

Dallas County, Iowa

KF KILLMER FARMS

Land Available



135.77
ACRES M/L

Land Available in Dallas County

Hard to find Dallas County pasture ground with potential for building sites / acreage sites for sale. The Swan Lake Branch stream runs from the south to the north through the property and combines with the Elm Branch before merging with the North Raccoon River. Barbed wire perimeter fences are in good shape around the current pasture acres and the grass composition consists predominantly of tall fescue and legumes, including white clover, for grazing livestock. In addition, the Fazel Wildlife Refuge and Chenoweth Access Point on the North Raccoon River are located less than one-half mile from the property directly east on 170th Street.

Located just three miles south of Perry, Iowa and less than one-half mile from paved roads, this is an opportunity to own a farm located minutes from the Des Moines Metro and immediately west of the always impressive Raccoon River Valley. This 135 acre property has road frontage on both the north and south side of the property that would allow building sites with an option for small or large livestock. Further, this is located in Section 33 of Spring Valley Township.

Utilities including water and electric are extended along both the north and south side gravel roads. Electric service is provided through Guthrie County REC and Xenia Rural Water is located along the northern (170th Street) and southern (180th Street) boundaries of the property.

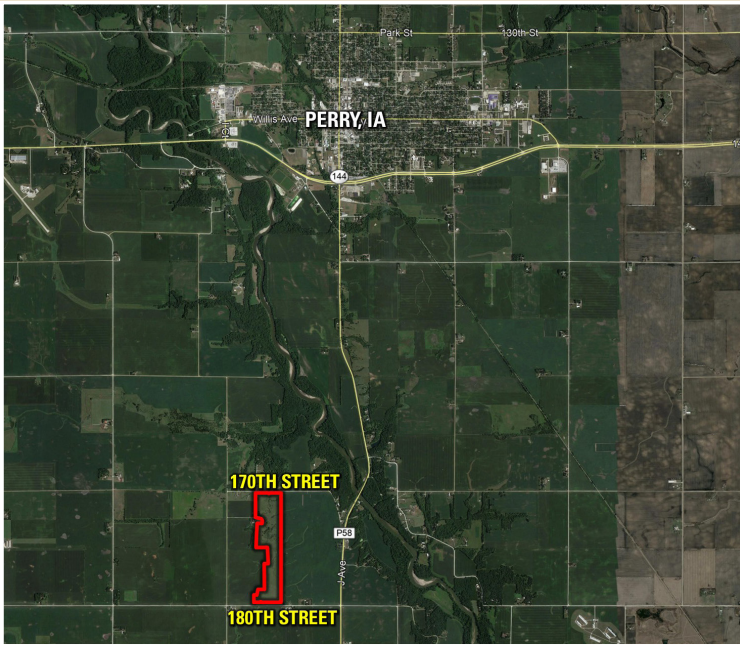
Property may also be divided into the north tract (77.8 acres at \$389,000) and south tract (57.97 acres at \$289,850) for purchase. There is also an easement to use in perpetuity the existing drive for the south tract commencing north off 180th Street along the west property line.



170TH STREET & 180TH STREET / CO HWY F25 PERRY, IA 50220



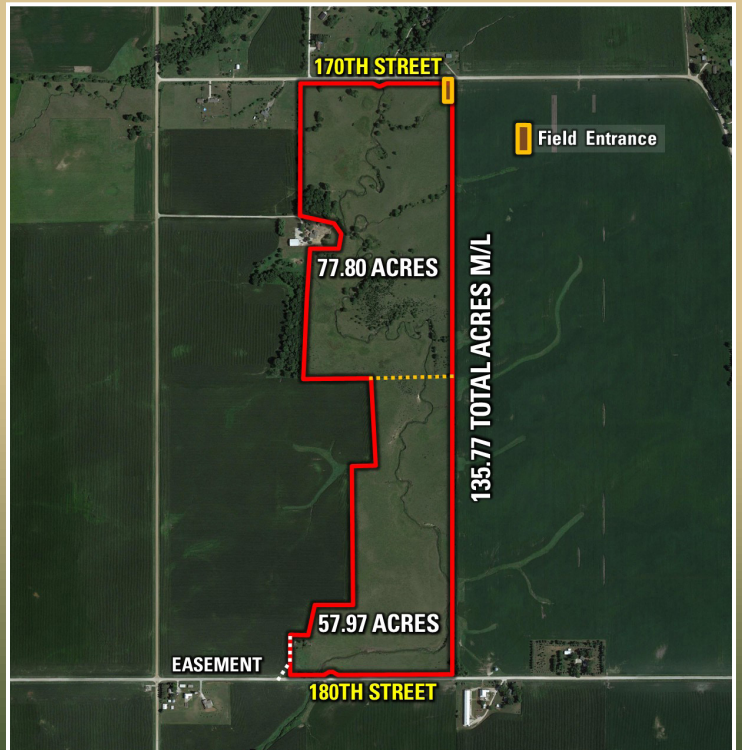
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PRICE: \$678,850

PRICE PER ACRE: \$5,000

PC PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.



From Perry, Iowa (170th Street): Travel south on County Highway P58 for 3.25 miles to 170th Street, turn right (west) and travel for approximately 0.75 miles. The farm will be located on the south side of the road on 170th Street. Look for a Peoples Company sign.

12119 Stratford Drive, Suite B
Clive, IA 50325

PeoplesCompany.com

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