

LAND AUCTION



105.5 AC± | 2 TRACTS | DALLAS CO, IA

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/22/24 | **AUCTION TIME:** 11 AM CT

AUCTION LOCATION: COUNTRY LANE LODGE
29300 PROSPECT CIRCLE, ADEL, IA 50003

Ranch & Farm Auctions, a Division of Whitetail Properties Real Estate, is proud to represent Glass, LLC and the Charles Richard Stacy Trust in the sale of 105.5 taxable acres m/l of high-quality Dallas County, Iowa farmland. Located in Section 3 of Adams Township, these highly tillable farms consist of 100.08 FSA tillable acres carrying a weighted average CSR2 of 89. The primary soil types are Clarion loam, Clarion loam Bemis moraine and Nicollet loam with slope ratings between 1 - 10 percent. The balance of the farm consists of a managed waterway at the northern end of Tract 1 and an old homesite with multiple buildings in the northwest corner of Tract 2. These are quality farms in a highly desirable and sought-after area in Dallas County. They will continue to produce strong yields year after year with future development potential. These farms would make for a solid investment to diversify your portfolio, park 1031 Exchange funds or be a great addition to your current farming operation. For more information about these incredible farms, call the Listing Agent at (641) 757-9156.

TRACT 1 DESCRIPTION: 39.75± ACRES

This tract has high quality tillable acres with a weighted average CSR2 of 87.9, which is well above the county average. This farm has flat to gently rolling terrain with good drainage. 94% of the farmland acres are in production with the balance coming from managed waterways. The half mile long straight rows makes for efficient planting and harvesting. The farm has a good field entrance in the northwest corner along 312th St.

Property Location: From Adel, head south on US-169 (N Ave.) for 1 mile. Turn right (west) on Meadow Rd. and continue for 2.5 miles. Continue west onto 312th St for ½ mile. The field entrance will be on the left in the northwest corner of the subject property. Signs will clearly identify the property as Tract 1.

Farm Information: 39.75 acres m/l with 37.30 FSA cropland acres.

Legal Description: 2-78-28 W1/2 GOV LOT 20 & W1/2 NW SW. The exact legal description is to come from the abstract.

Taxes: 2022 property taxes were \$1,289.98

Deeded Acres:	39.75 Acres Gross/Taxable
FSA Farmland Acres:	37.3 Acres
Soil Types:	Clarion loam, Clarion loam, Bemis moraine & Coland-Ter-ril complex
Soil CSR2:	87.9 CSR2
CRP Acres/payment:	n/a
Taxes:	\$1,289.98
Lease Status:	Open Tenancy for 2025 crop year
Possession:	Immediate possession subject to current tenant's rights for 2024
Survey Needed:	No survey needed
Brief Legal:	W1/2 GOV LOT 20 & W1/2 NW SW 2-78-28
PIDs:	1402100006
Lat/Lon:	41.582446, -94.049952
Zip Code:	50003

TRACT 2 DESCRIPTION: 65.75± ACRES

This tract has high quality tillable acres with a weighted average CSR2 of 89.6 with more than 77% of the cropland acres having a 91 CSR2! This farm is flat with good drainage to the northeast and south. This tract measures .25 miles wide and .40 miles long with 97% of the farmland acres in production. There is an acreage in the northwest corner of the property with a 30' x 30' steel utility building, 41' x 62' pole barn, 51' x 100' steel utility building and a grain bin. The buildings are currently rented for storage to increase the overall revenue on the property.

Property Location: From Adel, head south on US-169 (N Ave.) for 1 mile. Turn right (west) on Meadow Rd. and continue for 2.5 miles. Continue west onto 312th St for ¾ mile. The field entrance will be on the left in the northwest corner of the subject property. Signs will clearly identify the property as Tract 2.

Farm Information: 65.75 acres m/l with 62.78 FSA cropland acres.

Legal Description: 3-78-28 S1/2 N53 1/3RD W80RD NW SE & GOV LOT 18 & N1/2 N53 1/3RD W80RD NW SE. The exact legal description is to come from the abstract.

Taxes: 2022 property taxes were \$2,300.83

Deeded Acres:	65.75 Acres Gross/Taxable
FSA Farmland Acres:	62.78 Acres
Soil Types:	Clarion loam, Clarion loam, Bemis moraine, Nicollet loam & Webster clay loam, Bemis moraine
Soil CSR2:	89.6 CSR2
CRP Acres/payment:	n/a
Taxes:	\$2,300.83
Lease Status:	Open Tenancy for 2025 crop year
Possession:	Immediate possession subject to current tenants' rights for 2024
Survey Needed:	No survey needed
Brief Legal:	S1/2 N53 1/3RD W80RD NW SE & GOV LOT 18 & N1/2 N53 1/3RD W80RD NW SE 3-78-28
PIDs:	1403400001, 1403200006
Lat/Lon:	41.583131, -94.058436
Zip Code:	50003

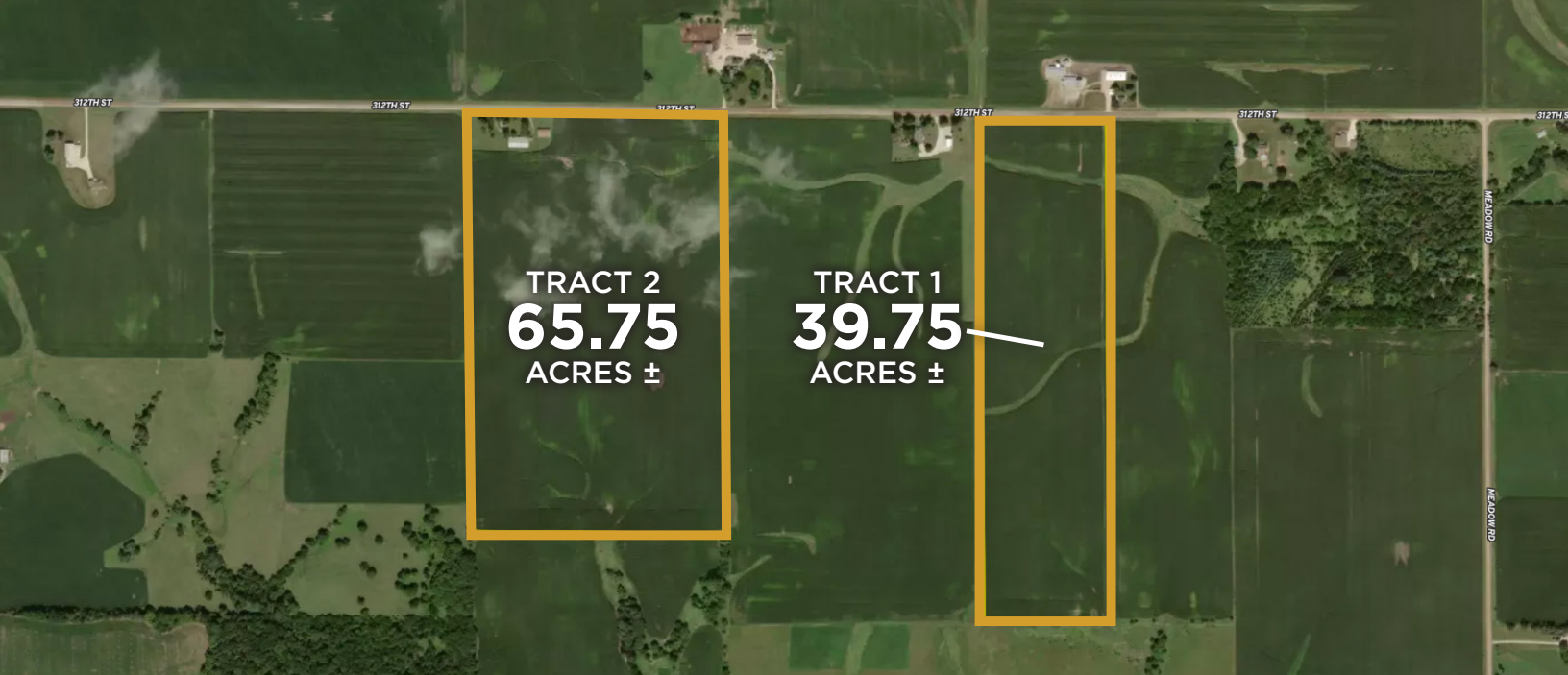
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
GARRET ARMSTRONG, AGENT: 641.757.9156 | garret.armstrong@whitetailproperties.com

SELLER'S ATTORNEY: HOLZWORTH LAW FIRM - MICHAEL HOLZWORTH, ATTORNEY
5835 GRAND AVENUE SUITE 104 DES MOINES, IA 50312 | (515) 274-0279

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions is a licensed trade name of Whitetail Properties Real Estate LLC | Richard F. Baugh, Iowa Broker License # B57515100 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332
Garret Armstrong, Iowa Land Specialist for Whitetail Properties Real Estate, LLC, 641.757.9156 | Cody Lowderman, IA Auctioneer, B64012000



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