

DALLAS COUNTY

PRODUCTIVE FARMLAND FOR SALE

69.86 ACRES M/L

PRICE: \$590,000

BEAUMONT AVENUE, LINDEN, IA 50146

LISTING #13961

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PROPERTY ADDRESS

Beaumont Avenue, Linden, IA 50146

DESCRIPTION

Offering 69.86 acres m/l of productive Dallas County farmland located in a strong area north of Linden, Iowa. Farm consists of 59.06 FSA tillable acres with a CSR of 78.6 (CSR2 77.8) and 7.2 acres enrolled in CRP paying \$844 annually. CRP contract type is CP-2 and expires in 2019. Property also offers a recreational component as it is lined with timber to the south, west, and northwest and lies adjacent to Mosquito Creek on its western border. Farm is located 2.5 miles north of Linden along the west side of Beaumont Avenue in the southwest quarter of Section 5 of Linn Township.

LEGAL DESCRIPTION

Parcel "A" in the Southwest Quarter of Section 5, Township 79 North, Range 29 West of the 5th PM in Dallas County, Iowa. *Exact legal description to be taken from abstract.*

FARM DETAILS

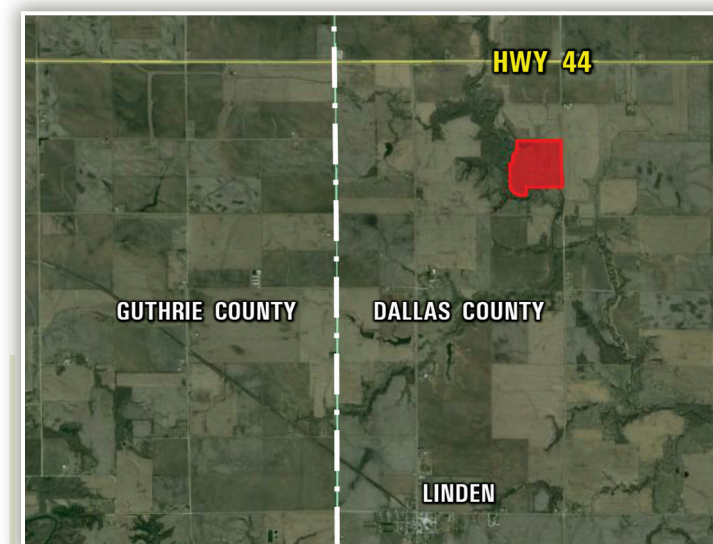
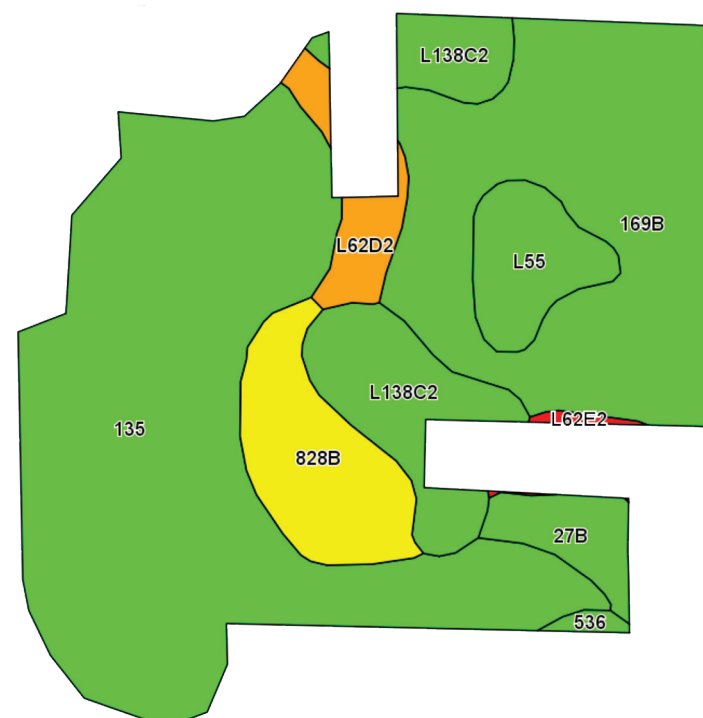
Corn - 32.7 base acres with a PLC Yield of 116
 Beans - 26.4 base acres with a PLC Yield of 37

DIRECTIONS

From Linden, travel east on E North Street/270th Street/County Road F51 approximately one mile. Turn north onto Beaumont Avenue and continue 2.3 miles. Farm is situated on the west side of Beaumont Avenue.

TILLABLE SOILS CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
135	Coland clay loam	26.70	45.2%	74	74
169B	Clarion loam	15.78	26.7%	91	91
L138C2	Clarion loam	5.55	9.4%	83	83
828B	Zenor sandy loam	4.58	7.8%	52	52
L55	Nicollet loam	2.70	4.6%	91	91
27B	Terril loam	1.70	2.9%	87	87
L62D2	Storden loam	1.63	2.8%	41	41
536	Hanlon fine sandy loam	0.24	0.4%	79	79
L62E2	Storden loam	0.18	0.3%	32	32
Weighted Average					77.8





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