



LAND FOR SALE

40 acres m/l

DALLAS COUNTY, IOWA





Here is your opportunity to own Dallas County, Iowa farmland! This property includes 40 acres m/l with 39.93 FSA tillable acres with a CSR2 rating of 55.8. Primary soil types include Wadena loam and Cylinder loam. This land would be a great starting farm for a beginning farmer, add-on to an existing farming operation, or a smart investment for the Buyer looking to diversify their portfolio.

Located on a private road with the scenic Raccoon River nearby, this property offers a great secluded building location opportunity with picturesque views of Dallas County. This property is only forty minutes from the Des Moines Metro and approximately twenty minutes from either De Soto or Adel, Iowa. There is also a well located in the northwest corner of the parcel.

Highlights of the area include several grain marketing options located nearby including Flint Hills Ethanol Plant, POET Biorefining – Coon Rapids, Louis Dreyfus Company, and a variety of grain elevators offering competitive bidding. The farmland is currently leased for the 2020 farm year, but farming rights are available for the 2021 cropping season. The farmland is located southwest of Redfield, Iowa and north of Dexter, Iowa off 318th Court in Section 8 of Union Township.

Listing #15131

40 acres m/l

Price: \$220,000



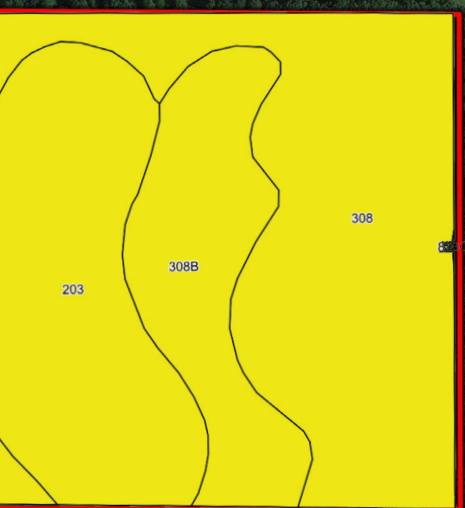


13640 318th Court
Redfield, IA 50223

From Dexter, Iowa: Travel north out of Dexter on County Highway P48 for 4.25 miles, turn right (east) onto 318th Court, and continue for 1.2 miles. Turn right (south) onto the private drive road and continue for approximately 0.2 miles. Field will be on the left (east) side of the gravel road.

FOR SALE

Dallas County
Farmland



TILLABLE SOILS MAP

Code	Soil Description
308	Wadena loam
203	Cylinder loam
308B	Wadena loam

Acres	Percent of Field	Legend	CSR2
18.25	47.7%		56
13.17	33.0%		58
8.51	21.3%		52
Weighted Average			55.8

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