

# DALLAS COUNTY, IOWA

FARMLAND AVAILABLE | **LISTING #14409** | 180th STREET | GRANGER, IOWA 50109

# 141.5

ACRES M/L



# LISTING AGENT

**ANDREW ZELLMER**

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## DESCRIPTION

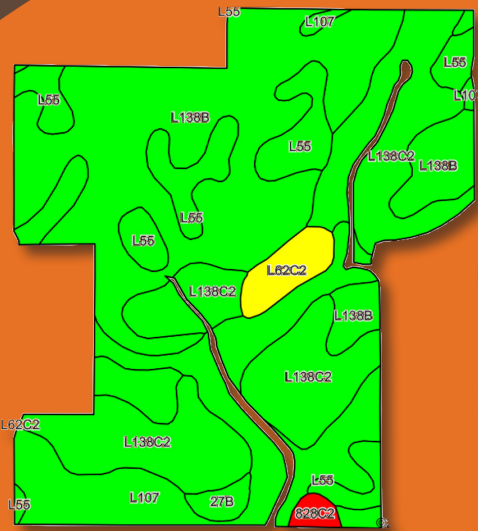
Offering 141.5 acres m/l of high quality Dallas County farmland. This 141.5 acres is located just north of Granger city limits. A rare opportunity to own highly productive farmland located in the path of development. Currently Xenia Rural water offers lines both on the south and west side at the road. The City of Granger's future land use map shows the property zoned as "Low Density Residential" with a sanitary sewer line running through the middle of the property. Future land use maps are purely conceptual and not set in stone. The farm will be sold as 141.5 acres m/l and consists of 133.36 FSA tillable acres with a CSR2 of 86. Primary soil types include high producing loam soils of Nicollet, Terril and Clarion. In 2014 there was \$125,000 worth of tile installed to sustainably maximize returns.

## DIRECTIONS

From Granger, IA head northwest on Highway 141 for 1 mile. Turn north onto Wendover Avenue. Travel .6 miles to the intersection of 180th Place. The farm is located on the northeast corner of the intersection.



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## TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	52.68	39.5%		88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	36.61	27.5%		83
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	24.82	18.6%		88
L55	Nicollet loam, 1 to 3 percent slopes	13.56	10.2%		91
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	3.33	2.5%		64
27B	Terril loam, 2 to 6 percent slopes	1.37	1.0%		87
828C2	Zenor sandy loam, 5 to 9 percent slopes, moderately eroded	0.99	0.7%		45
Weighted Average					86

## ADDITIONAL INFO

Square patch of CRP on the NE corner of the homestead on the farm came out of CRP contract September 2018. These four acres are planned to be cleaned up and put into production for the Spring of 2019.

Xenia Rural water on both the south side of 180th Street and on the west side of Wendover Avenue.

\$125,000 of tile installed in 2014.

Lease information available upon request.

## FARM DETAILS

Estimated FSA Cropland Acres: 133.36  
Corn: 96.4 Base Acres (Estimated) with a PLC Yield of 116  
Soybeans: 7.3 Base Acres (Estimated) with a PLC Yield of 30







12119 STRATFORD DRIVE, SUITE B  
CLIVE, IA 50325

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