



LAND AVAILABLE

DALLAS COUNTY, IOWA

LISTING #17566

— **146 ACRES M/L** —

OFFERED IN 2 TRACTS

MATT ADAMS

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 **PEOPLESTM**
COMPANY
INTEGRATED LAND SOLUTIONS

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, Iowa 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.

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1

76 ACRES M/L



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2

70 ACRES M/L



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.

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P

Dallas County, Iowa
Drainage District #61

Unknown
18"
14"
12"
10"
8"

The information is based off of
maps provided by the Dallas
County Auditors.

TRACT 1

TRACT 2

*ALL LINES ARE APPROXIMATE

Tract 1 Tillable Soils

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
L138B	Clarion loam	36.9	48.66%		88
L507	Canisteo clay loam	23.35	30.79%		87
L138C2	Clarion loam	9.24	12.19%		83
L55	Nicollet loam	5.15	6.79%		91
L62C2	Storden loam	1.18	1.56%		64
Weighted Average					86.9

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 top-producing 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

Code	Soil Description	Acres	Percent 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 top-producing 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



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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.

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