

DALLAS

COUNTY, IOWA | 152.08 ACRES M/L



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LISTING 17423

86
CSR2

DALLAS

COUNTY, IOWA FARMLAND AVAILABLE

PRICE: \$2,585,360 | 152.08 ACRES M/L | CSR2: 86

Peoples Company is pleased to present a unique opportunity to acquire a high-quality tillable farm near Redfield in Dallas County, Iowa. The farm is located in Section 3 of Union Township in a strong farming area. The farm is located east of Redfield, Iowa on paved Old Highway 6 and gravel 310th Trail and consists of 152.08 m/l acres subject to survey, with approximately 139.98 m/l tillable acres carrying an excellent CSR2 of 86. Primary soil types on the tillable acres include high-producing Clarion loam and Webster clay loam.

There are multiple areas of the farm seeded down to waterways to prevent soil erosion and allow surface water to exit the farm through one of the multiple outlets located throughout. There is existing drainage tile throughout the property. The farm underwent cleanup efforts in February of 2024 including clearing trees and trimming the waterways. The irrigation pivot and grain bins will also be removed by the Seller prior to closing. The farm is leased for 2024. Contact the listing agent for more details.

The farm has direct access to Interstate 80 from Old Highway 6, being 4.5 miles directly north of the Exit 100 on-ramp to Interstate 80. This farm is located within the West Central Valley School District, only 10 minutes west of Adel, Iowa, and less than 20 minutes west of Waukee, Iowa.

The city of Redfield boasts activities for everyone to enjoy like the Raccoon River Valley bike trail, annual town events to celebrate their history, and interesting geological features like Hanging Rock Park. A building site will be surveyed off the farm by the Seller. This site would be the perfect place to build a home near the Des Moines metro with no covenants or restrictions.

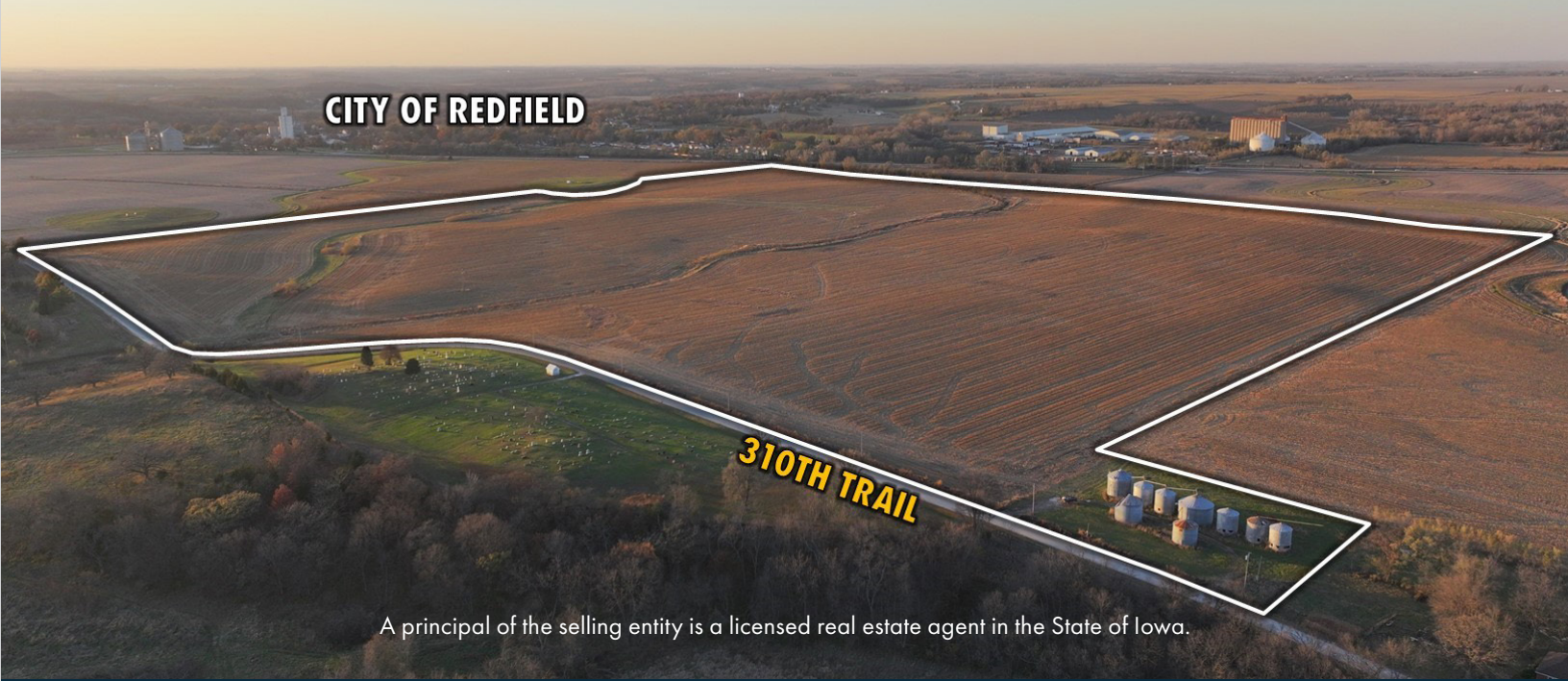


DIRECTIONS

From Waukee, Iowa:
Head west on Highway 6 for 17 miles as the highway bends and heads south. Turn left and head back east on 310th Trail. Travel east on 310th Trail for .75 miles and the farm will be on the north side of the road.



Code	Soil Description	Acres	% of Field	Legend	CSR2
L138C2	Clarion loam	58.52	41.81%		83
169B	Clarion loam	46.74	33.39%		91
L107	Webster clay loam	18.95	13.54%		88
201B	Coland-Terril complex	7.78	5.56%		74
L55	Nicollet loam	5.23	3.74%		91
L138B	Clarion loam	2.09	1.49%		88
L62E2	Storden loam	0.70	0.50%		32
Weighted Average:					86



A principal of the selling entity is a licensed real estate agent in the State of Iowa.



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