

*Listing Price Reduced*

# *Dallas County, Iowa*

**HUNTING AND RECREATIONAL PROPERTY AVAILABLE**

**COUNTY ROAD P46 / D AVENUE / DAWSON, IA 50066 / LISTING #17241**



## *84.81 Acres M/L*

**MATT ADAMS** | 515.423.9235  
Matt@PeoplesCompany.com  
IA LIC S59699000

**ROSS ZELINSKY** | 515.720.7138  
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IA LIC S70718000

 **PEOPLES<sup>™</sup>**  
**COMPANY**  
INTEGRATED LAND SOLUTIONS



# Dallas County, Iowa

**IMPROVED LISTING PRICE: \$415,569**

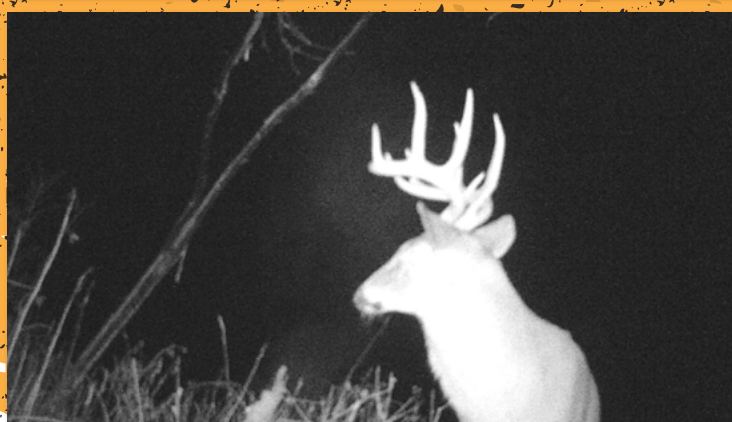
**Original Price: \$500,379**

Dallas County, Iowa River Frontage and Recreational Property – Peoples Company is pleased to present 84.81 Acres m/l of diverse Dallas County, Iowa hunting property located just north of Dawson, Iowa, and one-half mile south of the Dallas/Greene County line. This combination property boasts abundant recreational opportunities for hunters and avid outdoorsmen with well over a mile of North Raccoon River frontage, mature blocks of timber, and 23.19 FSA tillable acres with an average CSR2 rating of 75. This property has ultimate privacy, with access from the NW corner by way of owned access from paved Co Hwy P46. The Des Moines Metro is a convenient 35-minute commute permitting flexible hunting schedules and shorter property visits. Also, located in Sections 3 & 10 of Dallas Township, Dallas County, Iowa.

Recreational enthusiasts will admire this tract with ample food sources, blocks of hardwoods, and plentiful water sources that support a strong population of central Iowa deer, turkeys, and pheasants. The open areas amongst the surrounding timber offer great food plot areas with several deer stand/blind locations. Wildlife tends to stay near or follow water sources and the Raccoon River would create a natural funnel and pinch points that should facilitate whitetail deer travel all season long.

Additional recreational activities include hiking, kayaking, and an abundance of fishing for the avid angler. The Dallas County Sportsmen's Park borders the property on the southeast side, which offers camping opportunities, from luxurious RV hookups and cabin rentals to more traditional tent camping. Along the west side of the property is the Dallas County Boat Ramp, offering easy access to the Raccoon River. More importantly, the Dallas County Boat Ramp land borders the timber on the west side of the Raccoon River, allowing you to access your timber west of the river more easily. Access through the Dallas County Boat Ramp land is restricted to foot traffic only. The access to the property is owned but there is an ingress/egress access easement for the neighbor to the north to access part of his property.

\*Please contact the agent prior to entering the property.



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### ***DIRECTIONS:***

From Dawson, Iowa head north on East 3rd Street for a quarter (1/4) mile, East 3rd Street turns into County Road P46 / D Avenue, continue north for a half (1/2) mile until you reach the Raccoon River. Go north over the Raccoon River Bridge and the farm entrance is the first driveway on the east side of the road. Look for Peoples Company signs.







12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #17241



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

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**Dallas County,  
Iowa**

**84.81 Acres M/L**

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