

Listing #14570



LAND AVAILABLE

DALLAS COUNTY

70.93

ACRES M/L

MATT ADAMS | 515.423.9235 | Matt@PeoplesCompany.com



From Linden, Iowa: Travel east out of town on 270th Street / County Road F51 for approximately one mile. Turn north onto Beaumont Avenue and continue for 2.3 miles. Farm is located on the west side of Beaumont Avenue.









Farmland Available in Dallas County and located just north of Linden, Iowa! Property consists of 70.93 surveyed acres m/l with 66.26 FSA Cropland Acres - 59.06 acres currently in row crop production carrying a tillable CSR2 rating of 78.7. The balance of the property includes 7.20 acres in a CRP (Conservation Reserve Program) contract until October 2030 with an annual payment of \$1,210. The CRP practice is CP2 (Permanent Native Grasses). Primary soils types include Coland Clay Loam and Clarion Loam. There are a multitude of grain marketing options including a nearby ethanol plant, grain elevators, and livestock facilities that purchase grain locally. A Wetland Determination has been completed by the Dallas County USDA office and determined that this tract does not include a wetland.

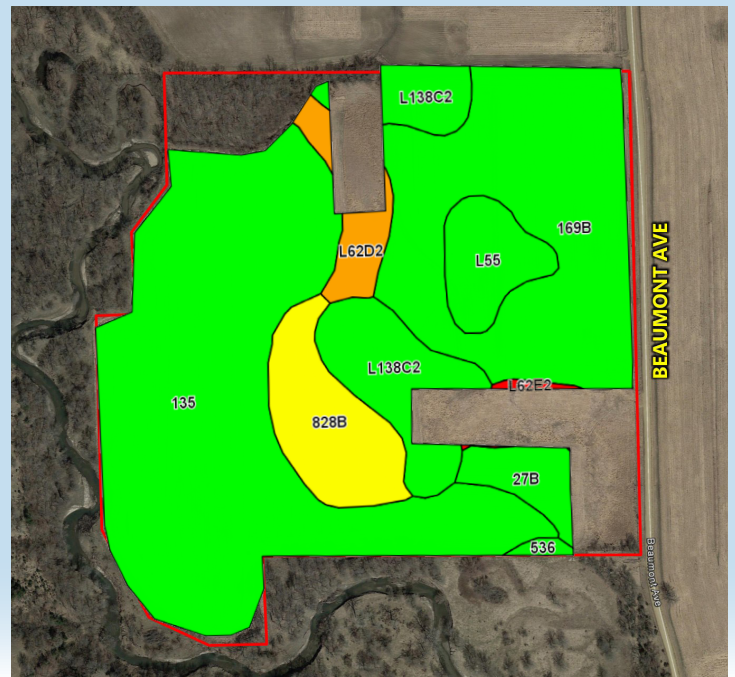
This farm has been professionally managed by a farm manager resulting in increased fertility and nearing optimum levels including the Phosphorus (P), Potassium (K), Organic Matter (OM), and the PH balance. Both commercial and organic fertilizer has been applied with a mix of hog manure and conventional products. (Yield History and Soil test records from 2014 and 2019 would be available by contacting the Listing Agent). Other improvements made to this tract consist of volunteer tree removal in the CRP areas, terraces, and work done to clear brush from the fence rows. Additional conservation practices implemented on the farm during fall 2019 include broadcasting cereal rye for a cover crop.

Mosquito Creek lies just west of this property with the balance of the acres including timber that lines the western edge of the property and adds a recreational component to the farm. Although a smaller block of timber, there have been trophy whitetail deer harvested in this area that have scored well over 160". Farm is located just south of Iowa Hwy 44 on the west side of Beaumont Avenue, minutes from Panora, Iowa, and in Section 5 of Linn Township. Listing Agent has financial interest in the property listed for sale.



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
135	Coland clay loam	26.70	45.2%		76
169B	Clarion loam	15.78	26.7%		91
L138C2	Clarion loam	5.55	9.4%		83
828B	Zenor sandy loam	4.58	7.8%		52
L55	Nicollet loam	2.70	4.6%		91
27B	Terril loam	1.70	2.9%		87
L62D2	Storden loam	1.63	2.8%		41
536	Hanlon fine sandy loam	0.24	0.4%		79
Weighted Average			78.7		



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BEAUMONT AVENUE | LINDEN, IA 50146

PRICE: \$590,000

PRICE PER ACRE: \$8,318

PEOPLES COMPANY.COM

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12119 Stratford Dr.
Suite B
Clive, Iowa 50325

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