TRANSITIONAL DEVELOPMENT LAND

110 ACRES M/L | DALLAS COUNTY, IOWA

Matt Adams: 515-423-9235
Matt@PeoplesCompany.com

Scott Kelly: 515-473-8913
Scott@PeoplesCompany.com
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.

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 for more photos, maps and aerial drone video. Or contact a listing agent today.

LISTING AGENTS
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TRANSITIONAL DEVELOPMENT LAND
DALLAS COUNTY, IOWA
110 ACRES M/L
### Transitional Development Land

**Total Soils Map - CSR2**

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
<th>CSR2 Legend</th>
<th>CSR2</th>
<th>NCCPI Overall</th>
</tr>
</thead>
<tbody>
<tr>
<td>L138B</td>
<td>Clarion loam</td>
<td>50.16</td>
<td>46.4%</td>
<td>88</td>
<td>79</td>
<td></td>
</tr>
<tr>
<td>L55</td>
<td>Nicollet loam</td>
<td>28.73</td>
<td>26.6%</td>
<td>91</td>
<td>78</td>
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</tr>
<tr>
<td>L107</td>
<td>Webster clay loam</td>
<td>22.37</td>
<td>20.7%</td>
<td>88</td>
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<tr>
<td>L507</td>
<td>Canisteo clay loam</td>
<td>3.86</td>
<td>3.6%</td>
<td>87</td>
<td>69</td>
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<tr>
<td>L138C2</td>
<td>Clarion loam</td>
<td>2.90</td>
<td>2.7%</td>
<td>83</td>
<td>57</td>
<td></td>
</tr>
</tbody>
</table>

**Weighted Avg**: 88.6 77.4

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