



DALLAS

69.86

ACRES M/L

COUNTY



Listing: #13961

Price: \$590,000

Taxes: \$1,366 Annually

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More Info: PeoplesCompany.com

Offering 69.86 acres m/l of productive Dallas County farmland located in a strong area north of Linden, Iowa. Farm consists of 59.06 FSA tillable acres with a CSR of 78.6 (CSR2 77.8) and 7.2 acres enrolled in CRP paying \$844 annually. CRP contract type is CP-2 and expires in 2019. Property also offers a recreational component as it is lined with timber to the south, west, and northwest and lies adjacent to Mosquito Creek on its western border. Farm is located 2.5 miles north of Linden along the west side of Beaumont Ave in the Southwest Quarter of Section 5 of Linn Township.

Farm Program Information:

Corn - 32.7 base acres with a PLC Yield of 116

Beans - 26.4 base acres with a PLC Yield of 37

Directions: From Linden, travel east on North St/Co Hwy F51. Turn north onto Beaumont Ave and continue approximately 2.3 miles. Farm is situated on the west side of Beaumont Ave.

Productive
Farmland
FOR SALE

