

# Dallas County, Iowa

FARMLAND FOR SALE 80 ACRES M/L

## *Sellers*

**ROBERTS TRUST &  
WJR FARMS, LLC**

## *Contact*

**MATT ADAMS: 515.423.9235  
MATT@PEOPLES COMPANY.COM**



**PEOPLES COMPANY.COM**  
**LISTING#14994**

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## ABOUT THE FARM

Dallas County, Iowa Land for Sale. Peoples Company is pleased to be representing the Roberts Trust and WJR Farms, LLC in the sale of their farmland located in northwest Dallas County. The farm consists of 80 acres m/l and includes 77.23 FSA tillable acres with 67.03 acres currently in row crop production and a CSR2 of 64. The balance of the property includes 10.2 acres enrolled into the Conservation Reserve Program (CRP) as grassed waterways to serve as a buffer to the open drainage ditch with an annual payment of \$3,175 (\$311.27 per acre payment).

This farm has been improved with private drainage tile allowing unparalleled drainage from all corners of the farm. There are a total of 13 drainage outlets leading into Fanny's Branch/Open Ditch #10 that flows from the south to the north through part of the property.

The most recent soil test was done in the fall of 2019 on five acre grids and confirm the maintained fertility of the farmland. Yield history for these acres are available and have an APH (Actual Production History) of 190 bushels per acre for corn and 50 bushels per acre for soybeans. Recent corn yields have been 218 bushels and 62 bushels for soybeans. Contact listing agent for copies of the APH yield information and most recent soil test.

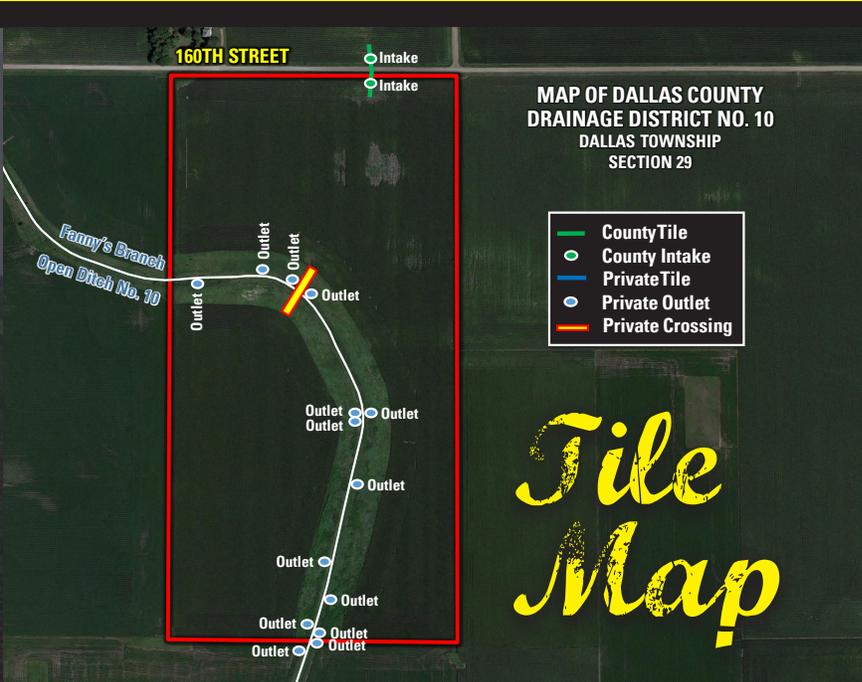
This affordable tract would be a great add-on to an existing farm operation and / or a smart investment for the Buyer looking to diversify their portfolio. Grain markets are close with options between Flint Hills Ethanol Plant, POET Biorefining – Coon Rapids, Louis Dreyfus Company, and a variety of grain elevators to utilize as well. The farm is under a 50/50 crop share for the 2020 farm year. Contact listing agent for options on the farm lease. The farm is located just south of Dawson, Iowa in Section 29 of Dallas Township.



Contact **MATT ADAMS** | 515.423.9235 | [MATT@PEOPLES COMPANY.COM](mailto:MATT@PEOPLES COMPANY.COM)

Price **\$596,000**  
Price/Acre **\$7,450**  
Gross Taxes **\$1,682**

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**SOIL TEST RESULTS**

<b>P</b>	<b>24.75 PPM</b>
<b>K</b>	<b>161.69 PPM</b>
<b>OM</b>	<b>6.319%</b>
<b>PH</b>	<b>6.876</b>

\*Results taken from latest soil tests in Fall 2019

**CROP YIELDS**

<b>YEAR</b>	<b>CORN APH</b>	<b>SOYBEANS APH</b>
<b>2016</b>	<b>218</b>	<b>-</b>
<b>2017</b>	<b>-</b>	<b>66</b>
<b>2018</b>	<b>219</b>	<b>-</b>
<b>2019</b>	<b>-</b>	<b>58</b>

Property Address **160TH STREET | DAWSON, IA 50066**

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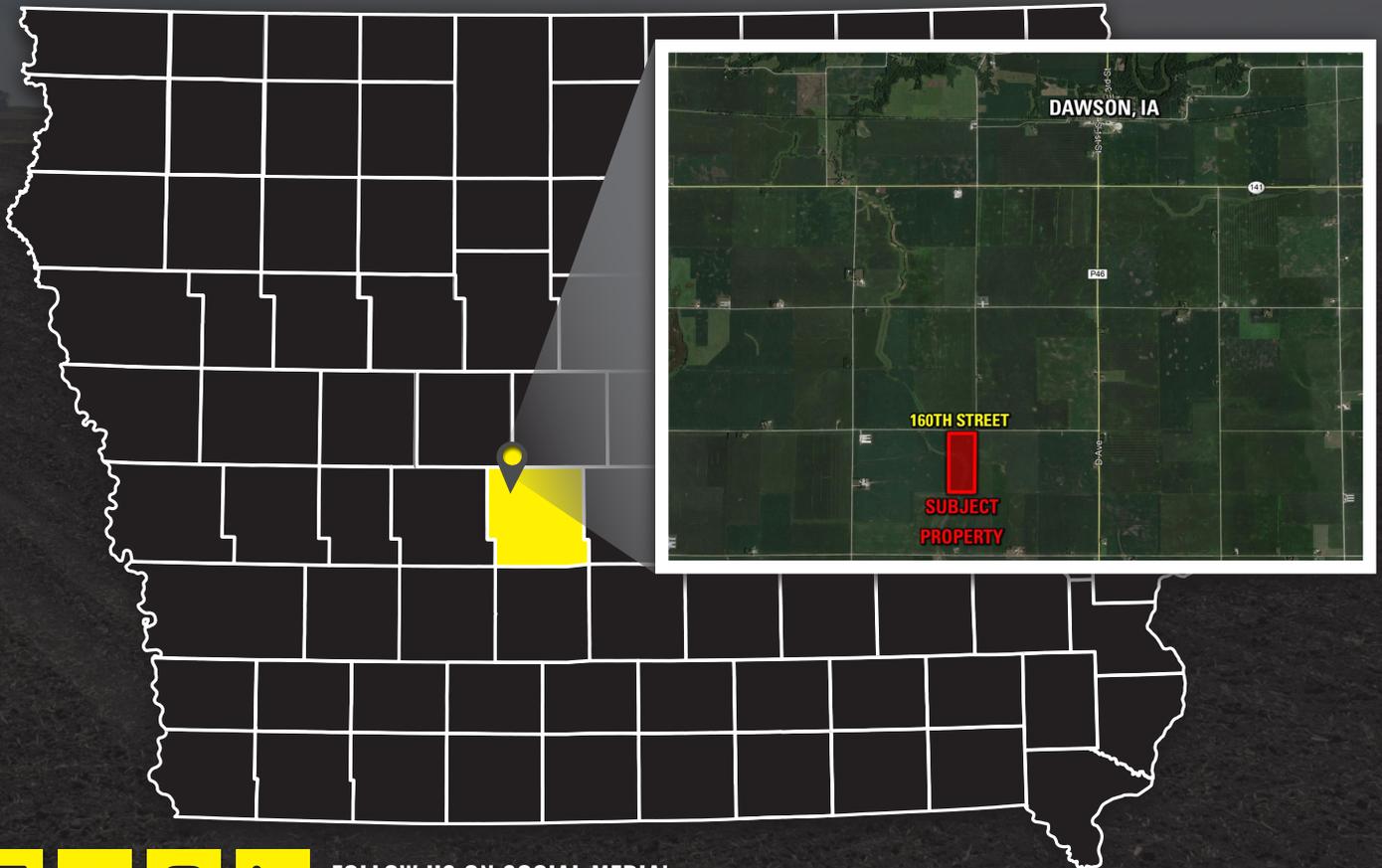
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