



FOR SALE

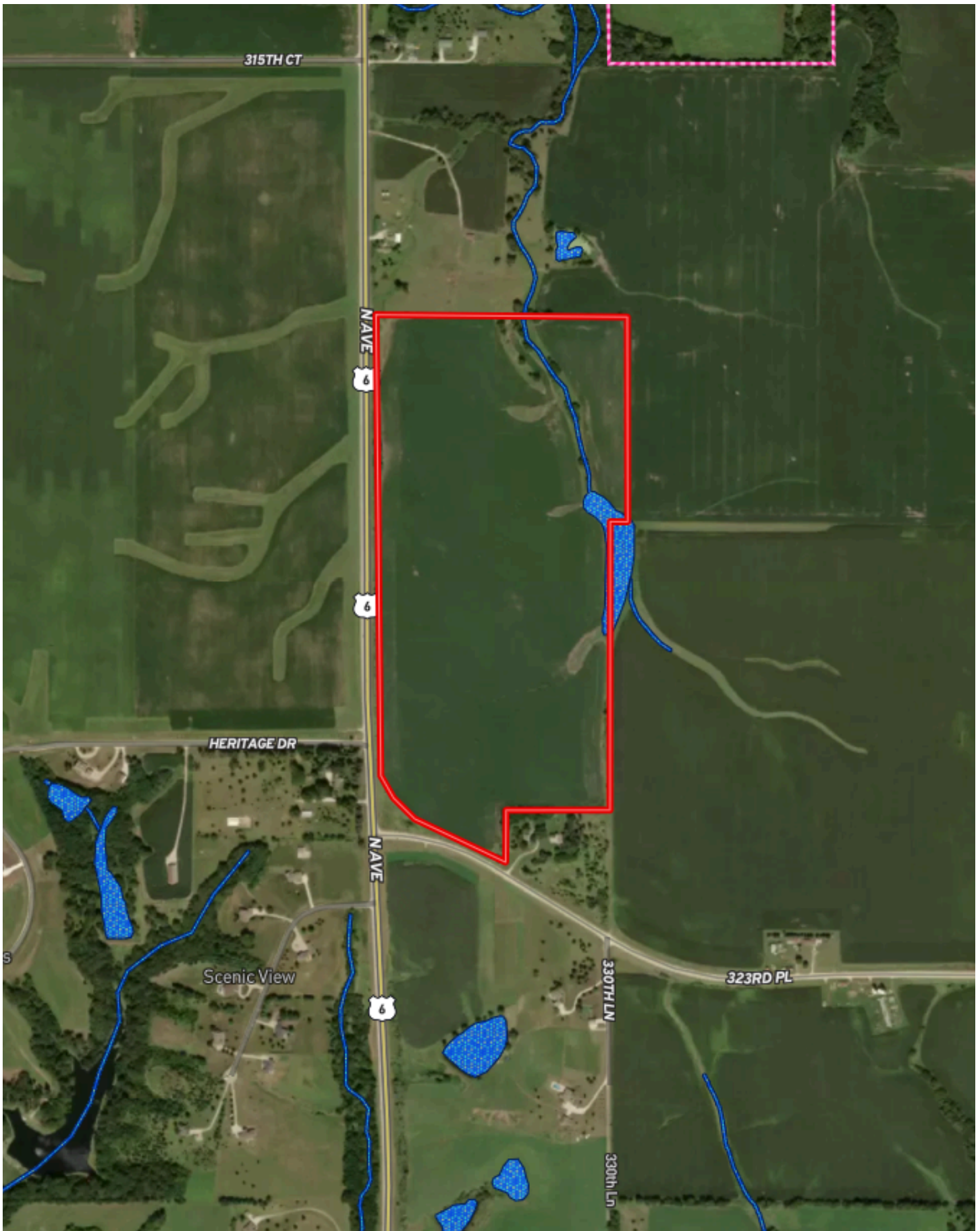
ADEL, IA - COMMERCIAL LAND

WB Realty Co. is proud to present 93.24 acres of exceptional development land located less than two miles from Interstate 80 and just south of Adel along Highway 6/169. This prime site offers over half a mile of highway frontage with additional access from a hard-surfaced road to the south. The property's topography provides flexibility for a variety of potential uses, including residential, commercial, or industrial development. With its convenient location, extensive frontage, and development potential, this property represents a rare opportunity in the growing Adel market.

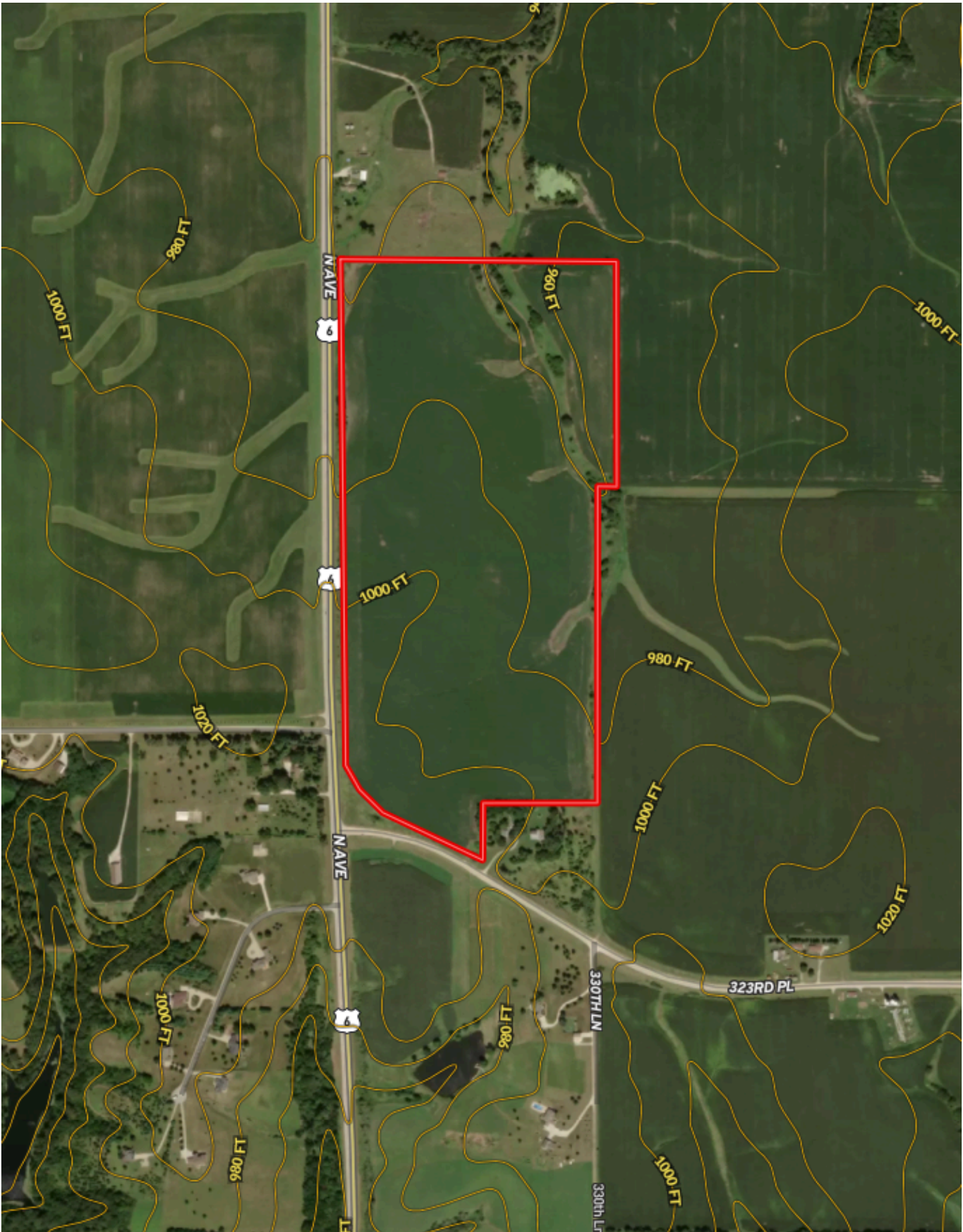
PROPERTY DETAILS

- 93.24 Acres
- \$33,900/acre
- Potential to subdivide
- Current Use - Ag (84.6 CSR2)
- Future Land Use - Office
- Proposed Use - Residential or Industrial
- Utilities adjacent to site
- Lease is open for 2026
- 2 Miles to I-80
- Adel School District
- Location - Dallas County, IA, 78 N 27W - 6, 7
- Parcel ID 1507100015

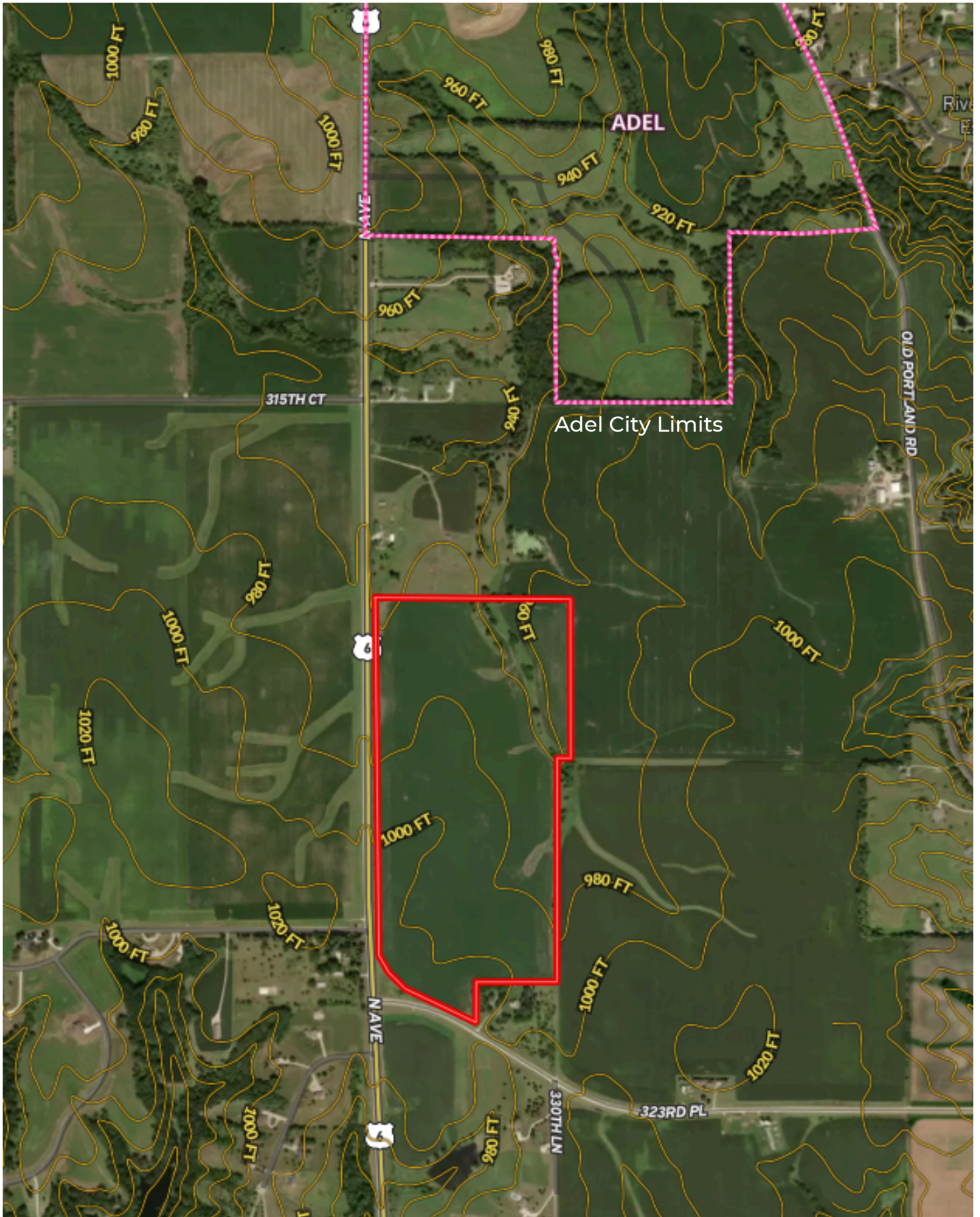
WETLANDS MAP



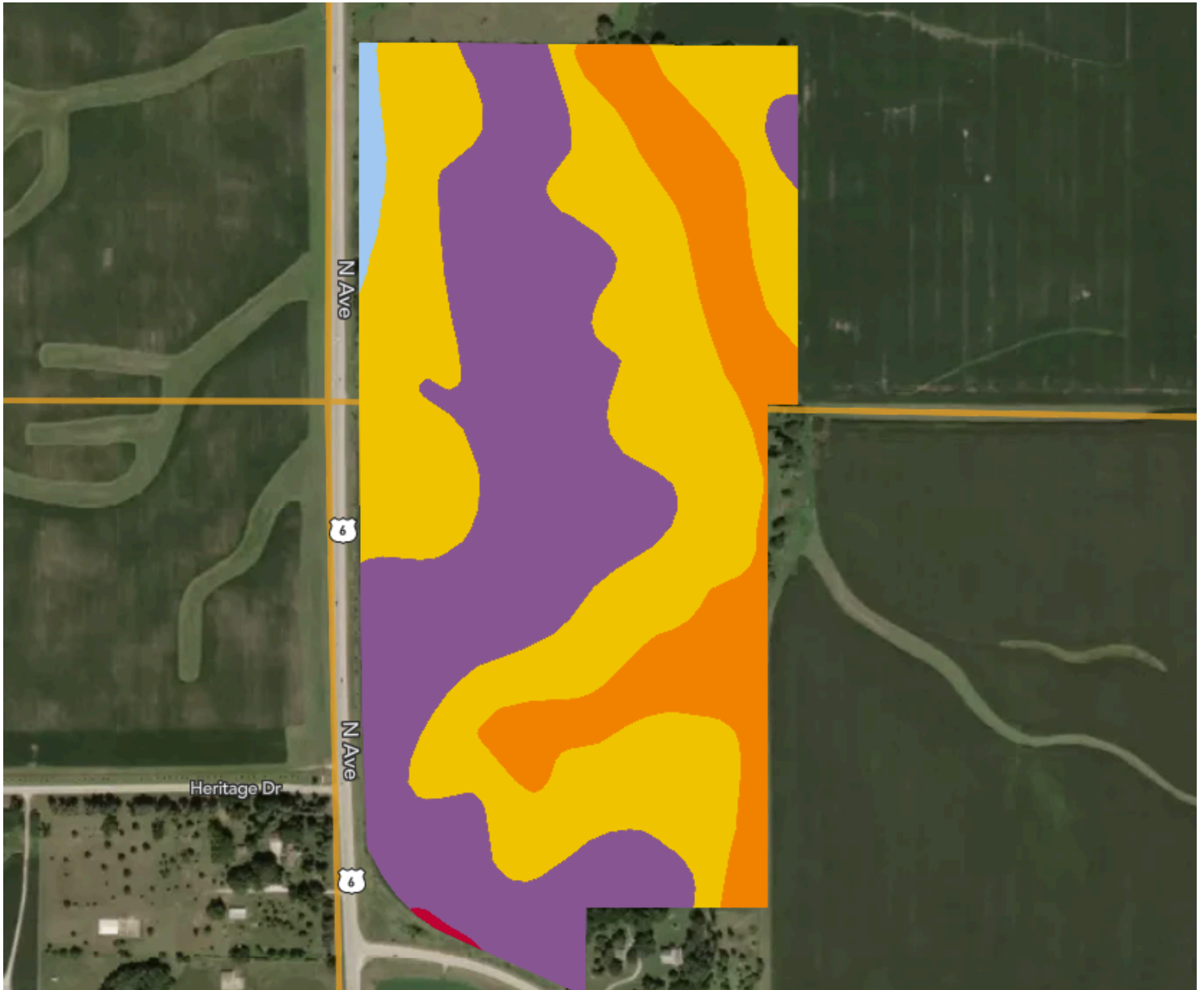
CONTOUR MAP



CORPORATE LIMITS



SOILS AND TILLABLE



SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS ⓘ	AVG CSR2
■ L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	42.71	45.4%	3	83.0
■ 169B	Clarion loam, 2 to 5 percent long slopes	35.06	37.3%	2	91.0
■ 201B	Coland-Terril complex, 2 to 5 percent slopes	14.90	15.8%	2	74.0
■ L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	1.21	1.3%	2	88.0
■ L55	Nicollet loam, 1 to 3 percent slopes	0.14	0.1%	1	91.0
		94.01			84.6



WB Realty Company is a licensed broker in the state of Iowa



Ryan Wiederstein

Broker/Owner

📞 515-554-4543

✉️ ryan@wbrealty.com

Broker has financial interest in the property