

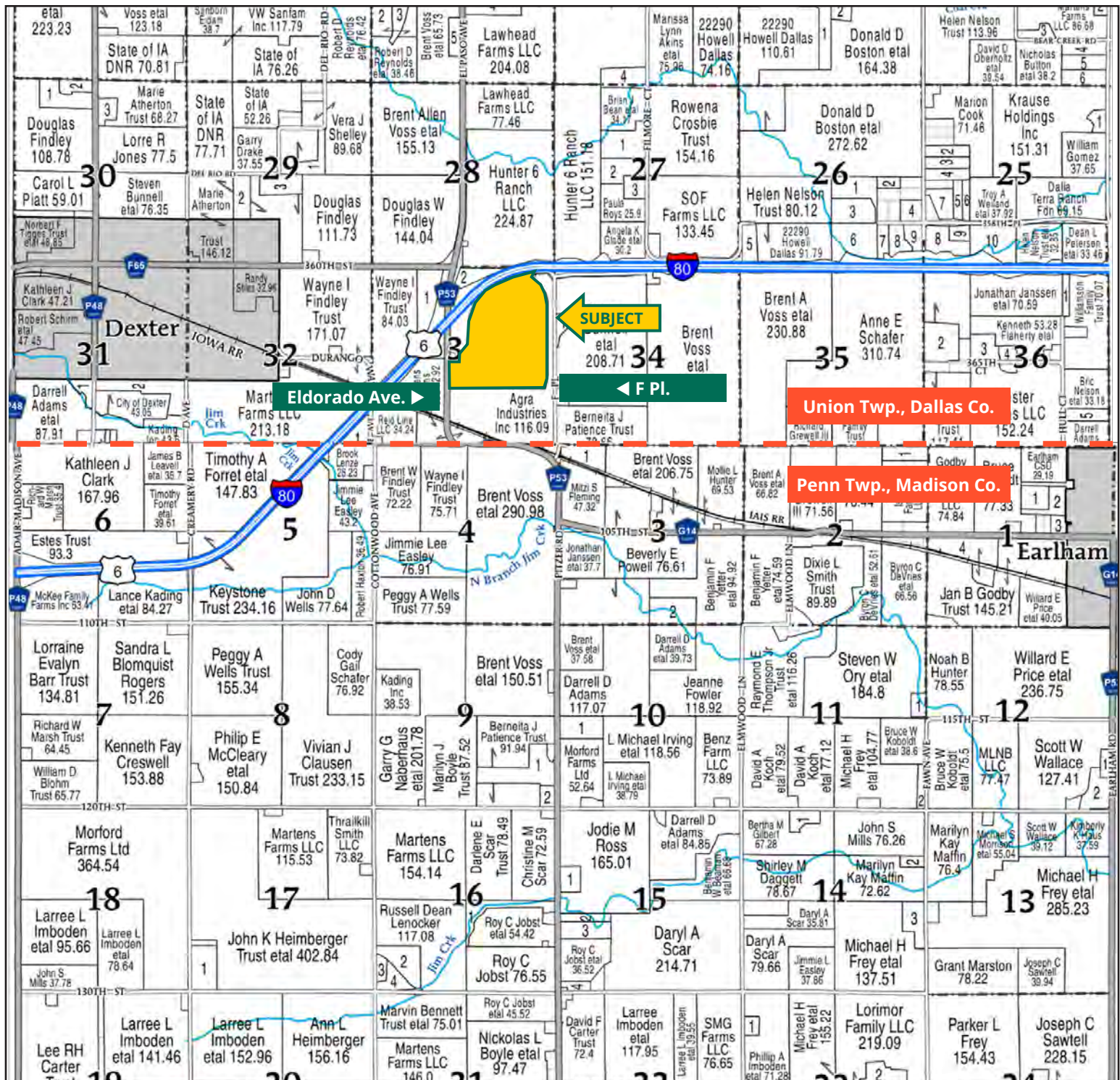
Development Land Along I-80 Off Of Exit 100



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160.52 Acres, m/l
Dallas County, IA



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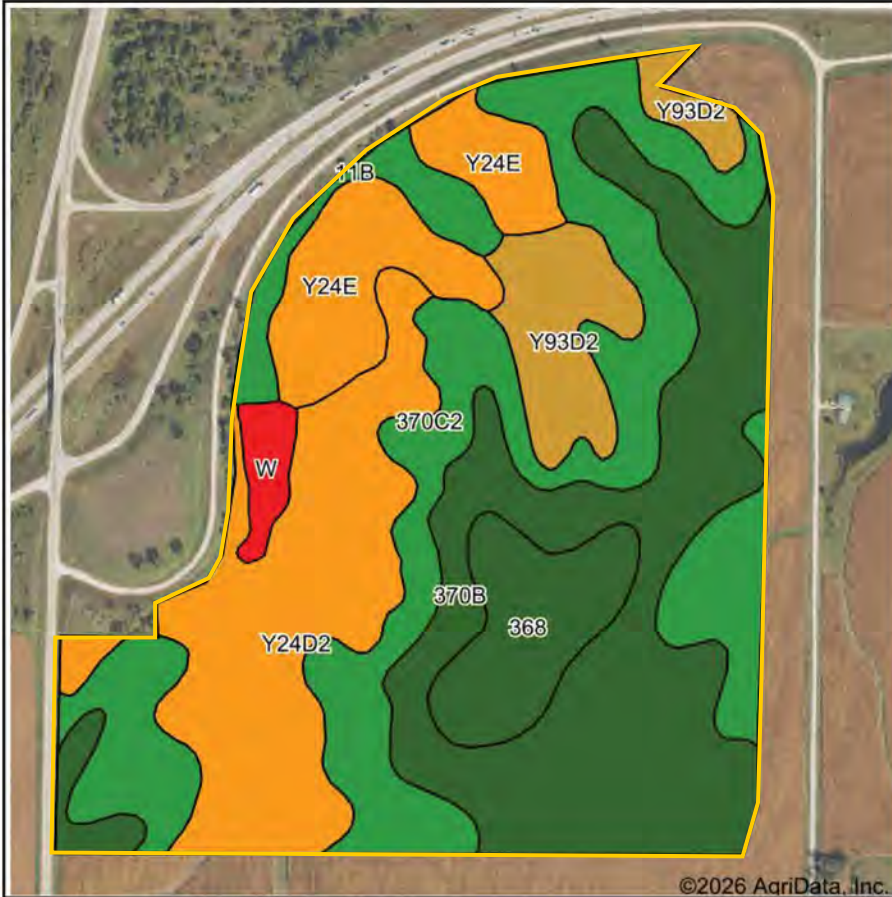
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FSA/Eff. Crop Acres: 111.52 | Soil Productivity: 70.50 CSR2 (Whole Property)

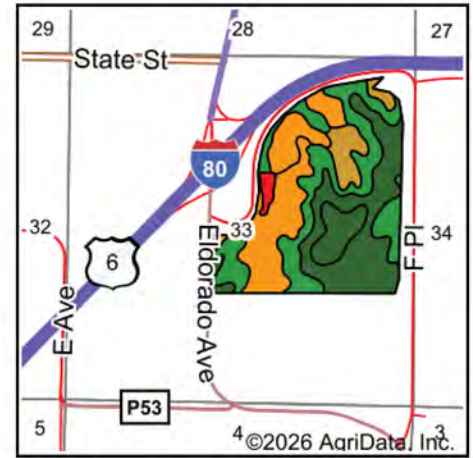


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State: **Iowa**
 County: **Dallas**
 Location: **33-78N-29W**
 Township: **Union**
 Acres: **160.52**
 Date: **9/2/2026**



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**
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	45.50	28.1%		Ile	91
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	42.82	26.6%		IIle	80
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	29.07	18.2%		IIIe	49
Y24E	Shelby loam, dissected till plain, 14 to 18 percent slopes	14.51	9.1%		IVe	41
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	10.94	6.9%		IIIe	35
368	Macksburg silty clay loam, 0 to 2 percent slopes	10.31	6.5%		Iw	93
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	5.00	3.1%		IIw	80
W	Water	2.37	1.5%			0
Weighted Average					*-	70.5

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

Location

From I-80 Westbound: Take Exit 100 and go south for a ¼ mile. The property is on the east side of Co. Hwy P53/ Eldorado Ave.

Simple Legal

160.52 acres, m/l, in Section 33, Township 78 North, Range 29 West of the 5th P.M., Dallas Co., IA. (Tax Parcels: 1333200008, 1333200007, 1333200005, 1333200010, 1333300007, 1333400006, & 1333400007) *Final abstract/title documents to govern legal description.*

Price & Terms

- \$3,611,700
- \$22,500/acre

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2026-2027: \$3,126.00
Net Taxable Acres: 160.52
Tax per Net Taxable Acre: \$19.47

Lease Status

Contact agent for details.

FSA Data

Farm Number 6837, Tract 27862
FSA/Eff. Crop Acres: 111.25
Corn Base Acres: 75.50
Corn PLC Yield: 180 Bu.
Bean Base Acres: 29.60
Bean PLC Yield: 46 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Sharpsburg and Shelby. CSR2 on the whole property is 70.50. See soil map for detail.

Land Description

Gently to strongly sloping.

Drainage

Natural with some tile. No maps available.

Water & Well Information

None.

Option to Buy

Currently there are 40 acres of this property under a purchase agreement that will be assigned to the new owner at closing. Contact agent for details.

Certified Site Program

This property was formerly a certified site through the Iowa Economic Development Authority. Contact agent for details.

Comments

This property is in a great location to be used for many development uses in the future. Located just west of the Des Moines Metro off of Exit 100 in Dallas County.



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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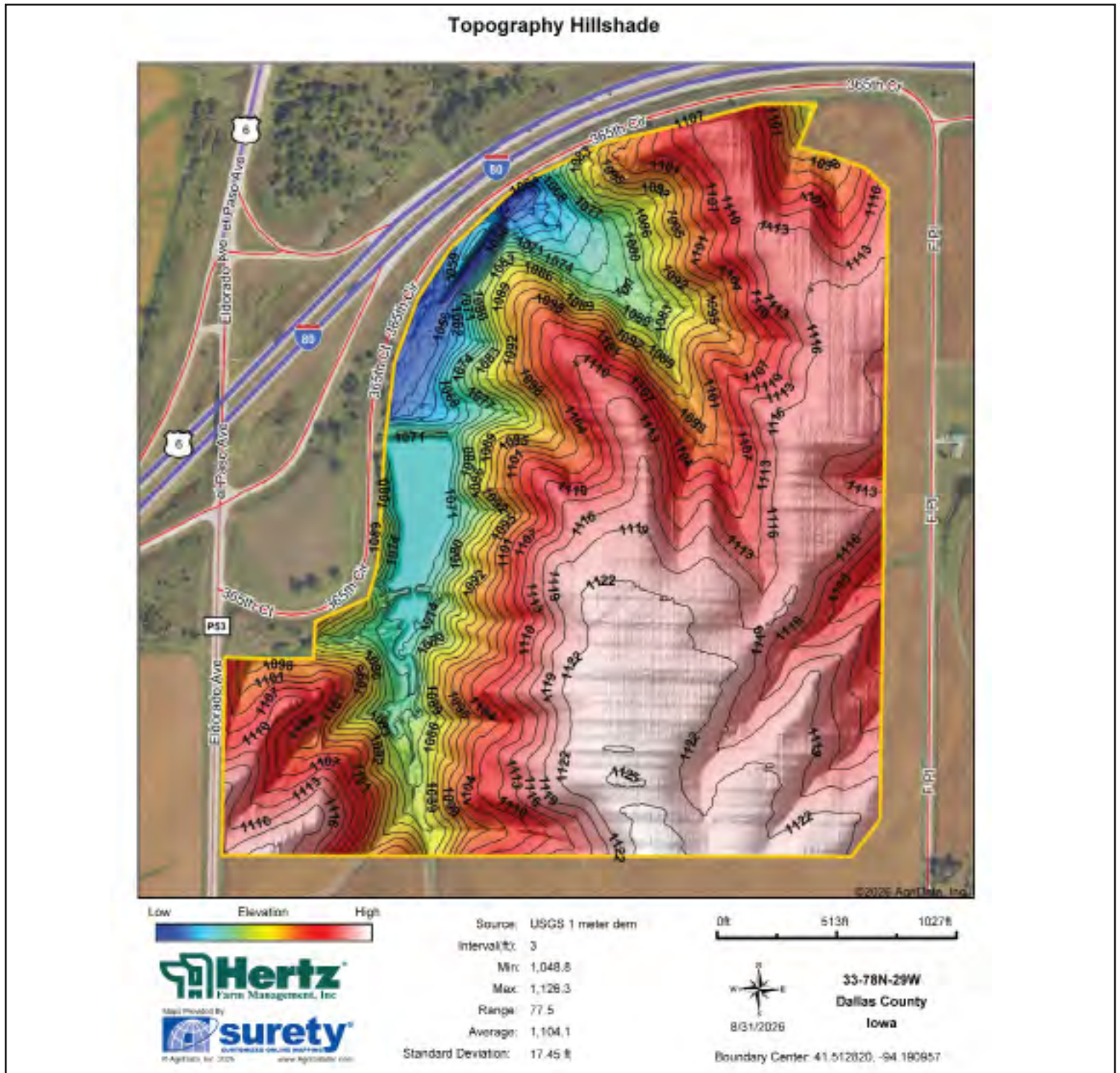
Southwest Looking Northeast



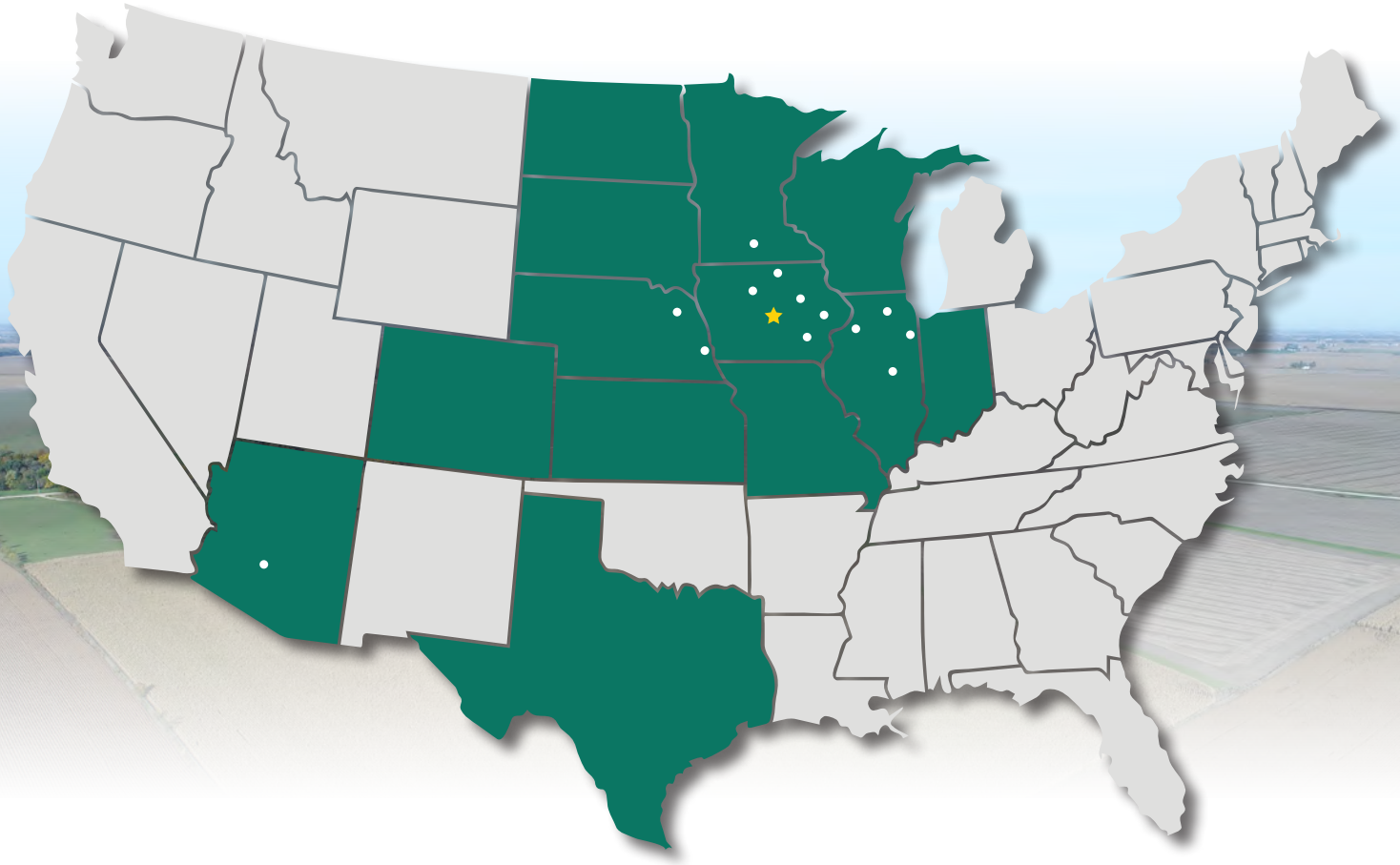
South Looking North







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