

DALLAS

COUNTY, IOWA | 147.39 ACRES M/L

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LISTING 17424

88.3
CSR2

DALLAS

COUNTY, IOWA FARMLAND AVAILABLE

PRICE: \$2,579,325 | 147.39 ACRES M/L | CSR2: 88.3

Peoples Company is pleased to present a unique opportunity to acquire a high-quality tillable farm near Redfield in Dallas County, Iowa. The farm is located in Section 3 of Union Township in a strong farming area. The farm is located east of Redfield, Iowa on paved Old Highway 6 and gravel 310th Trail and consists of 147.39 m/l surveyed acres with approximately 133.76 m/l tillable acres carrying an excellent CSR2 of 88.3. Primary soil types on the tillable acres include high-producing Webster clay loam and Clarion loam.

There are multiple areas of the farm seeded down to waterways to prevent soil erosion and allow surface water to exit the farm through one of the multiple outlets located throughout. There is existing drainage tile throughout the property. The farm underwent cleanup efforts in February of 2024 including clearing trees and trimming the waterways. This farm is leased for the 2024 season, contact the listing agent for more details.

The farm has direct access to Interstate 80 from Old Highway 6, being 4.5 miles directly north of the Exit 100 on-ramp to Interstate 80. This farm is located within the West Central Valley School District, only 10 minutes west of Adel, Iowa, and less than 20 minutes west of Waukee, Iowa.

The city of Redfield boasts activities for everyone to enjoy like the Raccoon River Valley bike trail, annual town events to celebrate their history, and interesting geological features like Hanging Rock Park. Two building sites in the southeast corner have been platted, surveyed, and approved by the county. These sites are the perfect place to build a home near the Des Moines metro and with no covenants or restrictions.



DIRECTIONS

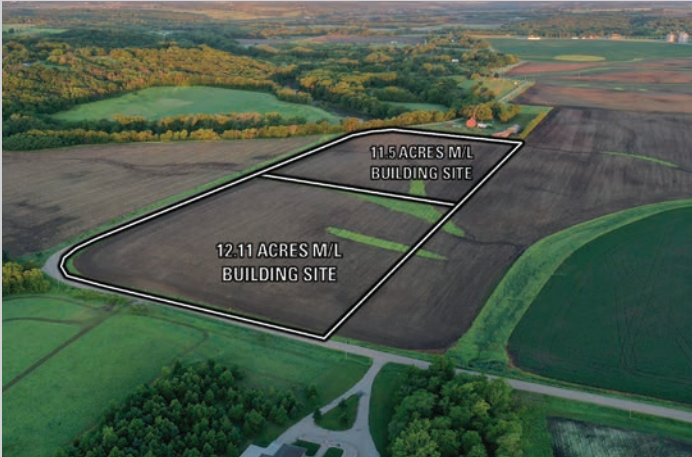
From Waukee, Iowa: Head west on Highway 6 for 17 miles as the highway bends and heads south. Turn left and head back east on 310th Trail. Travel east on 310th Trail for .75 miles and the farm will be on the north side of the road.

TILLABLE SOILS | CSR2: 88.3

ADDITIONAL FARMLAND AVAILABLE
LISTING 17424 ON [PEOPLESCOMPANY.COM](https://www.peoplescompany.com)



Code	Soil Description	Acres	% of Field	Legend	CSR2
L107	Webster clay loam	69.30	51.81%		88
169B	Clarion loam	43.08	32.21%		91
L138C2	Clarion loam	16.76	12.53%		83
L138B	Clarion loam	6.55	4.90%		88
L55	Nicollet loam	6.14	4.59%		91
485	Spillville loam	0.32	0.24%		88
829D2	Zenor-Storden complex	0.30	0.22%		29
419G	Vanmeter silt loam	0.06	0.04%		5
Weighted Average:					88.3



A principal of the selling entity is a licensed real estate agent in the State of Iowa.

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