



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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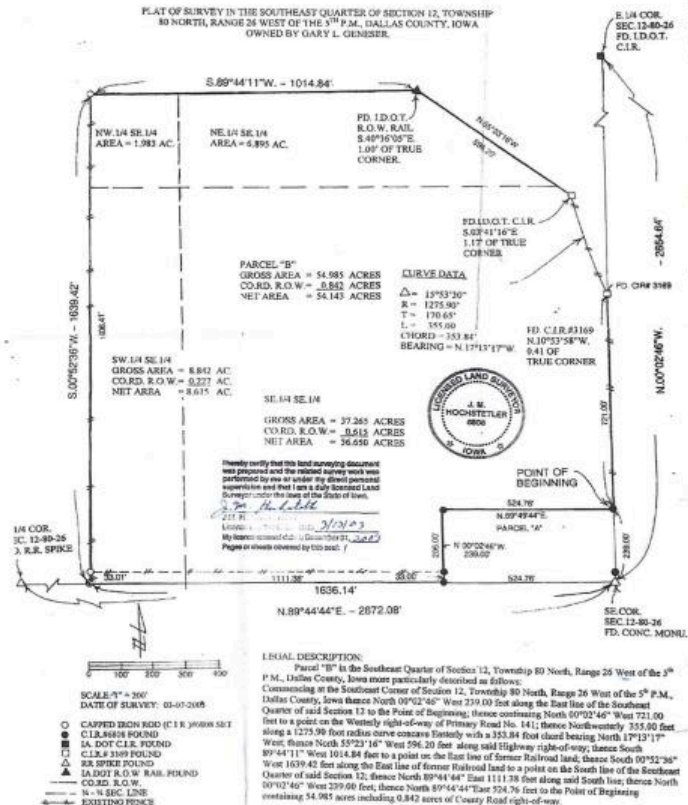
Andy Burton

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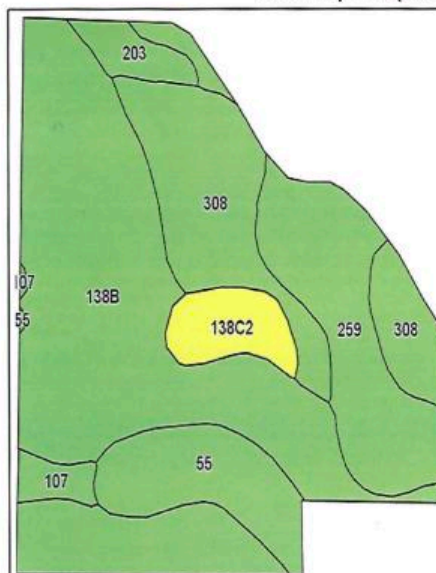
Demographics

	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

E. 1/4 COR.
SEC. 12-80-26
FD. 1 D.O.T.
C.R.



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:

 **surety**
IMPROVED ONLINE MAPS

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Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	%		CSR Legend	Non-Irr Class	CSR*	Corn	Soybeans
		Acres	Percent of field					
138B	Clarion loam, 2 to 5 percent slopes	21.6	47.5%		Ite	84	198	53
308	Wadena loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	8.1	17.8%		Ils	73	184	50
259	Biscay clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	7.5	16.4%		Ihw	77	198	47
55	Nicollet loam, 1 to 3 percent slopes	4.2	9.3%		I	92	209	50
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	2.1	4.6%		Ille	66	174	47
203	Cylinder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	1.2	2.6%		Ils	80	193	53
107	Webster silt clay loam, 0 to 2 percent slopes	0.8	1.8%		Ihw	87	202	50
		Weighted Average		80.8		195.4	50.0	

*CSR ratings will be available for a limited time to aid in the transition to CSR2



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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.