

*Calling all Hunters,
Recreational
Buyers, &
Outdoor Enthusiasts!*

DALLAS COUNTY

LAND AVAILABLE

145TH LANE & WALK LANE WOODWARD, IA 50276

140.25
ACRES M/L

LISTING #: 14682
PeoplesCompany.com

LISTING AGENT | **MATT ADAMS** 515.423.9235
Matt@PeoplesCompany.com

PC PEOPLESTM
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

140.25 ACRES M/I

DALLAS COUNTY LAND AVAILABLE

DESCRIPTION

Peoples Company is pleased to offer an exceptional combination farm located in Dallas County, Iowa. The farm consists of 140.25 gross acres m/l with 66.4 FSA tillable acres carrying a CSR2 of 75.2. Primary soil types include Hayden and Le Sueur loam. The farm lease has been terminated and open for the 2020 crop year.

The balance of the property consists of 75 acres m/l in mature hardwood timber, steep draws, and a creek bed accommodating a large herd of whitetail deer and a rafter of turkeys. This property is located just southeast of Woodward in Sections 15 of Des Moines Township, Dallas County, Iowa.

There is an easement on the northeast corner of the property to allow access to the northern tillable acres on 145th Lane. Access is gated (Contact agent for more details).

DIRECTIONS

From Woodward, Iowa: Travel east out of Woodward on 130th Street for 1.5 miles before merging right (south) onto Bittersweet Road. Continue south on Bittersweet Road for for 2 miles until reaching 145th Lane. Turn left (west) on 145th Lane for .5 miles and the farm will be on the north side of the road. Look for Peoples Company signs.

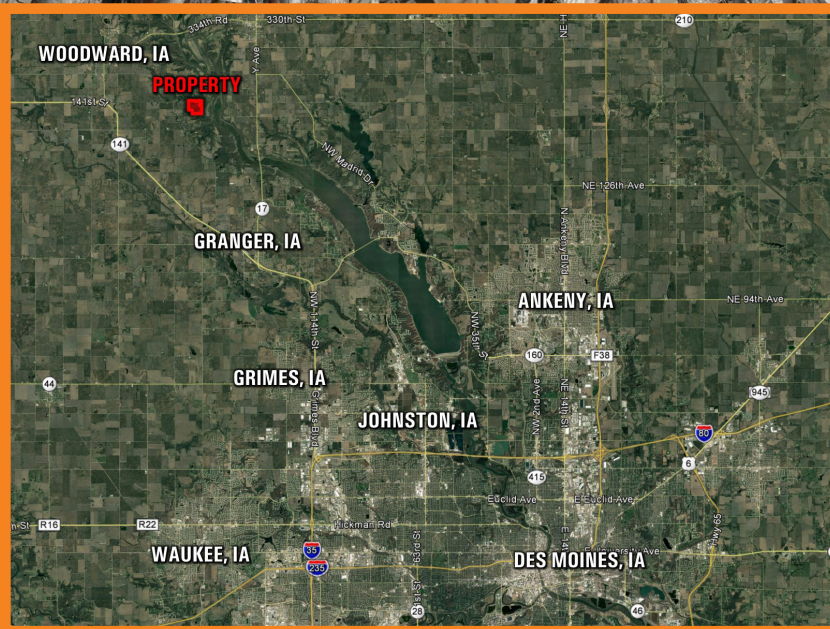


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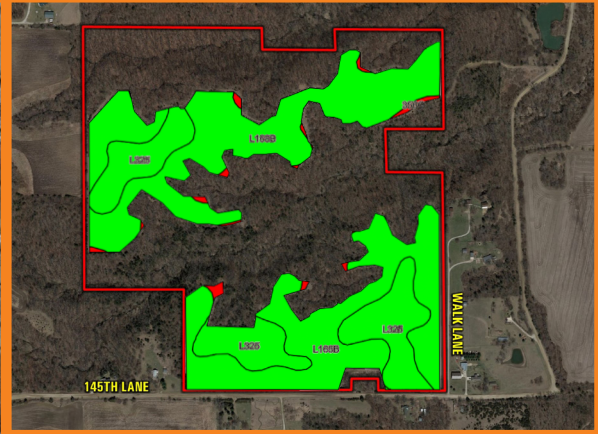
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PRICE: \$981,750
PRICE PER ACRE: \$7,000



TILLABLE SOILS MAP		Acres	Percent of Field	Legend	CSR2
L168B	Hayden loam	48.36	72.8%		76
L325	Le Sueur loam	16.79	25.3%		78
356G	Hayden-Storden loams	1.25	1.9%		5
Weighted Average					75.2



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