



54 Acre Dallas County Development Site

Highway 141 & Highway 17
Granger, Iowa



Property Information

Located in rapidly growing Dallas County, these 54.143 acres are a prime location for residential, office or industrial development. It boasts great visibility from Highway 141 and Highway 17 where over 13,600 vehicles pass daily. The city of Granger has grown 184% since 2000 and is continuing its growth with more development projects around the city including the Oak Creek Development Land on the north side of Highway 141. Growth in neighboring Grimes is pushing new development to Granger. Here's your chance to get Dallas County land with great visibility and access on the edge of metro growth.



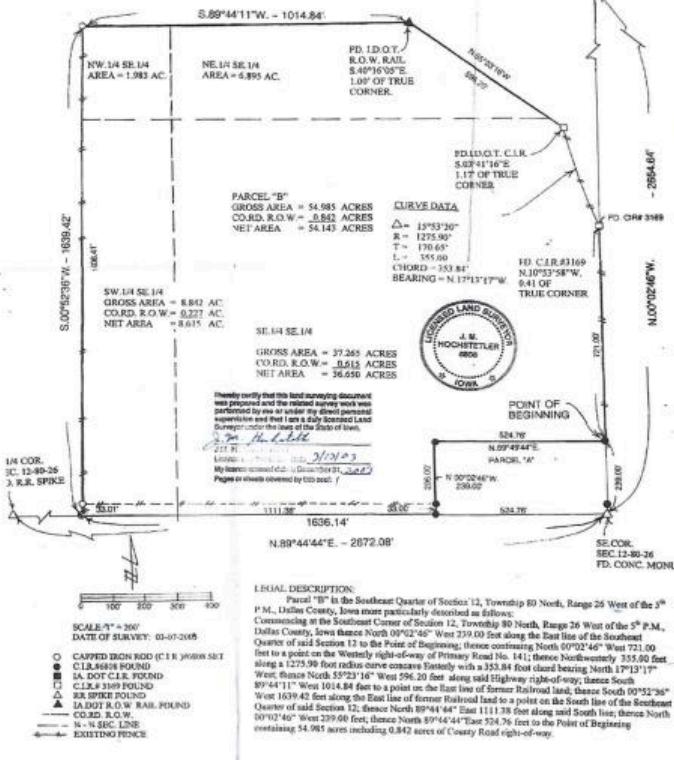
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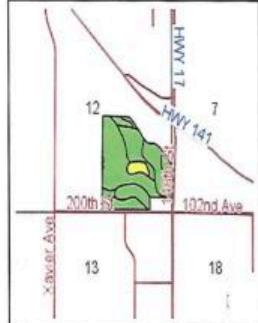
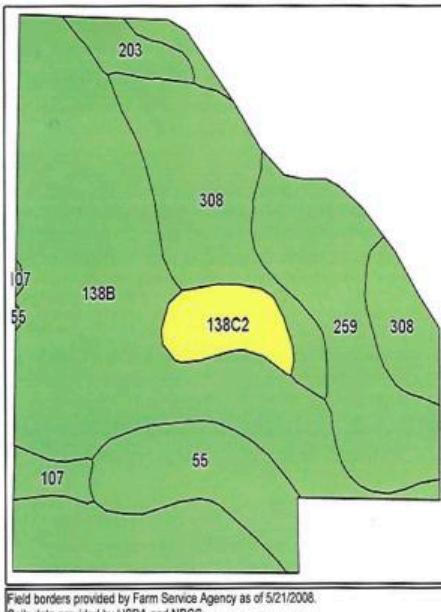
Demographics

	3 Miles	5 Miles	10 Miles
Population	3,815	10,490	110,507
AVE. HH Income	\$103,303	\$107,667	\$98,908
Total Households	1,349	3,763	41,254

PLAT OF SURVEY IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 80 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA
 OWNED BY GARY L. GENESER



Soils Map-CSR(as of 1/21/12)



State: Iowa
 County: Dallas
 Location: 12-80N-26W
 Township: Grant
 Acres: 45.5
 Date: 11/19/2012

Maps provided by:  AgriData, Inc 2012
www.AgroDataInc.com

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138B	Clarion loam, 2 to 5 percent slopes	21.6	47.5%	ll	84	196	53	
308	Wadsworth loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	8.1	17.8%	lls	73	184	50	
259	Biscay clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	7.5	16.4%	llw	77	198	42	
55	Nicollet loam, 1 to 3 percent slopes	4.2	9.3%	ll	92	209	56	
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	2.1	4.6%	llle	66	174	47	
203	Cylinder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	1.2	2.6%	lls	80	193	52	
107	Webster silty clay loam, 0 to 2 percent slopes	0.8	1.8%	llw	87	202	55	
Weighted Average								80.8 195.4 50.7

Note: ALL soils information on this page is dated 1/21/2012

*CSR ratings will be available for a limited time to aid in the transition to CSR.



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Information listed is believed accurate, but is not guaranteed. Buyer/Lessee should independently investigate all factors to ensure satisfaction with property before completing an offer. Eychaner Properties will present any reasonable written offers to owner.