

DALLAS COUNTY, IOWA

FARMLAND AVAILABLE



55.55

ACRES M/L

LISTING #17962

MATT ADAMS

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Dallas County, Iowa Farmland Available – Peoples Company is pleased to be offering 55.55 surveyed acres m/l of Dallas County, Iowa farmland located just outside of the ever-expanding Des Moines Metro. The farmland parcel is located north of Adel, Iowa and northwest of Dallas Center, Iowa with frontage along U.S. Highway 169; and in Section 29 of Sugar Grove Township.

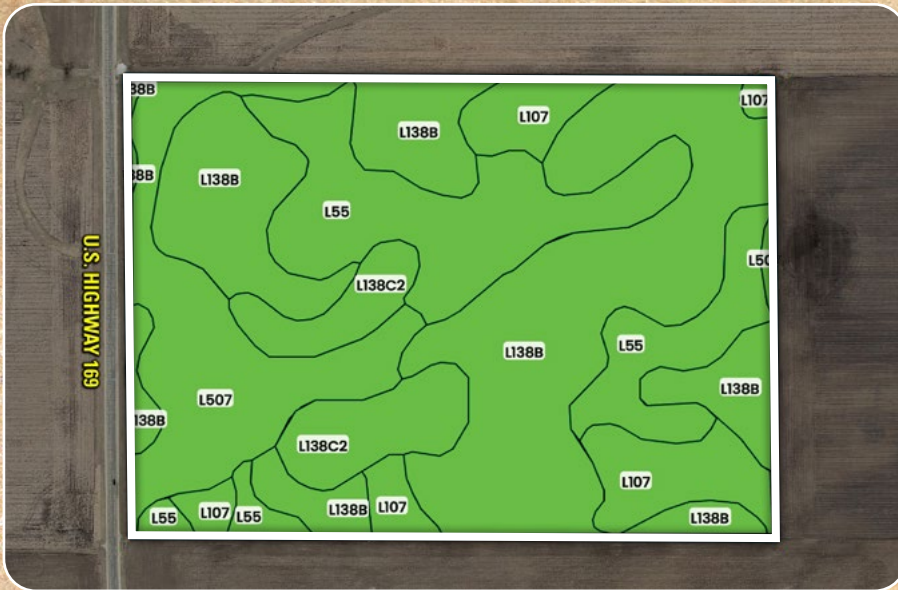
The farmland includes 56.73 FSA cropland acres that have been certified with the Dallas County Farm Service Agency. This 100% tillable farm has a CSR2 soil rating of 88.1 with top producing soil types including Clarion loam, Nicollet loam, and Canisteo clay loam. Cropland is classified as Non-Highly Erodible Land (NHEL). The surveyed acres and the FSA cropland acres come from different sources, we are aware of the discrepancy.

Utilities are located nearby with rural water in the area provided by Xenia Rural Water. There is a 2.5 inch water line located on the west side of US Highway 169 and an 8 inch water line located south of the farmland on the south side of 230th Street. Gas and electric are provided to the area by MidAmerican. Buyers should independently verify the ability to extend/install these utilities, and the cost associated with the connection. Peoples Company does not warrant or guarantee the availability of these utilities.

This is a great farmland opportunity for an existing farm operation to add acres or an investor looking for an affordable land purchase in a growing area and in the Dallas Center Grimes Community School District.

The Seller would consider selling the north 15.55 acres of the property at a price consistent with comparable sales for smaller parcels. Contact the Listing Agent for more details.





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TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
● L138B	Clarion loam	25.76	45.41%	88
● L55	Nicollet loam	12.34	21.75%	91
● L507	Canisteo clay loam	8.28	14.60%	87
● L107	Webster clay loam	5.66	9.98%	88
● L138C2	Clarion loam	4.71	8.30%	83

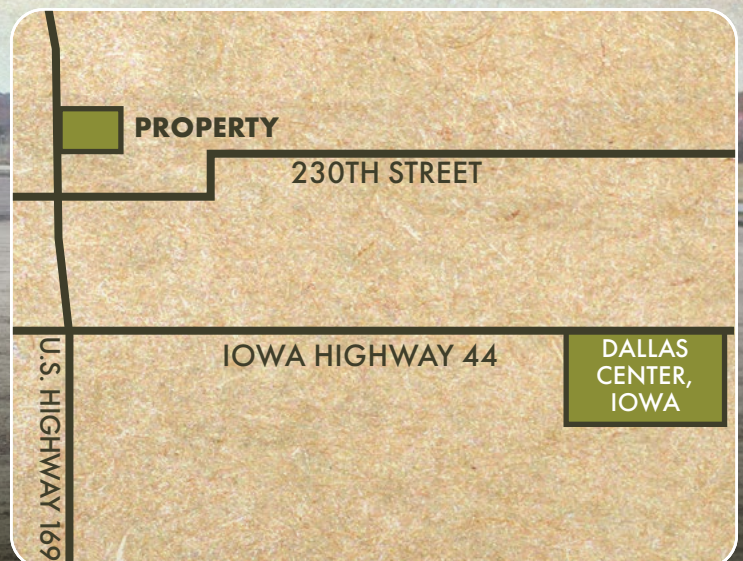
AVERAGE

CSR2:

88.10

DIRECTIONS

From Dallas Center, Iowa: Head west on Iowa Highway 44 for 3 miles. Then turn right (north) onto U.S. Route 169 for 1/2 a mile. The farm will be on the right hand (east) side of the road. Look for Peoples Company signage.





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com



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

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