

Land For Sale

ACREAGE:

40 Acres, m/l

LOCATION:

Dallas County, IA

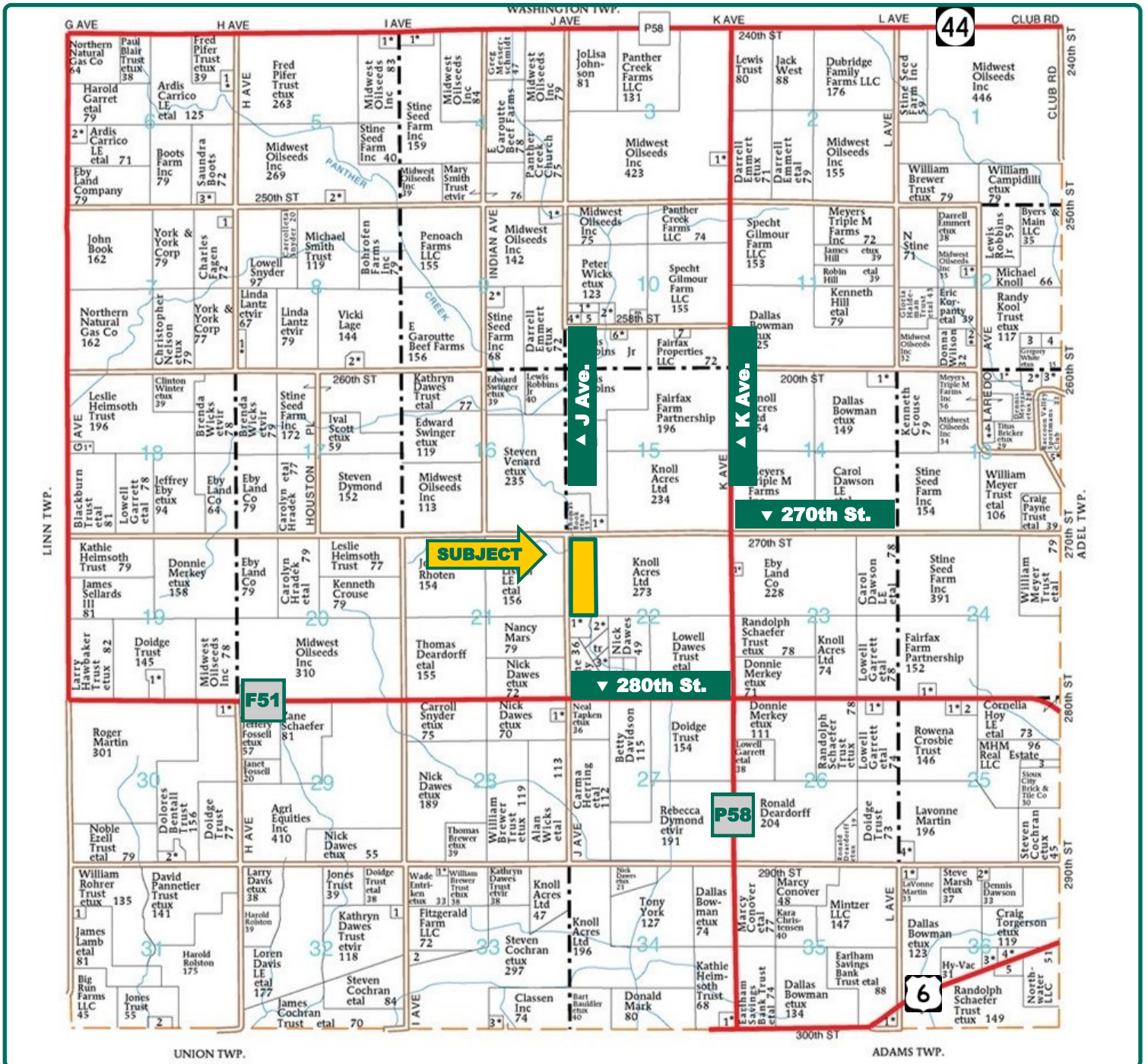


Property Key Features

- Located 3 miles NW of Adel
- Mixed-Use Farm with Pasture, Tillable Cropland and Timber
- Nice Recreational Farm or Potential Building Site

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Total Acres:	40.00
Crop Acres*:	11.90
Corn Base Acres*:	8.04
Bean Base Acres*:	2.70
Soil Productivity:	65.4 CSR2
<i>*Crop acres and bases are estimated</i>	

Property Information

40 Acres, m/l

Location

From Adel: West on Hwy 6 to K Ave; north 2 miles to 280th St., one mile west to J Ave., then ½ mile north. The property is at the intersection of 270th St. and J Ave. on the east side of J Ave.

Legal Description

W½ W½ NW¼ of Section 22, Township 79 North, Range 28 West of the 5th P.M. (Colfax Twp.)

Price & Terms

- \$148,000
- \$3,700/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon, subject to existing lease which expires 2/28/19.

Real Estate Tax

Taxes Payable 2018 - 2019: \$798
Net Taxable Acres: 38
Tax per Net Taxable Acre: \$21.00

FSA Data

Part of Farm Number 574, Tract 788
Crop Acres*: 11.90
Corn Base Acres*: 8.04
Corn PLC Yield: 125 Bu.
Bean Base Acres*: 2.70
Bean PLC Yield: 43 Bu.
**Crop acres and bases are estimated.
FSA will determine final acres.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Coland, Stroden and Clarion. CSR2 on the estimated FSA crop acres is 65.4 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level to moderately sloping.

Buildings/Improvements

None

Drainage

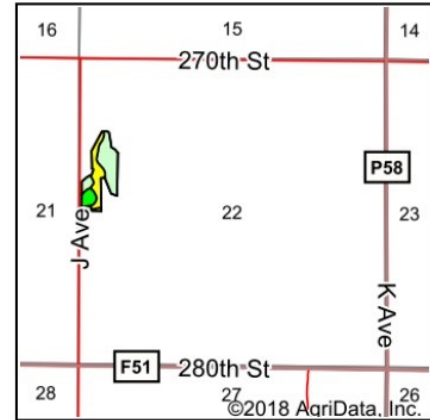
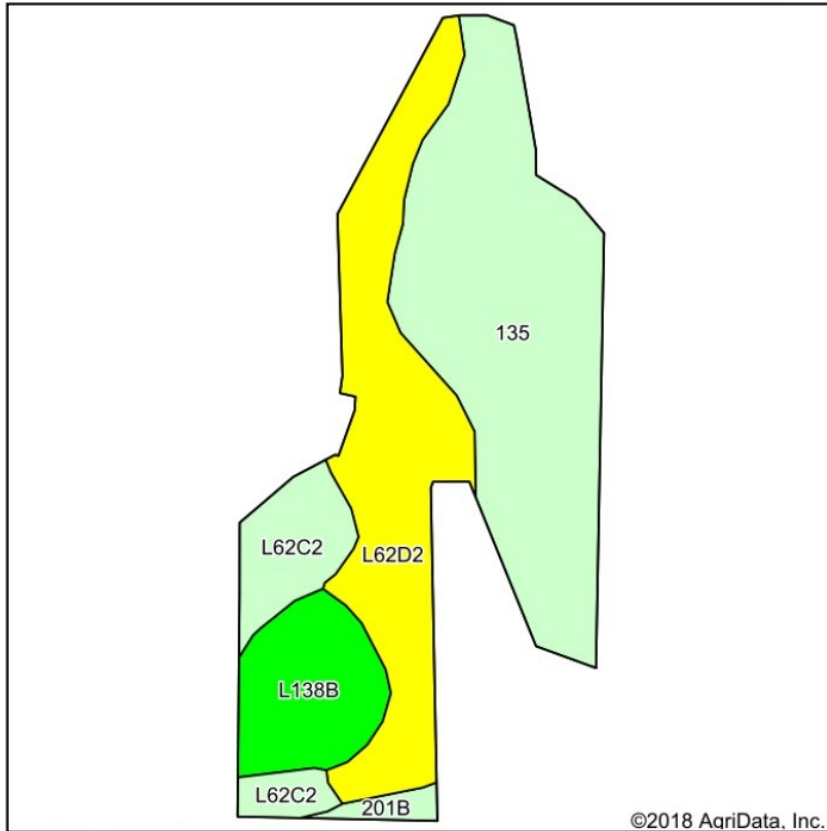
Natural

Water & Well Information

None known.

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State: **Iowa**
 County: **Dallas**
 Location: **22-79N-28W**
 Township: **Colfax**
 Acres: **11.9**
 Date: **10/24/2018**



Soils data provided by USDA and NRCS.

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Area Symbol: IA049, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	5.43	45.6%			IIw	76 80
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	3.70	31.1%			IVe	41
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	1.44	12.1%			IIe	88
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.15	9.7%			IIIe	64
201B	Coland-Terril complex, 2 to 5 percent slopes	0.18	1.5%			IIw	74 68
Weighted Average						65.4	*.

Comments

Mixed-use farm with pasture, tillable cropland, and timber. Nice recreational farm or potential building site.

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.

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NE looking SE



NE looking SW



South looking North



SW looking NW



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