

DALLAS COUNTY, IOWA FARMLAND FOR SALE



DESCRIPTION

Offering 65 acres m/l of high-quality Dallas County farmland and recreational land. Farm consists of 55.33 FSA tillable acres carrying a CSR2 of 80.8. High quality soil types include Nodaway and Colo. These acres are currently enrolled in CRP at \$248.40/acre paying \$13,744 annually. The CRP contract expires in 2021 allowing the farm to be brought back into production, reenrolled into CRP, or to potentially be certified for organic production. The farm also offers premium recreational opportunities being adjacent to a large block of timber in an area near the Raccoon River corridor known for trophy whitetail. Farm is conveniently located .5 miles from pavement within 15 minutes of the Des Moines Metro and all the amenities it has to offer. Rare opportunity to purchase a high-quality income producing farm offering recreational opportunities with a great location.



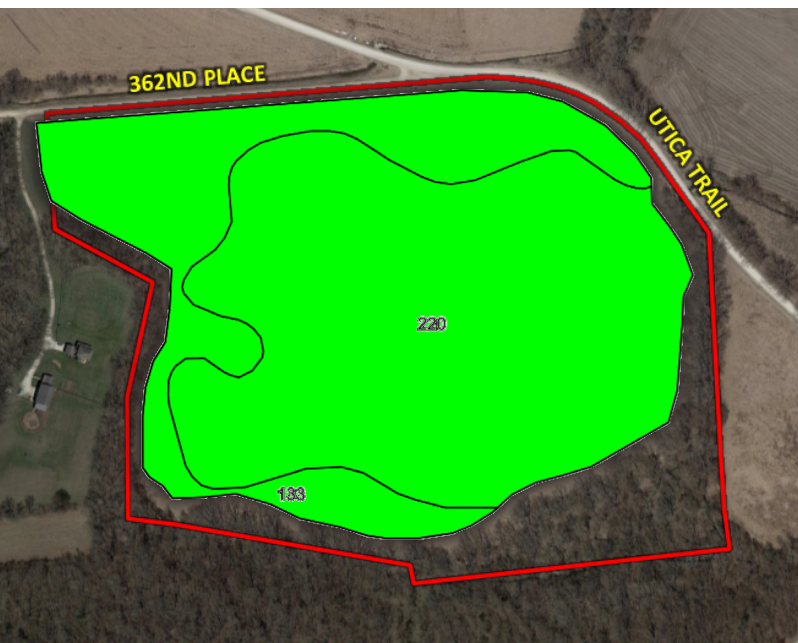
DIRECTIONS

From Interstate 80, head south on Exit 117 on Ute Avenue. Travel approximately 3 miles. Turn west onto 360th Street and travel for 0.3 miles. Turn south onto Ute Avenue and travel for 0.5 miles. Farm is located on the south side of the road.





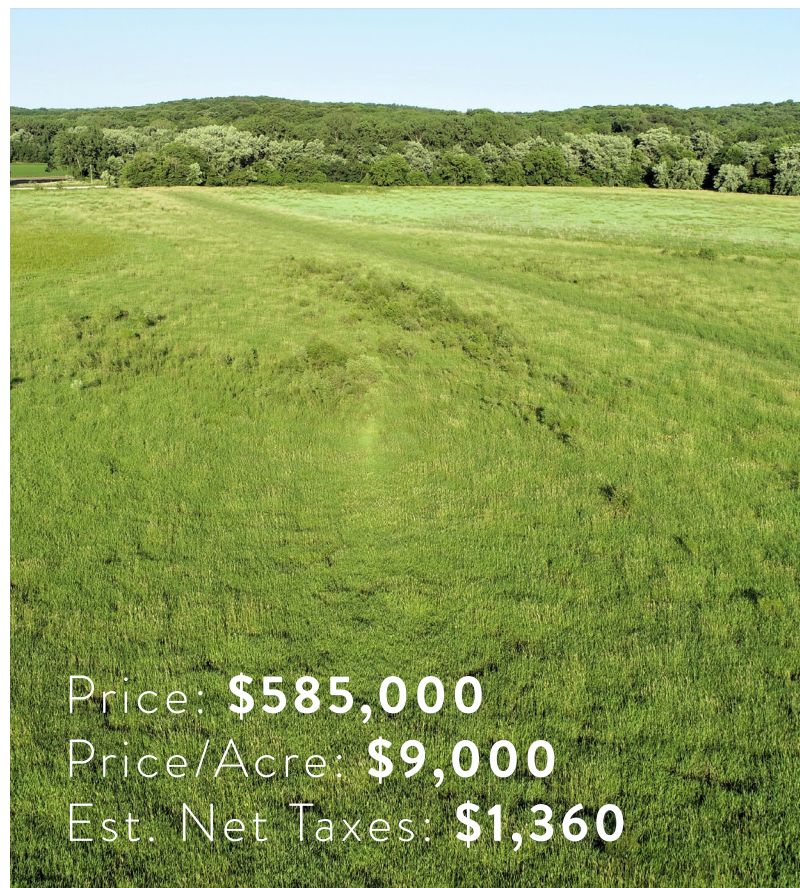
PEOPLESCOMPANY.COM
LISTING #14627

DALLAS COUNTY, IOWA FARMLAND FOR SALE LISTING #14627



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2	CSR
220	Nodaway silt loam	38.22	69.1%		82	87
133	Colo silty clay loam	17.10	30.9%		78	81
Weighted Average					80.8	85.1



Price: **\$585,000**
Price/Acre: **\$9,000**
Est. Net Taxes: **\$1,360**

CONTACT

STEVE BRUERE: 515.222.1347, steve@peoplescompany.com