

Land Available

# IOWA

## Dallas County

County Highway F31 & 210<sup>th</sup> Street, Minburn, IA 50167



**80 ACRES M/L**

**LISTING #19123**

Doug Bear, ALC | IA LIC S67986000  
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Matt Adams | IA LIC S59699000  
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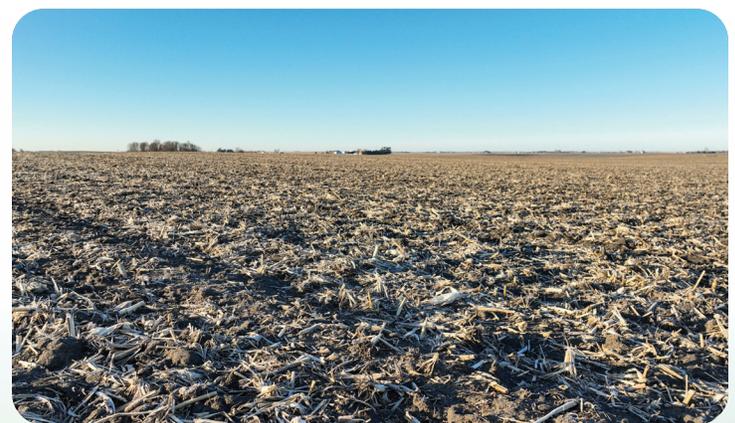
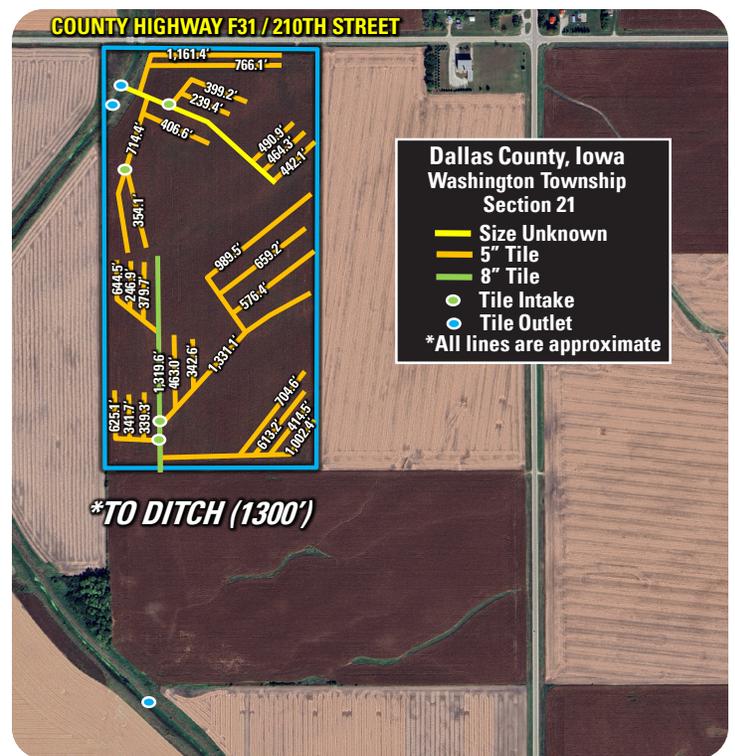


# PROPERTY INFORMATION

**Dallas County, Iowa Farmland for Sale** — Peoples Company is pleased to offer approximately 80 acres m/l of high-quality farmland located less than five miles southwest of Minburn, Iowa. The property consists of 78.07 FSA NHEL cropland acres, with 76.29 acres currently in production boasting an impressive CSR2 soil rating of 86.7. Dominant soil types include Clarion loam, Canisteo clay loam, and Webster clay loam. The farm is leased for the 2026 crop year and has been professionally managed for nearly 20 years, resulting in a strong production track record. Over the most recent five-year period, average yields have totaled 234 bushels per acre for corn and 76 bushels per acre for soybeans. Additional production details are available in the attached APH Production and Yield Report.

In late 2012, the farm benefited from a private drainage tile installation project that added more than 20,000 linear feet of 5-inch and 8-inch tile and four tile intakes across both the north and south halves of the tract. A main tile line in the north half conveys water from two outlets into Panther Creek at the northwest corner of the farm, while another main drains south to an adjacent ditch. The East Branch of Panther Creek, part of the South Raccoon River Watershed, crosses the northwest corner of the farm. Approximately 1.70 acres along both sides of the creek are enrolled in the Conservation Reserve Program through 2028

under CP-21 (Filter Strip), providing an annual payment of \$581 (\$342 per acre; see CRP Map). Located in the northeast quarter of Section 21 in Washington Township, this highly tillable farm lies within a strong agricultural community near multiple competing grain markets, including local elevators and ethanol plants. The property represents an excellent add-on opportunity for an existing farming operation or a high-quality, investment-grade farmland acquisition.



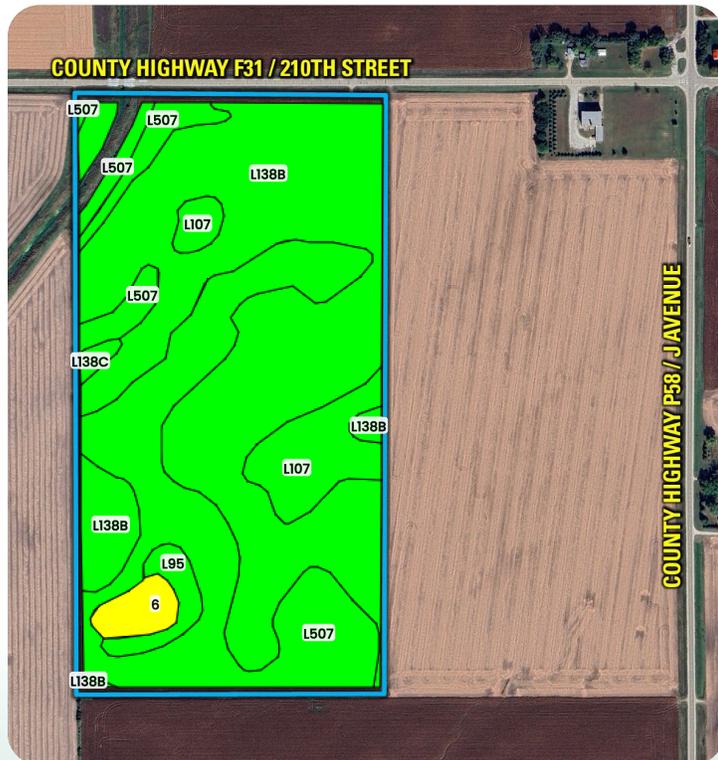
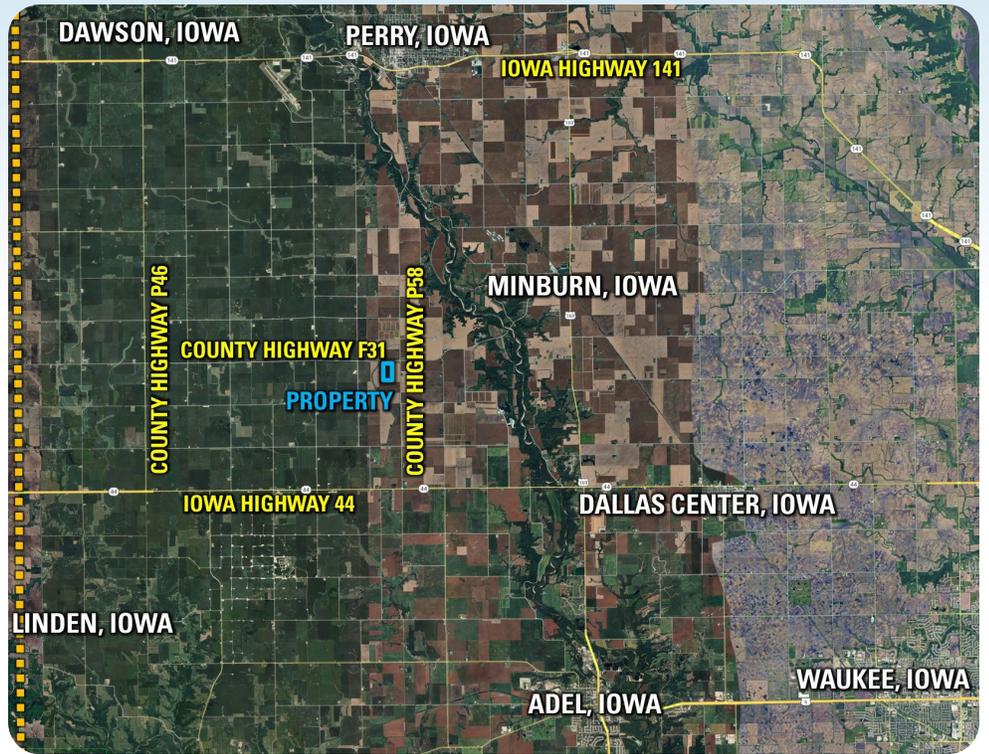
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# DIRECTIONS

**From Minburn, Iowa:** Travel west out of town for 4.50 miles on County Highway F31 (Minburn Road) to the intersection of County Highway P58. Continue west on 210th Street for 0.25 miles and the farm will be located on the south side of the road. Look for the Peoples Company sign.

**From Dallas Center, Iowa:** Travel west on Iowa Highway 44 for 7 miles and turn right (north) onto County Highway P58. Continue north for 3 miles to 210th Street and turn left (west). Continue for 0.25 miles, and the farm will be located on the south side of the road. Look for the Peoples Company sign.



## TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
L138B	Clarion loam	43.21	55.34%	88
L507	Canisteo clay loam	25.26	32.36%	87
L107	Webster clay loam	5.76	7.38%	88
L95	Harps clay loam	1.74	2.23%	75
6	Okoboji silty clay loam	1.69	2.17%	59
L138C	Clarion loam	0.41	0.53%	84
			<b>AVERAGE:</b>	<b>86.7</b>



1108 S. 44th Street, Suite 102  
Cumming, IA 50061



PeoplesCompany.com  
Listing #19123



SCAN THE QR  
CODE TO THE LEFT  
WITH YOUR PHONE  
CAMERA TO VIEW  
THIS LISTING ONLINE!

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