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**L-2500428**

**L-2500429**

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# LAND AUCTION

## SIMULCAST LIVE AND ONLINE

**225.15± Acres, Dallas County, Iowa**

**Wednesday, September 10, 2025 | 10:00 AM**

**Dallas County Fair Community Building | 28057 Fairground Road, Adel, Iowa 50003**

### **Highlights:**

- **Offered as Three Tracts**
- **Dallas Center's Growth Plan Area**
- **96% Cropland: 87 CSR2**
- **Historic Farmstead: Grain Storage**



**For additional information, please contact:**

**Ben Price, AFM/Agent | (515) 205-3883**

**[BPrice@FarmersNational.com](mailto:BPrice@FarmersNational.com)**

Bidding starts | Tuesday, September 9, 2025 at 8:00 AM

Bidding closes | Wednesday, September 10, 2025 at close of live event

To register and bid go to: [www.fncbid.com](http://www.fncbid.com)

Property Information

**Property Description:** This offering presents three highly desirable tracts; all located within the comprehensive planning boundary of Dallas Center. With premium Canisteo-Clarion-Nicollet soils, each tract is exceptionally well-suited for continued agricultural production while offering strong upside potential for future development.

**Tract 1** is a premium parcel situated between Adel and Dallas Center, directly adjoining the scenic Brenton Arboretum. This investment-grade farmland features 94% cropland acres and a strong CSR2 rating of 82.5. Its combination of high-quality soils, excellent location, and natural beauty makes it a standout opportunity for both producers and investors alike.

**Tract 2** is located on the west edge of Dallas Center and offers direct access to Highway 44. With 97% cropland acres and an impressive CSR2 rating of 88, this tract delivers exceptional productivity and long-term investment value. Nearly all the property falls within the Dallas Center Corporate City Limits and is zoned A-1 (Existing Agricultural District), allowing for continued farming while being ideally positioned for future residential development.

**Tract 3** is a historic farmstead placed on the edge of town, offering a unique blend of agricultural infrastructure, notable character, and redevelopment potential—perfect for visionary buyers. The site includes multiple grain bins with a combined storage capacity of approximately 160,000 bushels. The property also features a 12,000-gallon horizontal cylindrical pressure tank configured for anhydrous ammonia (NH<sub>3</sub>), which may be adaptable for alternative uses. The buildings exude charm and present exciting possibilities for restoration or creative repurposing. Like Tract 2, this property lies within the Dallas Center Corporate City Limits and is zoned A-1.

Comprehensive property information is available on our website, including a flyover video, FSA documents, pictures and a wide array of maps—covering aerial views, soils, topography, tax parcels, plat, grain facility capacities, anhydrous ammonia facility inspection, and city planning documents.

Directions to Property:

**Tract 1:** From Dallas Center, travel south on County Highway R16 (R Avenue) for approximately 1.5 miles. Turn west onto 260th Street and continue for about 1 mile. The property is located immediately on the north side of 260th Street.

**Tract 2:** This tract is located along the western edge of Dallas Center with direct access from the south side of Highway 44.

**Tract 3:** This tract is contiguous to Tract 2 and located on the west side of Dallas Center, at the intersection of Kellogg Avenue and Sycamore Street.

Legal Description:

**Tract 1:** The Southeast Quarter of the Southwest Quarter (SE<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>) and the Northeast Quarter of the Southwest Quarter (NE<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>), all in Section 10, Township 79 North, Range 27 West. Parcel ID: 1110300002 & 1110300004.

**Tract 2:** The Northwest Quarter of the Southeast Quarter (NW<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub>), except the South 30 acres; the Northeast Quarter of the Southeast Quarter (NE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub>), except the South 30 acres; the Southeast Quarter of the Northeast Quarter (SE<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub>); the East 8.45 acres of the West Half of the Northeast Quarter (E 8.45 AC of W<sup>1</sup>/<sub>2</sub> NE<sup>1</sup>/<sub>4</sub>); and the fractional Northeast Quarter of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> FRL), all in Section 3; and the South 32 acres of the West 40 acres of the Northwest Quarter (S 32 AC of W 40 AC NW<sup>1</sup>/<sub>4</sub>), except the South 96 feet and except four parcels located in the northeasterly portion, all in Section 2. All located in Township 79 North, Range 27 West. Parcel ID: 1103400008, 1103400007, 1102151003, 1103200004, 1103200002.

**Tract 3:** Commencing at a point 1,031.85 feet North and 201.94 feet East of the West Quarter Corner of Section 2, Township 79 North, Range 27 West; thence North 420 feet; thence East 210 feet; thence North 198 feet; thence East 283 feet; thence South 618 feet; thence West 493 feet to the point of beginning. Parcel ID: 1102151004.

Abstract to govern legal descriptions.

Improvements:

**Tract 3:** 12,000-gallon capacity, horizontal cylindrical pressure tank.

Grain Bins:

- 1 × 50,000 Bu.
- 1 × 40,000 Bu.
- 1 × 22,000 Bu.
- 4 × 12,000 Bu.
- 1 × 3,000 Bu.

Buildings:

- Garage: 60' × 40'
- Barn: 42' × 29'
- Lean-To: 60' × 24'
- Granary: 36' × 142'

Taxes:

- Tract 1:** \$2,352.00
- Tract 2:** \$4,508.00
- Tract 3:** \$852.00



### Farm Data:

#### Tract 1:

Cropland	75.22 acres
Timber	02.66 acres
<u>Other</u>	<u>02.12 acres</u>
Total	80.00 acres

#### Tract 2:

Cropland	134.37 acres
<u>Other</u>	<u>03.53 acres</u>
Total	137.9 acres

#### Tract 3:

Other	04.55 acres
<u>Buildings</u>	<u>02.70 acres</u>
Total	07.25 acres

### FSA Information:

#### Tract 1:

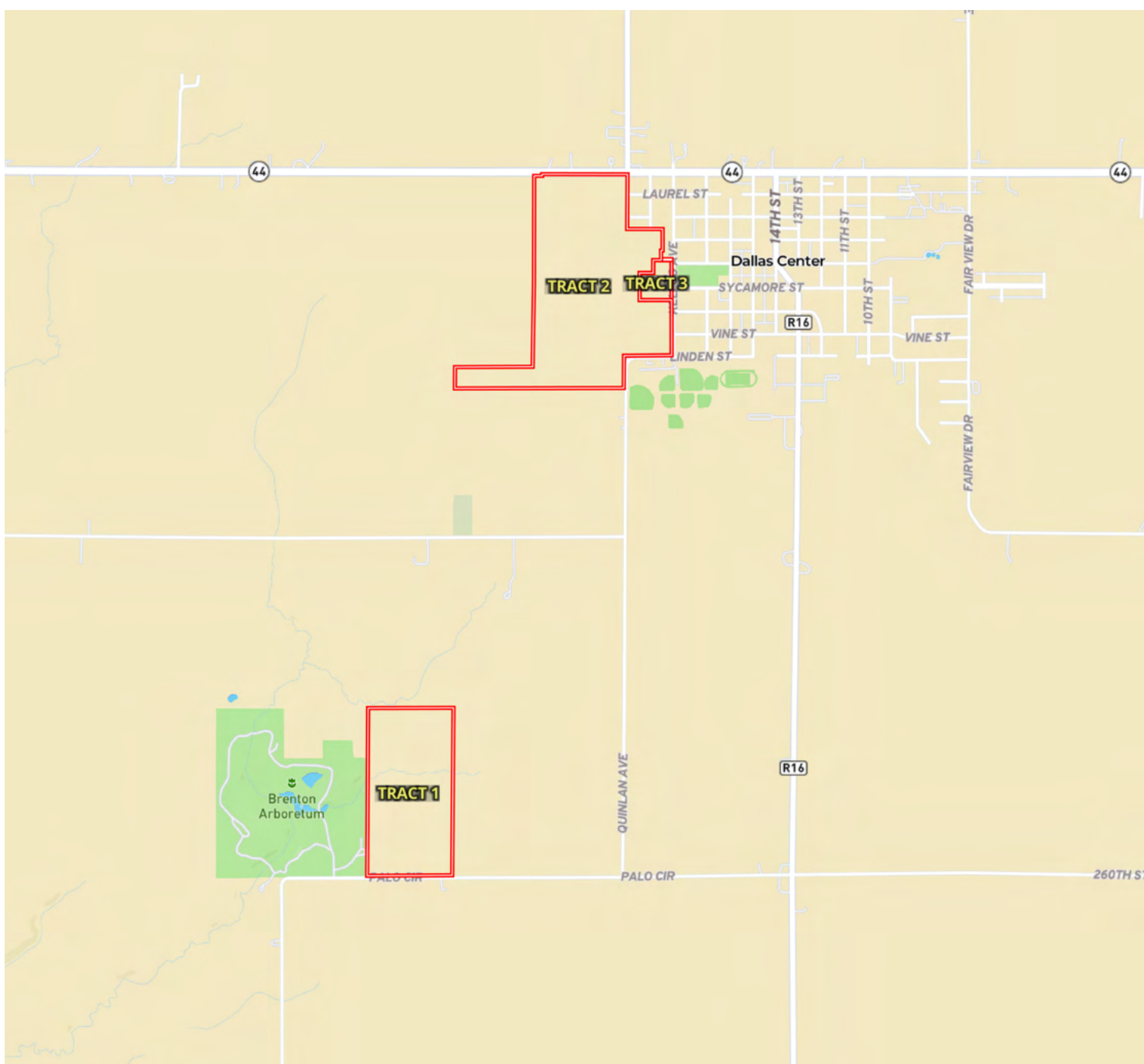
	Base	Yield
Corn	66.19 acres	148 bushels
Soybeans	01.43 acres	41 bushels
Oats	00.20 acres	61 bushels

#### Tract 2:

	Base	Yield
Corn	125.7 acres	148 bushels
Soybeans	08.67 acres	41 bushels

#### Tract 3: N/A

### Location Map



# Tract 1:

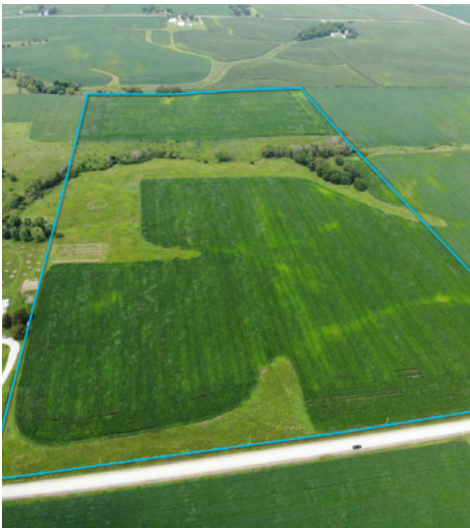
Aerial Map



Soil Map



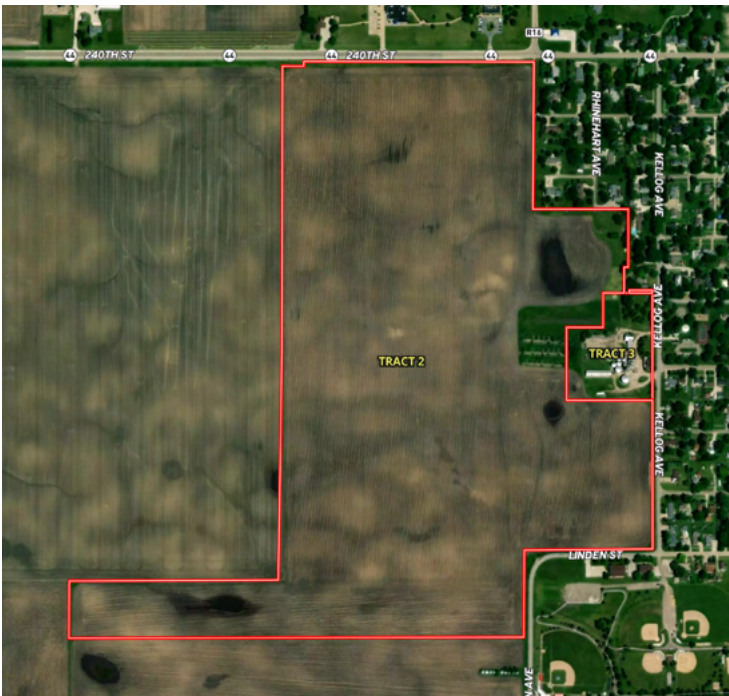
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	36.06	45.99	88.0	0	80	2e
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	9.29	11.85	87.0	0	81	2w
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	9.18	11.71	54.0	0	71	3e
201B	Coland-Terril complex, 2 to 5 percent slopes	7.28	9.28	74.0	0	89	2w
L55	Nicollet loam, 1 to 3 percent slopes	6.3	8.03	91.0	0	85	1
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	5.38	6.86	88.0	0	84	2w
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	4.91	6.26	83.0	0	62	3e
TOTALS		78.4(*)	100%	82.52	-	79.44	2.1



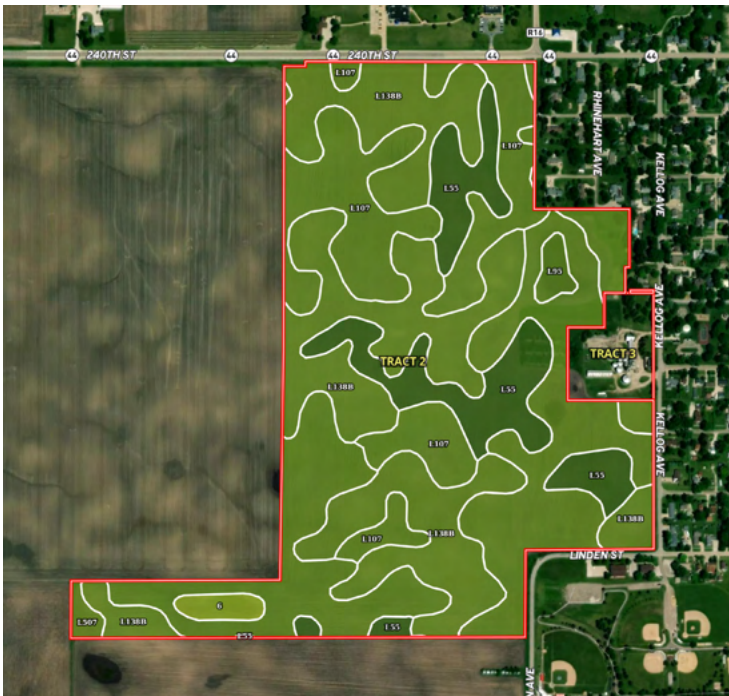


# Tract 2:

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	52.72	37.28	88.0	0	80	2e
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	39.77	28.12	87.0	0	81	2w
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	27.11	19.17	88.0	0	84	2w
L55	Nicollet loam, 1 to 3 percent slopes	18.84	13.32	91.0	0	85	1
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.61	1.14	59.0	0	76	3w
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	1.36	0.96	75.0	0	81	2w
TOTALS		141.4 1(*)	100%	87.66	-	81.68	1.88





# Tract 3:

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	3.33	55.22	88.0	0	80	2e
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	2.7	44.78	87.0	0	81	2w
TOTALS		6.03(* )	100%	87.55	-	80.45	2.0



# Simulcast Auction Terms

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

**Taxes:** Real estate taxes will be prorated to closing.

**Conditions:** This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

**Possession:** Possession will be granted at closing on Wednesday, October 15, 2025 or such other date agreed to by the parties. Subject to current lease.

**Earnest Payment:** A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Brown, Fagen & Rouse Trust Account.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Brown, Fagen & Rouse Trust Account the required earnest payment. The Seller will provide a current abstract of title at their expense. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on Wednesday, October 15, 2025, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Brown, Fagen & Rouse.

**Survey:** At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Sale Method:** The real estate will be offered in three individual tracts. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

**Approval of Bids:** Final sale is subject to the Seller's approval or rejection.

**Agency:** Farmers National Company and its representatives are acting as Agents of the Seller.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

**Seller:** Brenton Brothers Inc., Brenton Farms Inc., C.B. Farms Inc.

**Auctioneer:** Joel Ambrose

**Simulcast Public and Online:** Bidding will be simultaneous with the live auction on Wednesday, September 10, 2025, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:** [www.fncbid.com](http://www.fncbid.com)

All bids on the tract will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

**Server and Software Technical Issues:** In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

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