

BEAUMONT AVE

DALLAS

**69.86**  
ACRES M/L

COUNTY



**Listing: #13667**  
**Price: \$590,000**

**Taxes: \$1,428 Annually**  
**Zoning: Agricultural**

69.86 acres m/l of productive Dallas County farmland located in a strong area north of Linden, Iowa. Farm consists of 59.06 FSA tillable acres with a CSR of 78.6 (CSR2 of 77.8) and 7.2 acres enrolled in CRP paying \$844 annually. CRP contract type is CP-2 and expires in 2019. Farm is located Section 5 of Linn Township.

Farm Program Information:  
Corn - 32.7 base acres with a PLC Yield of 116  
Beans - 26.4 base acres with a PLC Yield of 37

Directions: From Linden, travel east on North St / Co Hwy F51. Turn north onto Beaumont Ave and continue approximately 2.3 miles. Farm is situated on the west side of Beaumont Ave.

# Productive Farmland

FOR SALE

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**For more information:**  
**www.PeoplesCompany.com**

