



ONE-CHANCE SEALED BID SALE



Prime Development Land in
Adel, Iowa



MATT VEGTER, ALC
Licensed Salesperson in IA
515.290.7286
MattV@Hertz.ag

Bid Deadline:
Friday, May 23, 2025
12:00 Noon, CDT

134.30 Acres, m/l
2 Parcels
Dallas County, IA



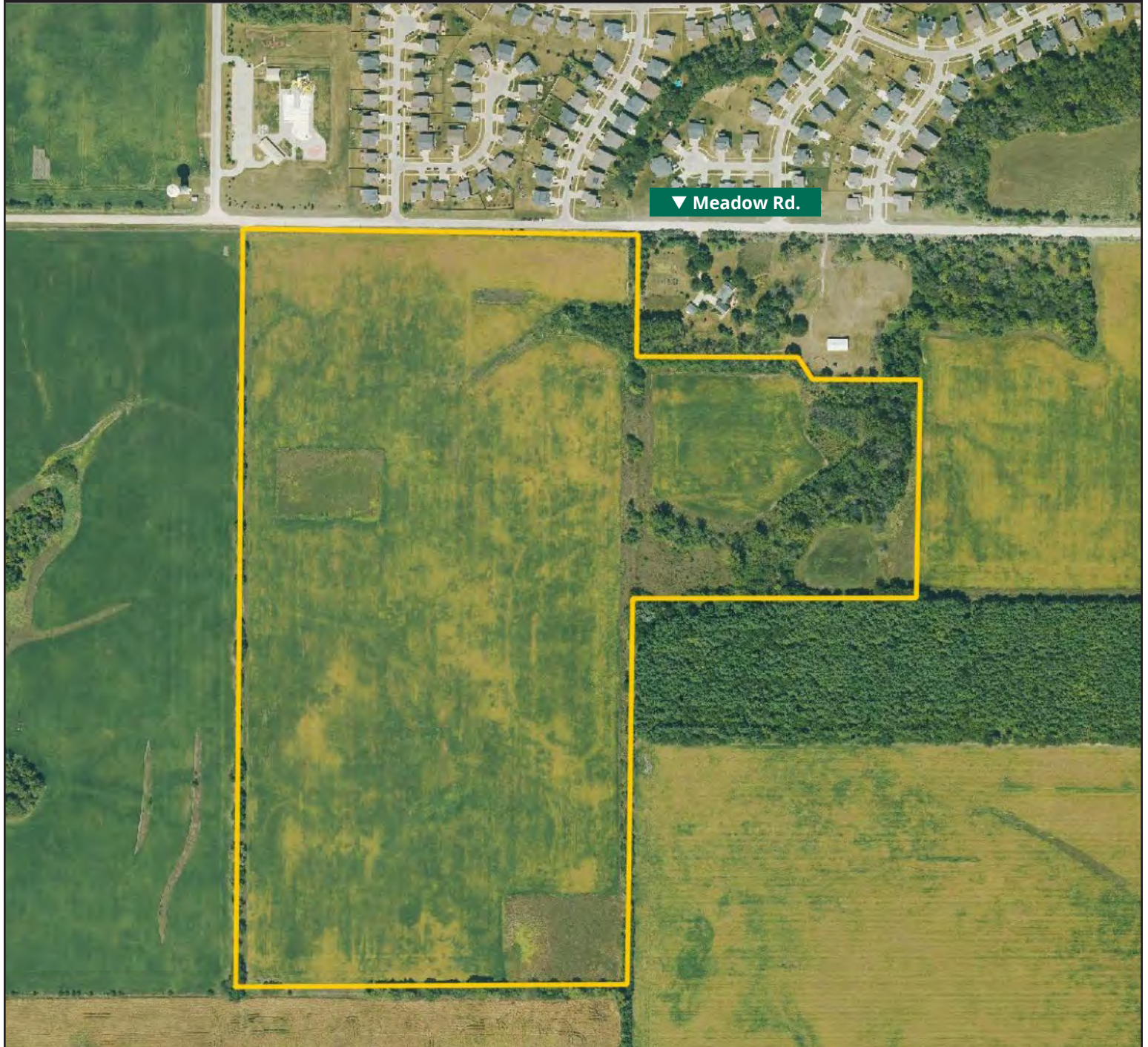
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515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | www.Hertz.ag

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FSA/Eff. Crop Acres: 74.44 | Est. CRP Acres: 14.38 | Soil Productivity: 89.10 CSR2

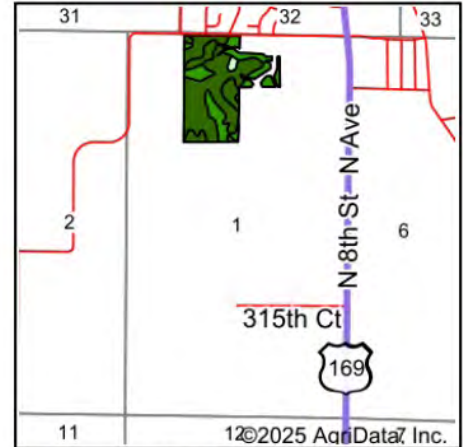


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Soils data provided by USDA and NRCS.



State: Iowa
County: Dallas
Location: 1-78N-28W
Township: Adams
Acres: 88.82
Date: 2/18/2025



Maps Provided By:

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Area Symbol: IA049, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
169B	Clarion loam, 2 to 5 percent long slopes	50.06	56.4%		Ile	91
L55	Nicollet loam, 1 to 3 percent slopes	13.16	14.8%		Ie	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	12.41	14.0%		Ilw	88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	11.74	13.2%		IIle	83
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.45	1.6%		IIle	64
Weighted Average					2.00	89.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Adel: Go south on N Ave. / Nile Kinnick Dr. S / US Route 169 for 1 mile and then west on Meadow Rd. for 0.6 miles. Property is located on the south side of the road.

Simple Legal

Govt Lots 3 and 6 and part of Govt Lot 2, all in Section 1, Township 78 North, Range 28 West of the 5th P.M., Dallas Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$2,624.00*
Gross Acres: 97.00*

Net Taxable Acres: 95.00*

Tax per Net Taxable Acre: \$27.62*

**Taxes estimated pending tax parcel split and survey of property. Dallas County Treasurer/Assessor will determine final tax figures.*

Zoning

Currently zoned A-1 in unincorporated Dallas County.

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 8185, Part of Tract 28597

FSA/Eff. Crop Acres: 74.44

CRP Acres: 14.38*

Corn Base Acres: 51.73*

Corn PLC Yield: 147 Bu.

Bean Base Acres: 18.85*

Bean PLC Yield: 46 Bu.

**Acres are estimated pending reconstitution of farm by the Dallas County FSA office.*

CRP Contracts

There are 14.38* acres enrolled into two CRP contracts.

- There are 9.85* acres enrolled in a CP-33 contract that pays \$2,857.35* annually and expires 9/30/25.
- There are 4.53* acres enrolled in a CP-42 contract that pays \$1,292.00* annually and expires 9/30/26.

**Acres and amounts are estimated pending reconstitution of farm/contracts by Dallas County FSA/NRCS Offices.*

Soil Types/Productivity

Primary soils are Clarion, Nicollet, and Webster. CSR2 on the FSA/Eff. crop acres and estimated CRP acres is 89.10. See soil map for detail.

Land Description

Nearly level to moderately sloping.

Drainage

Natural with some tile. No tile maps available.

Utilities

Water and sewer connections are available at or near the property. Contact agent for details.

Future Land Use

Adel Future Land Use map shows low density residential, neighborhood commercial, and community commercial use. See map for details.

Survey

Parcel will be surveyed at Seller's expense prior to closing. Final sale price will be adjusted up/down based on final surveyed gross acres.



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.

FSA/Eff. Crop Acres: 31.02 | Est. CRP Acres: 2.15 | Soil Productivity: 87.90 CSR2

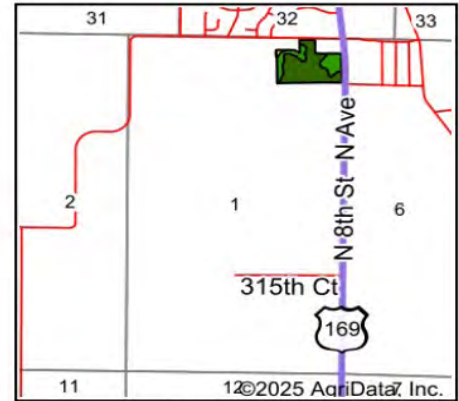


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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Dallas**
Location: **1-78N-28W**
Township: **Adams**
Acres: **33.17**
Date: **2/18/2025**

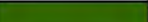




Maps Provided By:

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Area Symbol: IA049, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
169B	Clarion loam, 2 to 5 percent long slopes	21.95	66.2%		Ile	91
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	10.72	32.3%		IIIle	83
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	0.50	1.5%		IIIle	54
Weighted Average					2.34	87.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Adel: Go south on N Ave. / Nile Kinnick Dr. S / US Route 169 for 1 mile and then west on Meadow Rd. for 0.2 miles. Property is located on the south side of the road.

Simple Legal

Part of Gov't Lots 1 and 2, all in Section 78 North, Range 28 West of the 5th P.M., Dallas Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$1,308.00*

Gross Acres: 37.30*

Net Taxable Acres: 35.89*

Tax per Net Taxable Acre: \$36.44*

**Taxes estimated pending tax parcel split and survey of property. Dallas County Treasurer/Assessor will determine final tax figures.*

Zoning

Currently zoned A-1 in unincorporated Dallas County.

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 8185, Part of Tract 28597

FSA/Eff. Crop Acres: 31.02

CRP Acres: 2.15*

Corn Base Acres: 21.55*

Corn PLC Yield: 147 Bu.

Bean Base Acres: 7.86*

Bean PLC Yield: 46 Bu.

**Acres are estimated pending reconstitution of farm by the Dallas County FSA office.*

CRP Contracts

There are 2.15* acres enrolled in a CP-33 contract that pays \$623.65* annually and expires 9/30/25.

**Acres and amounts are estimated pending reconstitution of farm/contracts by Dallas County FSA/NRCS Offices.*

Soil Types/Productivity

Primary soil is Clarion. CSR2 on the FSA/ Eff. crop acres and estimated CRP acres is 87.90. See soil map for detail.

Land Description

Nearly level to strongly sloping.

Drainage

Natural with some tile. No tile maps available.

Water & Well Information

None.

Utilities

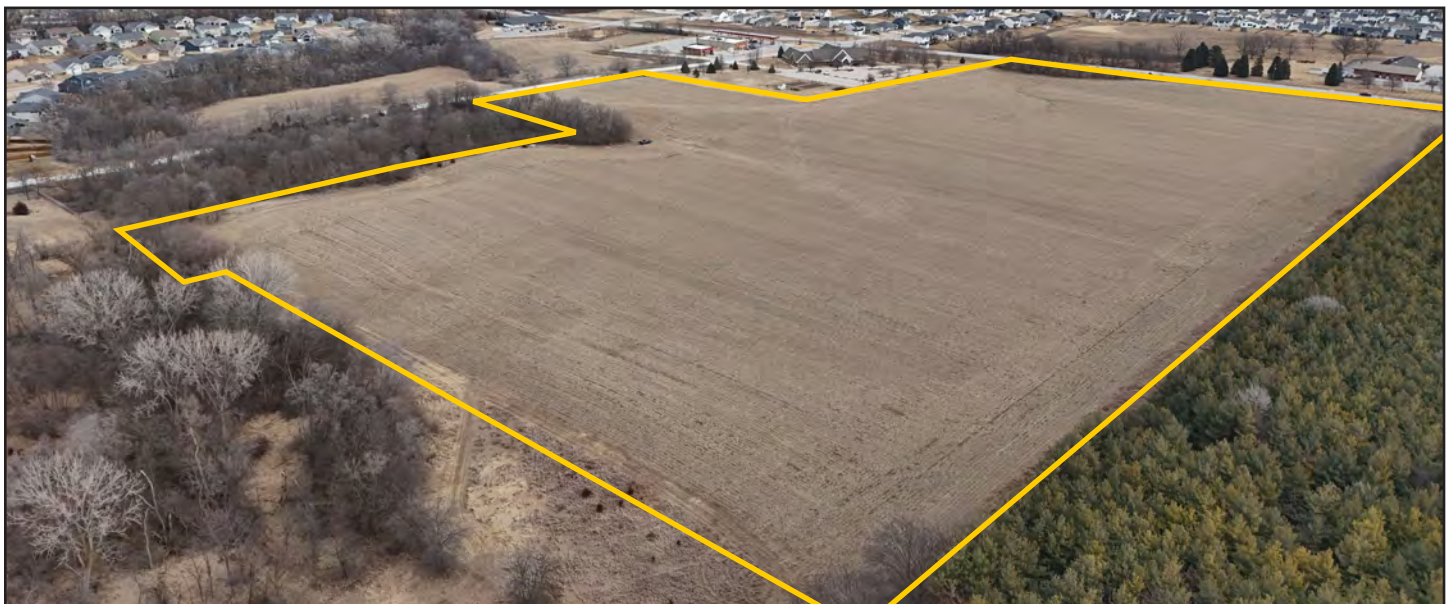
Water and sewer connections are available at or near the property. Contact agent for details.

Future Land Use

Adel Future Land Use map shows neighborhood and community commercial uses. See map for details.

Survey

Parcel will be surveyed at Seller's expense prior to closing. Final sale price will be adjusted up/down based on final surveyed gross acres.



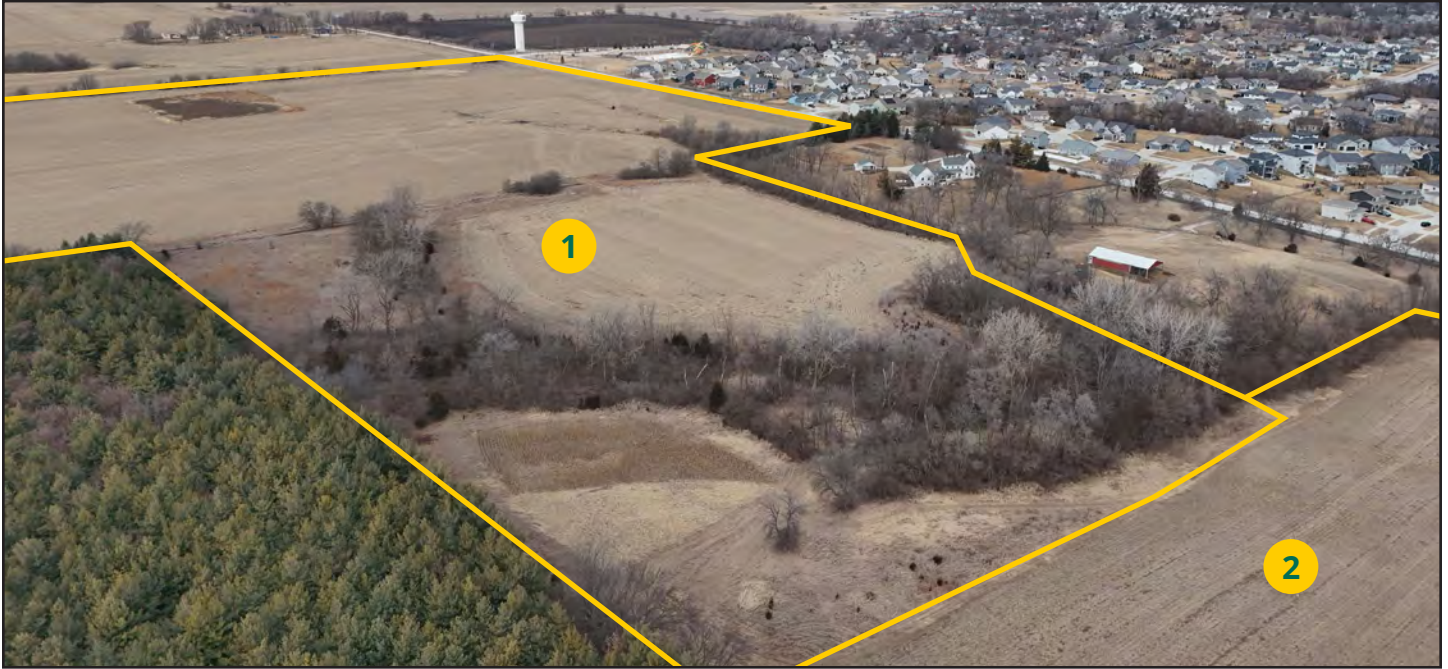
Parcels 1 & 2 - Southwest looking Northeast



Parcels 1 & 2 - Northwest looking Southeast

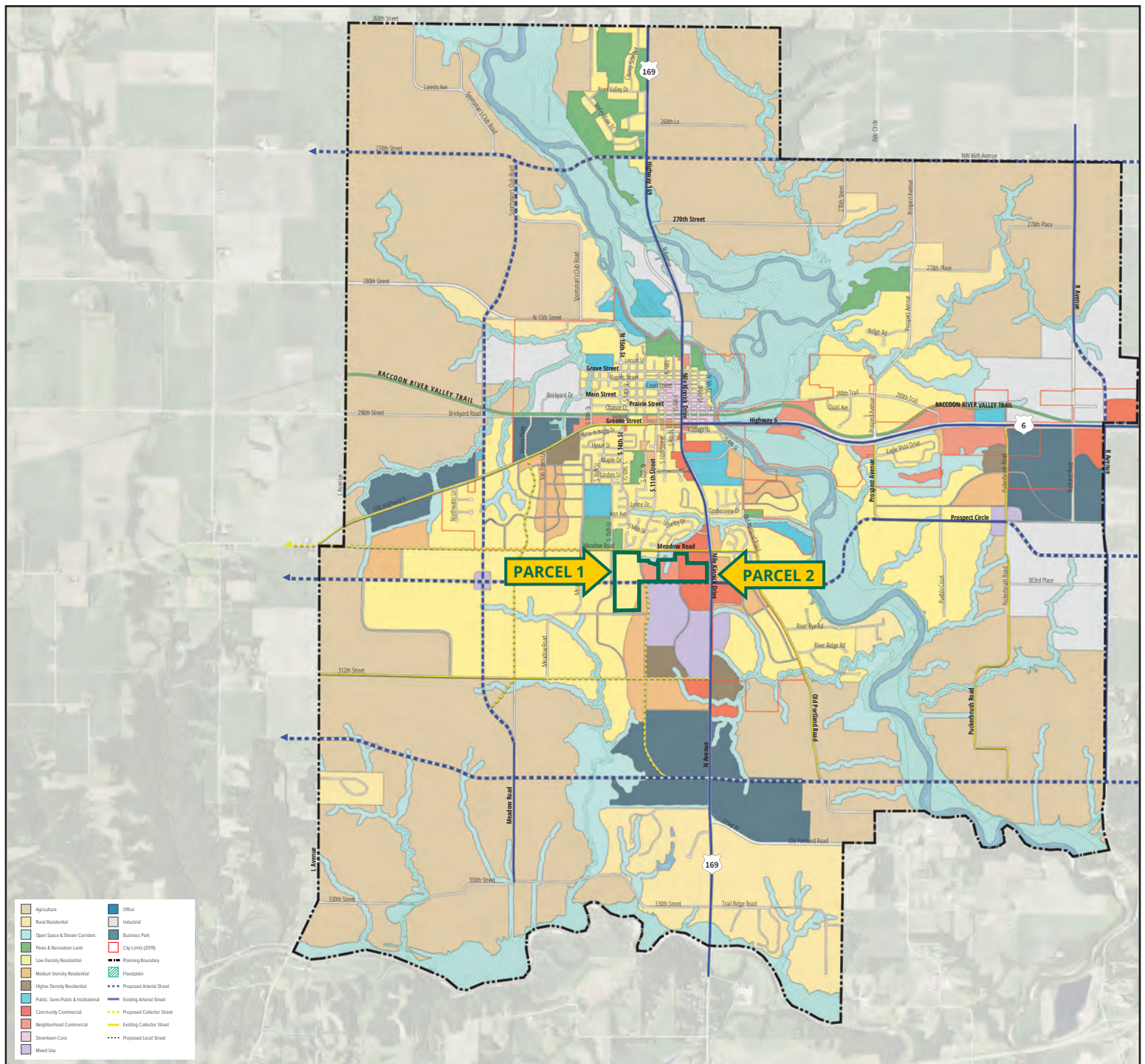


Parcels 1 & 2 - Southeast looking Northwest



Parcel 2 - North looking South





Map obtained from the City of Adel Planning & Zoning.

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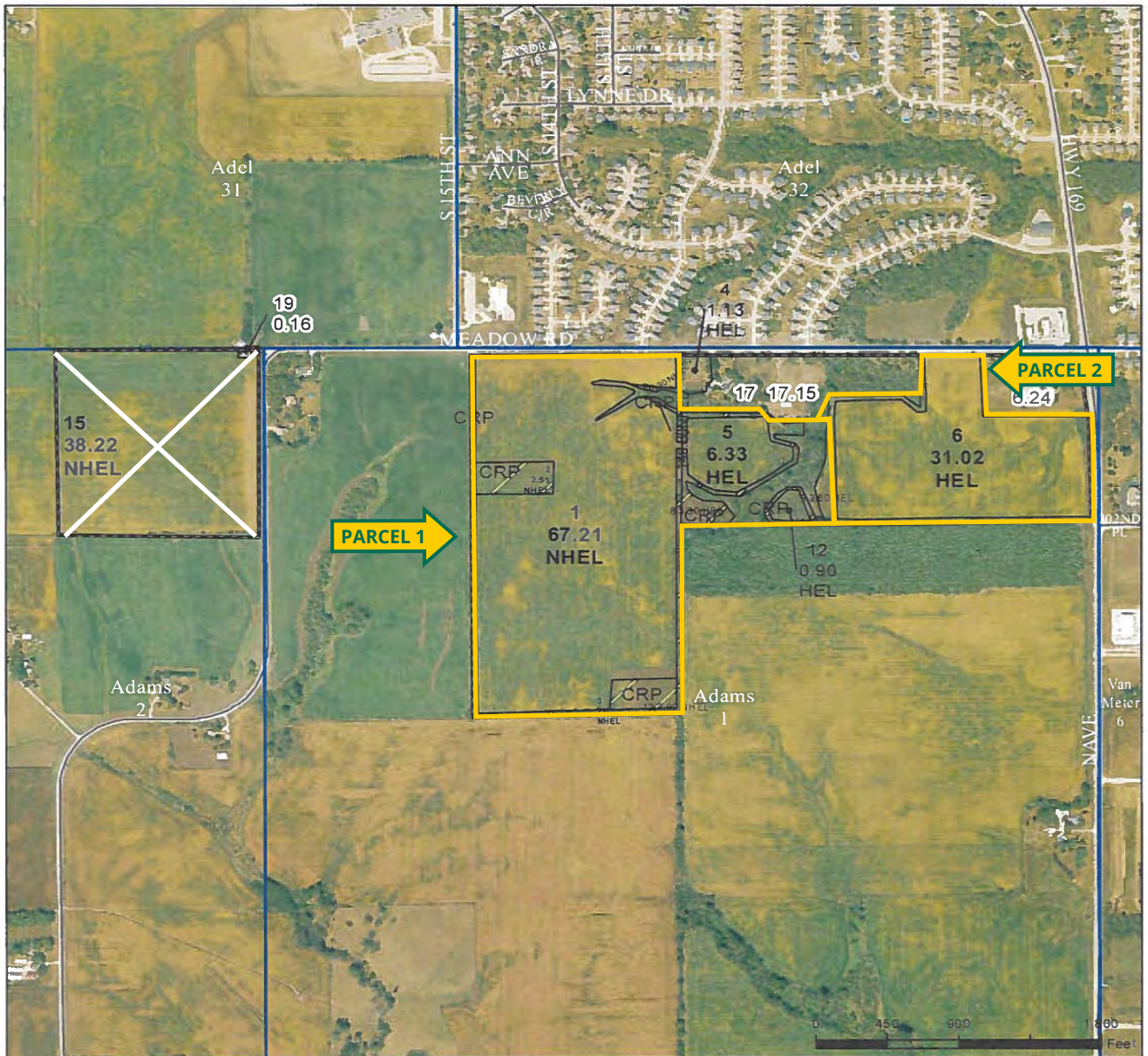
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Parcel 1 - 74.44 FSA/Eff. Crop Acres & 14.38 Est. CRP Acres
 Parcel 2 - 31.02 FSA/Eff. Crop Acres & 2.15 Est. CRP Acres



United States
Department of
Agriculture

Dallas County, Iowa



Legend

Non-Cropland CRP Iowa PLSS
 Cropland Tract Boundary Iowa Roads

Wetland Determination Identifiers

● Restricted Use
 ▲ Limited Restrictions
 ■ Exempt from Conservation
 ■ Compliance Provisions

Tract Cropland Total: 161.34 acres

2024 Program Year

Map Created March 27, 2024

Farm 8185

Tract 28597

Bid Deadline: Fri., May 23, 2025

Time: 12:00 Noon, CDT

Mail To:

Hertz Real Estate Services
Attn: Matt Vegter
P.O. Box 500
Nevada, IA 50201

Sellers

Timothy & Jody Forret

Agency

Hertz Real Estate Services and their representatives are Agents of the Seller.

Cooperating Broker

Hertz is offering a cooperating broker commission to the broker who represents a successful buyer. Please contact Sale Manager for details.

Method of Sale

- Parcels will be offered individually and/or in combination.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

Bid Submission Process

To request a Bid Packet, please call Sale Manager, Matt Vegter at 515-382-1500.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Nevada, IA Hertz office, on or before Friday, May 23, 2025 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 5:00 p.m., CDT on Tuesday, May 27, 2025 and all bidders will be notified shortly thereafter.

Terms of Possession

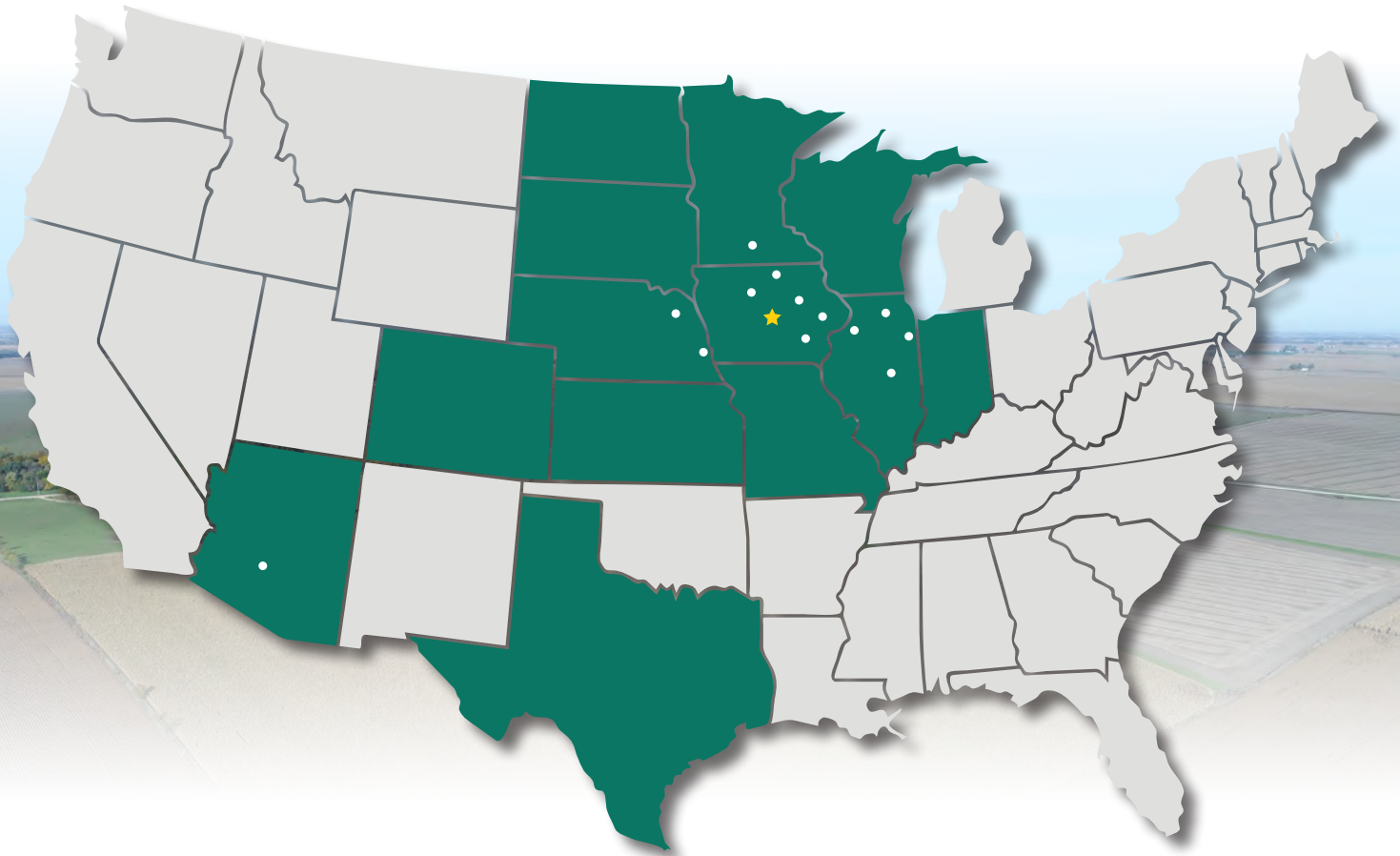
The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before September 15, 2025, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement, subject to the removal of the 2025 crop. Taxes will be prorated to closing.

Survey

Parcels will be surveyed at Seller's expense prior to closing. Final sale price will be adjusted up/down based on final surveyed gross acres.

Contract & Title

Upon acceptance of bid by Seller, the successful bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an Abstract of Title for review by Buyer's attorney.



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