

Dallas County, Iowa

LAND AVAILABLE



118.80 Acres M/L



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PC PEOPLESTM
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

Dallas County, Iowa

LAND AVAILABLE

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

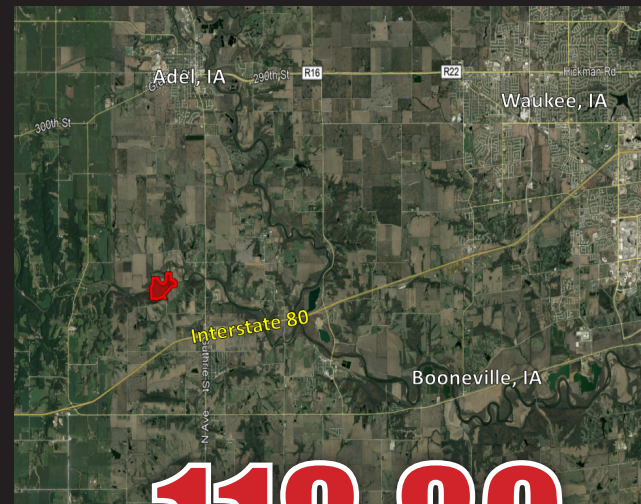
Peoples Company is pleased to present 118.80 acres m/l of high quality Dallas County tillable, pasture, and recreational land. The farm consists of approximately 56.08 tillable acres carrying a CSR2 of 69.6. The remaining acres are comprised of quality pasture land with good fencing in place and prime 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.



118.80
Acres M/L

Tillable Soils Map



Code	Soil Description	Acres	Percent of Field	Legend	CSR2
220	Nodaway silt loam	39.75	70.9%	■	82
1314	Hanlon-Spillville complex	14.27	25.4%	■	33
27C	Terril loam	2.06	3.7%	■	85
Weighted Average					69.6



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



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