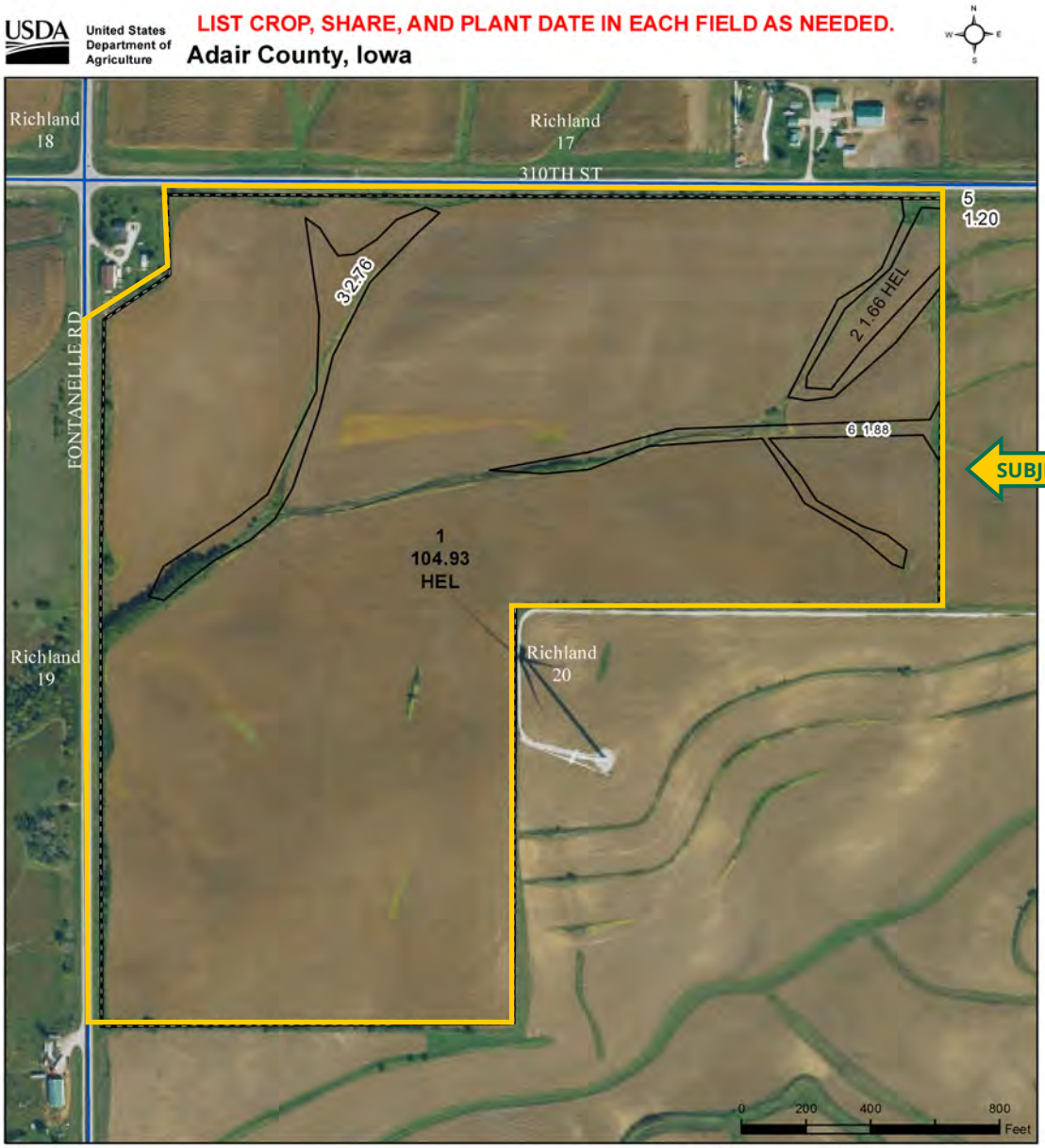


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FSA MAP

107.79 FSA/Eff. Crop Acres

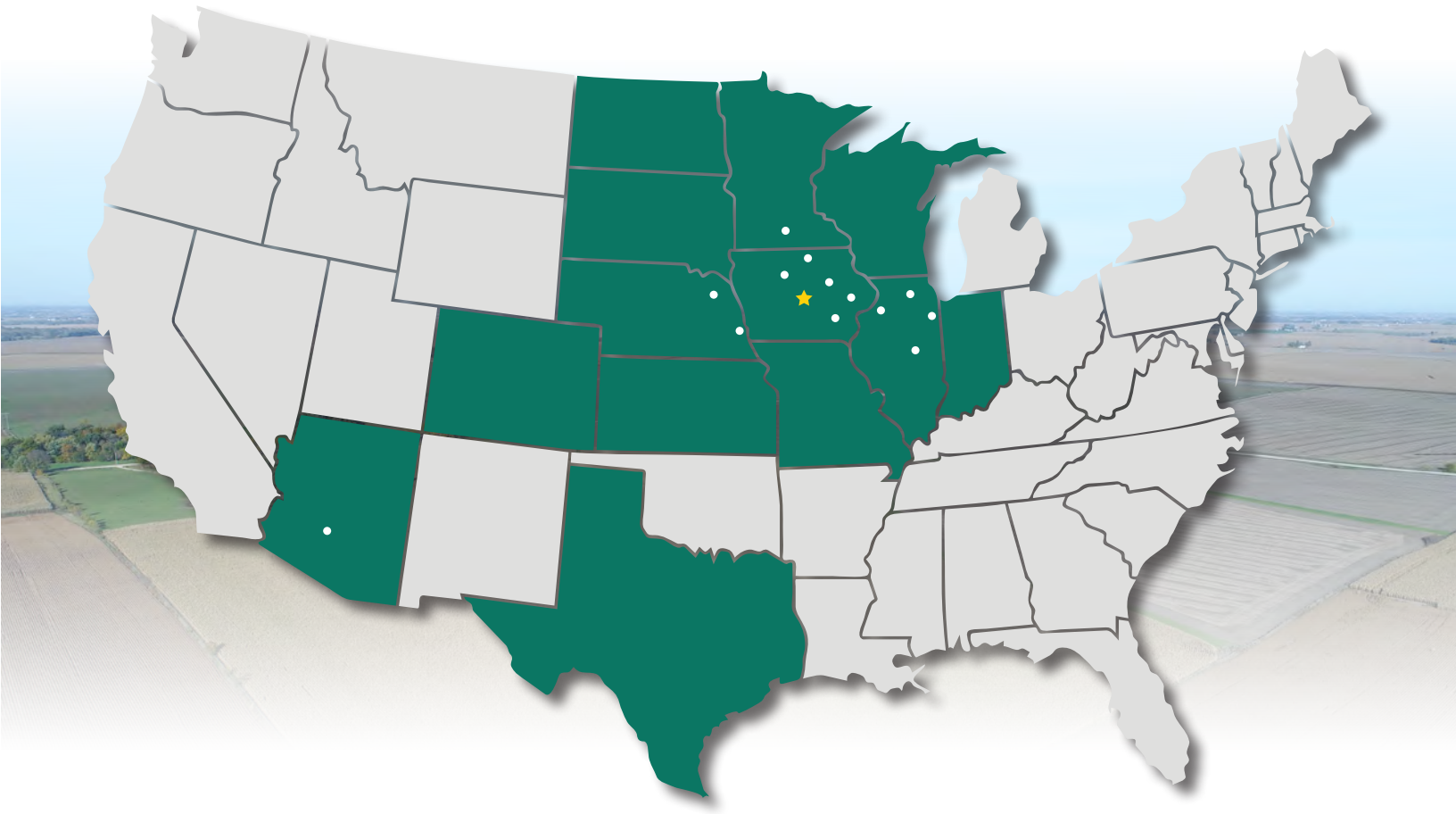


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