



FARMLAND FOR SALE

★ **DALLAS COUNTY** ★

LISTING #15190 | LISTING #15191

76.08

TOTAL ACRES M/L

MATT ADAMS: 515.423.9235, MATT@PEOPLESCOMPANY.COM

40 ACRES M/L LISTING #15190

High quality farmland in a strong farming area! Peoples Company is pleased to be representing 40 acres m/l of Dallas County farmland owned by Lindale, LLC. The property is located in Section 16 of Des Moines Township southeast of Woodward, Iowa and northwest of Granger, Iowa. The 40 acres m/l contain 37.54 FSA tillable acres with a CSR2 rating of 88.6. The level farmland is considered Non-Highly Erodible Land (NHEL) and includes top-producing soil types: Clarion loam, Nicollet loam, and Webster clay loam. The property also includes a small but notable 3 acre timber draw that serves as a travel corridor for wildlife. This general area near the Des Moines Metro has been attractive to acreage buyers moving to the countryside. Utilities are located along Bittersweet Road with rural water provided by a 6" water main through Xenia Rural Water and electric service provided by Guthrie County REC. Farm lease has been terminated for 2021 farm year.



PRICE
\$396,000

GROSS TAXES
\$1,150

CSR2
88.6



36.08 ACRES M/L LISTING #15191

Peoples Company is pleased to be representing 36.08 acres m/l of land owned by Lindale, LLC. in Dallas County, Iowa that is located southeast of Woodward, Iowa and northwest of Granger, Iowa. The property consists of a total of 36.08 acres m/l with 31.49 FSA tillable acres and a CSR2 rating of 84.8. The property backs up to mature timber teeming with wildlife, and includes large, old oaks and basswoods along the western edge of the Des Moines River Valley. Two nearby River Access Points along Hwy 210, just east of the property, allow access to the always impressive River Valley. The proximity to the Des Moines Metro is appealing for buyers looking to move to the countryside and build a new home. Utilities are located along gravel Bittersweet Road, with rural water provided by a 6" water main through Xenia Rural Water and electric service provided by Guthrie County REC. Farm lease has been terminated for 2021 farm year.



PRICE
\$324,000

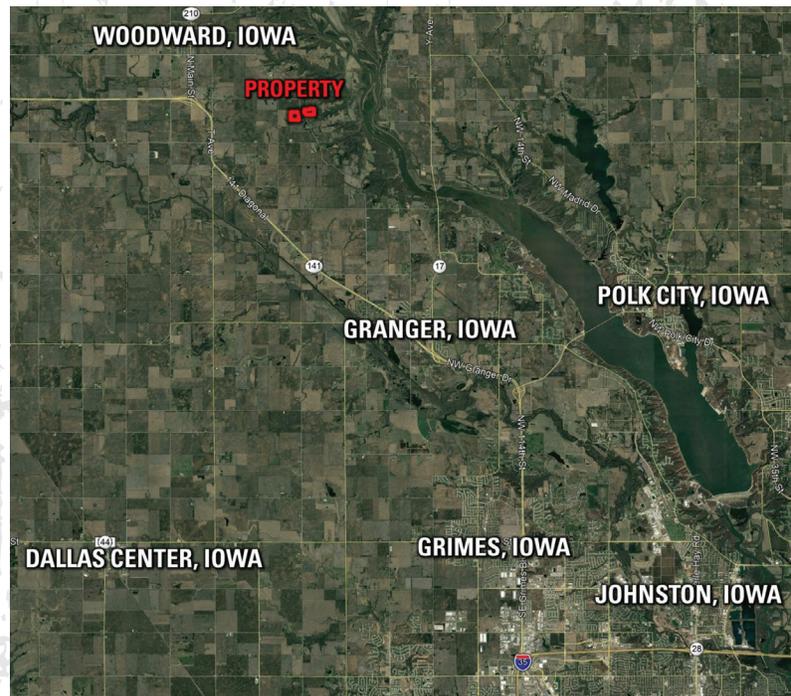
GROSS TAXES
\$948.00

CSR2
84.8

DIRECTIONS

From the Des Moines Metro Area: From the State Highway 141 exit, Exit 125, travel northwest for approximately 16.5 miles. Turn right (north) onto T Avenue for 0.5 miles and turn right (east) on 140th Street for 1.70 miles. Take a slight right onto Bittersweet Road/County Road R30. Continue traveling for 0.75 miles and the property will be on the east side of the road. Look for the Peoples Company sign.

From Woodward, Iowa: Travel east out of Woodward, Iowa on 130th Street for 1.5 miles before turning right (south) on County Road R30/U Avenue (which becomes Bittersweet Road). Continue traveling for approximately 2.0 miles on County Road R30/Bittersweet Road and the property will be on the east side of the road. Look for the Peoples Company sign.



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76.08

TOTAL ACRES M/L

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