

Building Site Available

DALLAS COUNTY, IOWA

25.85 ACRES M/L

290th Street | Redfield, Iowa 50233



AGENTS

MATT ADAMS | 515.423.9235 | Matt@PeoplesCompany.com

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Excellent location for an acreage setting or building site!

25.85 ACRES M/L IN DALLAS COUNTY, IOWA

290TH STREET | REDFIELD, IOWA 50233 | PRICE: \$245,575

Peoples Company presents 28.85 acres m/l to be surveyed in Dallas County, Iowa that would serve as an excellent location for an acreage setting or building site. This building site is located ten minutes from Adel, approximately one and one half miles from Co Hwy F51, and approximately two miles from Old Hwy 6.

Situated within the boundary lines for the West Central Valley Community School District, this property offers views of the rolling hills of the Dallas County countryside and the scattered timber growth offers privacy and plenty of recreational opportunities. A small creek flows through this property attracting wildlife and it appears that there is ample drainage area that would allow for the potential to construct a large farm pond. *Buyer should confirm the ability to build a pond with their own resources.

Utilities are located along the south side of the property on 290th Street with rural water offered through Xenia Rural Water (4" waterline along the north side of 290th Avenue) and electric service through Mid-American Energy. Internet, phone, or cable would be available through Mediacom or Windstream.

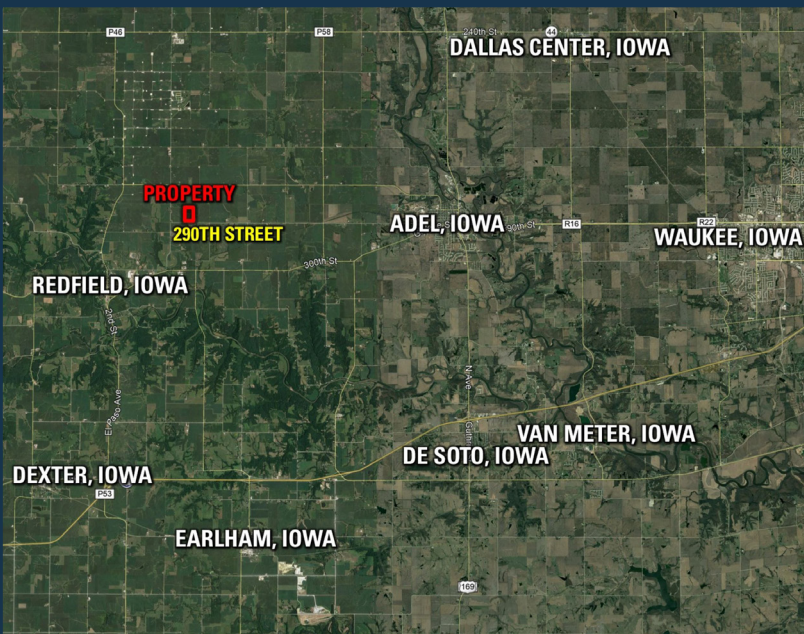
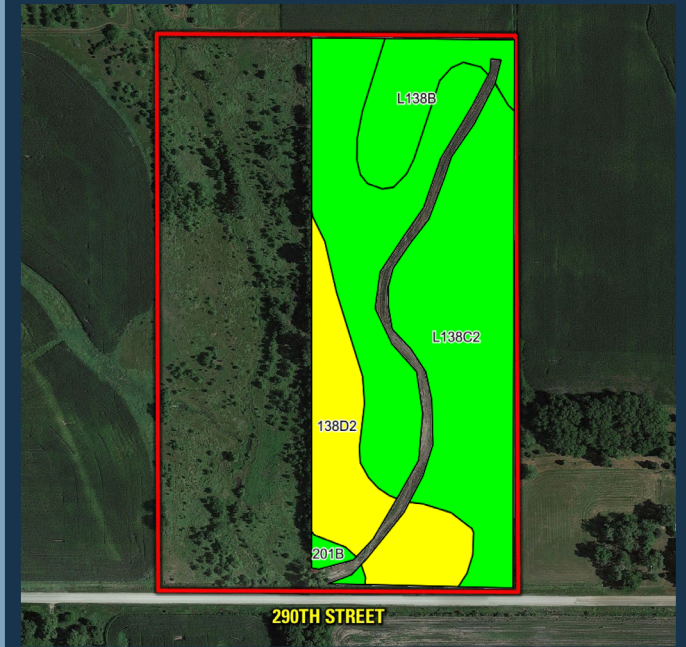
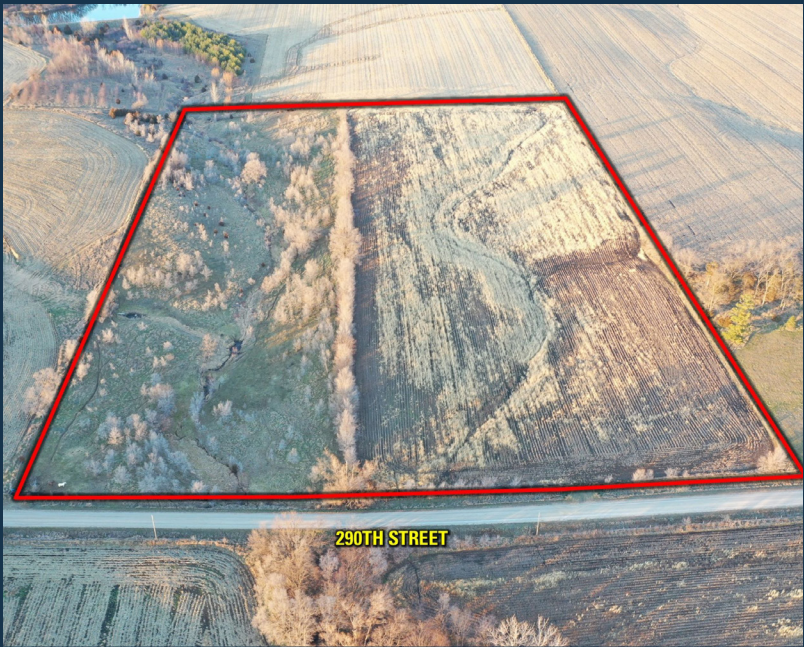
Look no further for a building site without any covenants and easy access to Adel and the Des Moines Metro. Seller reserves a drainage tile outlet from the farm field to the west. *Exact acres purchased will adjust pending a completed survey.

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TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
L138C2	Clarion loam	9.32	67.4%		83
138D2	Clarion loam	2.81	20.3%		54
L138B	Clarion loam	1.53	11.1%		88
201B	Coland-Terril complex	0.17	1.2%		74
Weighted Average					77.6

From Adel, Iowa: Travel west out of town on Old Highway 6/County Highway F60 for approximately 6.3 miles, turn right (north) onto G Avenue for 1.25 miles, and turn right (east) onto 290th Street. Continue about 0.75 miles and the building site will be located on the northside of 290th Street. Look for the Peoples Company sign.





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LISTING #15268

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