



**LAND AVAILABLE**

*Listing #17914 PeoplesCompany.com*

*Van Meter, Iowa*

**88.95**

*Acres M/L*

**Bryan Bergdale**  
712.251.8588  
Bryan@PeoplesCompany.com  
IA LIC S65377000

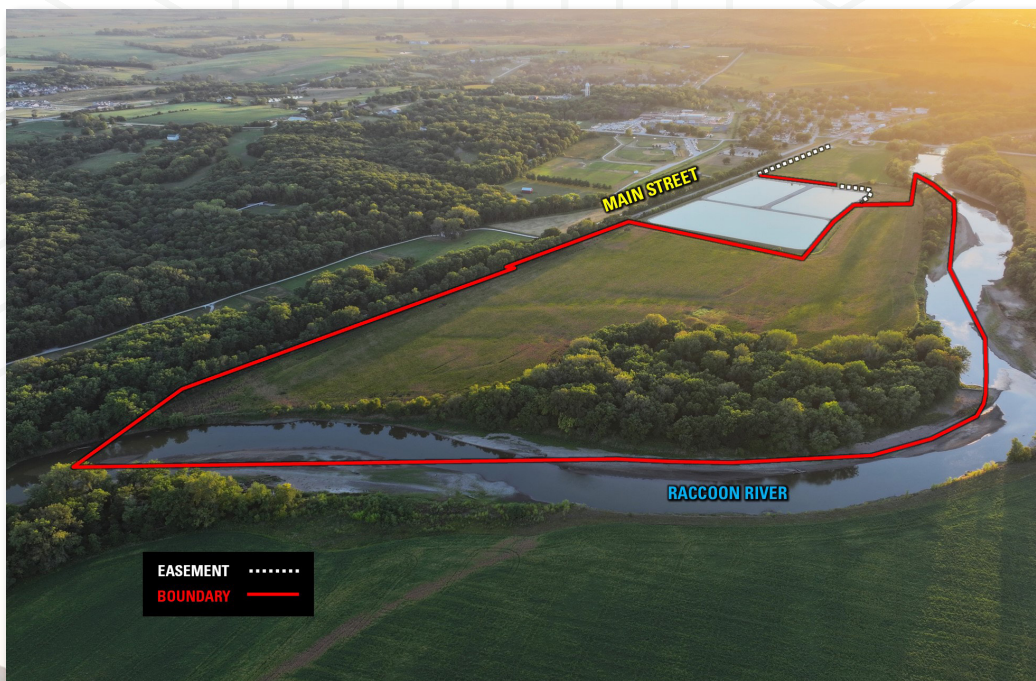
**Steve Bruere**  
515.222.1347  
Steve@PeoplesCompany.com  
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 **PEOPLES**  
COMPANY  
INTEGRATED LAND SOLUTIONS



# Dallas County, Iowa

Peoples Company is pleased to present 88.95 Acres M/L of diverse Dallas County, Iowa farmland located on the eastern border of Van Meter, Iowa city limits. The property includes approximately 55.7 tillable acres m/l boasting a CSR2 rating of 87. This combination property also includes abundant recreational opportunities as well. In addition to the high-quality farmland, the property has access to the Raccoon River and over 15 acres of mature timber. In addition to the exceptional turkey, deer, and duck hunting potential offered by the property, the Raccoon River is known for its healthy population of walleye, sunfish, catfish, smallmouth, and largemouth bass. This property has ultimate privacy, with easement access off Mill Street through the city-owned ground. Please contact the agent for details.



*Price*

**\$880,605**

*Net Taxes*

**\$1,880.00**

*CSR2*

**87.0**

## *Contacts*

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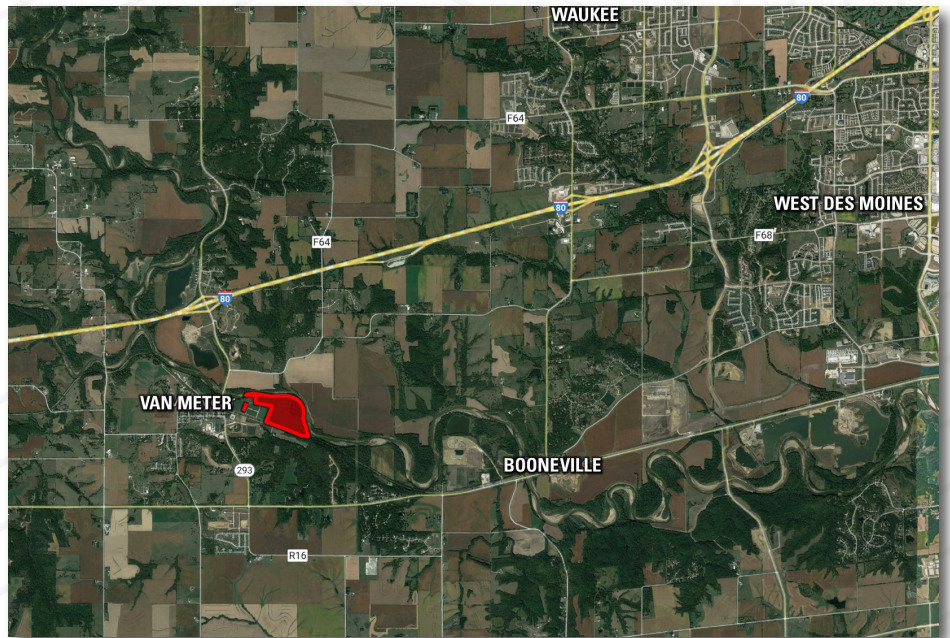
**IA LIC S43684000**



# Directions

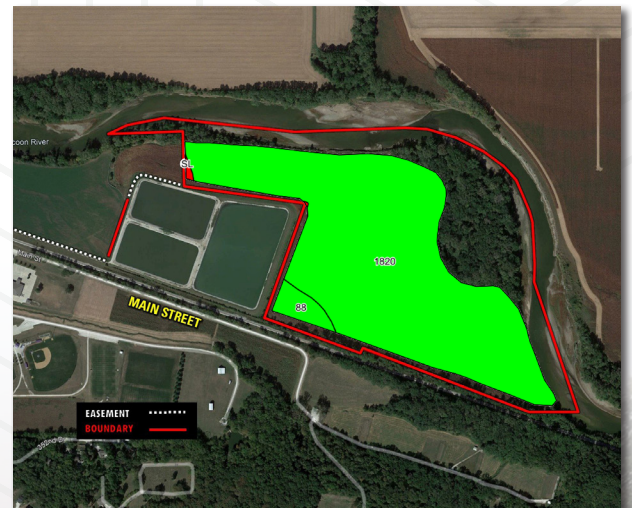
Just east of the intersection of Debra Drive and Mill Street in Van Meter. Follow the City of Van Meter access road east to the property. Access is granted through an easement. Please contact the listing agent to see the property.

*Van Meter, Iowa 50261*



# Tillable Soils Map

Code	Soil Description	Acres	% of Field	CSR2
1820	Dockery-Quiver silt loams	52.57	96.1%	87
88	Nevin silty clay loam	1.95	3.6%	95
SL	Sewage lagoon	0.16	0.3%	0
<i>Weighted Average</i>				<b>87</b>



*Listing #17014*







12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #17014



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

*Van Meter, Iowa*



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