

LISTING #13549

DALLAS COUNTY FARMLAND AVAILABLE

Utica Trail, Booneville, Iowa 50038

Offering 105 acres m/l of diverse Dallas County farmland located south of Booneville, Iowa on Utica Trail in Section 31 of Boone Township. Farm includes approximately 15.44 tillable acres with a CSR of 86.6 (CSR2 of 81.7). Farm also includes 55.33 acres enrolled in CRP paying \$13,737 annually and expiring in 2021. In addition, there are 15 acres in permanent Wetland Easement and the balance of the property is in timber with great access to the Raccoon River. Located just minutes from Interstate 80 and West Des Moines, and just a short commute from anywhere in the Des Moines Metro.

Directions: From West Des Moines, travel west on I-80 to exit 117 toward Ute Ave/Hwy R22. Turn south onto Ute Ave/Hwy R22 and travel south roughly 3 miles to 360th St/Raccoon River Dr in Booneville. Turn west onto 360th St/Raccoon River Dr and continue 0.35 miles to Utica Ave. Turn south on Utica and continue to 362nd Place. Land is situated on either side of Utica Trail and 362nd Place.

PRICE: \$786,975 (\$7,495/Acre)

TAXES: \$2,484 Annually

ZONING: Agricultural

For more information, please visit:
www.PeoplesCompany.com

