

# 57 ACRES M/L DALLAS COUNTY IOWA



**Amarillo Avenue Linden, IA 50146**



**Listing #14535**  
PeoplesCompany.com

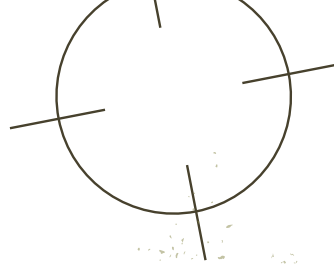
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# 57 ACRES DALLAS CO.

AMARILLO AVENUE  
LINDEN, IA 50146



**Listing: #14535**  
**Price: \$285,000**  
**Price/Acre: \$5,000**  
**Taxes: \$662.00**  
**CSR2: 71.6**



## ABOUT THE PROPERTY

Offering 57 acres m/l in Dallas County, Iowa providing an opportunity to own an affordable tract of recreational ground in one of the most underrated big buck producing counties in the state. This property also offers the potential for income with 26.28 FSA cropland acres carrying a CSR2 of 71.6. The cropland acres are currently planted in a newer alfalfa and clover mix and used as forage for livestock. The land consists of rolling terrain, tillable fields, timbered draws, bedding areas, and excellent cedar thickets, allowing this property to hunt well, not only in the early seasons, but all the way through the winter months. Located less than an hour from the amenities of the Des Moines Metro, this property is a short commute for an escape to the outdoors.

## WATER AVAILABILITY

Xenia Rural Water has a 2.5" line that runs along the west and south side of the property.







## DIRECTIONS

**From Redfield, Iowa** travel west on County Road F59 for approximately 3.5 miles until you hit Amarillo Avenue. Turn north onto Amarillo Avenue and travel for approximately 2 miles. The property will be located on the north side of Amarillo Avenue. Look for signs.

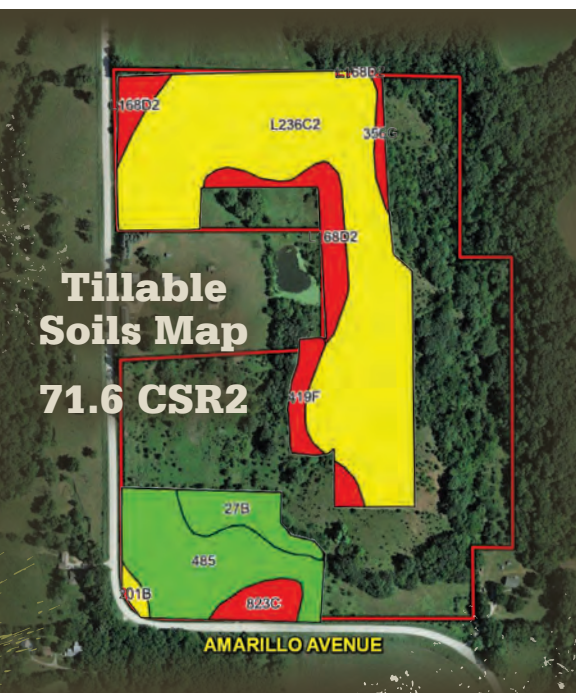
**From Linden, Iowa** travel south on Amarillo Avenue for approximately 1 mile and the property will be located on the east side of the road. Look for signs.

## FARM DETAILS

**FSA Cropland Acres:** 26.28

**Corn:** 10.7 Base Acres with a PLC Yield of 107

**Soybeans:** 13.3 Base Acres with a PLC Yield of 26



## ADDITIONAL INFO

For more information, please visit our website and look up listing #14535: [PeoplesCompany.com](http://PeoplesCompany.com)





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PEOPLES COMPANY.COM

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DALLAS CO. LAND  
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