

# DALLAS COUNTY IOWA

# 80

ACRES  
M/L

LISTING #16228  
 **PEOPLES**  
COMPANY  
INNOVATIVE. REAL ESTATE. SOLUTIONS.

*Transitional Development*

# LAND AVAILABLE

MATT ADAMS | 515.423.9235 | [Matt@PeoplesCompany.com](mailto:Matt@PeoplesCompany.com)



## ABOUT THE LAND - 80 ACRES M/L

Transitional Development Land in Dallas County, Iowa - Peoples Company is offering 80 gross acres m/l of high-quality Dallas County, Iowa farmland located just northwest of Grimes, Iowa. The transitional development property includes 77.93 FSA tillable acres carrying a CSR2 rating of 87.3. The primary soil types on this property are Webster clay loam and Clarion loam. The farm is leased for the 2022 cropping season and has been operated by a reputable local farm tenant.

Situated within the growing northwest Des Moines Metro, this tract lies in the path of development just outside the current city limits of Grimes, Iowa (see Current Grimes, Iowa City Limits). From 2018 to present, there have been over 750 single-family and townhome building permits pulled within Grimes, Iowa and over \$70 million of commercial building permits within the last two years. In addition, Grimes is positioned for easy access across Central Iowa.

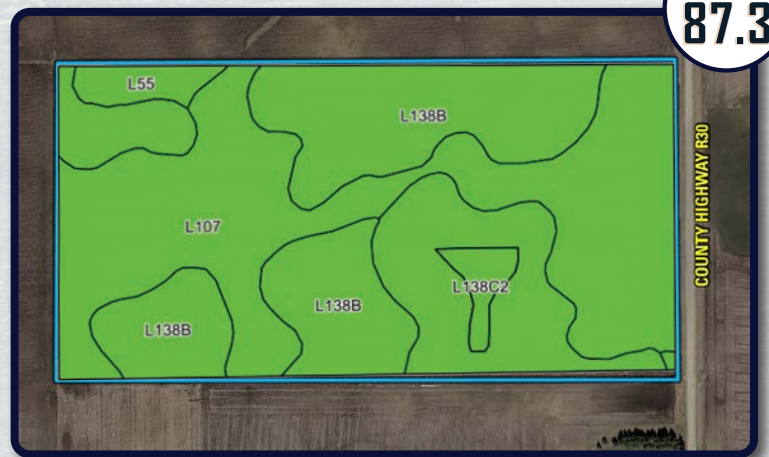
The property is located along the west side of County Highway R30 / W Avenue, approximately three and one-half miles northwest of the heart of Grimes, Iowa in the southeast quarter of Section 22 in Grant Township, Dallas County, Iowa. This land would be a great long term investment as the area continually develops.

**PRICE \$1,680,000**

**GROSS TAXES \$2,354.00**

**CSR2 87.30**

**LISTING #16228**



## County Highway R30 Grimes, IA 50111

From Grimes, Iowa: Travel west out of town on W 1st Street/ Highway IA-44 for approximately 2.50 miles. Turn right (north) onto County Highway R30 / W Avenue and continue for approximately 2.25 miles and the property will be on the west side of the road. Look for the Peoples Company sign.





Property for Sale

# City of Grimes

CO HIGHWAY R30 / W AVENUE

STATE HIGHWAY 141

Current City Limits

STATE HIGHWAY 44

GRIMES NORTH  
SPORTS  
COMPLEX

GRIMES SOUTH  
SPORTS  
COMPLEX

GRIMES  
INDUSTRIAL  
PARK

Future Land Use  
Grimes, Iowa



2018

HuVee

MENARDS

Walmart

amazon

TOYOTA



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12119 STRATFORD DR. SUITE B  
CLIVE, IOWA 50325

**80**  
**ACRES M/L**



SCAN THE QR CODE ABOVE WITH YOUR PHONE  
CAMERA TO VIEW THIS LISTING ONLINE!

# DALLAS COUNTY IOWA



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