

TILLABLE • RECREATIONAL • BUILDABLE LAND



**BRYAN  
BERGDALE**

712.251.8588 | IA LIC S65377000  
Bryan@PeoplesCompany.com

LISTING #18308



**DALLAS  
COUNTY  
IOWA**



**Peoples Company is pleased to present 105 acres m/l located along Meadow Road in Dallas County, Iowa, just south of Adel.** This versatile property offers a combination of productive farmland, recreational appeal, and future building opportunities.

The farm includes approximately 83.12 acres currently in row crop production, providing steady income and a strong foundation for an investor or local producer. An estimated 17 acres of mature timber create excellent habitat for whitetail deer and upland game. Given the natural contours and drainage of the land, the property offers a suitable location for a potential pond site, creating an opportunity to enhance its visual appeal.

The property benefits from rural infrastructure already in place. A 6-inch water line from Xenia Rural Water runs along Meadow Road, with enough capacity to serve potentially ten homes, depending on final engineering approvals. MidAmerican Energy also provides electric service along the road, making the property well-suited for a future homesite or rural development project.

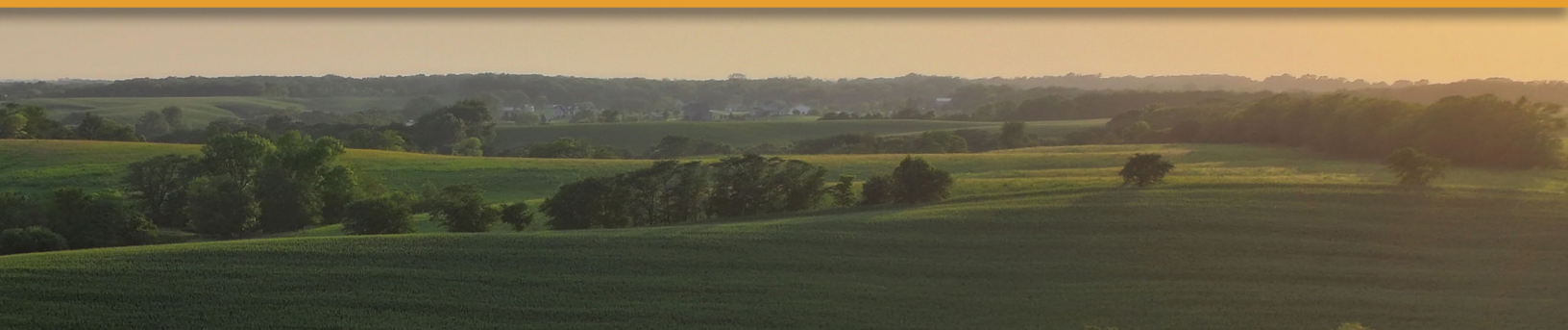
Set in a quiet rural area just south of Adel and within the Adel-DeSoto-Minburn School District, the property's rolling landscape and nearby infrastructure make it ideal for a homesite or future development, while still offering easy access to the Des Moines metro. Whether you are looking to expand your farming operation, enjoy outdoor recreation, or build your future home, this Dallas County farm offers multiple paths forward in a highly desirable area.

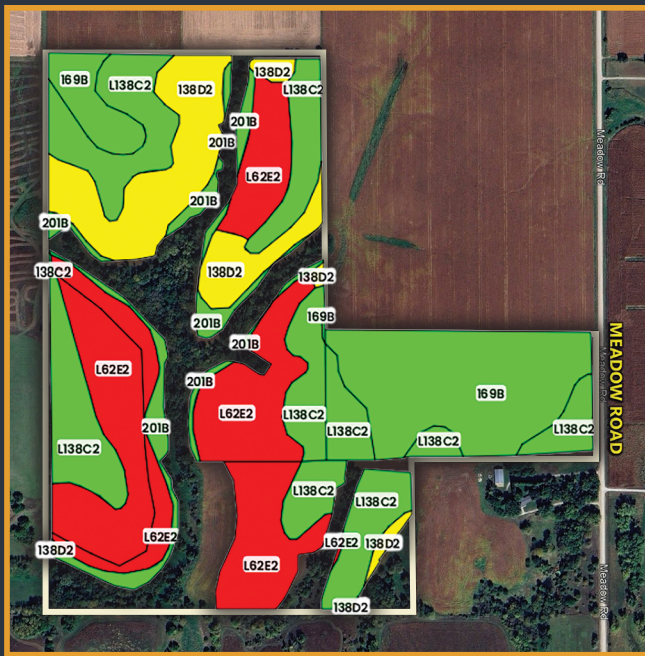
The farm is currently leased for the 2025 crop season. For lease details or to schedule a private showing, contact the listing agent today.

**Meadow Road,  
Adel, IA 50003**



**Asking Price: \$1,417,500 • Est. Taxes: \$2,052**





# Tillable Soils Map

Code	Descriptions	Acres	%of Field	CSR2
L62E2	Storden loam	25.96	31.23%	32
L138C2	Clarion loam	24.35	29.29%	83
169B	Clarion loam	16.11	19.38%	91
138D2	Clarion loam	11.80	14.19%	54
201B	Coland-Terril	4.91	5.91%	74
<b>Average: 64.0</b>				



SCAN THE QR CODE  
TO VIEW LISTING  
**#18308** ONLINE!

## Directions

**Adel:** From the intersection of Highway 6 & Highway 169, head south on Highway 169 for one mile. Turn right (west) on Meadow Road for 2.1 miles. Meadow Road turns slightly right and becomes 312th Street. Turn left (south) onto Meadow Road for 0.8 miles. The farm lies on the west side of Meadow Road. Look for the Peoples Company signs.

**De Soto:** From the intersection of Interstate 80 and Highway 169, head north on Highway 169 for 1.3 miles. Turn left (west) onto 330th Street for 1.6 miles. Turn right (north) onto Meadow Road (north) for 0.8 miles. Look for the Peoples Company signs.



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