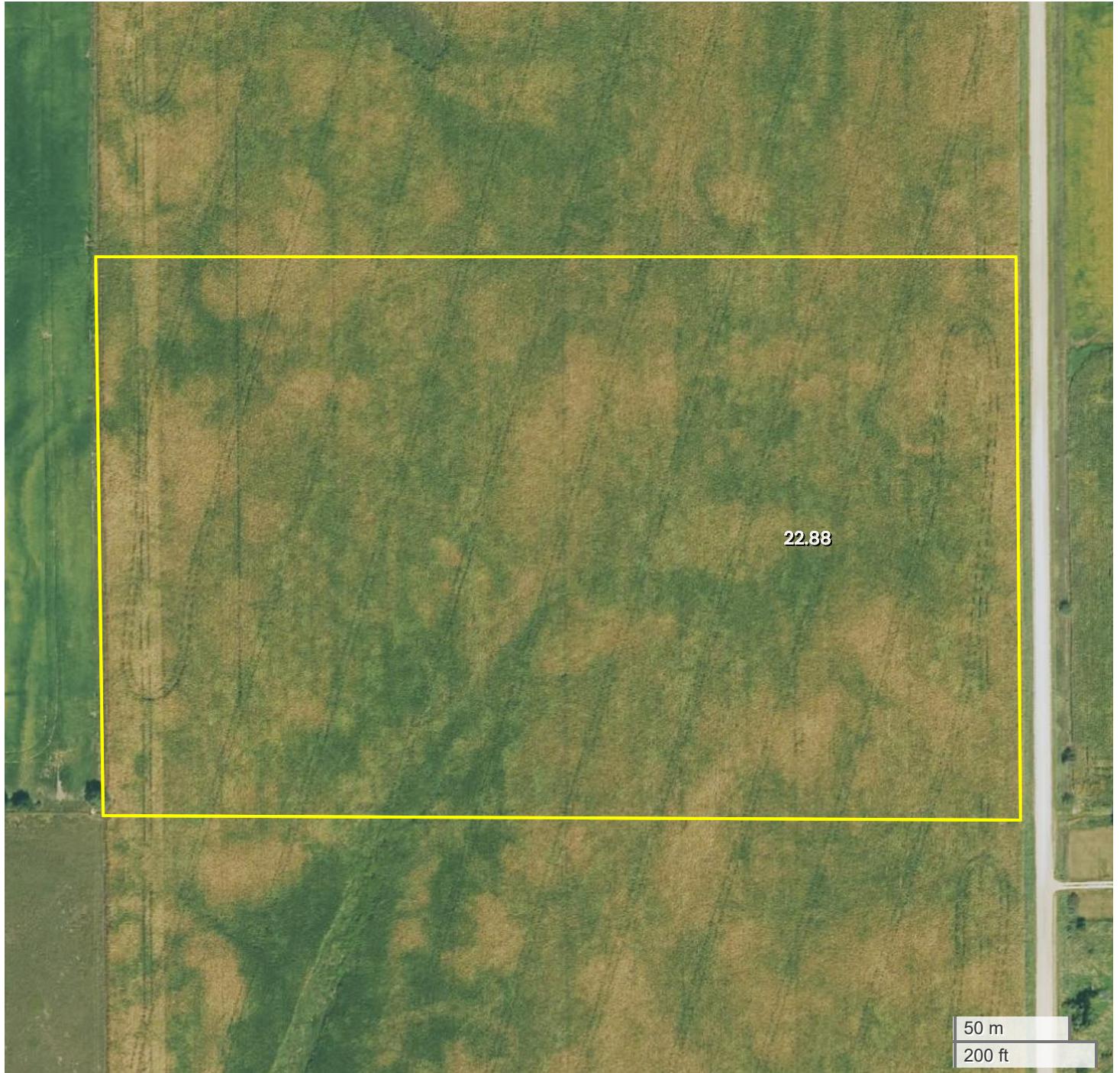




23 SOUTH (22.89 AC TOTAL, 22.88 AC TILLABLE)

AERIAL MAP



Center: 41.579904, -94.043957

02-78N-28W

Adams Township

Dallas County, IA

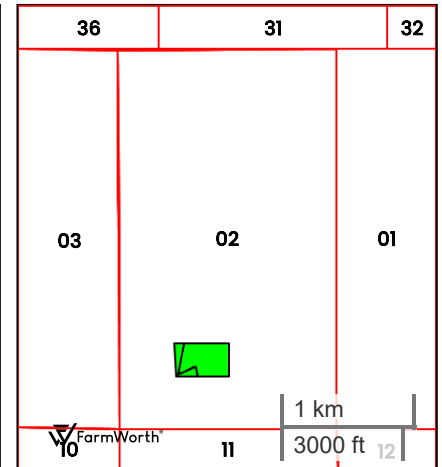
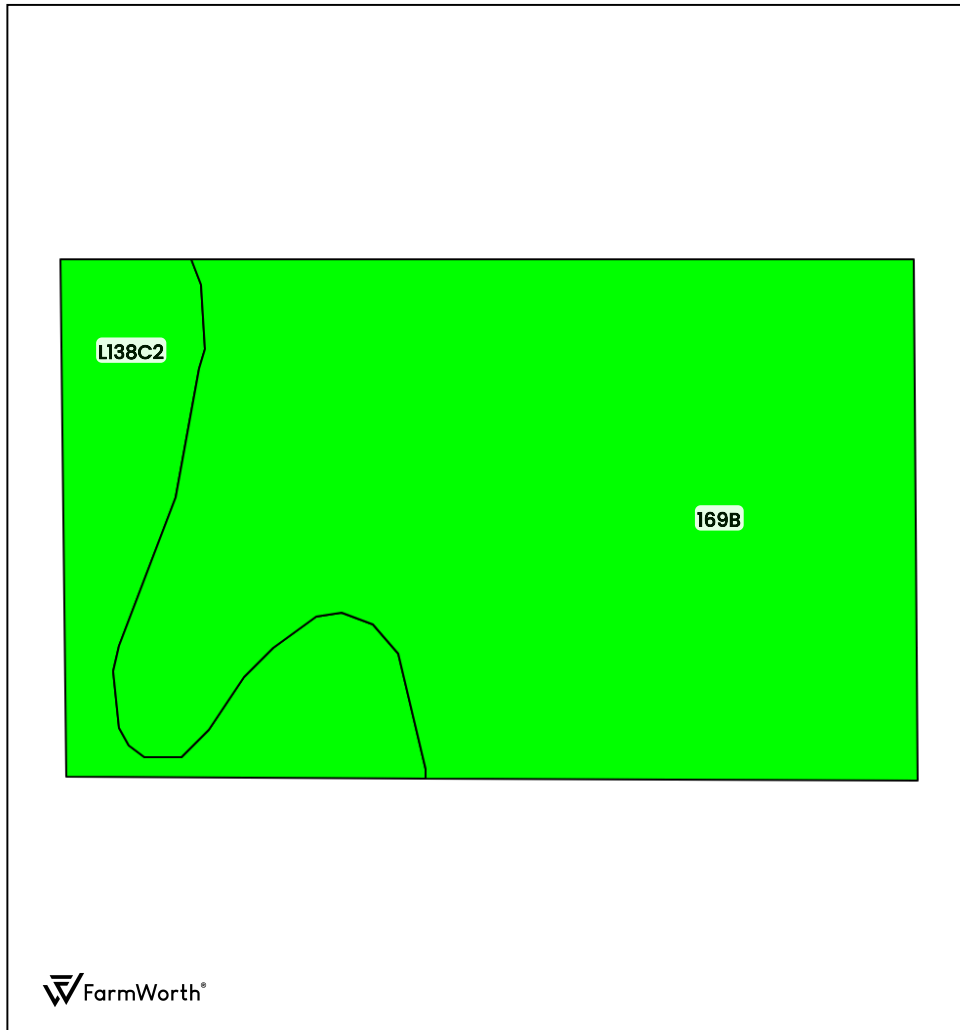


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23 SOUTH (22.89 AC TOTAL, 22.88 AC TILLABLE)

TOTAL SOILS



County: **Dallas County, IA**
Location: **02-78N-28W**
Township: **Adams**
Acres: **22.89**
Date: **08/29/2025**



Field borders obtained from Farm Service Agency
as of 2008

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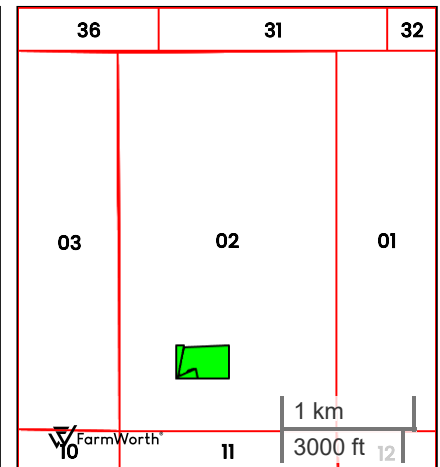
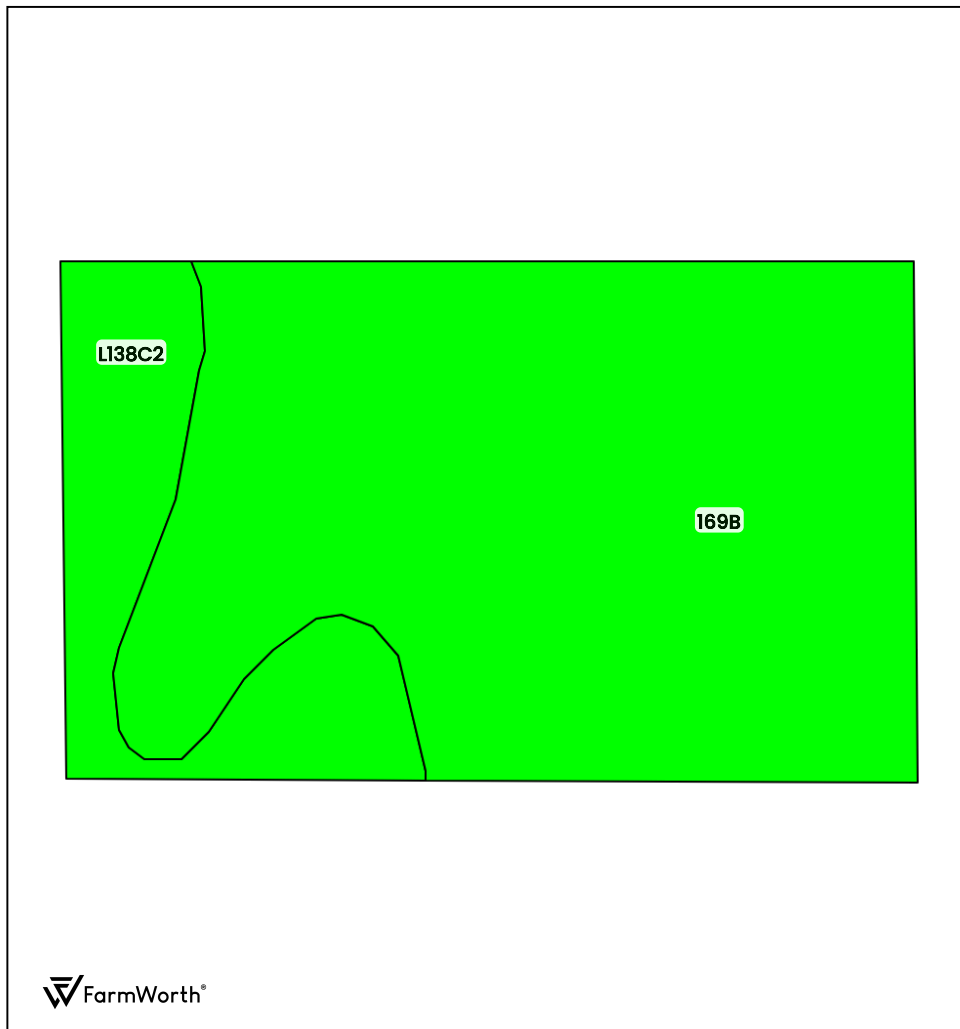
Code	Description	Acres	% of field	IA CSR2	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
169B	Clarion loam, 2 to 5 percent long slopes	18.79	82.09 %	91	78	-	2	Well drained
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	4.10	17.91 %	83	62	-	3	Well drained
Average:				89.6	75.1			

IA has updated the CSR values for each county to CSR2.
Soils data provided by USDA and NRCS.



23 SOUTH (22.89 AC TOTAL, 22.88 AC TILLABLE)

TILLABLE SOILS



County: **Dallas County, IA**
Location: **02-78N-28W**
Township: **Adams**
Acres: **22.88**
Date: **08/29/2025**



Field borders obtained from Farm Service Agency
as of 2008

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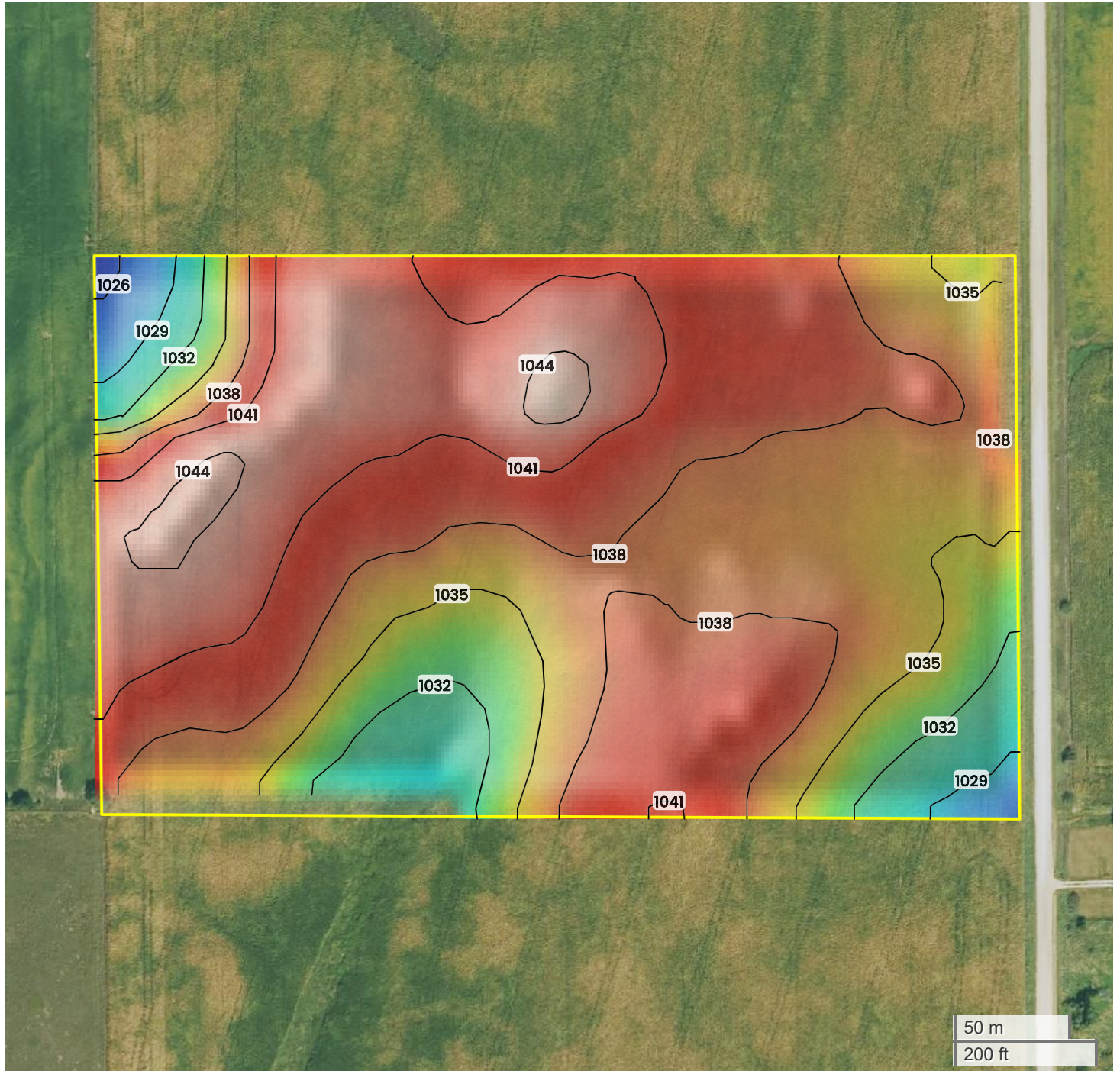
Code	Description	Acres	% of field	IA CSR2	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
169B	Clarion loam, 2 to 5 percent long slopes	18.79	82.12 %	91	78	-	2	Well drained
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	4.09	17.88 %	83	62	-	3	Well drained
Average:				89.6	75.1			

IA has updated the CSR values for each county to CSR2.
Soils data provided by USDA and NRCS.



23 SOUTH (22.89 AC TOTAL, 22.88 AC TILLABLE)

TOPOGRAPHY



1026 ft

1044 ft



Center: 41.579904, -94.043961

02-78N-28W

Adams Township

Dallas County, IA

Source: USGS 10m DEM

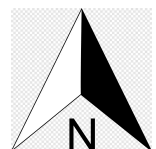
Interval(ft): 3

Max: 1044.0 ft

Min: 1026.0 ft

Range: 18.0 ft

Average: 1035.0 ft



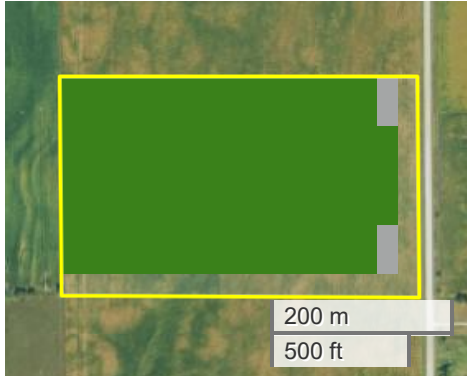
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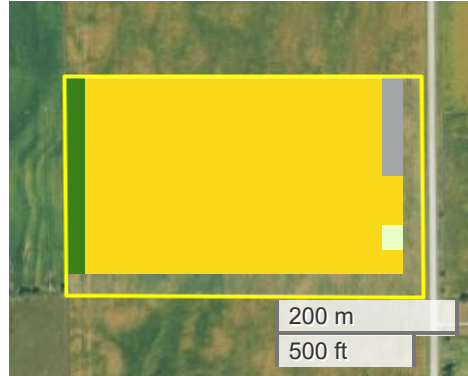
23 SOUTH (22.89 AC TOTAL, 22.88 AC TILLABLE)

CROP HISTORY

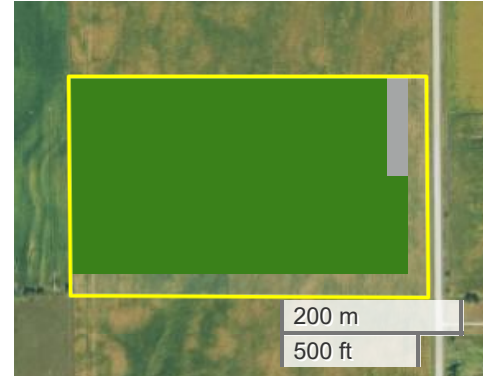
2024



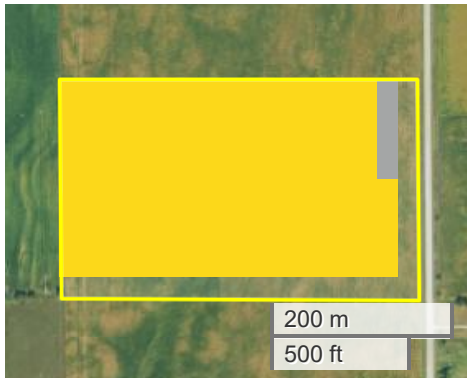
2023



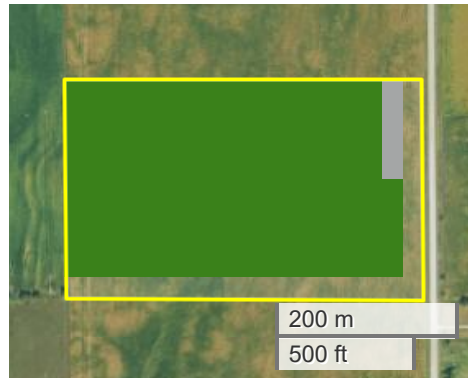
2022



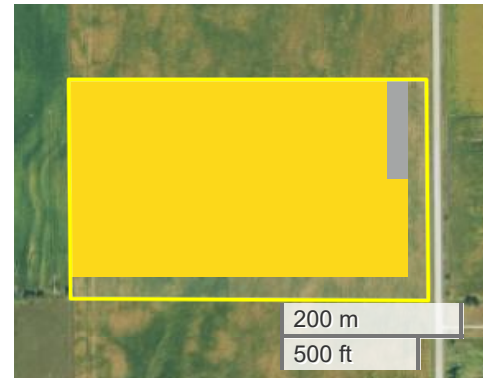
2021






2020



2019



Crop History

		Percent Area (>0.5 %)						
	Crop	2024	2023	2022	2021	2020	2019	Average
	Corn	0.0	89.8	0.0	96.9	0.0	96.9	94.5
	Soybeans	96.9	6.3	96.9	0.0	96.9	0.0	74.2
	Developed/Open Space	3.1	3.1	3.1	3.1	3.1	3.1	3.1

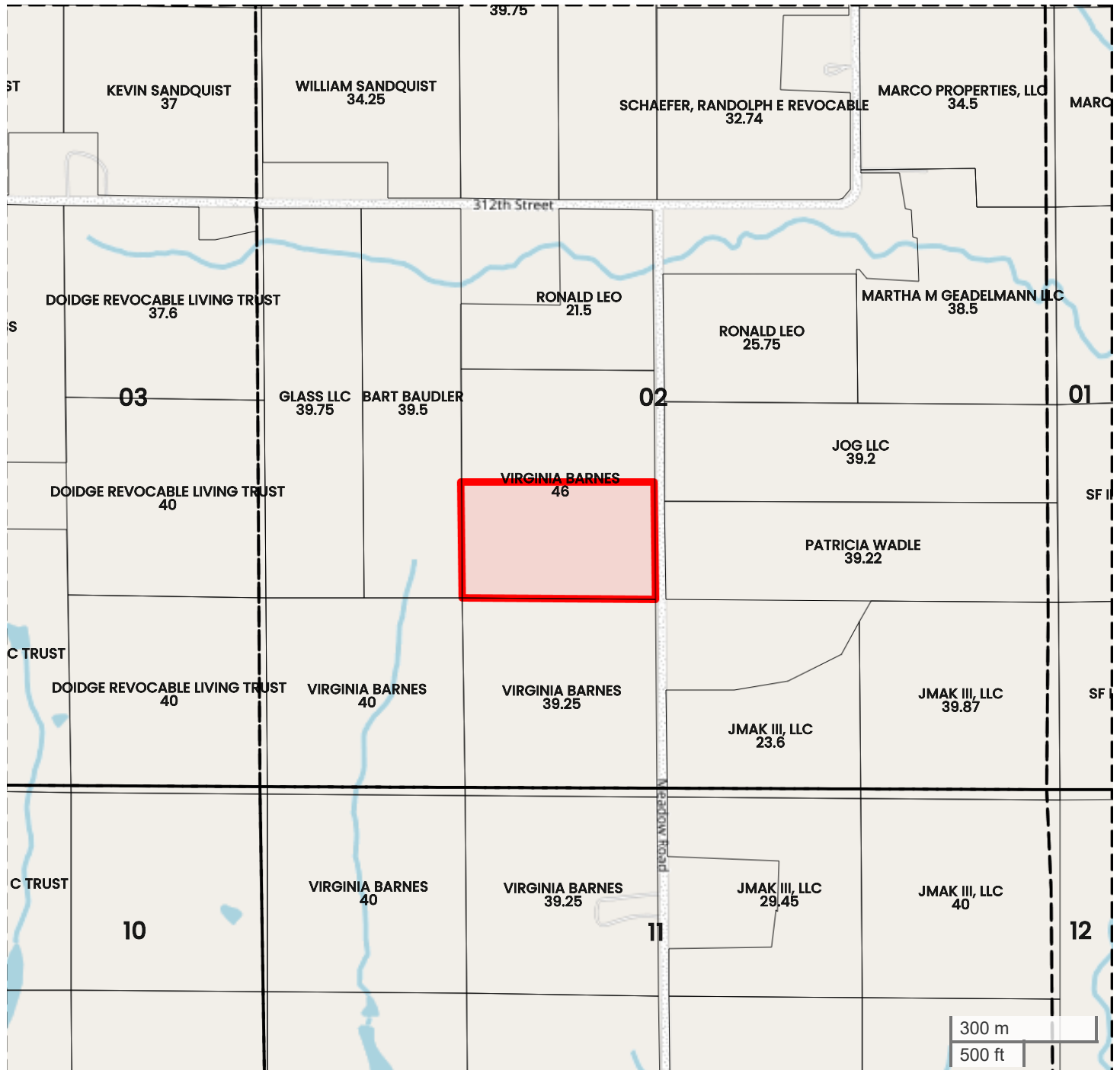


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23 SOUTH (22.89 AC TOTAL, 22.88 AC TILLABLE)

PLAT MAP



Center: 41.579912, -94.043952

02-78N-28W

Adams Township

Dallas County, IA

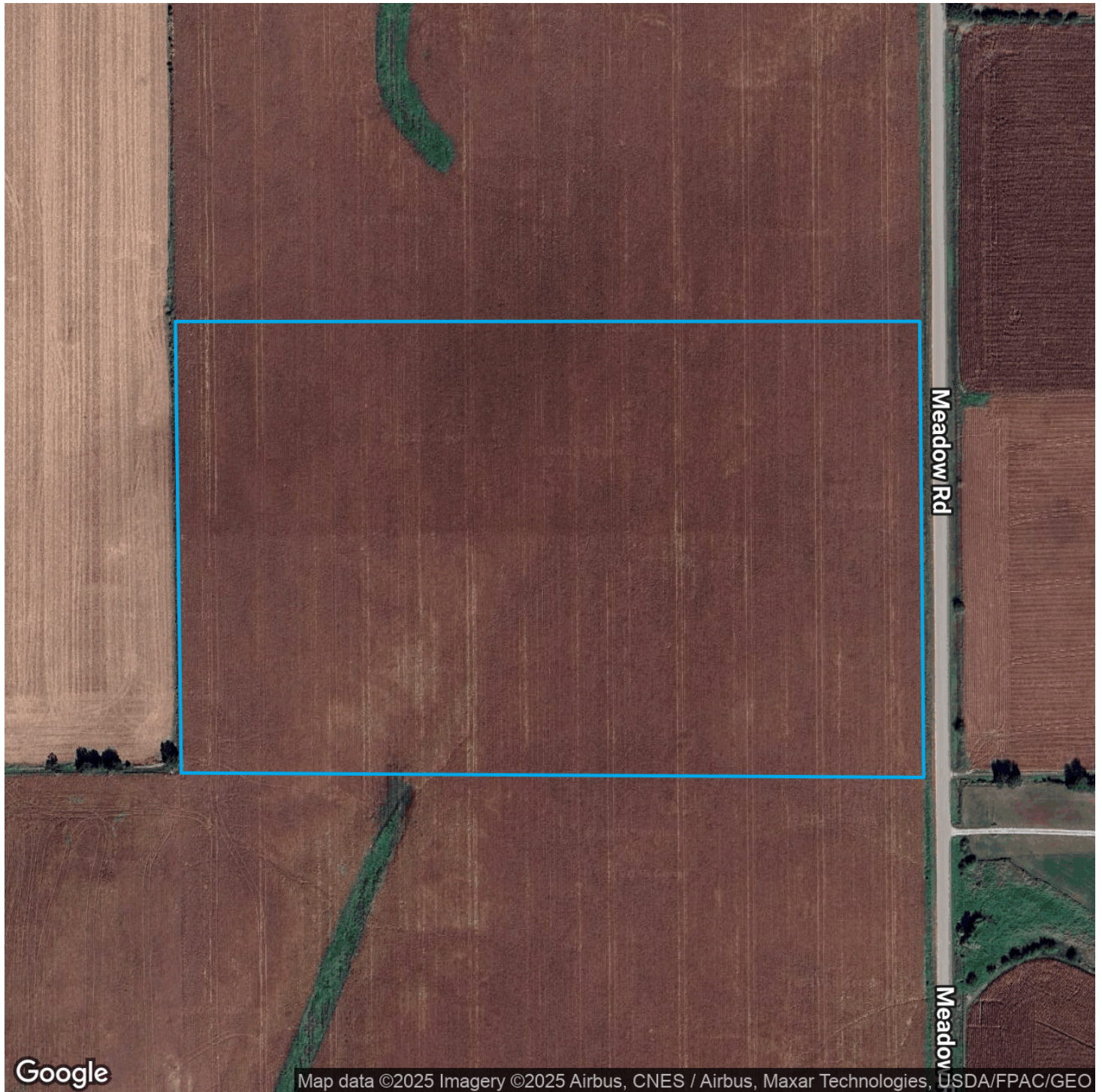


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23 SOUTH (22.89 AC TOTAL, 22.88 AC TILLABLE)

PROXIMITY MAP



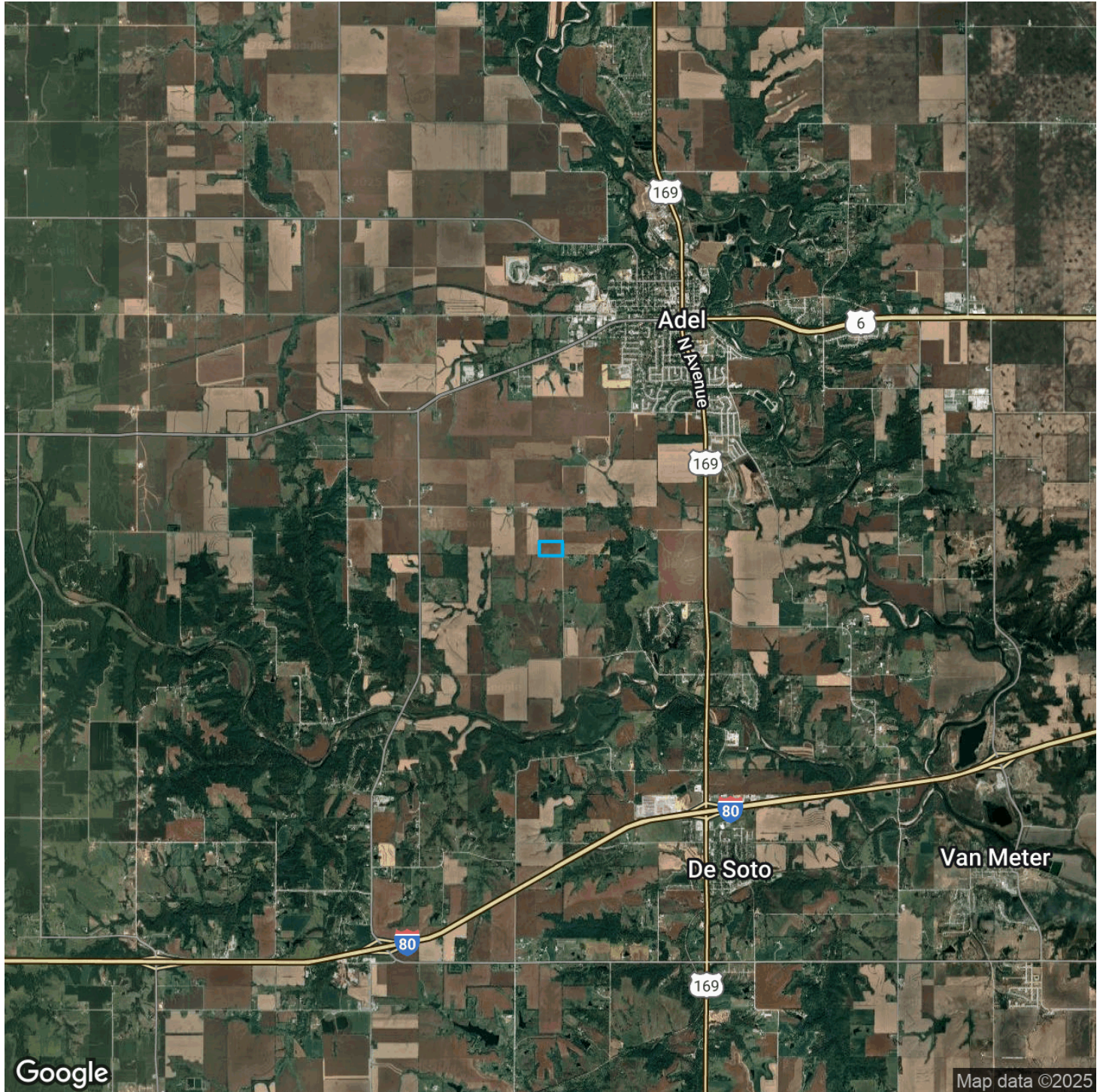
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23 SOUTH (22.89 AC TOTAL, 22.88 AC TILLABLE)

REGIONAL MAP



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23 SOUTH (22.89 AC TOTAL, 22.88 AC TILLABLE)

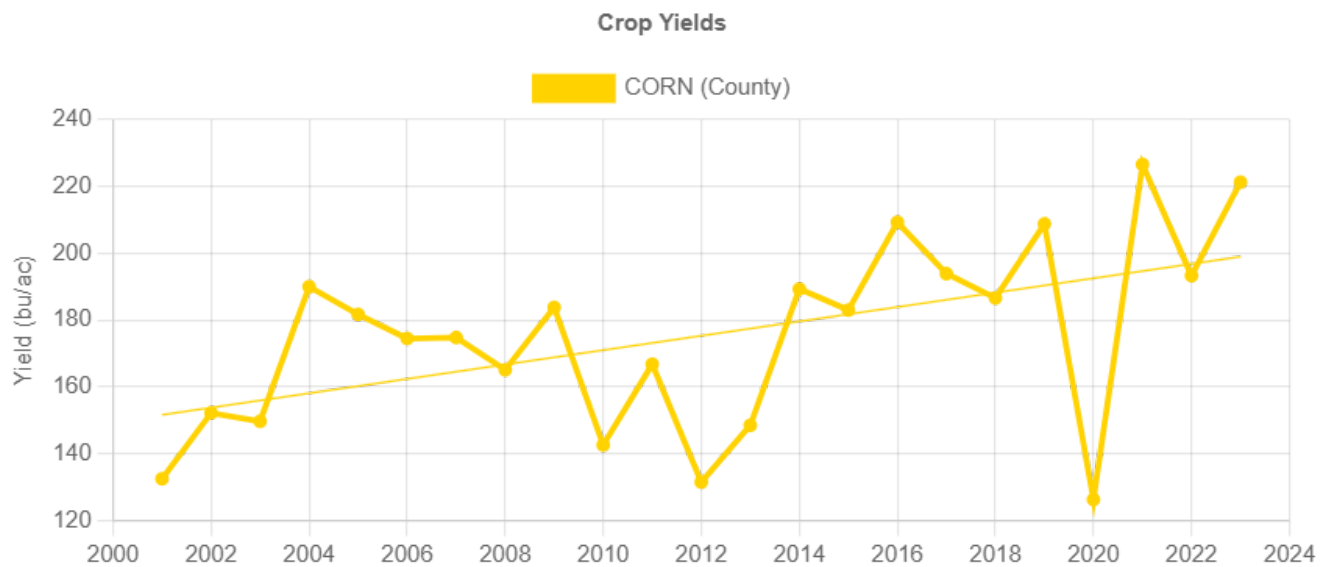
FARMLAND INSIGHTS

Farmland Statistics for Dallas County, IA for 2023

	Attribute	Year	Value
IA Average	Farmland Value (\$/ac)	2023	\$9,410
	Cash Rent (\$/ac)	2023	\$269
	Farmland Returns (%)	2023	9.05%
Dallas County Average	Price (\$/ac)	2023	\$9,669
	National Productivity Index (NCCPI3 All Crops)	2023	75
	CSR2	2023	75

RMA Statistics for Dallas County, IA for 2022

Top Crops	Year	Expected Yield (bu/ac)	APA Trend Adjustment (bu/year)
Corn	2022	199.7	1.96



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