

DALLAS COUNTY

FARMLAND AVAILABLE

73.75 ACRES M/L | 88.7 CSR2 | LISTING #16928

MATT ADAMS | 515.423.9235 | Matt@PeoplesCompany.com



DALLAS COUNTY

PEOPLES COMPANY is pleased to present 73.75 acres m/l of prime Dallas County farmland located north of Redfield, Iowa, and northwest of Adel, Iowa on 255th Street. This nearly 100% tillable farm consists of 73.33 FSA cropland acres, with 69.16 acres currently in production. The cropland acres currently being farmed boast an impressive CSR2 rating of 88.7, surpassing the Dallas County average of 76. The primary soil types on the property include Clarion loam, Webster clay loam, and Nicollet loam.

Additionally, 2.90 acres, situated in the southwest corner of the farm, is currently enrolled in an active CRP contract of CP21 providing an annual payment of \$870 (\$300/acre), this contract expires in 2032. Situated in Section 11 of Linn Township, this farmland benefits from its proximity to a range of grain marketing options, including nearby ethanol plants and a variety of competitive grain elevators.

Located on the east side of the farm is a Northern Natural Gas pump station. The Northern Natural Gas Contract will transfer with the land, the new buyers will receive approximately \$1,150 annually.

As farmland ownership continues to be long-term, this is a rare opportunity to own land that hasn't been on the market for generations and is located in a tightly held area. Located in a strong farming community, this farmland tract would be a great add-on for an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. Don't miss the rare opportunity to own an exceptional farm in Dallas County, Iowa!



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
L138B	Clarion loam	28.99	41.9%		88
L107	Webster clay loam	24.06	34.8%		88
L55	Nicollet loam	16.11	23.3%		91

Weighted Average CSR2 88.7





**SCAN FOR
MORE INFO**



CONTACT

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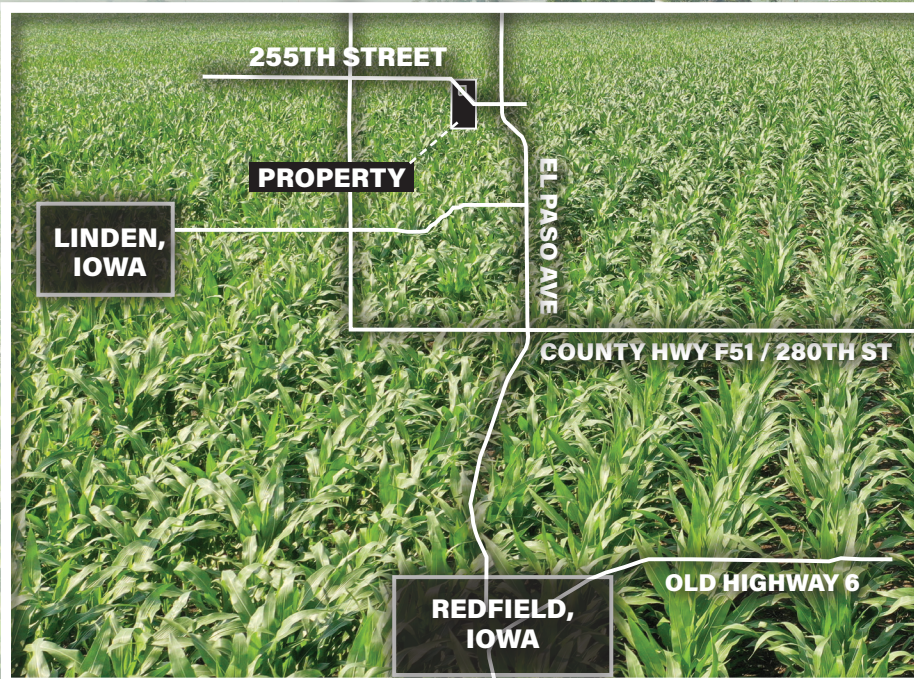
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DIRECTIONS

From Redfield, Iowa travel north out of town on El Paso Avenue for approximately 5 miles or until you reach 255th Street. At 255th Street turn left (west) and continue straight for a quarter mile. The farmland will be on the north and south side of the road. Look for Peoples Company signs.