

# DALLAS COUNTY

LAND AVAILABLE

102.58  
ACRES MI

*Tillable Income,  
CRP Acres & Hunting Potential*

**Northwest of Granger, Iowa**

170th Street & U Avenue | Dallas, Iowa 50109

**LISTING #19264**

*David Blum*

*Andrew Zellmer, ALC*

712.830.2585 | DAVID.BLUM@PEOPLES COMPANY.COM  
LIC IA S72684000

712.895.5913 | ANDREWZ@PEOPLES COMPANY.COM  
LIC IA S616250000

## Dallas County, Iowa Land Available

Peoples Company is proud to present 102.58 acres m/l of premium Dallas County, Iowa farm ground, offering an exceptional combination of productive tillable acres blended with high recreational upside - all within minutes of the Des Moines metro area. Located just 3.5 miles northwest of Granger and immediately off of Iowa Highway 141, this property will check all the boxes for operators, investors, and outdoor enthusiasts.

The property features 70.46 FSA cropland acres, with 51.36 acres currently in row crop production with a CSR2 rating of 70.1. The remaining 19.10 FSA cropland acres are enrolled in Conservation Reserve Program (CRP), under CP21 (Grass Filter Strips) through 9/30/26. The CRP annual payment is \$6,074.37 or \$318.03/acre. An existing, multi-year farm lease is currently in place with a reputable local operator, and shared hunting rights are included within the lease terms. Contact listing agent for details.

The balance of the farm's 32.12 acres consists of mature, timbered draws which escort Beaver Creek through the property, producing a major whitetail deer travel corridor throughout the rut. Beaver Creek also boasts the attributes to produce fishing opportunities as well as the possibility of waterfowl attraction. The combination of timber, water, and established CRP acres enhances the property's ability to consistently hold and attract a diverse collection of Iowa wildlife and all within a few miles of the Des Moines metro.



## Contacts



*David Blum*

712.830.2585

David.Blum@PeoplesCompany.com



*Andrew Zellmer, ALC*

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AndrewZ@PeoplesCompany.com

## Direction

From Granger, Iowa: Travel northwest on Iowa State Highway 141 for 3.5 miles until reaching 170th Street. Turn left (west) onto 170th Street. Travel west on 170th Street for 0.15 miles. The farm has road frontage on 170th Street and U Avenue. The farm is located on the south side of 170th Street and the east side of U Avenue. Look for the Peoples Company signage.



# Tillable Soils Map

Code	Description	Acres	% of field	IA CSR2
536	Hanlon fine sandy loam	18.50	36.03 %	79 <span style="color: green;">■</span>
135	Coland clay loam	18.29	35.62 %	76 <span style="color: green;">■</span>
259	Biscay clay loam	9.48	18.45 %	52 <span style="color: yellow;">■</span>
823B	Ridgeport sandy loam	4.37	8.51 %	51 <span style="color: yellow;">■</span>
308B	Wadena loam	0.60	1.17 %	52 <span style="color: yellow;">■</span>
1314	Hanlon-spillville complex	0.12	0.23 %	33 <span style="color: red;">■</span>

Average: 70.1



# Regional Map

# Listing #19264





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



PeoplesCompany.com  
Listing #19264



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

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