LAND AVAILABLE

DALLAS COUNTY, IOWA

LISTING #17566

-146 ACRES M/L

OFFERED IN 2 TRACTS

MATT ADAMS

515.423.9235 | IA LIC S59699000 MATT@PEOPLESCOMPANY.COM



LAND AVAILABLE

DALLAS COUNTY, IA

LISTING #17566

Peoples Company is pleased to present a unique opportunity to acquire a high-quality tillable farm near Dallas Center in Dallas County, Iowa. The farmland consists of 146 acres m/l with 145.14 FSA tillable acres carrying an excellent CSR2 average of 87.3. The farmland will be offered as two tracts. Primary soil types on the tillable acres include high-producing Clarion loam and Canisteo clay loam. The farm is located in Section 20 of Grant Township, northeast of Dallas Center or southwest of Granger, lowa on 210th Street.

Tract 1: 76 acres m/l with 75.83 FSA tillable acres carrying a CSR2 rating of 86.9

Tract 2: 70 acres m/l with 69.31 FSA tillable acres carrying a CSR2 rating of 87.8

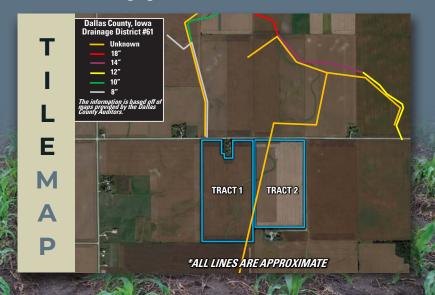
These highly accessible farmland tracts offer multiple grain marketing options with a variety of grain elevators, including Heartland Cooperative in Woodward and Minburn, Iowa, and Landus Cooperative in Dawson and Rippey, Iowa. Don't miss the opportunity to own a great farm in Dallas County, Iowa! The farm is leased for the 2024 growing season and full possession will be given at closing, subject to Tenant's Rights. The farm lease will be terminated prior to closing and the farm will be open for the 2025 crop year.

T 76 ACRES M/L
R
A
C
T
1
Price: \$1,330,000



County Drainage Tile

The farmland is situated in County Drainage District 61. The County Drainage Tile on the farm consists of a tile line running vertically across the property. See the attachment "Tile Map" or contact the Listing Agent for more details.



The State of the S

Tract 1 Tillable Soils

Soil Description	Acres	Percent of Field	Legend	CSR2
Clarion loam	36.9	48.66%		88
Canisteo clay loam	23.35	30.79%		87
Clarion loam	9.24	12.19%		83
Nicollet loam	5.15	6.79%		91
Storden loam	1.18	1.56%		64
	Weig	Weighted Average		
	Clarion loam Canisteo clay loam Clarion loam Nicollet loam	Clarion loam 36.9 Canisteo clay loam 23.35 Clarion loam 9.24 Nicollet loam 5.15 Storden loam 1.18	Soil Description Acres of Field Clarion loam 36.9 48.66% Canisteo clay loam 23.35 30.79% Clarion loam 9.24 12.19% Nicollet loam 5.15 6.79% Storden loam 1.18 1.56%	Soil DescriptionAcresof FieldLegendClarion loam36.948.66%

Tract 1 consists of 76 acres m/l with 75.83 FSA cropland acres and a CSR2 value of 86.9, surpassing the Dallas County average of 76.6. The farmland consists of topproducing soil types with Clarion loam, Canisteo Clay loam, and Webster clay loam.

Tract 1 is located within Drainage District 61. A tile line of unknown size runs through the southeast corner of the farm.



FARM DETAILS

Acres: 76 Acres M/L FSA Cropland Acres: 75.83 Acres M/L Net Taxes: \$2,374.00 CSR2: 86.90

Tract 2 Tillable Soils

			Percent		
Code	Soil Description	Acres	of Field	Legend	CSR2
L138B	Clarion loam	38.99	56.25%		88
L507	Canisteo clay loam	14.91	21.51%		87
L107	Webster clay loam	12.86	18.55%		88
L55	Nicollet loam	1.32	1.90%		91
L138C2	Clarion loam	1.23	1.77%		83
		Weighted Average			87.8

Tract 2 consists of 70 acres m/l with 69.31 FSA cropland acres and a CSR2 value of 87.8, surpassing the Dallas County average of 76.6. The farmland consists of topproducing soil types with Clarion loam, Canisteo Clay loam, and Webster clay loam.

Tract 2 is located within Drainage District 61. A tile line of unknown size runs diagonally across the center of the farm.



FARM DETAILS

Acres: 70 Acres M/L FSA Cropland Acres: 69.31 Acres M/L Net Taxes: \$2,152.00 CSR2: 87.80





12119 STRATFORD DRIVE CLIVE, IA 50325









LISTING #17566



SCAN FOR MORE INFO

MATT ADAMS

515.423.9235 | IA LIC S59699000 MATT@PEOPLESCOMPANY.COM



DALLAS COUNTY, IOWA

OFFERED IN 2 TRACTS

DIRECTIONS From Grimes, Iowa head west on Iowa Highway 44 for approximately 4 miles or until you reach V Avenue then turn Right (north). Proceed straight on V avenue for 3 miles until you reach 210th Street, then turn left (west). Proceed straight on 210th Street for 1 mile and the property will be on the south side of the road. Look for Peoples Company signage.

From Dallas Center, Iowa head east on Iowa Highway 44 for 2.5 miles or until you reach T Avenue then turn left (north). Proceed north on T Avenue for 3 miles or until you reach 210th Street then turn right (east). Proceed straight on 210th Street for a half mile and the property will be on the south side of the road. Look for Peoples Company signage.

All information, regardless of source, is deemed reliable but not quaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.