

Iowa Farmland Available

187TH ROAD | MINBURN, IA 50167

Dallas County, Iowa



Pierce Legacy Farm

FAMILY OWNED FOR
150 YEARS



70
ACRES M/L

STEVE BRUERE | 515.222.1347

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LISTING #17725



Dallas County, Iowa



Pierce Legacy Farm

Dallas County, Iowa Farmland Available - Peoples Company is pleased to represent Pierce Legacy Farm LLC in the sale of 70 acres m/l of high-quality Dallas County, Iowa farmland. The beginning of the Pierce Family Farm dates back to 1866 meaning the farm has had the same family ownership for over 150 years and has obtained its Heritage Farm status, creating a rare opportunity to purchase farmland not available to the public in a very long time. This farmland tract has been operated by a long-term reputable local farm tenant for many, many years who has served the Pierce Family as an outstanding steward of the land, providing excellent care. The current tenant would be very interested in leasing the property from the future landowners if they need assistance.

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Located on the east side of 187th Road, this farmland consists of 70 acres m/l with an estimated 55.74 FSA tillable acres carrying an excellent CSR2 average of 88.3. Primary soil types on the tillable acres include high-producing Clarion loam, Canisteo clay loam, and Nicollet loam. The farm is located in Section 2 of Washington Township, southeast of Perry, Iowa, or northwest of Minburn, Iowa on 187th Road.

On the southern portion of the farm, there are two heavily wooded draws with mature stands of timber combined with multiple pinch points making this an intriguing combination tract for the avid outdoor hunting enthusiasts. The Raccoon River is located less than one-quarter of a mile to the west, which provides a year-round water source and travel corridor for wildlife. This combination of open cropland acres on the majority of the farm combined with the heavily wooded timber on the south provides the perfect habitat for wildlife, including deer, turkey, and pheasants for recreational endeavors!

In addition to the income and the recreational opportunities, this property would be well suited for a building site and new acreage with utilities available at the road. Xenia Rural Water has a rural water line along the road that provides rural water to the area and Guthrie County REC provides electricity. This property is located within the Adel Desoto Minburn Community School District. Located just 25 minutes from Waukee and the Des Moines Metro area, this area would be a great spot to build and enjoy rural country living with all the amenities nearby.

Whether you are looking to expand your farming operation, looking for a strong return on your investment, or looking for a nice place to build your home, take advantage of this Dallas County, Iowa farm available for sale to the public for the first time in over 150 years! For additional farmland, make sure to check out Listing #17724 located northeast of this tract.

*Current access to the farm has been through the acreage in the southwest corner of the property that has since been surveyed off. A new driveway permit has been submitted to Dallas County. Please contact Agent for details.

DIRECTIONS

From Minburn, Iowa: Travel north out of town on U.S. Highway 169 for 1.0 mile and turn left (west) onto 180th Street. Continue for 2.50 miles to 187th Road and turn left (south). Continue for 0.30 miles and the farm will be located along the east side of the road. Look for the Peoples Company sign.



**SCAN FOR
MORE INFO**



TILLABLE SOILS MAP

| Code | Soil Description | Acres | % of Field | Legend | CSR2 |
|-------------------|----------------------|-------|------------|--------|------|
| L138B | Clarion loam | 34.26 | 61.46% | | 88 |
| L507 | Canisteo clay loam | 10.02 | 17.98% | | 87 |
| L55 | Nicollet loam | 7.99 | 14.33% | | 91 |
| L107 | Webster clay loam | 3.46 | 6.21% | | 88 |
| 356C | Hayden-Storden loams | 0.00 | 0.00% | | 5 |
| Weighted Average: | | | | | 88.3 |



FARM DETAILS

Acres: 70 Acres M/L

CSR2: 88.3

Net Taxes: \$1,866.00

Additional Info

*The property contains a small dump site of junk items on the edge of the timber. Please contact Agent for details.

Farm Lease: The 2024 farm lease will be terminated by the Seller. All 2024 farm income will be retained by the Sellers. Farming rights for the 2025 cropping year will be available.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17725

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