



TRANSITIONAL DEVELOPMENT LAND

110 ACRES M/L | DALLAS COUNTY, IOWA



ABOUT THE PROPERTY

Offering approximately 110 acres m/l of transitional development land located just west of Grimes, Iowa. Property is currently in the phase two region of the annexation plan for the City of Grimes. The closest serviceable sanitary sewer and water is currently located in the Beaverbrooke subdivision on the north side of Grimes, roughly 2 miles northeast of subject property. Dallas Center-Grimes Community School is located just one mile east, making this land ideal for future residential development. According to recent development data, the City of Grimes issued 207 new building permits while only 180 lots were developed in 2016, indicating an increase in demand and a decrease in inventory of lots available. The existing acreage on the northwest corner of the property will be surveyed off prior to closing. Farm consists of approximately 108 tillable acres carrying a 88.6 CSR2 with potential to be 100% tillable. Primary tillable soils include Clarion, Nicollet, and Webster loam. Property is located just 3 miles west of Grimes in Section 35 of Grant Township.

LEGAL DESCRIPTION

The East One Half of the Northwest Quarter (E 1/2 NW 1/4) Except 10 Acres m/l to be surveyed prior to closing in the Northwest corner quarter of the Northeast Quarter of the Northwest Quarter (NW 1/4 NE 1/4 NW 1/4) AND the West One Half of the West One Half of the Northeast Quarter (W 1/2 W 1/2 NE 1/4) all in section 35, Township 80, Range 26 in Grant Township and located entirely in Dallas County, Iowa.

**Exact legal description to be taken from abstract.*

DIRECTIONS

From Grimes, Iowa: Travel west out of Grimes, Iowa on State Highway 44 for 3 miles until W Avenue. Turn right (north) on W Avenue for 1 mile until 230th Street. Turn right (east) on road frontage for 1/4 mile and property is located on south side of road.

FOR MORE INFORMATION

Listing #13910 at [PeoplesCompany.com](https://www.PeoplesCompany.com) for more photos, maps and aerial drone video. Or contact a listing agent today.

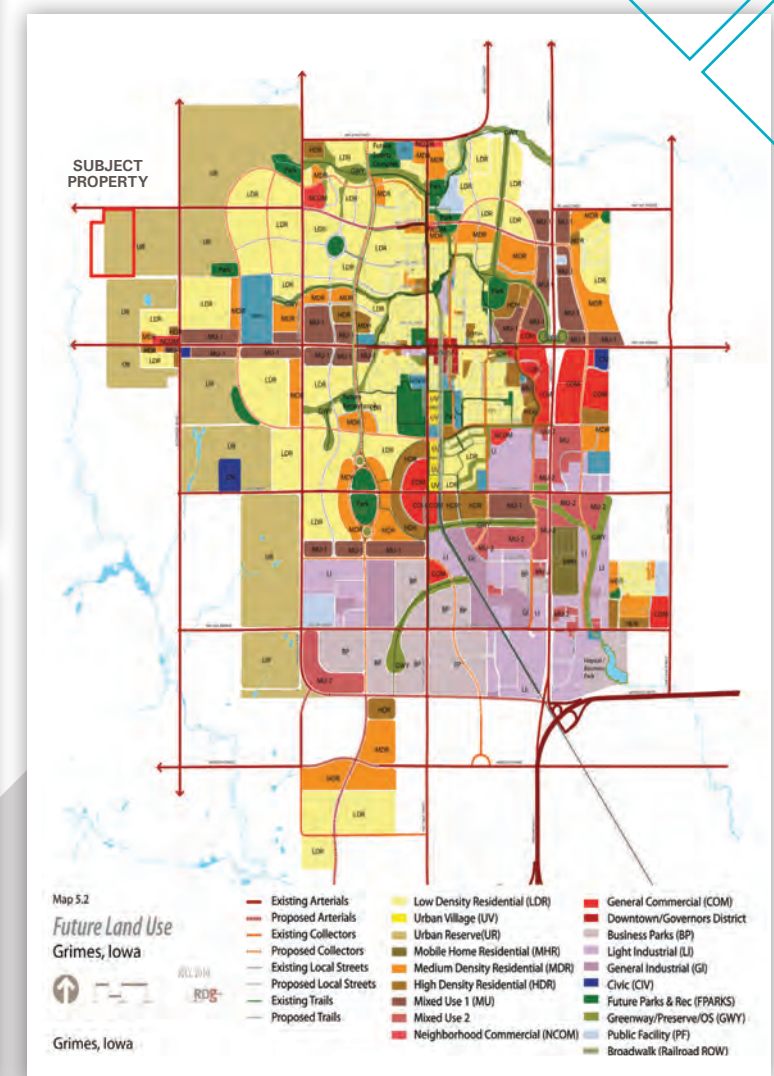
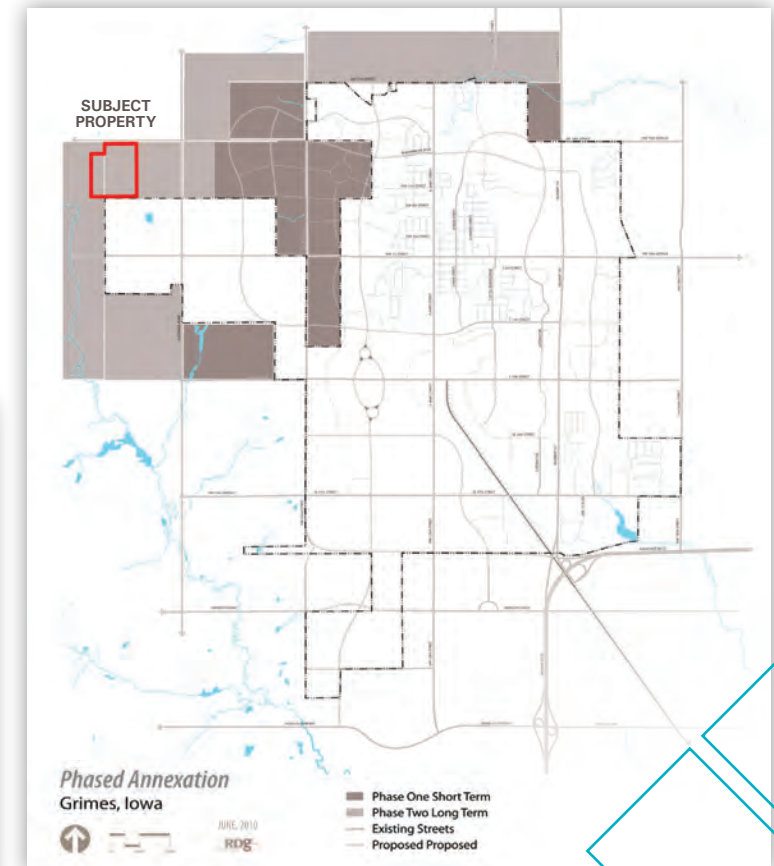
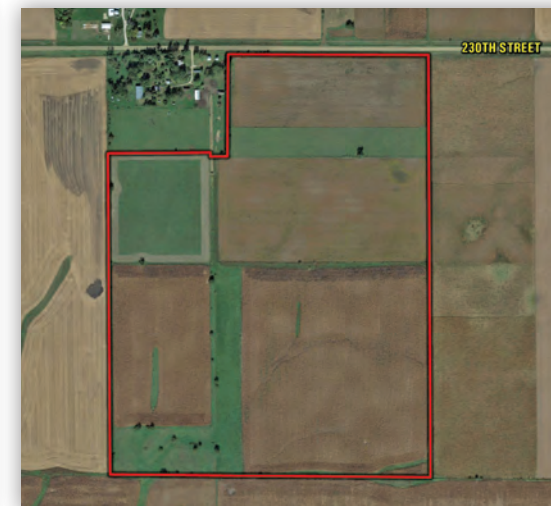
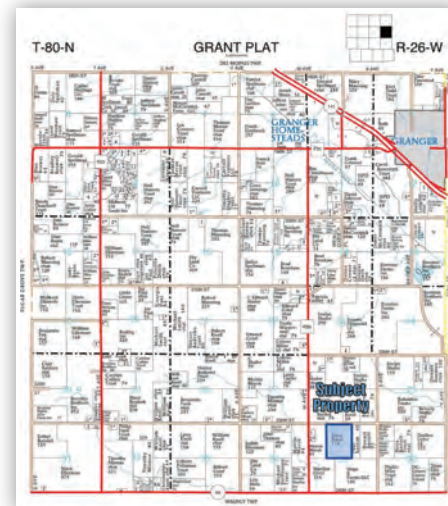
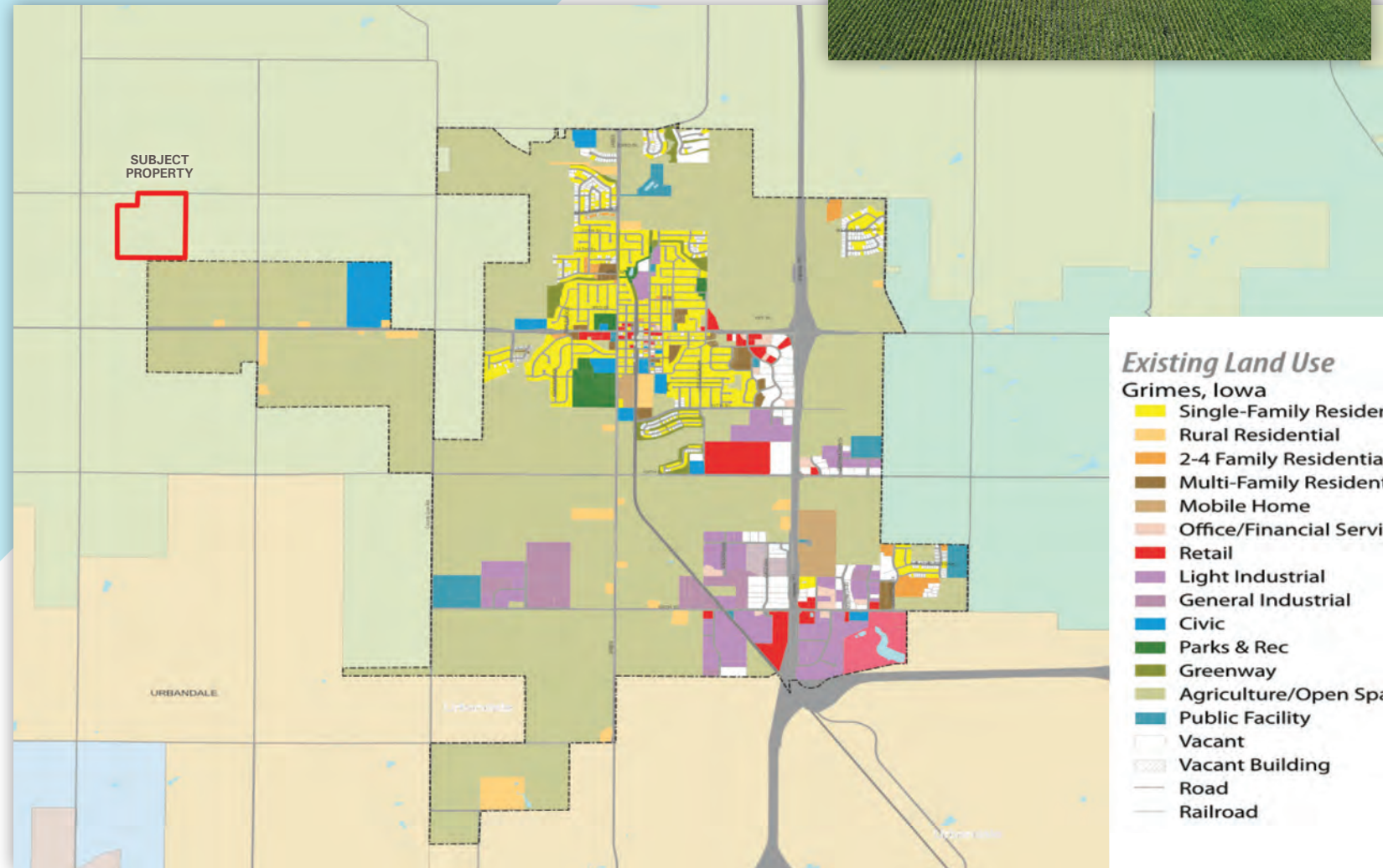
LISTING AGENTS

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110 ACRES M/L



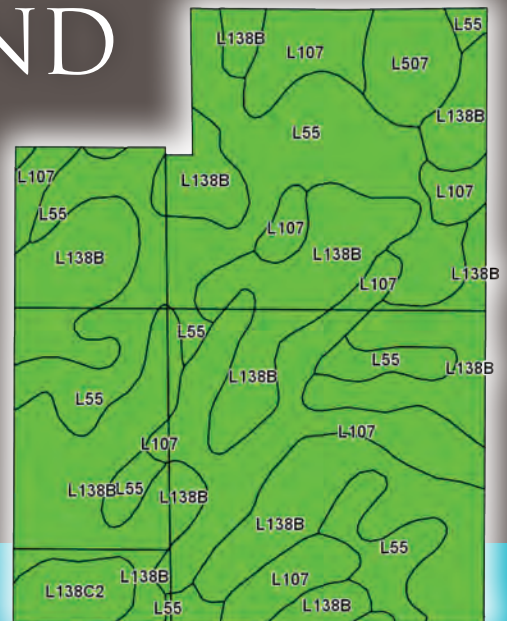


12119 Stratford Dr, Ste B
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PeoplesCompany.com

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TOTAL SOILS MAP - CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	NCCPI Overall
L138B	Clarion loam	50.16	46.4%		88	79
L55	Nicollet loam	28.73	26.6%		91	78
L107	Webster clay loam	22.37	20.7%		88	77
L507	Canisteo clay loam	3.86	3.6%		87	69
L138C2	Clarion loam	2.90	2.7%		83	57
Weighted Avg					88.6	77.4



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