

Land Available

DALLAS COUNTY, IOWA

50.53 ACRES M/L

365TH STREET EARLHAM, IA 50072



Land Available in Dallas County, Iowa

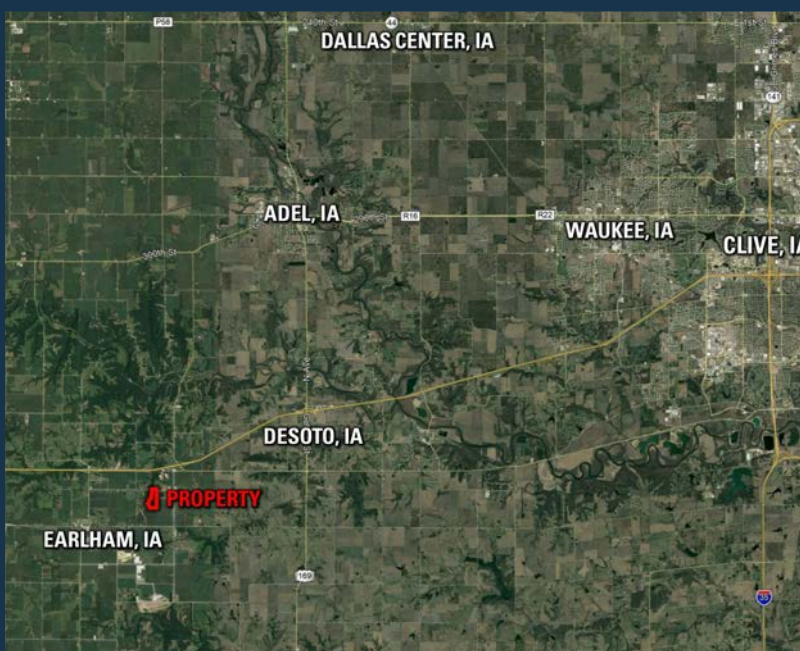
A rare and highly sought after opportunity in Dallas County – 50.53 acres m/l located just off pavement and 15 minutes from the Des Moines Metro. The property is located immediately northeast of Earlham, Iowa on 365th Street with easy access to Interstate 80 and Co Hwy F90. Site would work well for an acreage/homesite in the Earlham School District or a weekend getaway. The property offers a private driveway that meanders through a timber to a high spot with great surrounding views. Improvements include electric and rural water services being located at the road. Warren Rural Water District services this area and has a 1 in. water line located on the north side of 365th Street. There are no covenants on this land and the location is outside of the City Limits so the uses shouldn't be as restricted.

A reclaimed gravel pit turned pond area is located on the south side of this tract. The water level varies throughout the year but the average surface area of the pond is just over 1 ½ acres. There are two large lakes on the adjoining land to the east and owned/maintained by the City of Earlham that have been stocked with game fish including bass, bluegill, crappie, and catfish. Other uses of these lakes include kayaks, canoes, and smaller fishing boats. The owner of this property is able to access the lake from their property or can use the public ramps located at other parts of the pond. Note* The City of Earlham has been using this property when needed to maintain a drainage tube located on the west lake. However, there is no recorded agreement with the City of Earlham and this would be considered verbal only.

Of the 50.53 total acres, there are 28.96 FSA cropland acres with a tillable CSR2 rating of 89. Part of the FSA cropland acres include 9.20 acres that are enrolled in the Conservation Reserve Program (CRP) and have an annual payment of \$1,665. The CRP practice is CP25 (Rare and Declining Habitat) and expires in September of 2020.

AGENT / MATT ADAMS / 515.423.9235 / Matt@PeoplesCompany.com





50.53 ACRES M/L

PRICE: \$606,360

PRICE PER ACRE: \$12,000

From Earlham, Iowa: Travel north out of Earlham on N Chestnut Avenue for 1 mile before turning right and heading east on 365th Street. Continue traveling east on 365th Street for 1.5 miles and the property will be on the south side of the road. Look for a Peoples Company sign.

365TH STREET / EARLHAM, IA 50072





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LISTING # 14894

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