



DALLAS COUNTY

FARMLAND AVAILABLE

S AVENUE WOODWARD, IA 50276

160
ACRES M/L

LISTING #: 14681
PeoplesCompany.com

**LISTING
AGENT**

MATT ADAMS 515.423.9235
Matt@PeoplesCompany.com

PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.



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DESCRIPTION

Productive farmland available in Dallas County! This property consists of 160 gross acres m/l with 139.23 FSA tillable acres carrying a CSR2 of 71.9. Primary soil types include Storden, Clarion, and Webster clay loam. The farm lease has been terminated and open for the 2020 crop year. Approximately 20 acres m/l of timber draws make up the remaining acres creating premier recreational opportunities near the Beaver Creek corridor known for trophy whitetails. Don't miss this rare opportunity to purchase income producing farmland that offers recreational amenities with great location and easy access to IA Highway 141. The property is just south of Woodward in Sections 36 of Beaver Township, Dallas County, Iowa.

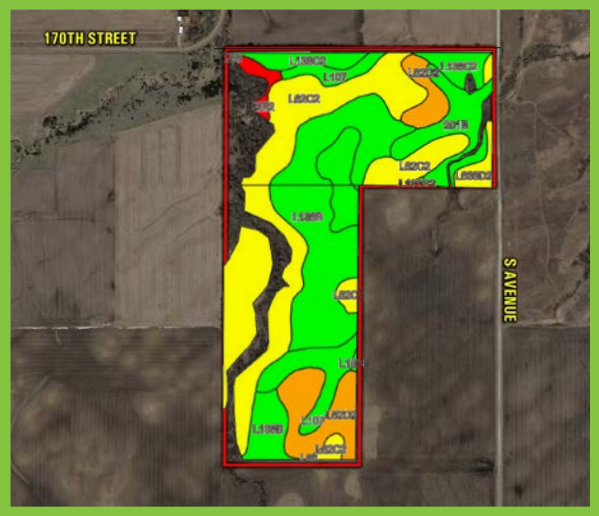
DIRECTIONS

From Woodward, Iowa: Travel south on IA Highway 210 for 1 mile before turning left (east) merging onto IA Highway 141. Continue on IA Highway 141 for 1.7 miles until reaching T Avenue. Turn right (south) on T Avenue for 2.5 miles until reaching 180th Street. Turn right (west) on 180th street for 1 mile until reaching S Avenue. Turn right (north) on S avenue for 1 mile and the property will be located on the left (west) side of the road. Look for Peoples Company sign.



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
L62C2	Storden loam	47.89	34.4%		64
L138B	Clarion loam	37.89	27.2%		88
L107	Webster clay loam	16.55	11.9%		88
L62D2	Storden loam	14.48	10.4%		41
201B	Coland-Terril complex	9.72	7.0%		74
L138C2	Clarion loam	7.37	5.3%		83
L638D2	Omsrud-Storden loam	2.48	1.8%		53
L62E2	Storden loam	2.09	1.5%		32
Weighted Average					71.9



160 ACRES M/L
PRICE: \$1,136,000
PRICE PER ACRE: \$7,100



12119 Stratford Drive, Suite B
Clive, Iowa 50325

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