



BUILDING SITES, RECREATIONAL PROPERTY, AND FARMLAND AVAILABLE!

- 20 minute drive to the Des Moines Metro
- Located next to the Des Moines River & north of Saylorville Lake
- Several nearby river access points
- Borders US Government owned land
- Rural Water and Electric to the property

DALLAS COUNTY

140.25 ACRES M/L

CAN BE PURCHASED IN SMALLER PARCELS

MATT ADAMS | 515.423.9235
Matt@PeoplesCompany.com

PC PEOPLESTM
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

20' Wide Ingress/Egress Easement for Access



140.25 ACRES M/L

LISTING #: 14922 (TRACT A + TRACT B + TRACT C)

PRICE: \$981,750

PRICE PER ACRE: \$7,000

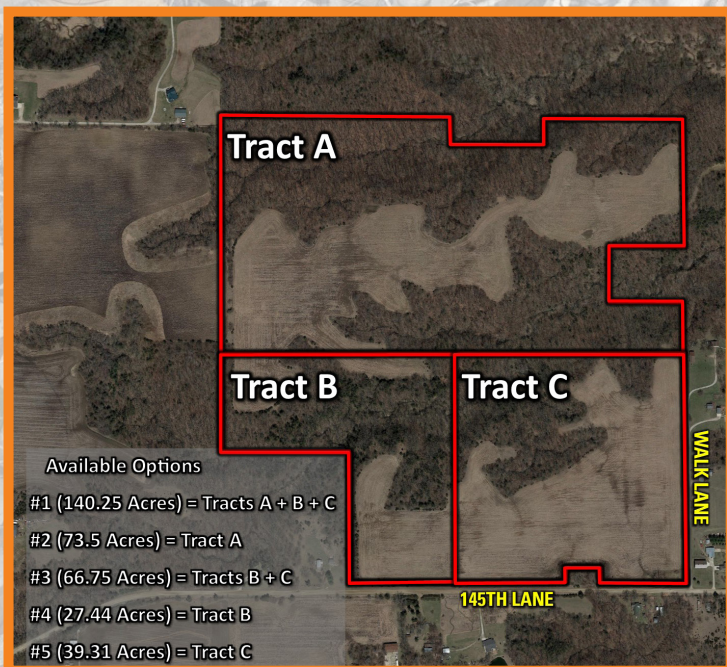
Unique recreational land opportunity adjoining the always impressive Des Moines River Valley and located just northwest of Saylorville Lake and the Des Moines, Iowa Metro Area. 140.25 acres m/l for sale with endless possibilities to utilize this property whether you want to

chase whitetails and scare up a raft of turkeys, take your canoe/kayak/boat to "Old Hubby Bridge" access or one of the many nearby river access points, bike along the High Trestle Bike Trail between Woodward and Madrid, or just enjoy view of the large old oak trees and basswoods that dominate the river banks overlooking the River Valley.

The farm consists of 66.4 FSA tillable acres and a CSR2 of 75.2. Farmland is leased for the 2020 farm year. Access to the northern area of the property is accessed through an improved gravel road and 20 ft. wide ingress/egress easement from 145th Lane. Dallas County Secondary Roads maintains this road up until the gated area entering the Government owned property. The ingress/egress access easement is documented in the Deeds recorded in Book 510, Page 548 and Book 521, Page 41 of Dallas County. Other improvements include electric service through Guthrie County REC and Xenia Rural Water located along the portion of 145th Lane located on the south edge of the property.

This property is also being offered in smaller parcel sizes that would make for a more affordable recreational tracts or smaller acreage/building site.

145TH LANE & WALK LANE | WOODWARD, IOWA 50276 | DALLAS COUNTY



Available Options

- #1 (140.25 Acres) = Tracts A + B + C
- #2 (73.5 Acres) = Tract A
- #3 (66.75 Acres) = Tracts B + C
- #4 (27.44 Acres) = Tract B
- #5 (39.31 Acres) = Tract C





73.50 ACRES M/L

LISTING #: 14923 (TRACT A)

PRICE: \$441,000 | PER ACRE: \$6,000



66.75 ACRES M/L

LISTING #: 14924 (TRACT B + TRACT C)

PRICE: \$500,625 | PER ACRE: \$7,500



27.44 ACRES M/L

LISTING #: 14925 (TRACT B)

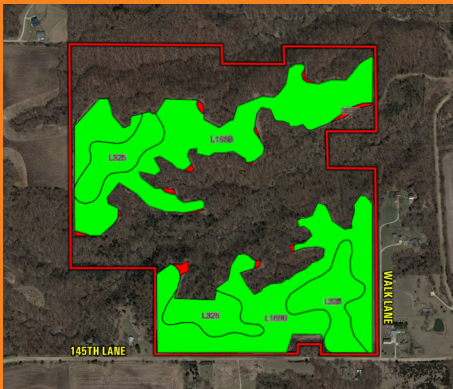
PRICE: \$315,560 | PER ACRE: \$11,500



39.31 ACRES M/L

LISTING #: 14926 (TRACT C)

PRICE: \$452,065 | PER ACRE: \$11,500



TILLABLE SOILS MAP

(TRACT A + TRACT B + TRACT C)

| Code | Soil Description | 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



12119 Stratford Drive, Suite B
Clive, Iowa 50325

PeoplesCompany.com



BUILDING SITES, RECREATIONAL PROPERTY, AND FARMLAND AVAILABLE!

DALLAS COUNTY

MATT ADAMS | 515.423.9235
Matt@PeoplesCompany.com



Facebook



Twitter



Instagram



LinkedIn