Dallas County, Iowa
LAND AVAILABLE

118.80 Acres M/L

Eric Lonnevik: 515.473.0278
ERIC@PEOPLESCOMPANY.COM
Peoples Company is pleased to present 118.80 acres m/l of high quality Dallas County tillable, pasture, and recreational land. The farm consists of approximately 56.08 tillable acres carrying a CSR2 of 69.6. The remaining acres are comprised of quality pasture land with good fencing in place and prime recreational land. The farm offers many recreational opportunities with Raccoon River frontage in addition to multiple building sites overlooking the Dallas County countryside.

Rare opportunity to own a large farm with income and recreational opportunities less than 20 minutes from the Des Moines Metro.

*FSA acres are currently being reconstituted by the Dallas County FSA office. Please contact agent for more details.

**DIRECTIONS**

From De Soto, head north on Highway 169 approximately 1 mile. Turn west on Maple Ridge Drive and travel approximately 1 mile. Farm will be on the north side of the road.

**Price:** $831,600 | **Price/Acre:** $7,000/acre | **Est. Taxes:** $1,752

**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>220</td>
<td>Nodaway silt loam</td>
<td>39.75</td>
<td>70.9%</td>
<td>82</td>
<td></td>
</tr>
<tr>
<td>1314</td>
<td>Hanlon-Spillville complex</td>
<td>14.27</td>
<td>25.4%</td>
<td>33</td>
<td></td>
</tr>
<tr>
<td>27C</td>
<td>Terril loam</td>
<td>2.06</td>
<td>3.7%</td>
<td>85</td>
<td></td>
</tr>
</tbody>
</table>

Weighted Average: 69.6

For more information and photos, visit PeoplesCompany.com | Listing #14816
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