

LAND  
AVAILABLE



# LANNING

— R A N C H —

DALLAS COUNTY

54.7 ACRES  
M / L



# LANNING

## — R A N C H —

DALLAS COUNTY

### DESCRIPTION

If seclusion and privacy are at the top of your list, this 54.7 acres m/l in Dallas County provides just that! The property is conveniently located less than 40 minutes from the Des Moines Metro and just southwest of Minburn, Iowa. Access to the property is through an easement off of paved Minburn Road. The easement takes you to a deeded lane that extends 1/4 mile, offering a secluded location for an executive building site.

The diverse topography offers spectacular views of the Raccoon River Valley and the Dallas County countryside with 45.22 acres m/l enrolled in Forest Reserve. The Forest Reserve is a property tax incentive known as the Forest and Fruit Tree Reservation Act that exempts you from property taxes on those acres. Utilities, including water and electric, are along the south side of Minburn Road and would need to be extended to the property. Electric service is provided through Guthrie County REC and rural water is serviced through Xenia with a 4" line.

The property features a 2.95-acre pond designed and engineered by the USDA that has been stocked with Largemouth Bass, Bluegill, and Catfish. There

is an abundance of wildlife on the property with adequate cover, including mature trees and ample food sources. This highly maintained and manicured property includes mowed trails throughout and around the pond, with great locations to hang tree stands or put ground blinds. In addition, Voas Nature Area and North Raccoon River Wildlife Area are located just minutes away for additional recreational possibilities. The property is located in Sections 14, 23, and 24 of Washington Township.

Take advantage of this rare opportunity to own a recreational retreat within a short commute to the Des Moines Metro!

### ADDITIONAL INFORMATION

The owners have equipment they would consider including in the sale of the property: a 1963 John Deere 2010 Tractor with several attachments (5 ft. Bush Hog, 3 Point Hitch Boom, 7 ft. Back Blade), a 2008 Yamaha Grizzly 700CC EPS 4x4 with hitch, trailer, boxes, and trunk, a 2006 John Deere 135 riding mower with a 42" deck and grass/leaf catcher system. Contact an agent for additional information or questions regarding the equipment.

---

**FOR MORE INFORMATION:** Visit [PeoplesCompany.com](https://www.PeoplesCompany.com) (listing #15081) for additional information, maps, and photos.

**\$355,550**

54.7 ACRES M/L

RECREATIONAL RETREAT



## CONTACT:

Matt Adams  
Matt@PeoplesCompany.com  
515.423.9235

Chase Duesenberg  
Chase@PeoplesCompany.com  
641.529.0562

 **PEOPLES**<sup>TM</sup>  
**COMPANY**  
INNOVATIVE. REAL ESTATE. SOLUTIONS.

LISTING  
#15081



LANNING

— R A N C H —

DALLAS COUNTY



PeoplesCompany.com