

# DALLAS COUNTY, IOWA

# TRANSITIONAL LAND

FOR SALE



**79.29**

ACRES M/L

**LISTING #18801** // V AVENUE & 250TH STREET // DALLAS COUNTY, IOWA

CONTACT

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**PEOPLES**  
COMPANY  
INTEGRATED LAND SOLUTIONS

## DESCRIPTION

Dallas County Transitional Land For Sale – Peoples Company is pleased to offer 79.29 acres m/l of transitional farmland located in Dallas County, Iowa, just north of Urbandale's corporate limits and west of the City of Grimes. The property is strategically positioned within the path of development and benefits from close proximity to both existing neighborhoods and planned residential projects in the rapidly growing western suburbs of the Des Moines metropolitan area.

The farm is conveniently located approximately 0.5 miles west of Alice's Road and 0.75 miles south of Highway 44, providing excellent access to both Waukee and Grimes. The property is situated within the highly regarded Dallas Center–Grimes Community School District, further enhancing its appeal for future residential development.

According to the City of Urbandale's comprehensive plan, the property lies within the Western Growth Area, highlighting its long-term development potential. Urbandale city limits are located approximately 0.25 miles south of the property. Public infrastructure is nearby, with an Urbandale trunk sewer main located roughly 0.75 miles from the property. Additionally, Xenia Rural Water provides service through an 8-inch water main along 250th Street and a 4-inch water main along V Avenue.

The property is divided into two separate tracts, is 100% tillable, and features an outstanding CSR2 rating of 88. The farm is leased for the 2026 crop year. For additional information, please contact the listing agent.

PRICE:

**\$2,378,700**

PER ACRE:

**\$30,000**



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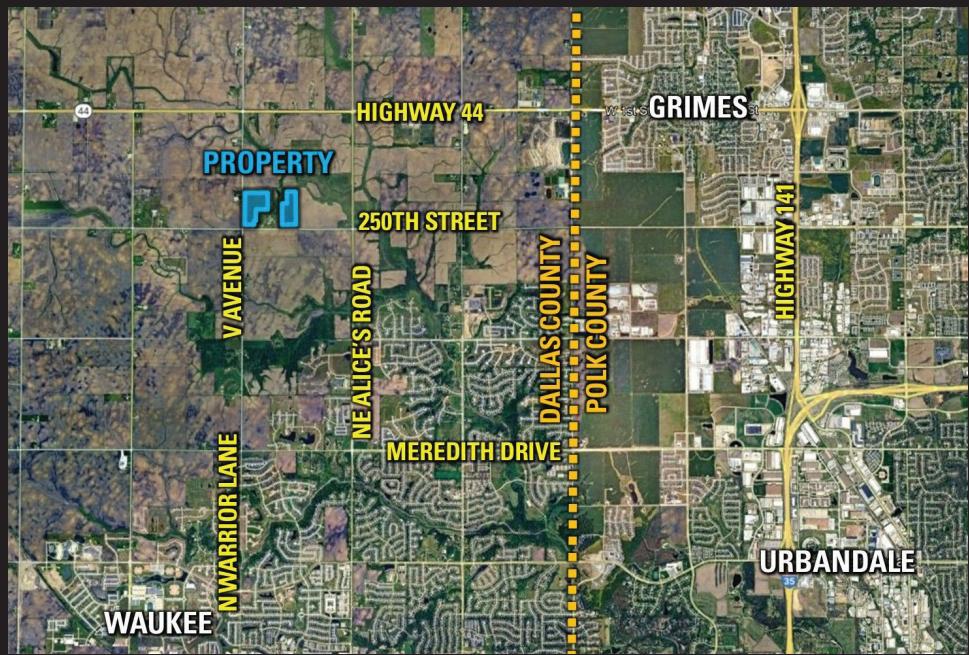
**79.29 ACRES M/L**

**CSR2: 88.6**

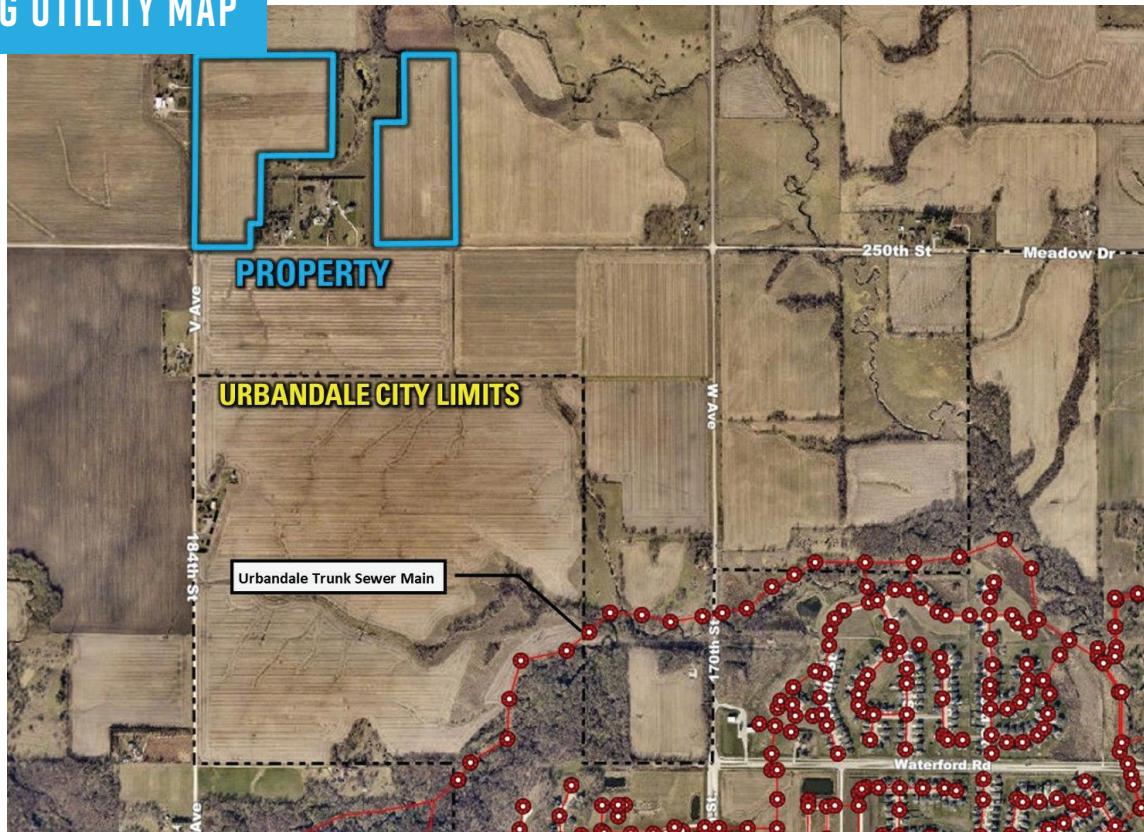
## DIRECTIONS

From the intersection of W 1st Street (Highway 44) in Grimes, travel west on Highway 44 for approximately 4 miles. Turn south onto V Avenue and continue south for 0.75 miles. The property is located on the east side of V Avenue. Look for Peoples Company signage.

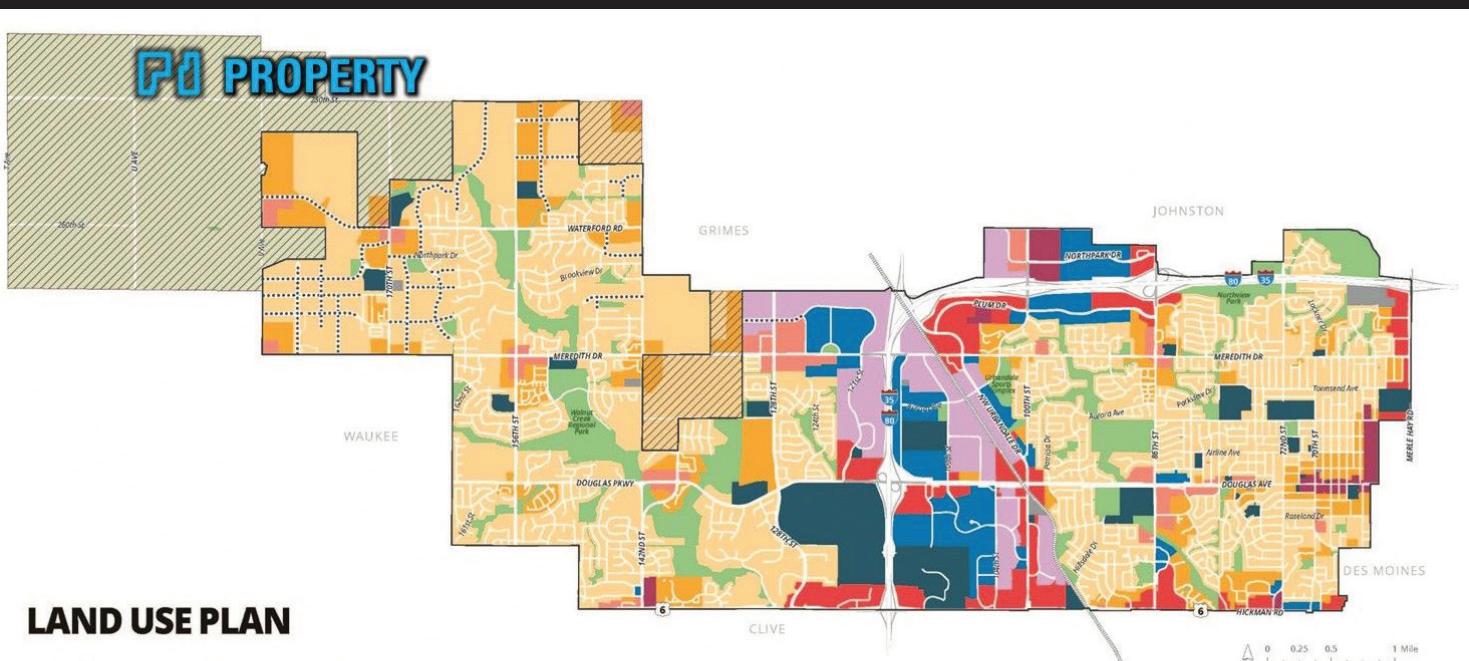
From the intersection of Hickman Road and N Warrior Lane in Waukee, head north on N Warrior Lane for 4 miles and the property will be at the NE corner of the intersection of 250th Street and V Avenue. Look for Peoples Company signage.



## EXISTING UTILITY MAP



## URBANDALE FUTURE LAND USE MAP



### LAND USE PLAN

**Context**

- Municipal Boundary
- Railroad
- Preliminary Street

#### Land Use Designations

Western Growth Area	Industrial
Single-Family Neighborhood	Parks/Open Space
Mixed Residential	Public/Semi-Public
Local Commercial	Utilities
Corridor Commercial	
Mixed-Use	
Office/Business Park	

**Growth Framework Areas (See Growth Framework, page 21)**



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CLIVE, IA 50325  
PEOPLESCOMPANY.COM



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