

57 ACRES M/L DALLAS COUNTY IOWA



Amarillo Avenue Linden, IA 50146



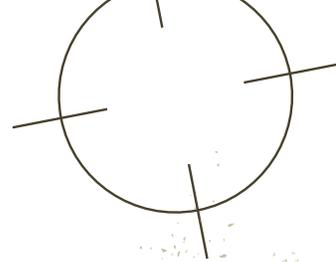
Listing #14535
PeoplesCompany.com

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57 ACRES DALLAS CO.

AMARILLO AVENUE
LINDEN, IA 50146



Listing: #14535
Price: \$285,000
Price/Acre: \$5,000
Taxes: \$662.00
CSR2: 71.6



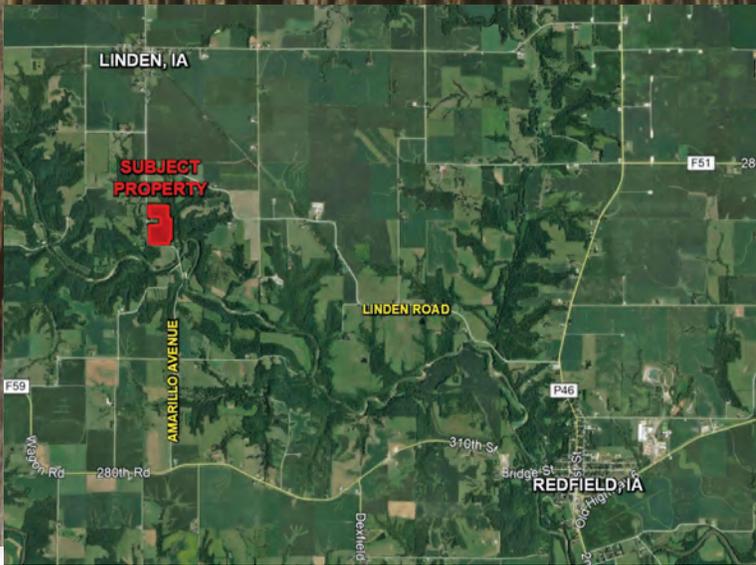
ABOUT THE PROPERTY

Offering 57 acres m/l in Dallas County, Iowa providing an opportunity to own an affordable tract of recreational ground in one of the most underrated big buck producing counties in the state. This property also offers the potential for income with 26.28 FSA cropland acres carrying a CSR2 of 71.6. The cropland acres are currently planted in a newer alfalfa and clover mix and used as forage for livestock. The land consists of rolling terrain, tillable fields, timbered draws, bedding areas, and excellent cedar thickets, allowing this property to hunt well, not only in the early seasons, but all the way through the winter months. Located less than an hour from the amenities of the Des Moines Metro, this property is a short commute for an escape to the outdoors.

WATER AVAILABILITY

Xenia Rural Water has a 2.5" line that runs along the west and south side of the property.





DIRECTIONS

From Redfield, Iowa travel west on County Road F59 for approximately 3.5 miles until you hit Amarillo Avenue. Turn north onto Amarillo Avenue and travel for approximately 2 miles. The property will be located on the north side of Amarillo Avenue. Look for signs.

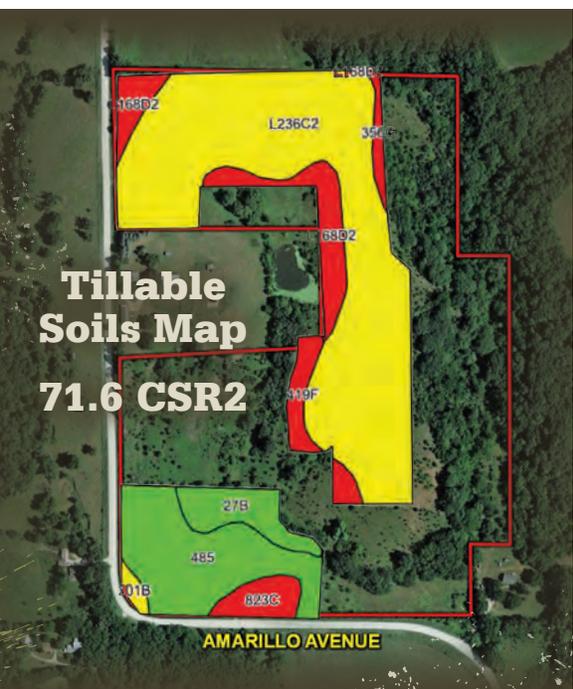
From Linden, Iowa travel south on Amarillo Avenue for approximately 1 mile and the property will be located on the east side of the road. Look for signs.

FARM DETAILS

FSA Cropland Acres: 26.28

Corn: 10.7 Base Acres with a PLC Yield of 107

Soybeans: 13.3 Base Acres with a PLC Yield of 26



ADDITIONAL INFO

For more information, please visit our website and look up listing #14535: PeoplesCompany.com

12119 STRATFORD DRIVE, SUITE B
CLIVE, IOWA 50325

PEOPLESCOMPANY.COM

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DALLAS CO. LAND
AVAILABLE

