

LISTING #18442

Dallas County

400.42
Acres M/L

 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

John Reburn IA LIC S65697000
515.330.8710 | JohnR@PeoplesCompany.com

About the Property •

Nestled along the banks of the Racoon River and set with a truly remarkable landscape, this one-of-a-kind 400.42 acre m/l property is located only 20 minutes from the Des Moines Metro. Located northwest of Redfield and off County Highway F59, this is a rare opportunity to own a large, contiguous tract of Dallas County land. This farm is the ultimate lifestyle property with scenic building sites, secluded recreational acres, Racoon River access, and high-quality tillable acres.

The southern portion of the property features an elevated ridge, offering panoramic views of the tillable ground and surrounding landscape—an ideal location for your dream home or weekend retreat. Utilities are in place with Xenia Rural Water and Alliant Energy along the north side of paved Highway 59/310th Street.

The farm has substantial income with 190.5 cropland acres under lease providing \$57,150 in annual income. The tillable acres carry an impressive 80.1 CSR2 and include high producing Nevin Silty Clay Loam and Dockery-Quiver Silt Loams. The farm operator has utilized cover crops to build biomass and improve soil health. Additionally, 34.9 acres are enrolled in the Conservation Reserve Program (CRP) paying \$5,743 annually and expiring in 2032. The CRP acres are enrolled in CP-1 - Establishment of Permanent Introduced Grasses and Legumes. The farm also has an optional hunting lease paying \$5,000 per year.

The recreational acres are some of the most diverse in central Iowa. An ecologist has inspected the property and found 200 different plant species, including 163 native to the region. The property's natural landscape offers exceptional hunting, fishing, hiking, and nature observation opportunities. Direct access to the Racoon River allows for kayaking and canoeing, and a nearby bike trail adds even more outdoor appeal. Opportunities to own large, contiguous tracts close to the metro are rare, and this property needs to be seen in person to truly appreciate the diversity, seclusion, and scenic views. Contact the listing agent for a private showing.

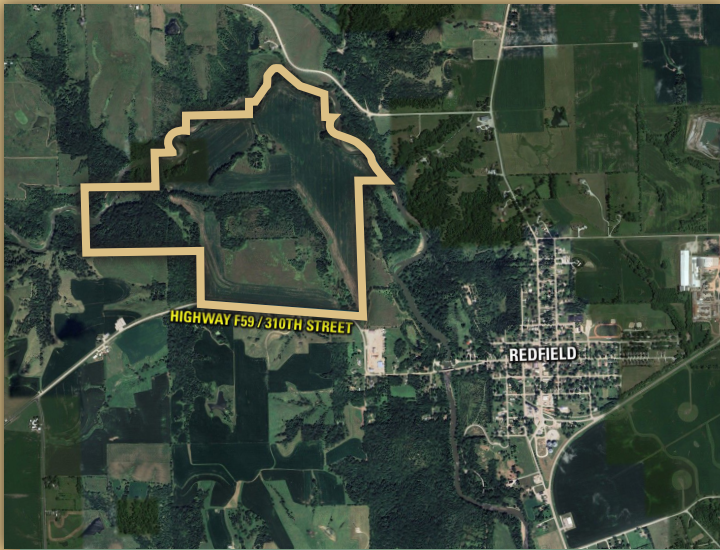


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400.42 Acres M/L in Dallas County, Iowa



County Highway 959 / 310th Street Redfield, IA 50233



FROM REDFIELD, IA:

Head west on County Highway 59/310th Street for 0.5 miles until reaching the property. The property is located on the north side of the road.

LISTING PRICE: \$4,800,000
NET TAXES: \$4,520.00
CSR2: 80.1

PC PEOPLES[™]
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12119 Stratford Drive
Clive, IA 50325



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