

DALLAS COUNTY, IOWA

TRANSITIONAL LAND

FOR SALE



79.29

ACRES M/L

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

CONTACT

ERIC BOHNENKAMP | IA LIC S66897000

712.540.3756 | ERIC.BOHNENKAMP@PEOPLES COMPANY.COM



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:

\$2,220,120

PER ACRE:

\$28,000



LISTING #18801

79.29 ACRES M/L

CSR2: 88.6

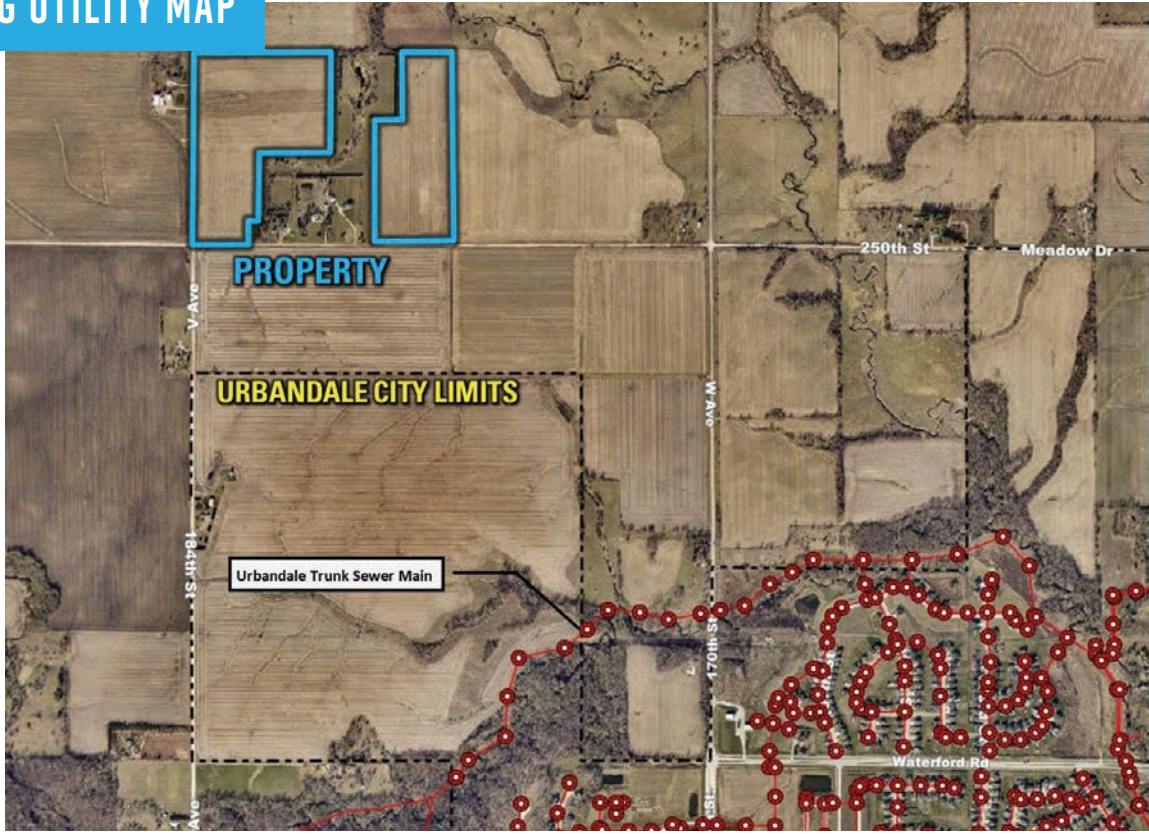
DIRECTIONS

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.

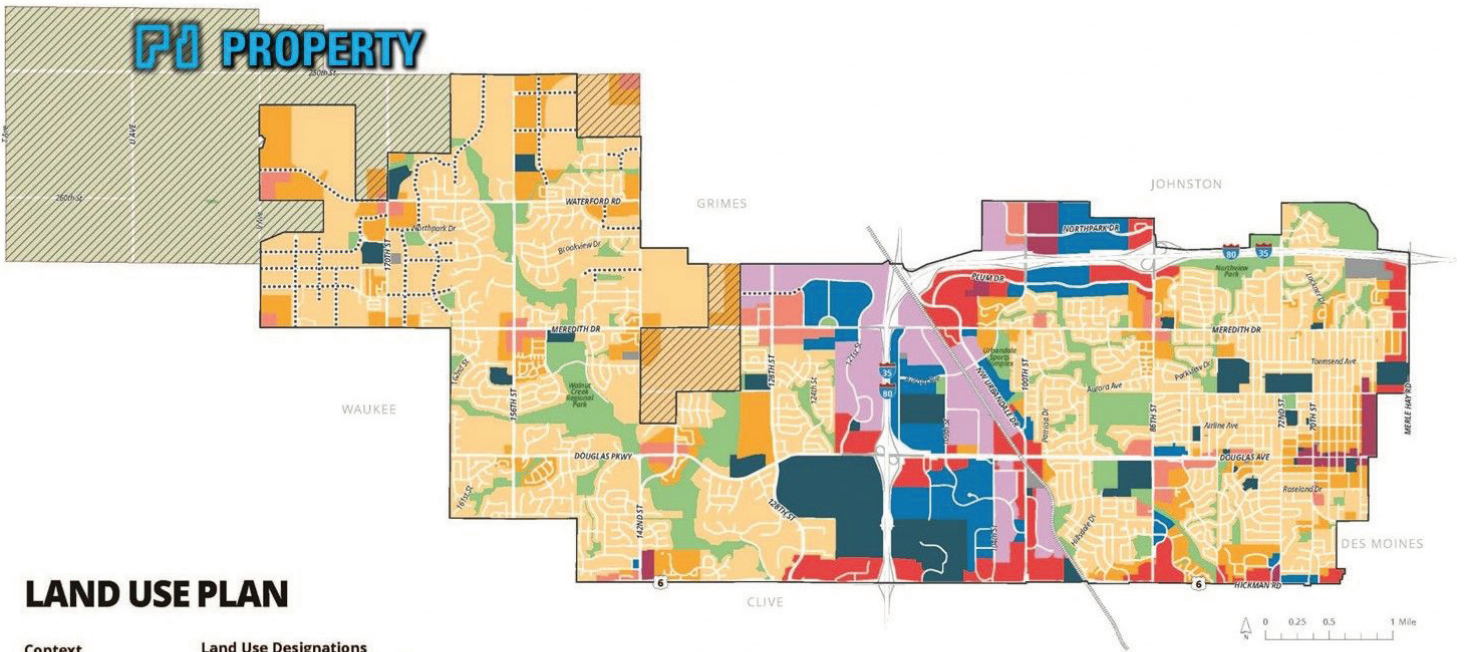
From the intersection of Hickman Road and N Warrior Lane in Waukee, head north on N Warrior Lane for 4 miles and the property will be at the NE corner of the intersection of 250th Street and V Avenue. Look for Peoples Company signage.



EXISTING UTILITY MAP



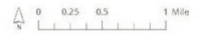
URBANDALE FUTURE LAND USE MAP



LAND USE PLAN

- Context**
- ▭ Municipal Boundary
 - Railroad
 - ⋯ Preliminary Street

- Land Use Designations**
- Western Growth Area
 - Single-Family Neighborhood
 - Mixed Residential
 - Local Commercial
 - Corridor Commercial
 - Mixed-Use
 - Office/Business Park
 - Industrial
 - Parks/Open Space
 - Public/Semi-Public
 - Utilities
 - Growth Framework Areas (See Growth Framework, page 21)





1108 S. 44TH STREET, SUITE 102
CUMMING, IA 50061
PEOPLES COMPANY.COM



79.29
ACRES M/L

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

ERIC BOHNENKAMP | IA LIC S66897000

712.540.3756 | ERIC.BOHNEKAMP@PEOPLES COMPANY.COM

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.

CONTACT