



ONE-CHANCE SEALED BID SALE



Prime Adel Development Land



MATT VEGTER, ALC
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STEVE JOHNSTON
Licensed Salesperson in IA & MO
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Bid Deadline:
Thursday, October 16, 2025
12:00 Noon, CDT

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

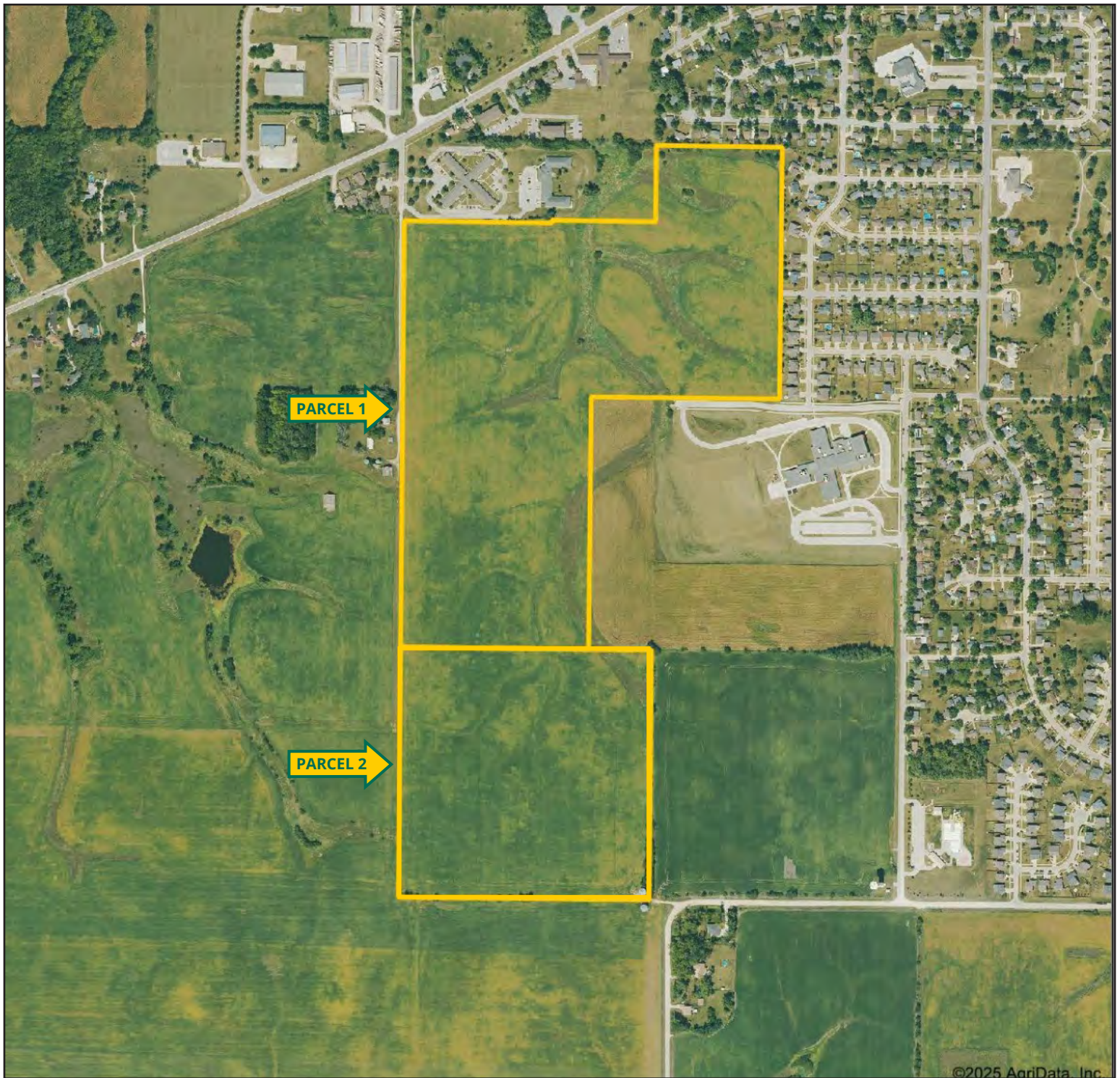


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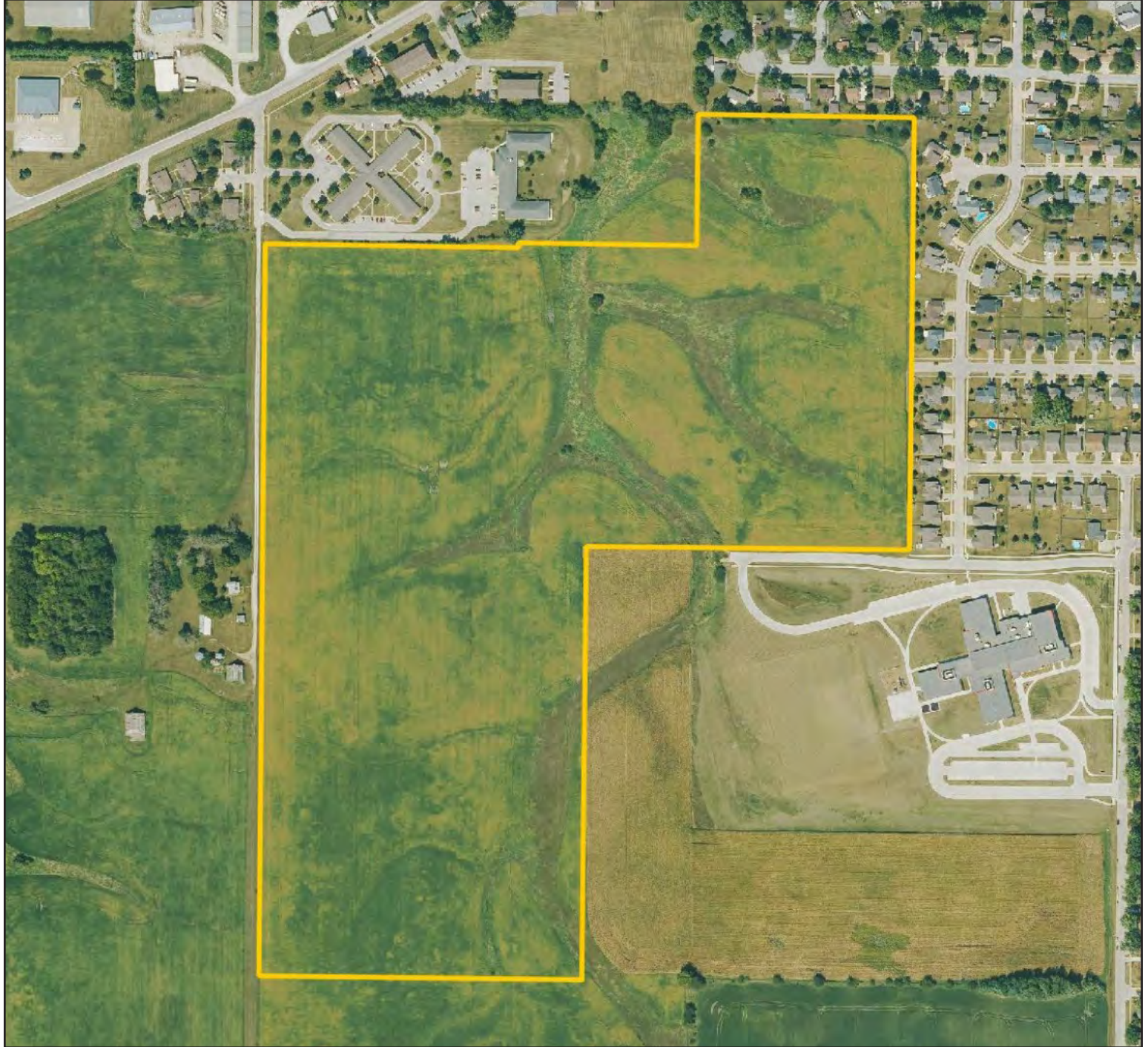
515.382.1500 | 415 S. 11th St., PO Box 500 | Nevada, IA 50201-0500 | www.Hertz.ag

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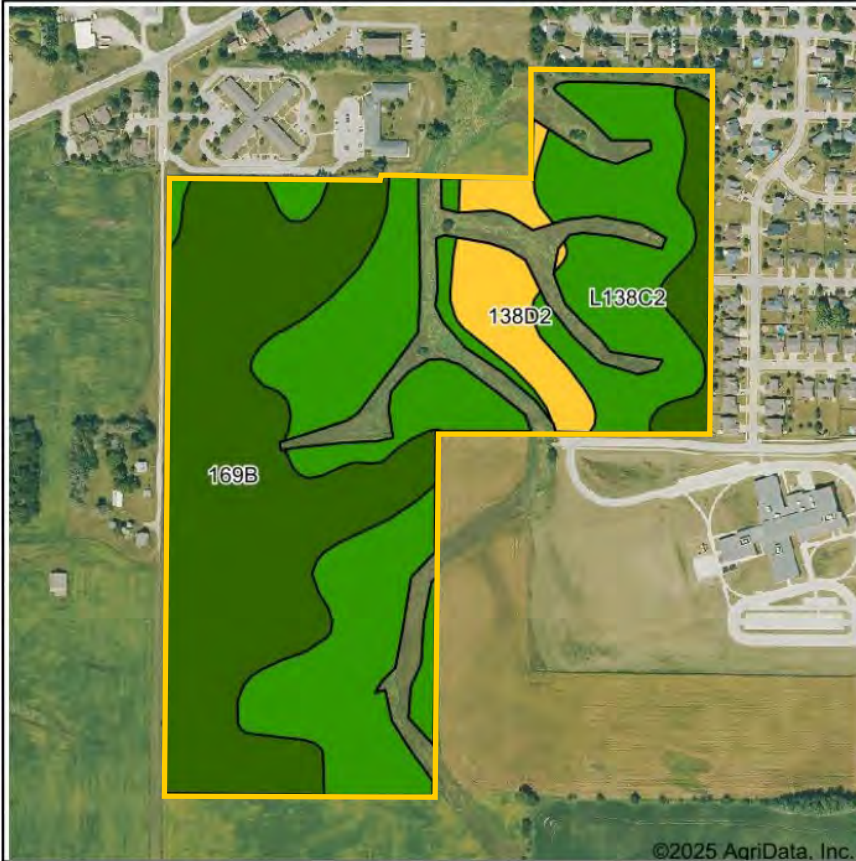
Est. FSA/Eff. Crop Acres: 71.72 | Est. Acres in Production: 68.10 | Soil Productivity: 84.60 CSR2



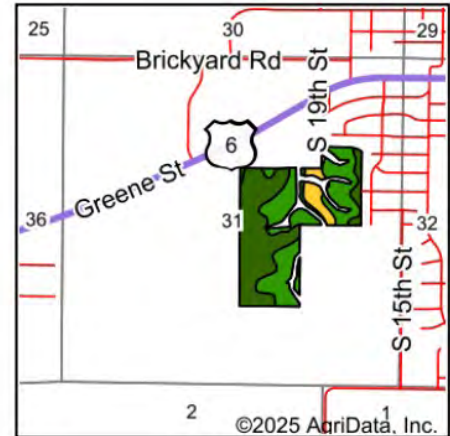
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Soils data provided by USDA and NRCS.



State: Iowa
County: Dallas
Location: 31-79N-27W
Township: Adel
Acres: 68.1
Date: 8/22/2025

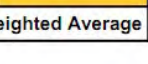


Maps Provided By:

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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**
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	32.20	47.3%		IIIe	83
169B	Clarion loam, 2 to 5 percent long slopes	31.10	45.7%		Ile	91
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	4.80	7.0%		IIIe	54
Weighted Average					2.54	84.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Van Fossen Ln. and Old Hwy. 6/Co. Rd. F60 in Adel: Go south 0.3 miles. The property is on the east side of the road.

Simple Legal

Part of SW¼ NE¼, W½ SE¼ NE¼, and Part of NW¼ SE¼ all in Section 31, Township 79 North, Range 27 West of the 5th P.M., Dallas Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025-2026: \$2,426.00*
Surveyed Acres: 77.77

Net Taxable Acres: 77.11*

Tax per Net Taxable Acre: \$31.46*

**Taxes estimated due to recent survey of property. Dallas County Treasurer/ Assessor will determine final tax figures.*

Zoning

Currently zoned A-1, within Adel city limits.

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 8225, Part of Tract 28633

FSA/Eff. Crop Acres: 71.72*

Acres in Production: 68.10*

Corn Base Acres: 57.97*

Corn PLC Yield: 140 Bu.

Bean Base Acres: 4.47*

Bean PLC Yield: 40 Bu.

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

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soil is Clarion loam. CSR2 on the estimated acres in production is 84.60. 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

Gently to strongly sloping.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

None.

Utilities

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

Future Land Use

Adel future land use shows single-family and medium family residential. See map 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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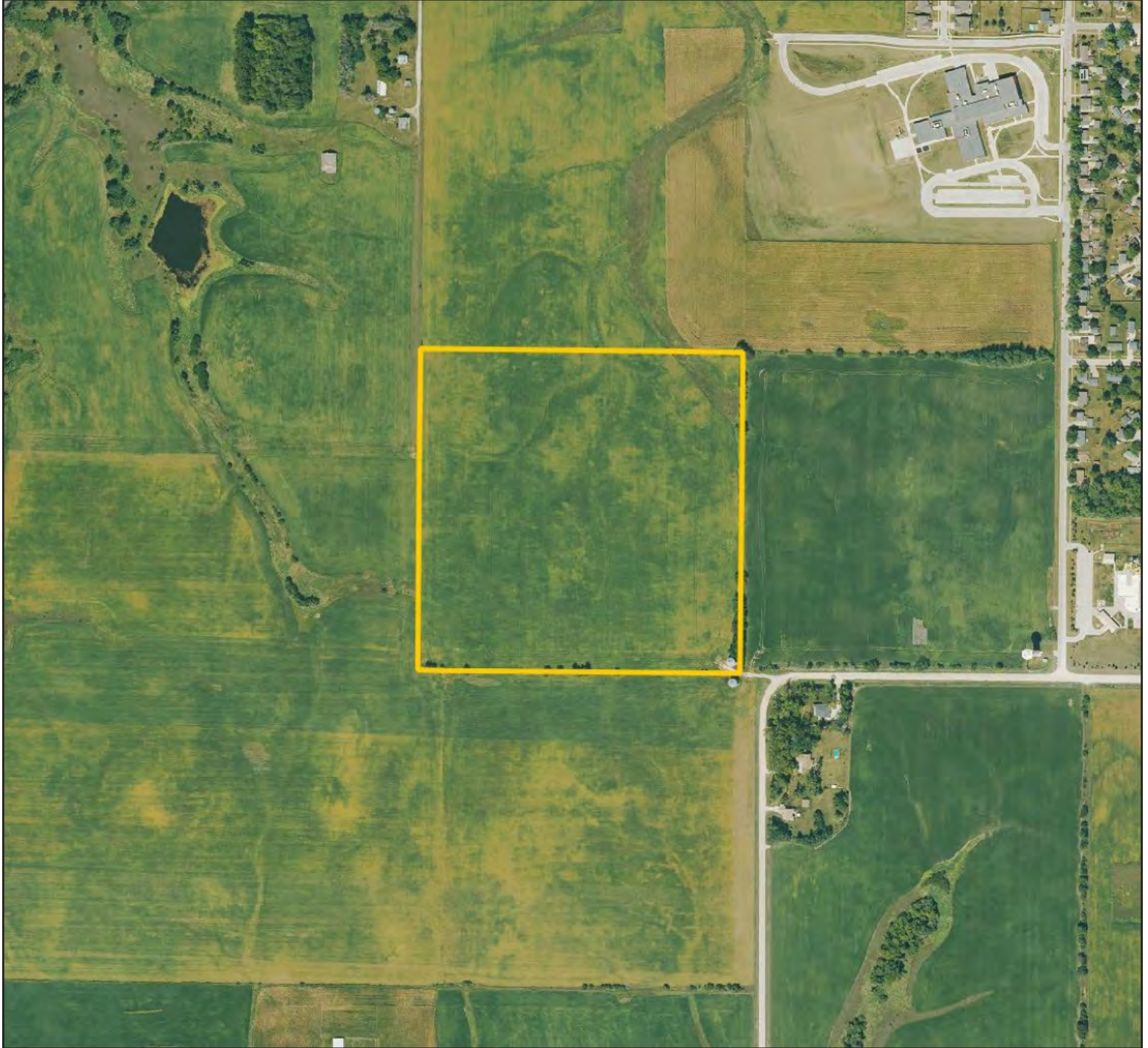
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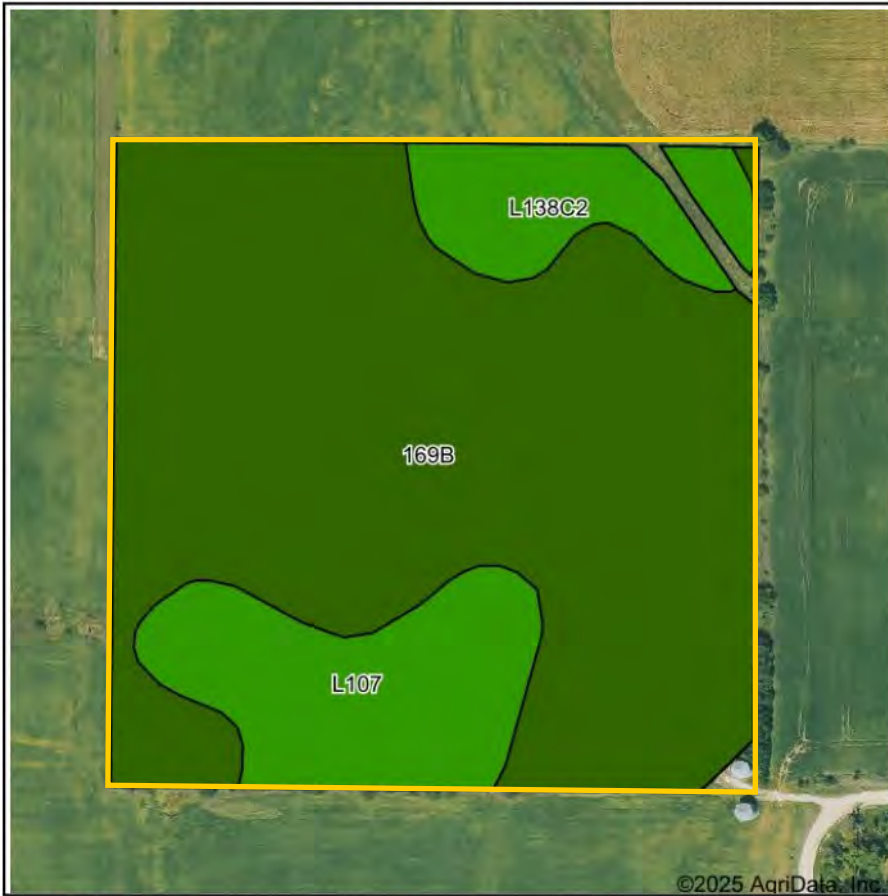
Est. FSA/Eff. Crop Acres: 39.57 | Est. Acres in Production: 38.90 | Soil Productivity: 89.80 CSR2



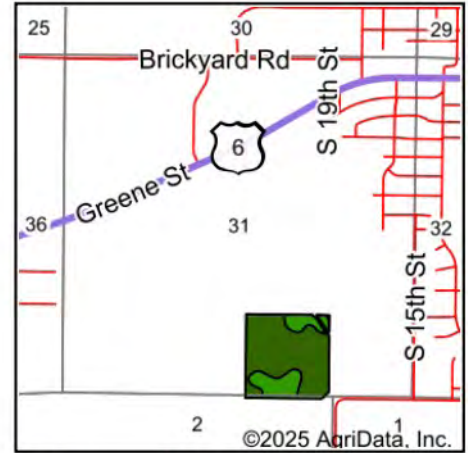
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Dallas**
Location: **31-79N-27W**
Township: **Adel**
Acres: **38.9**
Date: **8/22/2025**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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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	29.41	75.6%		Ile	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	6.02	15.5%		IIw	88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	3.47	8.9%		IIIe	83
Weighted Average					2.09	89.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From the intersection of Hwy. 169/N Ave. and Meadow Rd.: Go west for 1 mile on Meadow Rd. the curve. Property is located on the northwest side of the road.

Simple Legal

SW¼ SE¼ of Section 31, Township 79 North, Range 27 West of 5th P.M., Dallas Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2025-2026: \$1,406*

Surveyed Acres: 39.95

Net Taxable Acres: 40.00*

Tax per Net Taxable Acre: \$35.15*

**Taxes estimated due to recent survey of property. Dallas County Treasurer/ Assessor will determine final tax figures.*

Zoning

Currently zoned A-1, within Adel city limits.

Lease Status

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FSA Data

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Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Gently to moderately sloping.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

There is a 36' x 25' grain bin on the property.

Utilities

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

Future Land Use

Adel future land use shows single-family and medium family residential. See map for details.



Parcels 1 & 2 Northeast looking Southwest



Parcels 1 & 2 Northwest looking Southeast



Parcels 1 & 2 Southwest looking Northeast



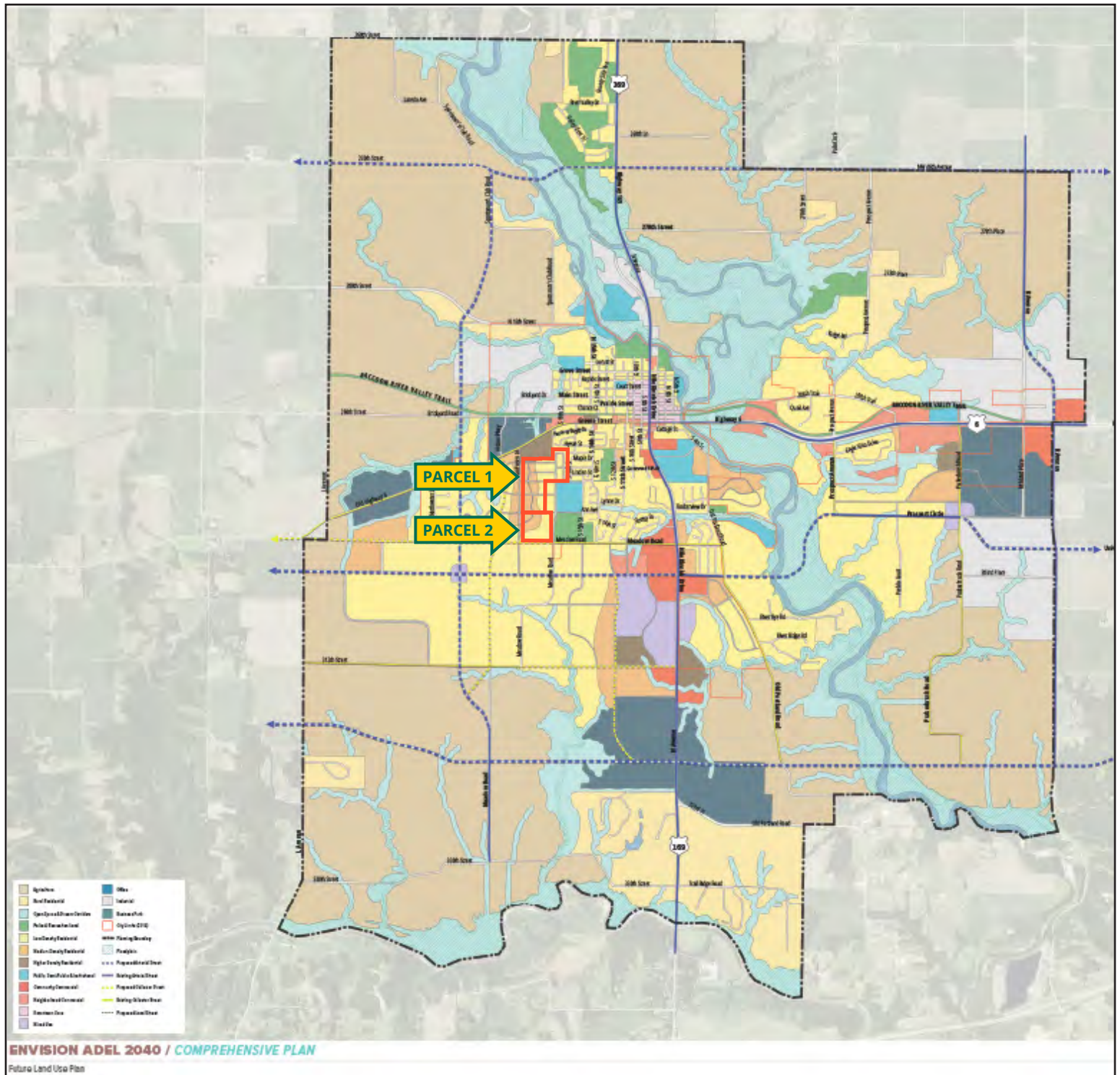
Parcels 1 & 2 South looking North



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Map obtained from the City of Adel Planning & Zoning.

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Bid Deadline: Thur., Oct. 16, 2025

Time: 12:00 Noon, CDT

Mail To:

Hertz Real Estate Services
Attn: Matt Vegter
PO Box 500
Nevada, IA 50201

Seller

Fairfax Properties, LLC

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 the successful buyer. Please contact Sale Manager for details.

Methods 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 515-290-7286.

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 Thursday, October 16, 2025 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 5:00 P.M. on Friday, October 17, 2025, and all bidders will be notified shortly thereafter.

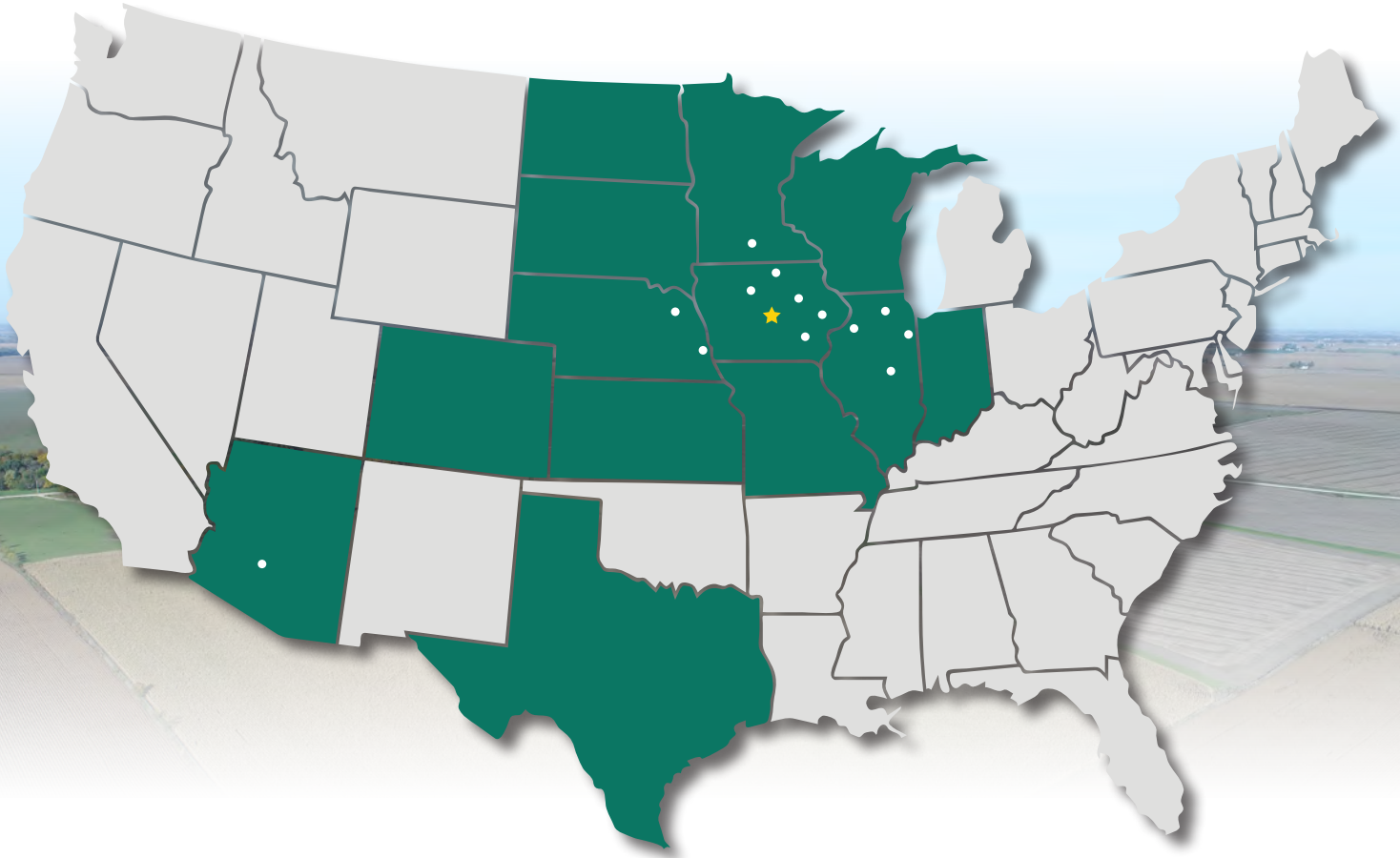
Terms of Possession

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 January 15, 2026, 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 existing lease which expires March 1, 2026. Taxes will be prorated to closing.

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.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions
Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management

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