



TRACT NO1

Listing #18255
133.71 Acres M/L

SE 80th Street &
SE 6th Avenue
Pleasant Hill, Iowa

TRACT NO2

Listing #18254
151.43 Acres M/L

SE 32nd Avenue &
SE 100th Street
Runnells, Iowa

TRACT NO3

Listing #18253
69.35 Acres M/L

SE 32nd Avenue &
SE 104th Street
Runnells, Iowa

TRACT NO4

Listing #18252
64.42 Acres M/L

SE 56th Avenue &
SE 116th Street
Runnells, Iowa



Jake Sickels

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POLK COUNTY, IOWA FARMLAND AND TRANSITIONAL DEVELOPMENT TRACTS AVAILABLE

Peoples Company is proud to represent the Bernadine Mills Trust in the sale of 419.24 acres m/l, to be offered in four individual tracts.

Situated between Pleasant Hill and Runnells in Polk County, Iowa, this portfolio presents a solid investment opportunity for a variety of buyers.

Whether you're looking for high-quality tillable farmland, development land near Southeast Polk High School, transitional development tracts, or rural residential acreage, this offering has something for you.

Listing Agent:

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Representing Attorneys:

Christine Long & Katie Tegtmeier,
BrownWinick



Tract 1, Listing #18255: SE 80th Street & SE 6th Avenue in Pleasant Hill, Iowa



Tract 2, Listing #18254: SE 32nd Avenue & SE 100th Street in Runnells, Iowa



Tract 3, Listing #18253: SE 32nd Avenue & SE 104th Street in Runnells, Iowa



Tract 4, Listing #18252: SE 56th Avenue & SE 116th Street in Runnells, Iowa

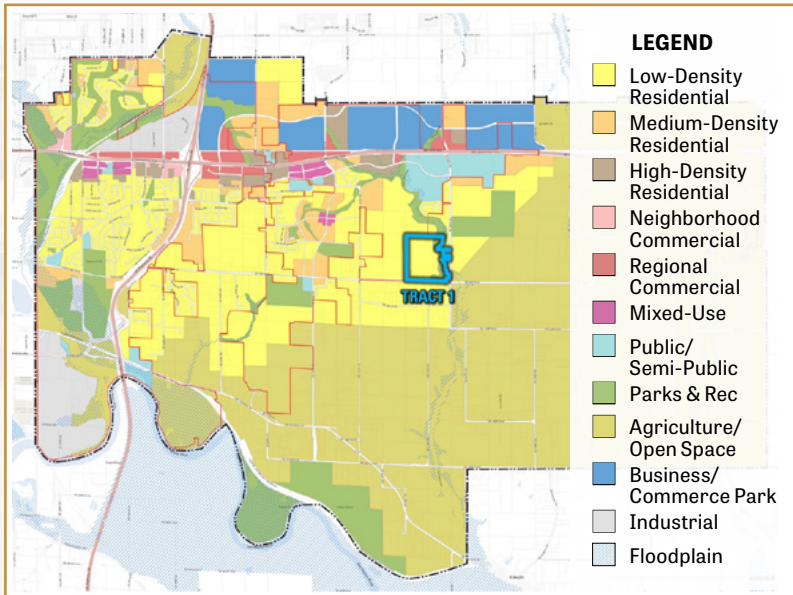
TRACT NO1, THE HOME FARM

Listing #18255

133.71 Acres M/L ♦ Asking Price: \$3,367,750

SE 80th Street & SE 6th Avenue, Pleasant Hill, IA

Future Land Use Map



Water Infrastructure Map



This map was created using information provided by the Pleasant Hill Comprehensive Plan. All prospective buyers and their agents should verify its accuracy and do their own due diligence in regards to the subject property.

Tract 1, locally known as the Home Farm, consists of 133.71 acres m/l and is located in Pleasant Hill, Iowa, just south of Southeast Polk High School and NE University Avenue/Highway 163. The property includes predominantly Low-Density Residential zoning, with Rural Residential-zoned parcels off of SE 80th Street. Per the Pleasant Hill comprehensive plan, the land is located within a Priority Growth Zone, indicating that the land would be ideal for development and would easily be supported by the city's pre-existing infrastructure.

The City of Pleasant Hill maintains the current sanitary sewer infrastructure, which is located along the south and east boundaries of the property, with an existing lift station also located near the southeast corner of the property. Des Moines Water Works provides total service to the City of Pleasant Hill regional water utility and has 4" mains along the south and east boundary of the property. There is also a 24" ductile iron main on both the south and east boundaries of the property. While taps onto this main are not allowed, the size of the main suggests ample capacity to service this property at the slated zoning density.

The progressive city of Pleasant Hill published a market analysis that anticipates the community to double in size by 2050, resulting in the need for approximately 4,150 new residential units. The city is continuously looking to improve local amenities and infrastructure that support its long-term vision and growth projections. Recent projects include commerce parks, school improvements, business expansions, residential developments, infrastructure upgrades, a parkway connector to Downtown Des Moines, trail enhancements, and environmental improvements.

TRACT NO 1, THE HOME FARM

The property is currently utilized as a row crop farm, with an estimated 99.2 acres in production, carrying a CSR2 value of 79.4. The farm includes predominantly Tama and Clarion soil types, known for being two of the most productive soil types in Iowa. The property includes established terraces, waterways, and is known to have drainage tile (tile maps are not available), enhancing its agricultural viability. Multiple grain marketing options are conveniently located near the farm, including Landus and Heartland Cooperatives, as well as the ADM processing plant, ensuring strong market access for agricultural producers.

This is a prime opportunity to own a high-quality land asset that is located in the short-term path of development.

Sanitary & Sewer Map



This map was created using information provided by the Pleasant Hill Comprehensive Plan. All prospective buyers and their agents should verify its accuracy and do their own due diligence in regards to the subject property.

Tillable Soils Map



Code	Description, % slopes	Acres	%	CSR2	NCCPI
120C2	Tama silty clay loam, 5-9%	23.80	23.99	87	88
L138B	Clarion loam, Bemis moraine, 2-6%	21.91	22.08	88	79
11B	Colo-Judson silty clay loams, 0-5%	13.27	13.38	80	85
120D2	Tama silty clay loam, 9-14%	9.54	9.62	62	84
L138C2	Clarion loam, Bemis moraine, 6-10%	9.26	9.33	83	62
L62D2	Storden loam, Bemis moraine, 10-16%	5.79	5.84	41	63
133+	Colo silt loam, 0-2%	5.37	5.41	78	82
24D2	Shelby clay loam, 9-14%	3.32	3.35	50	78
8B	Judson silty clay loam, 2-5%	2.74	2.76	93	93
120B	Tama silty clay loam, 2-5%	2.55	2.57	95	96
M162C2	Downs silty clay loam, till plain, 5-9%	1.64	1.65	82	86
179D2	Gara clay loam, 9-14%	0.02	0.02	45	74
Average:		79.4	81.0		

TRACT NO 2, THE CURRY FARM

Listing #18254

151.43 Acres M/L ♦ Asking Price: \$1,665,730
SE 32nd Street & SE 100th Avenue, Runnells, IA

Tract 2, locally known as the Curry Farm, consists of 151.43 acres m/l, featuring 104.50 FSA cropland acres with a CSR2 rating of 66.2. The land features Downs and Colo-Judson soil types, known for their productivity throughout Central Iowa. The property includes established terraces, waterways, and is known to have drainage tile (tile maps are not available), enhancing its long-term agricultural viability.

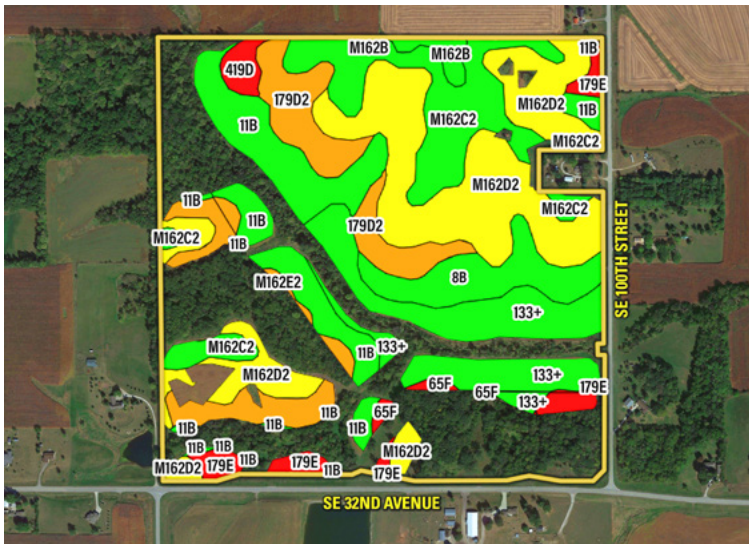
The property also offers excellent building sites with rolling topography, making it well-suited for residential development. Additionally, the land provides recreational opportunities, with a healthy population of whitetail deer and turkey frequently seen on the property. This rare combination of productive farmland, scenic landscapes, and wildlife habitat creates an appealing setting for those seeking both investment potential and outdoor enjoyment—all within close proximity to the DSM area.

Currently zoned as Rural Residential, this property allows for continued row crop production while offering future development potential in accordance with Polk County and Runnells Planning and Zoning ordinances. Utility services are provided by Des Moines Water Works and MidAmerican Energy, making development feasible.

This is a prime opportunity to own income-generating farmland with future appreciation potential through various avenues of development. Whether you're an investor, farmer, or developer, this property provides versatility and long-term value.



Tillable Soils Map



Code	Description, % slopes	Acres	%	CSR2	NCCPI
M162D2	Downs silty clay loam, till plain, 9-14%	30.05	28.76	57	82
11B	Colo-Judson silty clay loams, 0-5%	15.35	14.69	80	85
133+	Colo silt loam, 0-2%	14.82	14.18	78	82
M162C2	Downs silty clay loam, till plain, 5-9%	14.74	14.11	82	86
179D2	Gara clay loam, 9-14%	8.44	8.08	45	74
8B	Judson silty clay loam, 2-5%	7.34	7.02	93	93
M162E2	Downs silty clay loam, 14-18%	6.15	5.89	45	78
179E	Gara loam, 14-18%	3.89	3.72	93	79
419D	Vanmeter silt loam, 9-14%	1.46	1.40	53	53
M162B	Downs silt loam, till plain, 2-5%	1.30	1.24	90	91
65F	Lindley loam, 18-25%	0.96	0.92	6	52
Average:				66.2	82.2

TRACT NO 3, THE BOS FARM

Listing #18253

69.35 Acres M/L ♦ Asking Price: \$901,550

SE 32nd Avenue & SE 104th Street, Runnells, IA

Tract 3, locally known as the Bos Farm, consists of 69.35 acres m/l, featuring an estimated 59.88 FSA cropland acres with a CSR2 rating of 63.4. The land features Downs and Colo soil types, known for their productivity throughout Central Iowa. The property includes established terraces, waterways, and is known to have drainage tile (tile maps are not available), enhancing its long-term agricultural viability. Multiple grain marketing options are conveniently located near the farm, including Landus and Heartland Cooperatives, as well as the ADM processing plant, ensuring strong market access for agricultural producers.

Currently zoned as Rural Residential, this property allows for continued row crop production while offering future development potential in accordance with Polk County and Runnells Planning and Zoning ordinances. Utility services are provided by Des Moines Water Works and MidAmerican Energy. Des Moines Water Works has a 4" PVC water main along SE 32nd Avenue on the north boundary of the property and a 4" PVC water main along SE 104th Street on the east boundary of the property. The property features beautiful, rolling topography, with views extending for miles - making the property conducive for an executive building site situation.

Tillable Soils Map



This is a prime opportunity to own income-generating farmland with future appreciation potential through development. Whether you're an investor, farmer, or developer, this property provides versatility and long-term value.



Code	Description, % slopes	Acres	%	CSR2	NCCPI
M162D2	Downs silty clay loam, till plain, 9-14%	27.96	46.69	57	82
M162C2	Downs silty clay loam, till plain, 5-9%	9.80	16.37	82	86
179E	Gara loam, 14-18%	6.24	10.42	36	79
133+	Colo silt loam, 0-2%	5.67	9.47	78	82
1820	Dockery-Quiver silt loams, 0-2%	4.52	7.55	87	94
179D2	Gara clay loam, 9-14%	3.40	5.68	45	74
11B	Colo-Judson silty clay loams, 0-5%	2.17	3.62	80	85
133	Colo silty clay loam, deep loess, 0-2%	0.12	0.20	78	81
Average:				63.4	82.9

TRACT NO 4, THE BOWERS FARM

Listing #18252

64.42 Acres M/L ♦ Asking Price: \$901,880

SE 56th Avenue & SE 116th Street, Runnells, IA

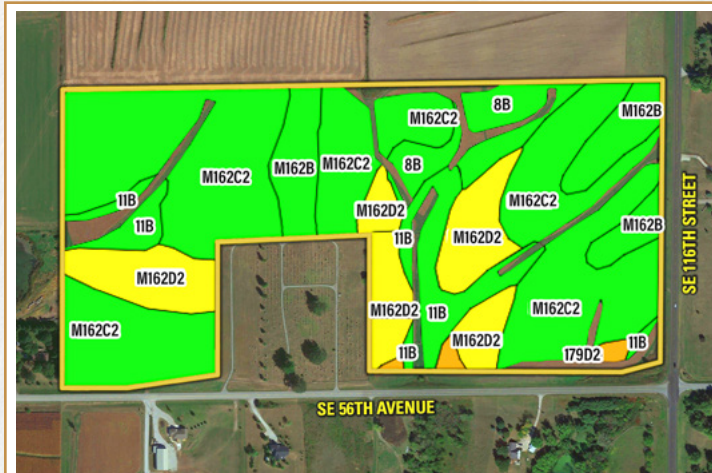
Tract 4, locally known as the Bowers Farm, consists of 64.42 acres m/l, featuring 60.94 FSA cropland acres with a CSR2 rating of 78.4. The land features Downs and Colo soil types, known for their productivity throughout Central Iowa. The property includes established terraces, waterways, and is known to have drainage tile (tile maps are not available), enhancing its long-term agricultural viability. Multiple grain marketing options are conveniently located near the farm, including Landus and Heartland Cooperatives, as well as the ADM processing plant, ensuring strong market access for agricultural producers.



Currently zoned as Rural Residential, this property allows for continued row crop production while offering future development potential in accordance with Polk County and Runnells Planning and Zoning ordinances. Utility services are provided by Des Moines Water Works and MidAmerican Energy, making development feasible. Des Moines Water Works has a 6" PVC water main along SE 56th Avenue on the south boundary of the property and a 4" PVC water main along SE 116th Street on the east boundary of the property.

This is a prime opportunity to own income-generating farmland with future appreciation potential through development. Whether you're an investor, farmer, or developer, this property provides versatility and value.

Tillable Soils Map



Code	Description, % slopes	Acres	%	CSR2	NCCPI
M162C2	Downs silty clay loam, till plain, 5-9%	34.48	56.59	82	86
M162D2	Downs silty clay loam, till plain, 9-14%	10.66	17.49	57	82
M162B	Downs silt loam, till plain, 2-5%	5.84	9.58	90	91
11B	Colo-Judson silty clay loam, 2-5%	5.52	9.06	80	85
8B	Judson silty clay loam, 2-5%	3.70	6.07	93	93
179D2	Gara clay loam, 9-14%	0.74	1.21	45	74
Average:		78.4	86.0		



12119 Stratford Drive
Clive, IA 50325



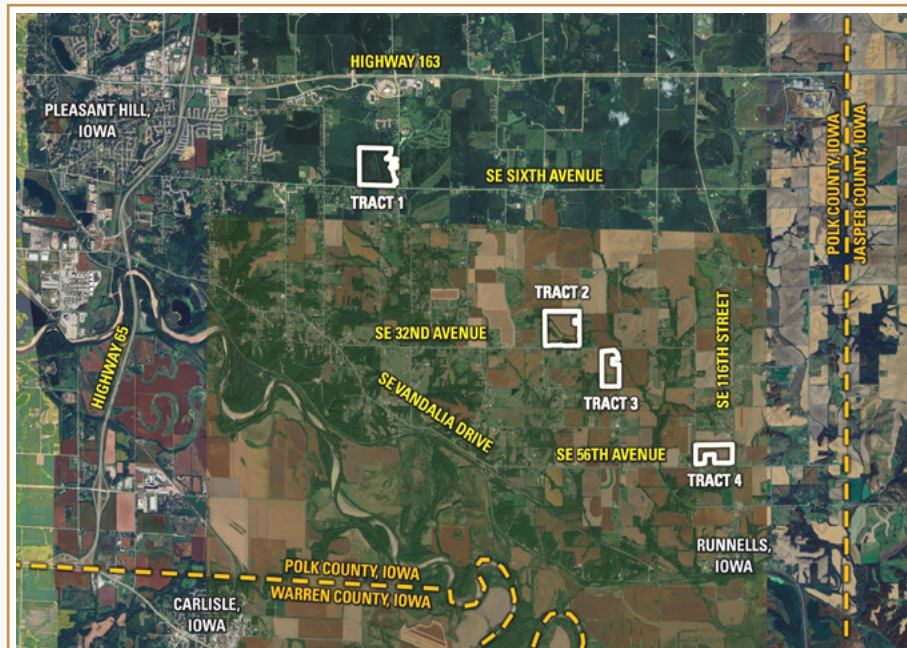
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Listings #18252, #18253,
#18254, #18255

*Scan the QR codes with your phone camera for
listing details & directions to each property.*

Tract 1 #18255



Tract 2 #18254



Tract 3 #18253



Tract 4 #18252



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