

Productive Farmland South of Fontanelle, Iowa



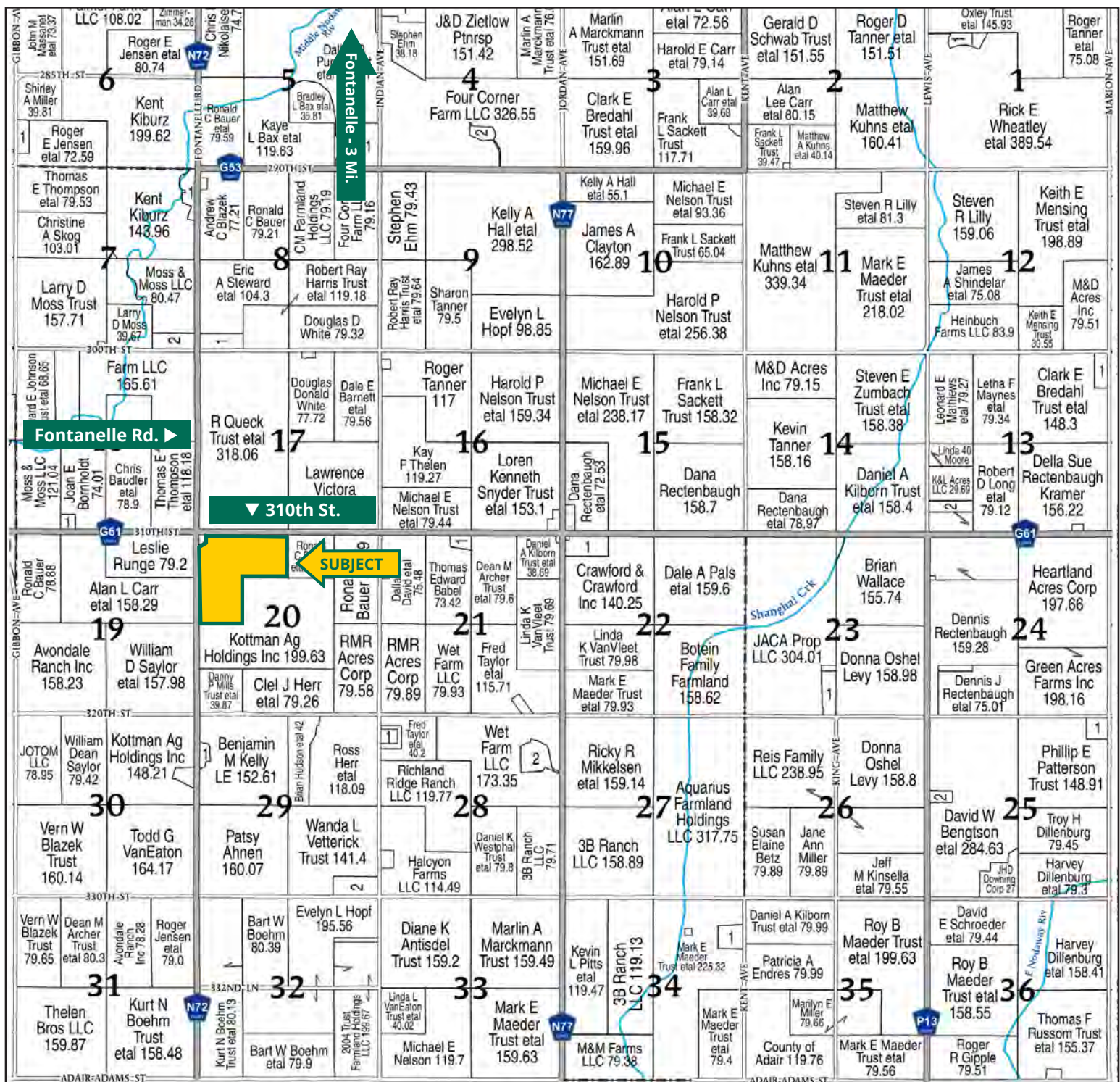
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118.04 Acres, m/l
Adair County, IA



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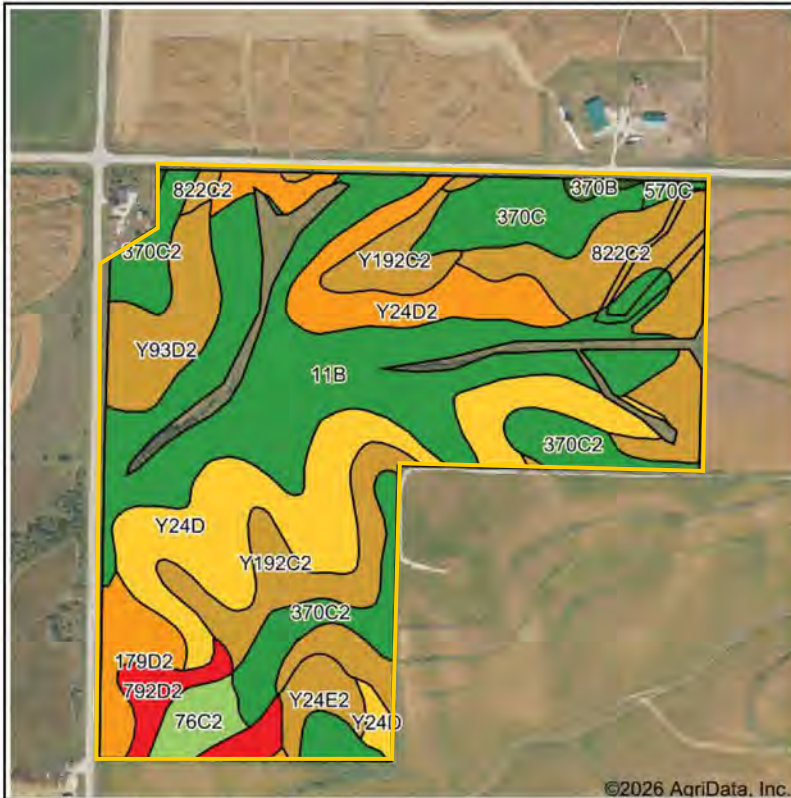
FSA/Eff. Crop Acres: 107.79 | Soil Productivity: 57.20 CSR2



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Soils data provided by USDA and NRCS.



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



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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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%		IIle	52
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	10.92	10.1%		IIle	33
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	10.55	9.8%		IIle	32
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	9.32	8.6%		IIle	80
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	7.87	7.3%		IIle	49
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	5.67	5.3%		IIle	35
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	5.21	4.8%		IIle	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%		IIle	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%		IIle	84
Weighted Average					2.81	57.2

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

- \$1,032,850
- \$8,750/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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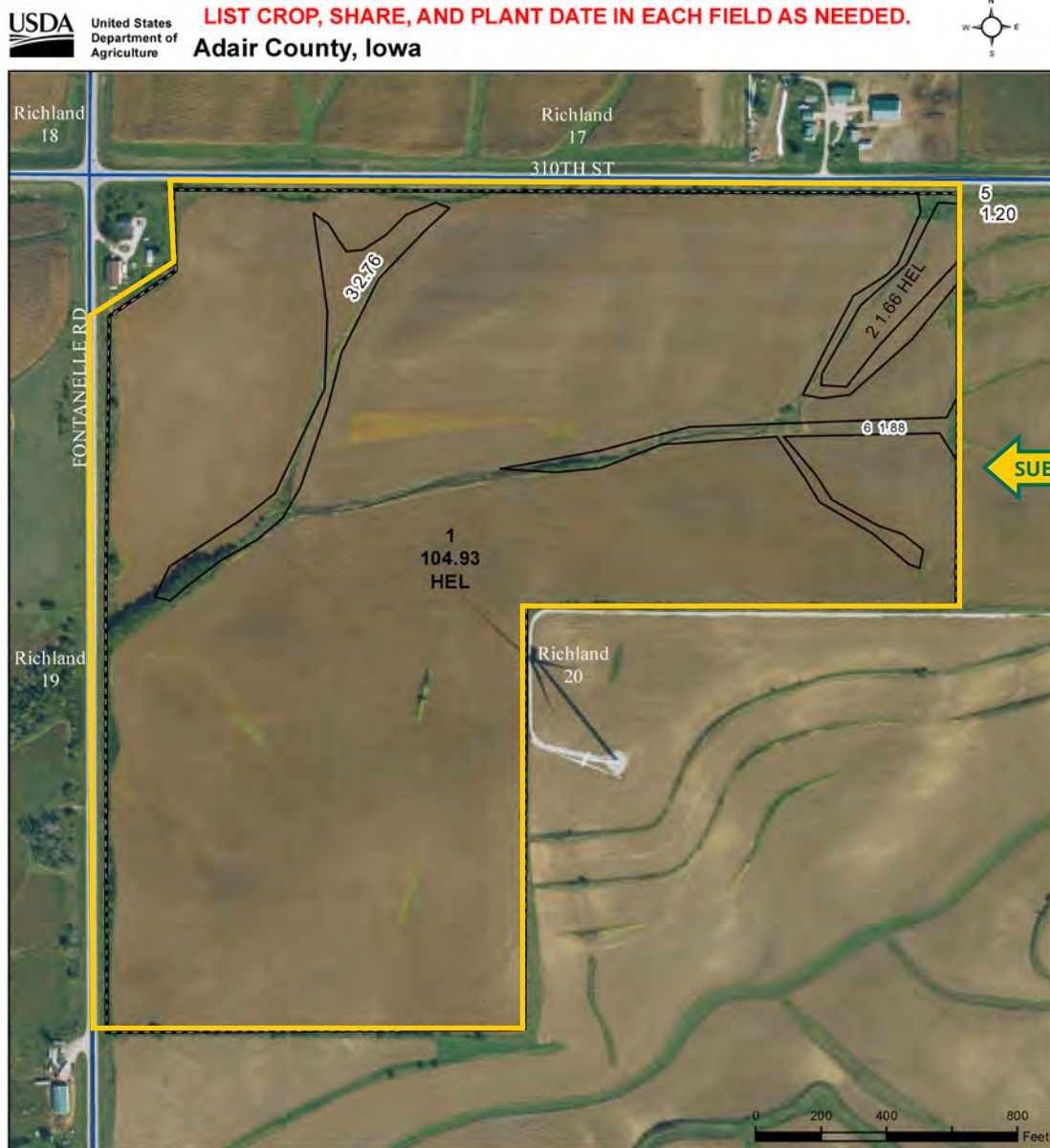
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Northeast Looking Southwest



Southwest Looking Northeast





Legend

- Non-Cropland
- Cropland
- Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions
- Iowa PLSS
- Iowa Roads

Shares: _____

Shares: _____

Tract Cropland Total: 106.59 acres

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

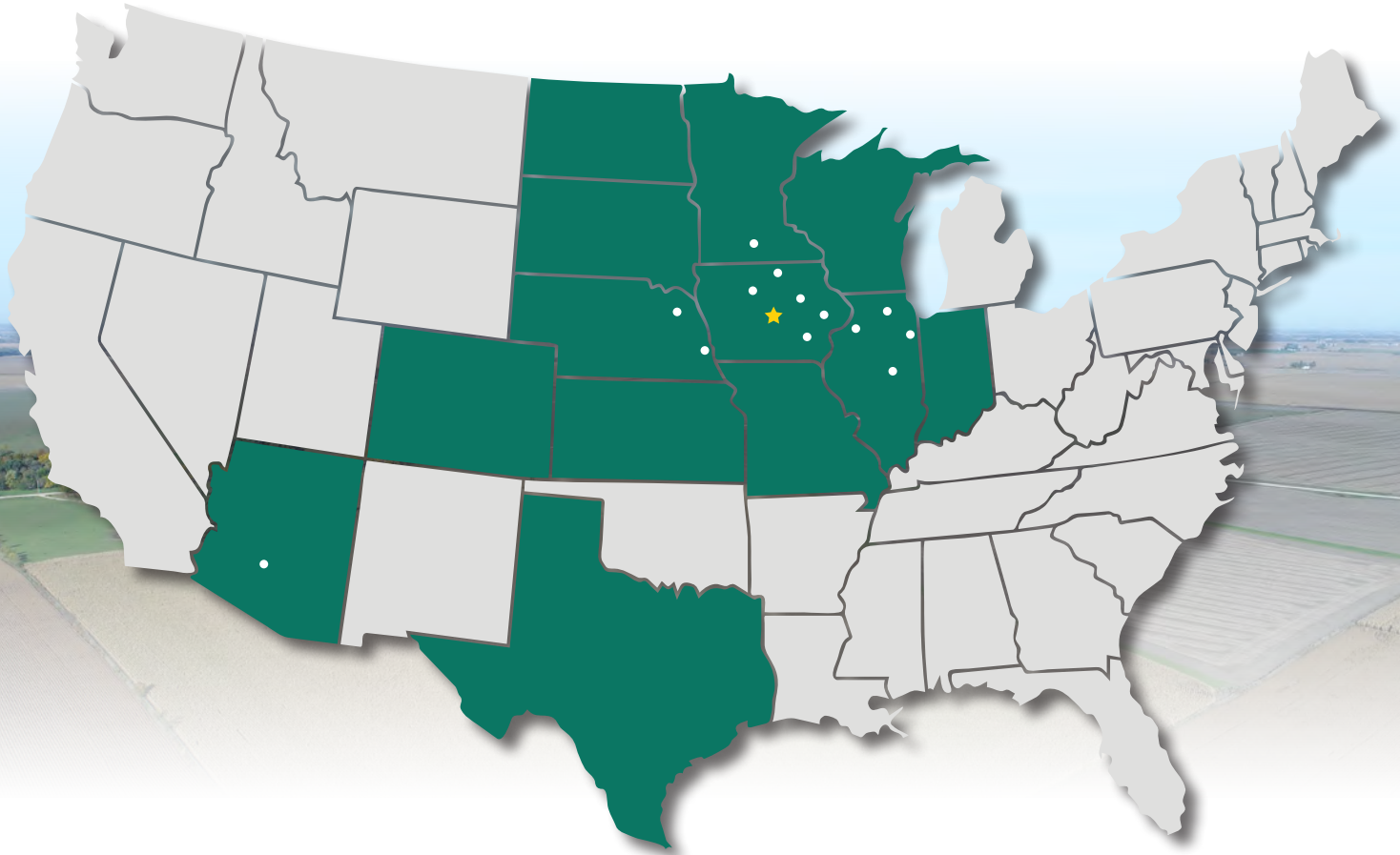
2026 Program Year
Map Created February 25, 2026

Farm 5674
Tract 10404

C- Corn
SB- Soybeans
OG- Oats-Gr
OF- Oats- FG
Alf- Alfalfa
P- Pasture
AGM- Alfalfa Grass Mix
GLS- Grass Left Standing

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8