



# Boone & Dallas COUNTY COUNTY

IOWA FARMLAND AVAILABLE

80 ACRES M/L  
LISTING #16299

120 ACRES M/L  
LISTING #16300



**MATT ADAMS**

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**PEOPLES<sup>TM</sup>**  
**COMPANY**

INNOVATIVE. REAL ESTATE. SOLUTIONS.



# BOONE COUNTY, IOWA



**LISTING #16299 | 80 ACRES M/L**

Boone County, Iowa Farmland - Peoples Company is pleased to present 80 acres m/l in southern Boone County, Iowa situated northwest of Woodward, Iowa and northeast of Bouton, Iowa. This tract consists of a total of 80 acres m/l with 73.82 FSA cropland acres carrying a CSR2 soil rating of 81.9 with the balance in grassed waterways. The primary soil types include Clarion loam, Coland-Spillville complex, and Webster clay loam.



Located in a strong farming community and within a short commute to the northwest corner of the Des Moines Metro, this farmland tract would be a great add-on for an existing farming operation or an investment grade purchase. This accessible farmland offers multiple grain marketing options with a variety of grain elevators, including Heartland Cooperative in Woodward and Minburn, Iowa, and Landus Cooperative in Dawson and Rippey, Iowa. The farmland tract is located approximately two miles east of U.S. Highway 169 on the south side of 320th Street in Section 27 of Peoples Township, Boone County, Iowa.

*Asking Price* - **\$1,087,075**

Tillable Soils Map					CSR2 81.9
Code	Soil Description	Acres	% of Field	Legend	CSR2
L138C	Clarion loam	25.63	34.7%		83
585B	Coland-Spillville complex	16.16	21.9%		71
L107	Webster clay loam	13.62	18.5%		88
L138B	Clarion loam	9.67	13.1%		88
L55	Nicollet loam	7.13	9.7%		91
L62C2	Storden loam	0.87	1.2%		64
829D2	Zenor-Storden complex	0.74	1.0%		20
<b>Weighted Average</b>					<b>81.9</b>



# DALLAS COUNTY, IOWA



**LISTING #16300 | 120 ACRES M/L**

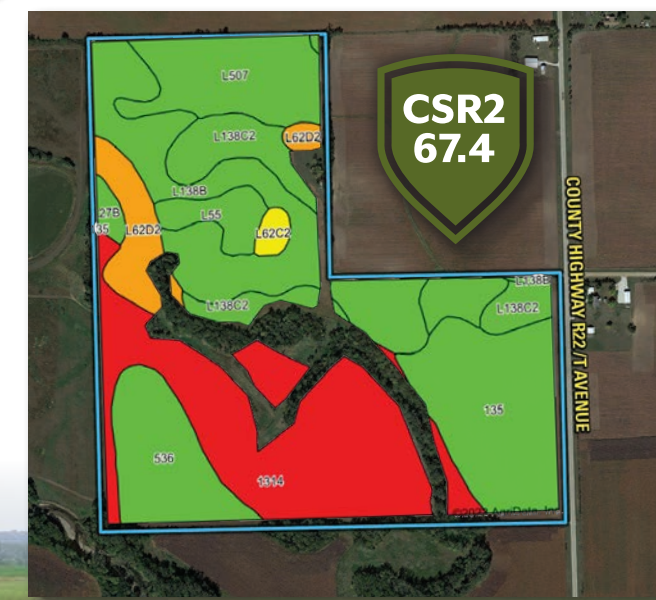
Dallas County, Iowa Farmland - Peoples Company is pleased to present a rare and highly sought after opportunity including 120 acres m/l located just off pavement and within a short 15-minute commute to the Des Moines Metro. Situated immediately off Iowa Highway 141, just south of Woodward, Iowa along paved County Highway R22 / T Avenue, this farmland tract includes 120 gross acres m/l with 105.82 FSA tillable acres carrying a CSR2 rating of 67.4. The primary soil types include Clarion loam and Coland clay loam.



With Iowa Highway 141 nearby, this farmland would be a great opportunity for a beginning farmer, an add-on to an existing farming operation, or a smart investment for the Buyer looking to diversify their portfolio. This highly accessible farmland tract offers multiple grain marketing options with a variety of grain elevators, including Heartland Cooperative in Woodward and Minburn, Iowa, and Landus Cooperative in Dawson and Rippey, Iowa. Services to the area include Xenia Rural Water, located along the east side of the farm with electrical services available through Guthrie County REC. Don't miss the opportunity to own an affordable farm in Dallas County, Iowa!

*Asking Price* - **\$1,320,000**

Tillable Soils Map					CSR2 67.4
Code	Soil Description	Acres	% of Field	Legend	CSR2
131	Hanlon-Spillville complex	28.40	26.8%		33
L138B	Clarion loam	19.10	18.0%		88
135	Coland clay loam	16.37	15.5%		76
L507	Canisteo clay loam	12.73	12.0%		87
536	Hanlon fine sandy loam	9.94	9.4%		79
L138C2	Clarion loam	8.74	8.3%		83
L62D2	Storden loam	5.52	5.2%		41
L55	Nicollet loam	3.09	2.9%		91
L62C2	Storden loam	0.99	0.9%		64
27B	Terril loam	0.94	0.9%		87
<b>Weighted Average</b>					<b>67.4</b>



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