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FOR MORE INFO!



LAND FOR SALE

Tract 1: 204.5± Acres, Dallas County, Iowa
Tract 2: 107± Acres, Dallas County, Iowa

OFFERED AT
Tract 1: \$2,800,000
Tract 2: \$1,151,000

Highlights:

- Transitional farm in path of future Adel expansion
- Tract one is entire farm of 204.5 acres including house and building
- Tract one has 172.5 FSA crop acres with a CSR2 of 75.3
- Tract two is the SW 107 acres of farm including house and metal building
- Tract two has 78.6 FSA crop acres with a CSR2 of 59.3



For additional information, please contact:

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Property Information

Directions to Property: From the intersection of Highway 6 (Hickman Road) and Highway 169 in Adel, take 169 south one mile to Meadow Road. Take Meadow Road west and south 2.4 miles to the intersection of 312th and Meadow Road. Continue south on Meadow Road 3/4 mile to the farm house driveway. Farm lies to the west of Meadow Road.

Property Description: Located 4.2 miles from the intersection of Highway 169 and Hickman Road in Adel, this farm lies in the path of future Adel expansion. According to the Envision Adel 2040 Comprehensive Plan, the property is located at the intersection of two future arterial streets. The property features a 1,248 Sq ft three bedroom Wausaa Home built in 1976 with a fireplace, three bedrooms and full basement, The home has a new boiler system, and comes with dishwasher, stove, and refrigerator included. There is also a one car attached garage, The home is in excellent condition either for a Buyer to occupy or as a rental property. House has been generating \$2,100 per month income. There is also a 40 X 66 steel frame machine shed with concrete floor. The property is on Xenia Rural Water.

Taxes:

Tract 1: \$7,316

Tract 2: \$4,520 (estimate)

Farm Data:

Tract 1 - Entire farm

Cropland	172.50 acres
Non-crop	24.00 acres
<u>Buildings</u>	<u>8.00 acres</u>
Total	204.50 acres

Tract 2 - SW 107 acres

Cropland	78.60 acres
Non-crop	20.40 acres
<u>Buildings</u>	<u>8.00 acres</u>
Total	107.00 acres

FSA Information:

Tract 1:

	<u>Base</u>	<u>Yield</u>
Corn	93.8 acres	156 bushels
Soybeans	12.1 acres	38 bushels

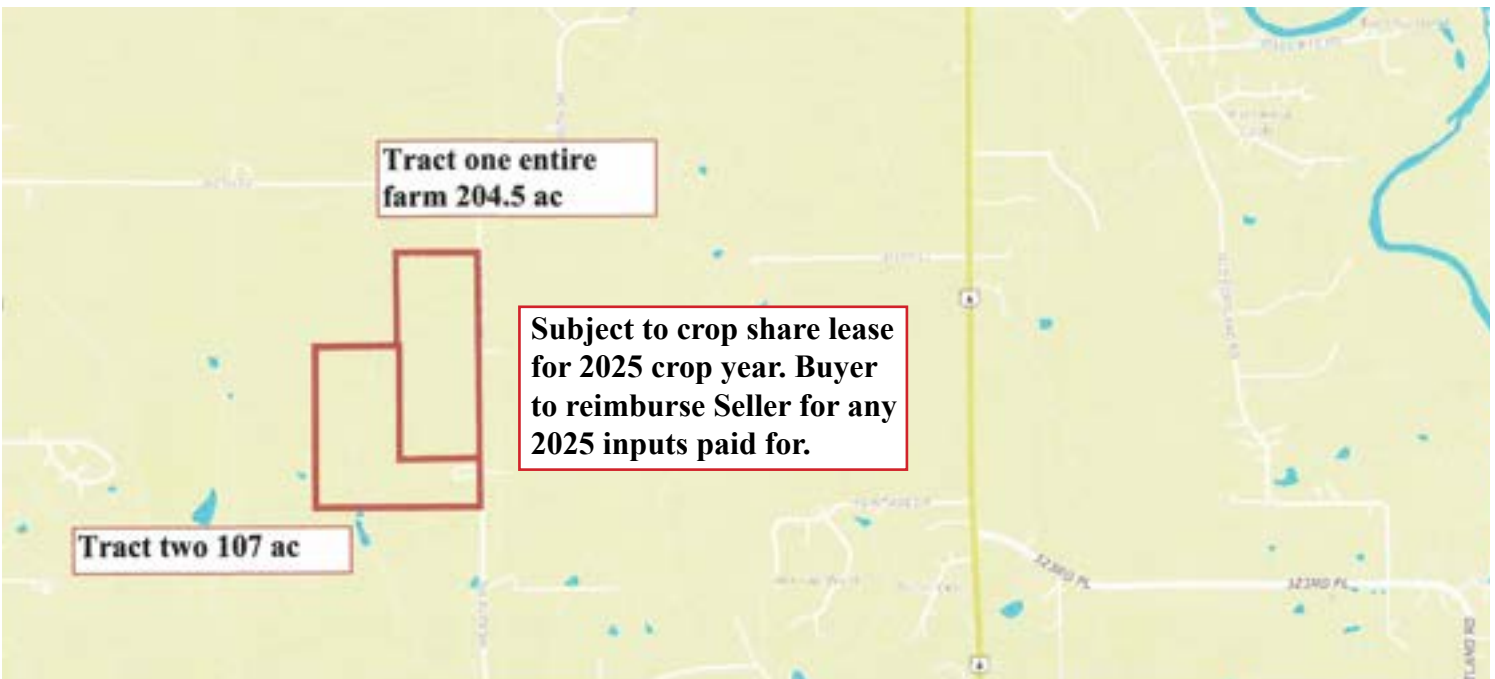
*Subject to reconstitution

Tract 2:

	<u>Base</u>	<u>Yield</u>
Corn	42.6 acres	156 bushels
Soybeans	5.5 acres	38 bushels

*Subject to reconstitution

Location Map

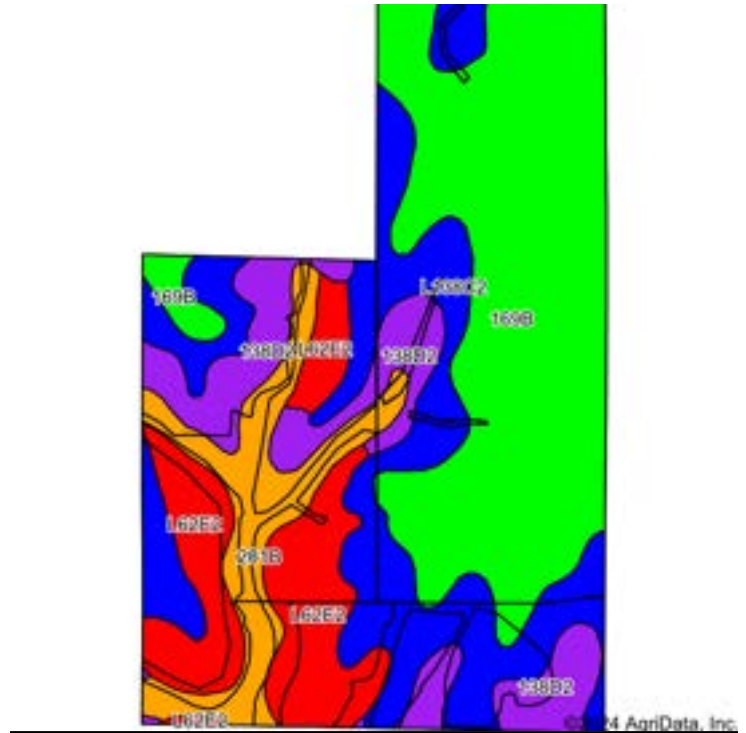


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Tract 1 FSA Map



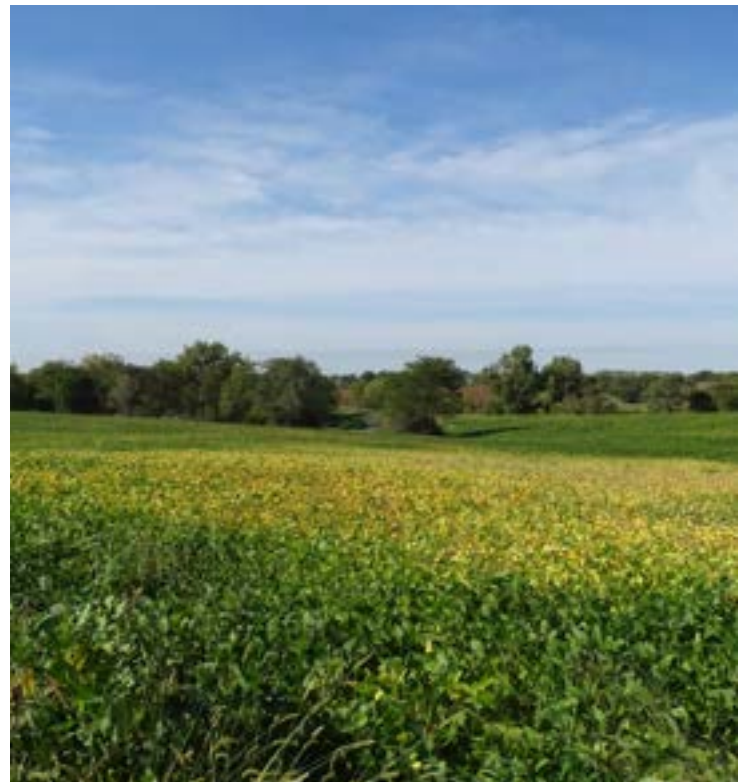
Tract 1 Soil Map



Area Symbol: IA049, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
169B	Clarion loam, 2 to 5 percent long slopes	80.10	39.7%		91
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	48.70	24.1%		83
L62E2	Storden loam, Bemis moraine, 10 to 22 percent slopes, moderately eroded	29.42	14.6%		32
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	24.27	12.0%		54
201B	Coland-Terril complex, 2 to 5 percent slopes	19.27	9.6%		74
Weighted Average					74.4

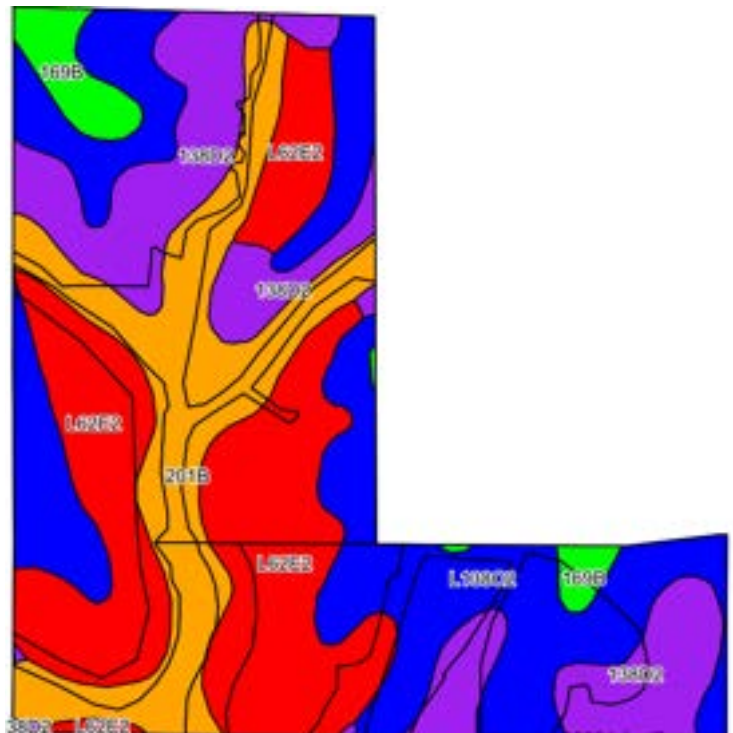
**IA has updated the CSR values for each county to CSR2.



Tract 2 FSA Map



Tract 2 Soil Map



Area Symbol: IA049, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
L62E2	Storden loam, Bemis moraine, 10 to 22 percent slopes, moderately eroded	29.43	29.2%		32
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	29.33	29.2%		83
L38D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	19.80	19.7%		54
201B	Coland-Terril complex, 2 to 5 percent slopes	18.39	18.3%		74
169B	Clarion loam, 2 to 5 percent long slopes	3.61	3.6%		91
Weighted Average					61

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

