DALLAS COUNTY
FARMLAND AVAILABLE

S AVENUE WOODWARD, IA 50276

160 ACRES M/L

LISTING #: 14681
PeoplesCompany.com

LISTING AGENT MATT ADAMS 515.423.9235
Matt@PeoplesCompany.com
DALLAS COUNTY
FARMLAND AVAILABLE

DESCRIPTION
Productive farmland available in Dallas County! This property consists of 160 gross acres m/l with 139.23 FSA tillable acres carrying a CSR2 of 71.9. Primary soil types include Storden, Clarion, and Webster clay loam. The farm lease has been terminated and open for the 2020 crop year. Approximately 20 acres m/l of timber draws make up the remaining acres creating premier recreational opportunities near the Beaver Creek corridor known for trophy whitetails. Don’t miss this rare opportunity to purchase income producing farmland that offers recreational amenities with great location and easy access to IA Highway 141. The property is just south of Woodward in Sections 36 of Beaver Township, Dallas County, Iowa.

DIRECTIONS
From Woodward, Iowa: Travel south on IA Highway 210 for 1 mile before turning left (east) merging onto IA Highway 141. Continue on IA Highway 141 for 1.7 miles until reaching T Avenue. Turn right (south) on T Avenue for 2.5 miles until reaching 180th Street. Turn right (west) on 180th street for 1 mile until reaching S Avenue. Turn right (north) on S avenue for 1 mile and the property will be located on the left (west) side of the road. Look for Peoples Company sign.
### TILLABLE SOILS MAP

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
<th>Legend</th>
<th>CSR2</th>
</tr>
</thead>
<tbody>
<tr>
<td>L62C2</td>
<td>Storden loam</td>
<td>47.89</td>
<td>34.4%</td>
<td>64</td>
<td></td>
</tr>
<tr>
<td>L138B</td>
<td>Clarion loam</td>
<td>37.89</td>
<td>27.2%</td>
<td>88</td>
<td></td>
</tr>
<tr>
<td>L107</td>
<td>Webster clay loam</td>
<td>16.55</td>
<td>11.9%</td>
<td>88</td>
<td></td>
</tr>
<tr>
<td>L62D2</td>
<td>Storden loam</td>
<td>14.48</td>
<td>10.4%</td>
<td>41</td>
<td></td>
</tr>
<tr>
<td>201B</td>
<td>Coland-Terril complex</td>
<td>9.72</td>
<td>7.0%</td>
<td>74</td>
<td></td>
</tr>
<tr>
<td>L138C2</td>
<td>Clarion loam</td>
<td>7.37</td>
<td>5.3%</td>
<td>83</td>
<td></td>
</tr>
<tr>
<td>L638D2</td>
<td>Omsrud-Storden loam</td>
<td>2.48</td>
<td>1.8%</td>
<td>53</td>
<td></td>
</tr>
<tr>
<td>L62E2</td>
<td>Storden loam</td>
<td>2.09</td>
<td>1.5%</td>
<td>32</td>
<td></td>
</tr>
</tbody>
</table>

**Weighted Average**: 71.9

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**S AVENUE WOODWARD, IA 50276**

**160 ACRES M/L**

**PRICE**: $1,136,000

**PRICE PER ACRE**: $7,100
LISTING #: 14681

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