

LISTING #16949

DALLAS COUNTY, IOWA FARMLAND & RECREATIONAL LAND FOR SALE

150.35
ACRES M/L
OFFERED IN 4 TRACTS



DALLAS COUNTY, IOWA FARMLAND & RECREATIONAL LAND FOR SALE

Peoples Company is pleased to present 150.35 Acres M/L of diverse Dallas County, Iowa hunting property located just north of Dawson, Iowa, and just south of the Dallas/Greene County line. This combination property boasts abundant recreational opportunities for hunters and avid outdoorsmen with North Raccoon River frontage, mature blocks of timber, pasture, and

49.8 FSA tillable acres with an average CSR2 rating of 72.4. This property has ultimate privacy, with access from paved County Road P46 / D Avenue. The Des Moines Metro is a convenient 35-minute commute permitting flexible hunting schedules and shorter property visits. Also, located in Sections 3 & 4 of Dallas Township, Dallas County, Iowa.

120th Street

Co. Hwy P46 / D Avenue

Tract 3: 46.24 Acres M/L, of mature timber with 1.5 Acres M/L that was cleared to be used as a camping spot. This would be a great hunting/recreational piece.

Tract 2: Building Site consisting of 11.93 Acres M/L. Consisting mostly of pasture with timber draws along the south & west side.

Tract 4: 10.02 Acres M/L, of mature timber with a small creek running through the middle. This tract would be a great hunting piece on a smaller scale.

Tract 1: 82.16 Acres M/L with 49.8 tillable acres. The remaining acres are in pasture with well-maintained fencing, suitable for raising livestock.

TRACT 1

Peoples Company is pleased to present this excellent 82.16 acres m/l pasture and tillable combination farm in Dallas County, Iowa. Located approximately one mile north of Dawson, Iowa on County Road P46 / D Avenue, this farm includes 82.16 gross acres m/l with 49.8 tillable acres on the southern end of the farm that is currently in soybean production carrying a CSR2 rating of 72.4. The primary soil types of the tillable portion of the farm include Spillville loam, Hanlon fine loam, and Cylinder loam. The balance of the farm is currently pasture, comprised of cool-season grass pastures. There is plenty of shade, and the exterior fences are in good condition for all types of grazing livestock.

82.16 ACRES M/L

There are two field driveways, which are both located on the west side of the property along County Road P46 / D Avenue that provide easy access to the farm. Both of these entrances have easements allowing the adjoining landowners to access their properties. There is also a 40' x 56' feed & livestock barn constructed in the early 1900s that has been well maintained and would serve as a great building for future livestock use. Adjacent to the barn is a well that is permitted for livestock use; a well test may need to be completed for alternative uses. Xenia Rural Water lines run along the east side of County Road P46 / D Avenue, the waterline stops at the neighbor's house to the north. Xenia has confirmed you can extend the water line onto your property for an additional cost. Don't miss the opportunity to own some farmland just north of Dawson in Section 3 of Dallas Township in Dallas County, Iowa. Please contact one of the listing agents for more information about this offering.



Code	Soil Description	Acres	% of Field	Legend	CSR2
485	Spillville loam	12.40	24.9%		88
203	Cylinder loam	12.30	24.7%		58
536	Hanlon fine sandy loam	12.01	24.1%		79
135	Coland clay loam	6.99	14.0%		76
259	Biscay clay loam	5.30	10.6%		52
308	Wadena loam	0.72	1.4%		56
1314	HanlonSpillville complex	0.08	0.2%		33
Weighted Average					72.4



DIRECTIONS

From Dawson, Iowa head north on East 3rd Street for a quarter (1/4) mile, East 3rd Street turns into County Road P46 / D Avenue and continue north for a half (1/2) mile until you reach the Raccoon River. Go north over the Raccoon River Bridge and the farm entrance is on the east side of the road. Look for Peoples Company signs.

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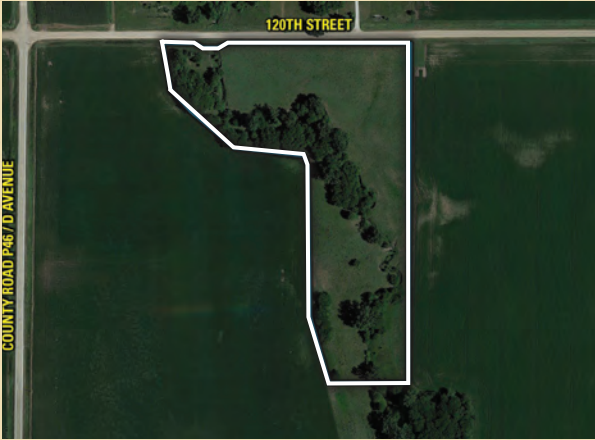


TRACT 2

**11.93
ACRES M/L**

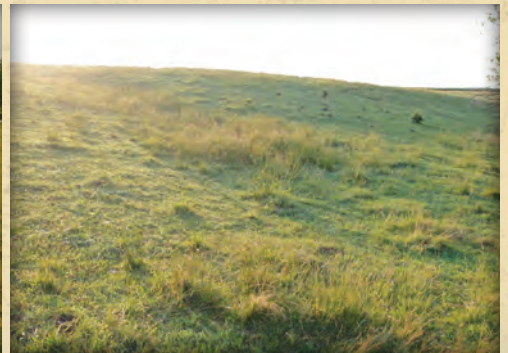
Dallas County, Iowa Building Site - Located on pavement within a short commute from the Des Moines Metro area, this premier central Iowa building site has plenty to offer! These 11.93 acres m/l would serve as an excellent hobby farm or executive building site, located one mile directly north of Dawson in Dallas County, Iowa. Situated within the boundary lines of the Perry Community School District, this location offers spectacular views of the rolling hills of the Dallas County countryside and the nearby Raccoon River! The beautiful gently rolling topography combined with wooded timber draws offers an excellent site to build a house or cabin in the center of the property to provide hours of future recreational opportunities. The property has a small creek on the western edge. The driveway onto the property is located immediately off 120th Street, only a quarter mile from paved County Road P46 / D Avenue.

Utilities are available at the road, with rural water service through Xenia Rural Water and electric service through Midland Power Cooperative. There is a two-inch main waterline located along the north side of 120th Street. Internet access is available in the area through Century Link or multiple satellite internet providers. The property is located in Section 3 of Dallas Township. Take advantage of a great location with no covenants that allow you to build whatever you desire!



Code	Soil Description	Acres	% of Field	Legend	CSR2
L62E2	Storden loam, Bemis moraine	2.12	48.6%		32
L138B	Clarion loam, Bemis moraine	1.01	23.2%		88
201B	ColandTerril complex	0.77	17.7%		74
203	Cylinder loam	0.29	6.7%		58
L55	Nicollet loam	0.17	3.9%		91

Weighted Average 56.4



DIRECTIONS

From Dawson, Iowa head north on East 3rd Street for a quarter (1/4) mile, East 3rd Street turns into County Road P46 / D Avenue and continue north for a half (1/2) mile until you reach the Raccoon River. Go north over the Raccoon River Bridge for one mile until you reach 120th Street, turn right (east) and the farm entrance is the first driveway on the south side of the road. Look for Peoples Company signs.



TRACT 3

Peoples Company is honored to present an exceptional recreational property located in Dallas County, Iowa. Located just 25 minutes northwest of the Des Moines Metro and within the boundaries of the Perry Community School District, this property offers great recreational opportunities for the avid outdoorsman, with proximity to pavement north of Dawson, Iowa.

The property offers a great location to build a cabin or park the camper. The scattered timber growth offers privacy and plenty of recreational opportunities, combined with spectacular views of the Raccoon River, hardwoods, and the rolling hills of the rural countryside. The land is located in the southeast quarter of Section 4 in Dallas Township.

46.24
ACRES M/L

The diverse topography overlooking the Raccoon River provides unlimited recreational opportunities in your backyard with adequate cover, including mature trees and ample food sources. This area is known to grow and hold big, mature whitetails year-round.

Improvements include rural water and electricity, located immediately west of the property boundary. Rural water is available through the Xenia Rural Water Association, with a 2-inch water line located on the north side of 125th Trail, and electric service through Midland Power Cooperative. There are no covenants on this land, and the location is outside of the city limits, so the uses shouldn't be restricted.



DIRECTIONS

From Dawson, Iowa head north on East 3rd Street for a quarter (1/4) mile, East 3rd Street turns into County Road P46 / D Avenue, and continue north for a half (1/2) mile until you reach 125th Trail. Turn left (west) and the farm will be immediately on the north side of the road. Look for Peoples Company signs.

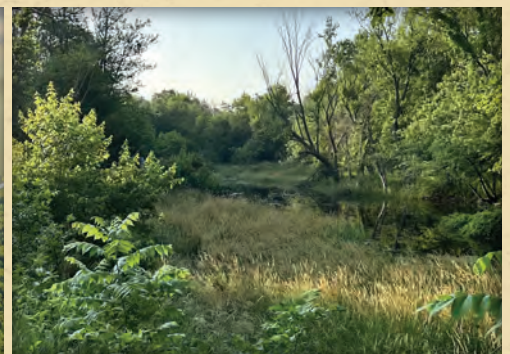
TRACT 4

Peoples Company is honored to present an exceptional recreational property located in Dallas County, Iowa. Located just 35 minutes northwest of the Des Moines Metro and within the boundaries of the Perry Community School District, this property offers great hunting and recreational opportunities just off the pavement, north of Dawson, Iowa.

The scattered timber growth offers privacy and plenty of recreational opportunities, combined with spectacular views of the Raccoon River, hardwoods, and the rolling hills of the rural countryside. The land is located in the southeast quarter of Section 4 in Dallas Township.

10.02
ACRES M/L

The diverse topography adjacent to the Raccoon River Boat Ramp provides unlimited recreational opportunities in your backyard with adequate cover, including mature trees and ample food sources. This area is known to grow and hold big, mature whitetails year-round. If seclusion and privacy are at the top of your list, take advantage of this premier timber property with excellent recreational opportunities within a short commute of the Des Moines Metro!



DIRECTIONS

From Dawson, Iowa head north on East 3rd Street for a quarter (1/4) mile, East 3rd Street turns into County Road P46 / D Avenue, and continue north for a half (1/2) mile until you reach 125th Trail. Turn left (west) and the farm will be immediately on the south side of the road. Look for Peoples Company signs.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #16949



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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