



# LAND FOR SALE

Phyllis E. Hanke Revocable Trust



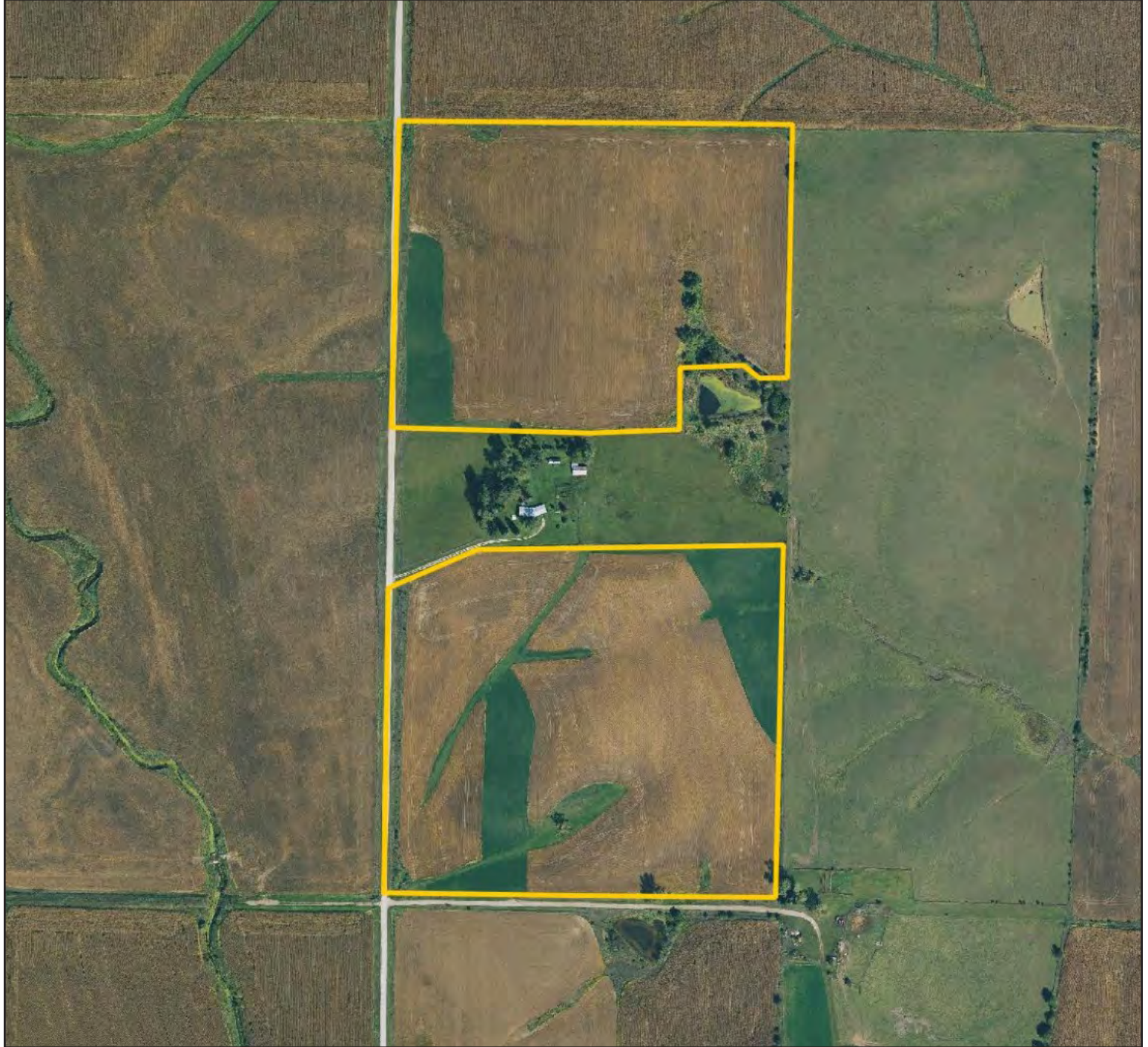
**KYLE HANSEN, ALC**  
*Licensed Broker in IA, AZ, NE & MO*  
**515.370.3446**  
KyleH@Hertz.ag

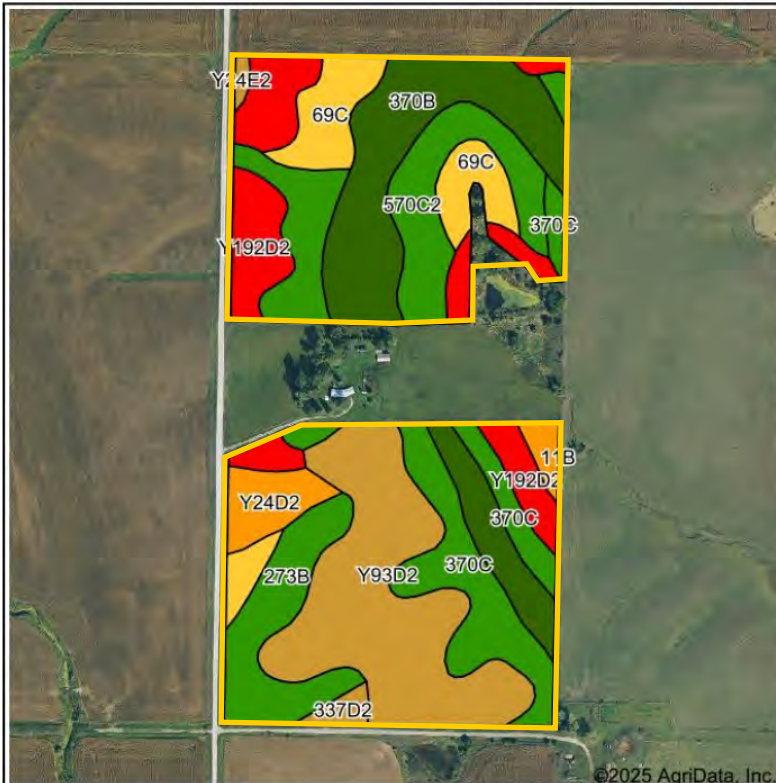
**515.382.1500** | 415 S. 11th St., PO Box 500  
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**65.50 Acres, m/l**  
**Adair County, IA**



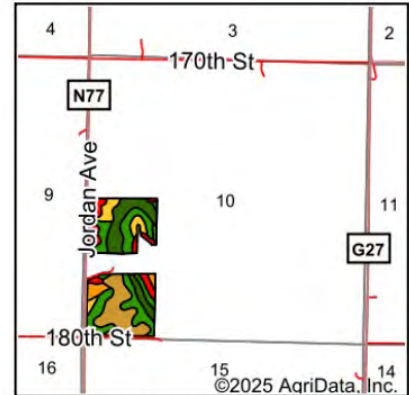
Est. FSA/Eff. Crop Acres: 61.30 | Soil Productivity: 61.60 CSR2





Soils data provided by USDA and NRCS.

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State: Iowa  
County: Adair  
Location: 10-76N-32W  
Township: Prussia  
Acres: 61.3  
Date: 10/9/2025



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA001, Soil Area Version: 33

| Code             | Soil Description                                                              | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|------------------|-------------------------------------------------------------------------------|-------|------------------|-------------|------------------|--------|
| Y93D2            | Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded | 12.99 | 21.2%            |             | IIIe             | 35     |
| 370B             | Sharpsburg silty clay loam, 2 to 5 percent slopes                             | 11.40 | 18.6%            |             | IIe              | 91     |
| 370C             | Sharpsburg silty clay loam, 5 to 9 percent slopes                             | 10.70 | 17.5%            |             | IIIe             | 81     |
| Y192D2           | Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded         | 7.75  | 12.6%            |             | IVe              | 16     |
| 570C2            | Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded     | 5.01  | 8.2%             |             | IIIe             | 81     |
| 273B             | Olmitz loam, 2 to 5 percent slopes                                            | 4.81  | 7.8%             |             | IIe              | 89     |
| 69C              | Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes       | 4.34  | 7.1%             |             | IIIw             | 59     |
| Y24D2            | Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded        | 2.69  | 4.4%             |             | IIIe             | 49     |
| 337C2            | Dickman, loamy substratum-Sharpsburg complex, 5 to 9 percent slopes, eroded   | 0.81  | 1.3%             |             | IIIe             | 54     |
| 337D2            | Dickman, loamy substratum-Sharpsburg complex, 9 to 14 percent slopes, eroded  | 0.57  | 0.9%             |             | IIIe             | 37     |
| Y24E2            | Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded       | 0.23  | 0.4%             |             | IVe              | 35     |
| Weighted Average |                                                                               |       |                  |             | 2.87             | 61.6   |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Location

From Greenfield: Go north 5 miles on Hwy. 25 to 190th St. Head west 4 miles to Jordan Ave. and turn north for 1 mile. The property will be on the east side of the road.

## Simple Legal

W½ SW¼ except acreage site, in Section 10, Township 76 North, Range 32 West of 5th P.M., Adair County, IA. *Final abstract/ title documents to govern legal description.*

## Price & Terms

- \$471,600
- \$7,200/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

## Possession

As negotiated.

## Real Estate Tax

Taxes Payable 2025-2026: \$1,677\*  
Gross Acres: 65.50\*  
Net Taxable Acres: 63.75\*  
Tax per Net Taxable Acre: \$26.31\*

*\*Taxes estimated pending survey of property. Adair County Treasurer/Assessor will determine final tax figures.*

## Lease Status

Open lease for 2026 crop year.

## FSA Data

Farm Number 6196, Part of Tract 603  
FSA/Eff. Crop Acres: 61.30\*  
Corn Base Acres: 18.43\*  
Corn PLC Yield: 122 Bu.  
Bean Base Acres: 16.97\*  
Bean PLC Yield: 46 Bu.  
Oats Base Acres: 1.37\*  
Oats PLC Yield: 43 Bu.

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

## NRCS Classification

HEL: Highly Erodible Land.

## Soil Types/Productivity

Primary soils are Sharpsburg silty clay loam and Shelby-Adair clay loam. CSR2 on the Est. FSA/Eff. crop acres is 61.60. 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

Moderately to severely sloping.

## Drainage

Natural.

## Buildings/Improvements

None.

## Comments

Good rolling crop ground in Northern Adair County.

## Additional Land for Sale

Seller has 1 additional tracts of land for sale located west of this property. See Additional Land Aerial Photo.



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.

Southwest looking Northeast



Northwest looking Southeast

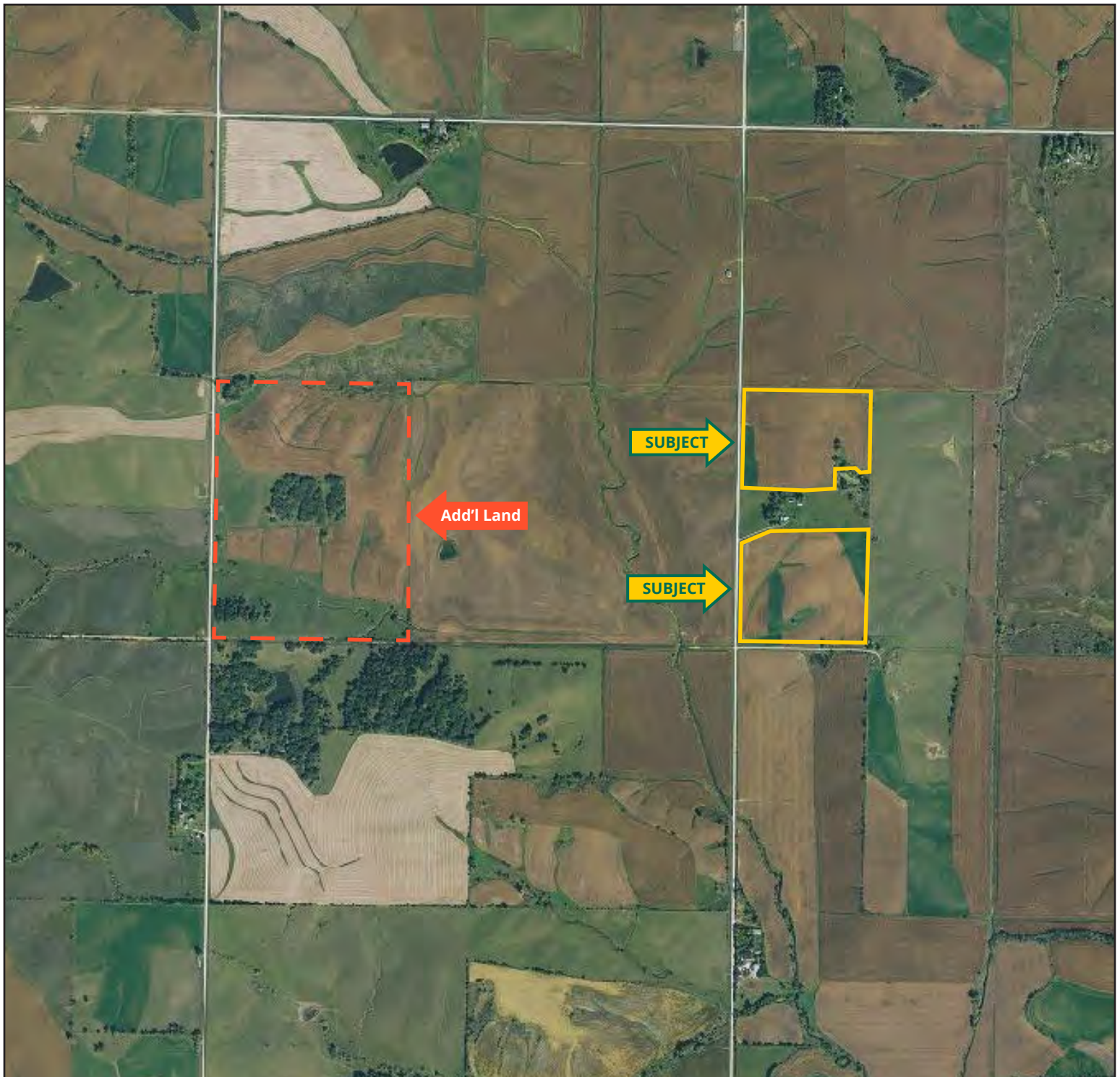


East looking Northwest

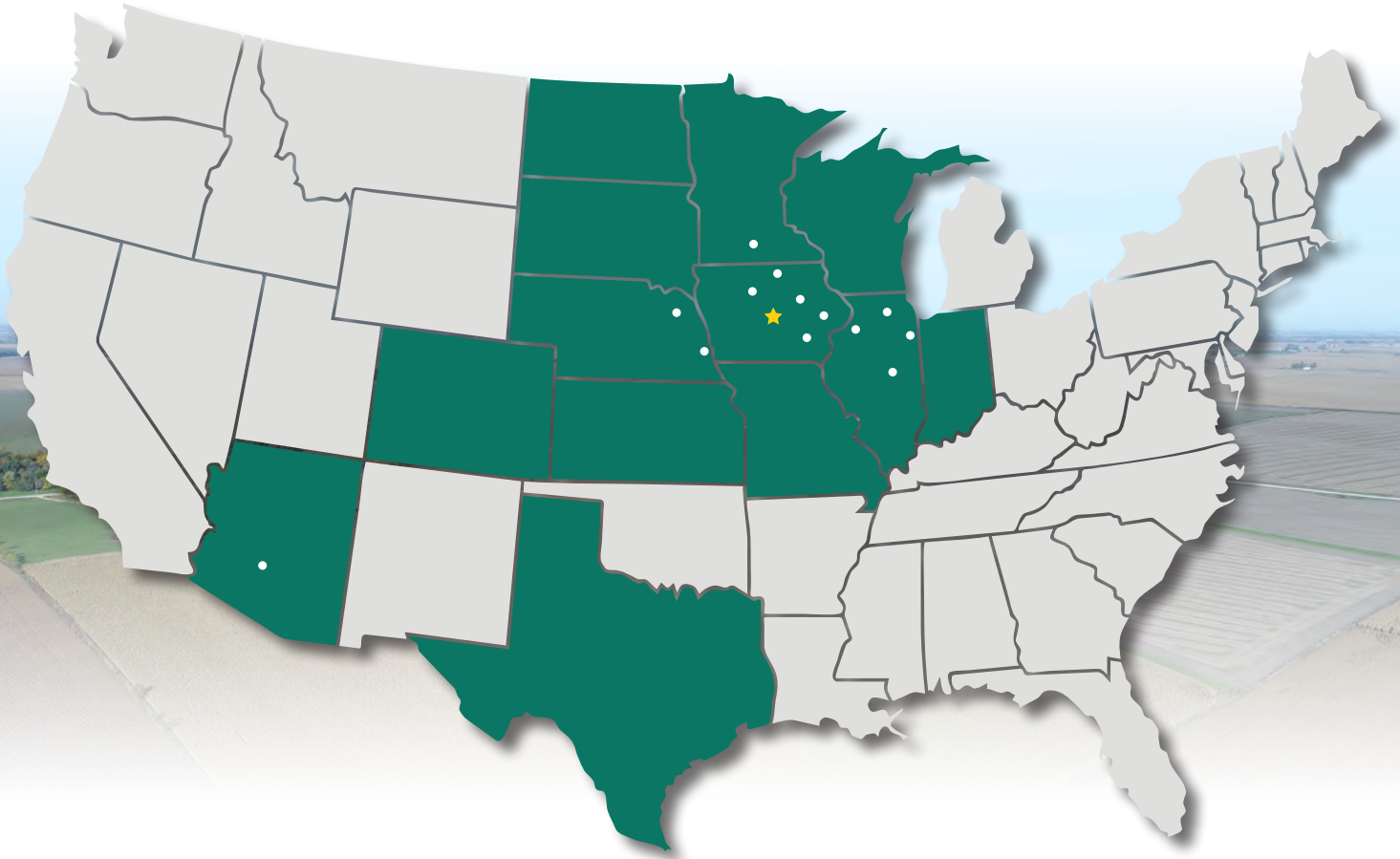


East looking Southwest





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