

LAND AUCTION

60.58 AC± | 2 TRACTS | DALLAS CO, IA



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/15/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: EARLHAM COMMUNITY CENTER, 150 EAST FIRST STREET, EARLHAM, IA 50072

PROPERTY PREVIEW: 12/05 FROM 1 PM TO 4 PM AT JEWELL DR, EARLHAM, IA 50072

60.58± Acres - Jewell Dr., Earlham, Iowa | Dallas County | Buyer's Choice Auction

Less than 3/4 mile east of the Earlham exit on I-80, this 60.58± acre property on Jewell Drive gives developers and custom home builders a well-located site in Iowa's fastest-growing county. It will be offered in two tracts through a **Buyer's Choice auction with Seller Confirmation**. Tract 1 is 40.38± acres and Tract 2 is 20.2± acres.

The property is currently part of the Timberpine Nursery and is zoned A-1 and A-2 by Dallas County. There is potential to rezone the road frontage to C-2 Highway Service/Ag Related Commercial and the balance to R-3 Multiple Residential. With interstate access, Jewell Drive frontage, and room for both commercial and residential uses, the site gives a developer several directions to choose from. Possible uses include highway service or ag-related commercial along the front, higher-density residential behind it, a subdivision of 10-acre executive home lots for custom builds, or a mix of all three.

Much of the expensive groundwork is already done. Xenia Rural Water, electricity, and fiber optic are all available along Jewell Dr., which cuts the time and cost of getting lots or buildings ready. Fiber is a strong selling point for today's buyers, many of whom work from home and expect metro-level connectivity on acreage. The land is mostly level, with enough natural topography for good watershed and drainage. That makes road layout and site prep simpler and gives builders good locations for houses.

Years as a working nursery also left the property with landscaping that most developments take decades to grow. Multiple mature tree plantings, a 1.75-acre pond, and stands of mature timber give the ground a finished look and help homesites set themselves apart. A mix of open field and timbered ground lets a builder offer buyers pond-front, wooded, and open-view lots in the same project, which supports premium pricing.

Tract 1 is 40.38± acres and includes the 1.75± acre pond and 11± acres of mature timber, with the rest in open ground and nursery plantings. It has frontage on Jewell Dr. and room for four 10± acre lots or a denser residential layout, subject to rezoning. Tract 2 is 20.2± acres and includes 10.4± acres of mature timber. It works as two 10± acre wooded homesites or one private estate parcel with privacy and wildlife that are hard to recreate on open ground.

Location drives demand here. The I-80 interchange is minutes away, West Des Moines is about 20 minutes away, and downtown Des Moines is roughly half an hour. Buyers can reach the metro's jobs, shopping, dining, and healthcare and still come home to room to spread out. The I-80 corridor also gives easy access to Des Moines International Airport and to the rest of the state. As growth in the metro keeps pushing west along I-80, sites with this mix of interstate access, utilities, and natural features are getting harder to find.

The surrounding market backs this up. Dallas County has been Iowa's fastest-growing county for more than a decade. Its population grew more than 50% between 2010 and 2020 and now tops 115,000 residents. The county also has the highest median household income in the state, more than \$100,000, and a younger-than-average population. That combination creates steady demand for custom homes, acreage lots, and new housing of every kind.

Earlham is a small town of about 1,400 residents with a historic downtown and a strong sense of community. It offers the quieter pace of small-town Iowa without a long commute. The area is served by the Earlham Community School District, which keeps its elementary, middle, and high school on one campus in town. Earlham schools rank among the stronger districts in Iowa, with test scores above state averages, small class sizes, and a high school that has been climbing steadily in the statewide rankings. Families choosing where to build put a lot of weight on schools like these.

In the **Buyer's Choice format**, the high bidder may take either tract or both. The bidding then repeats until all the land is sold. A developer can secure the full 60.58± acres for one master-planned project, while builders and individual buyers can be the high bidder and select the tract that fits their plans. **All final bids are subject to Seller Confirmation.**

Lease Status: Open Tenancy for 2027 crop year
Possession: Immediate possession at closing
Survey Needed?: No survey needed
Brief Legal: pt NW SE, NE SE, SE SE, SW SE S30 T78N R26W Dallas Co IA

PIDs: 14-30-400-013 Pt of 14-30-400-010
Lat/Lon: 41.5186, -94.1129
Zip Code: 50263



BUYERS PREMIUM: No buyer's premium or internet fees
TAXES: Prorated to date of close
TENANCY: Open tenancy for 2027
RENTS: N/A
MINERALS: Seller-owned rights will convey
CLOSING COSTS: Seller is responsible for abstract, deed package preparation, revenue stamp tax, real estate commission, and half of the closing fee. Buyer is responsible for the title opinion, transfer document recording, and half of the closing fee.
CLOSING DATE: On or before 45 days from seller acceptance
DOWN PAYMENT: 10%
POSSESSION DATE: At closing
SURVEY: Seller will pay for any required survey between the auction and closing date
SELLER: Maurice & Lisa Mitchell
SALE ORDER: By the Acre
SALE METHOD: Sells Subject to seller acceptance

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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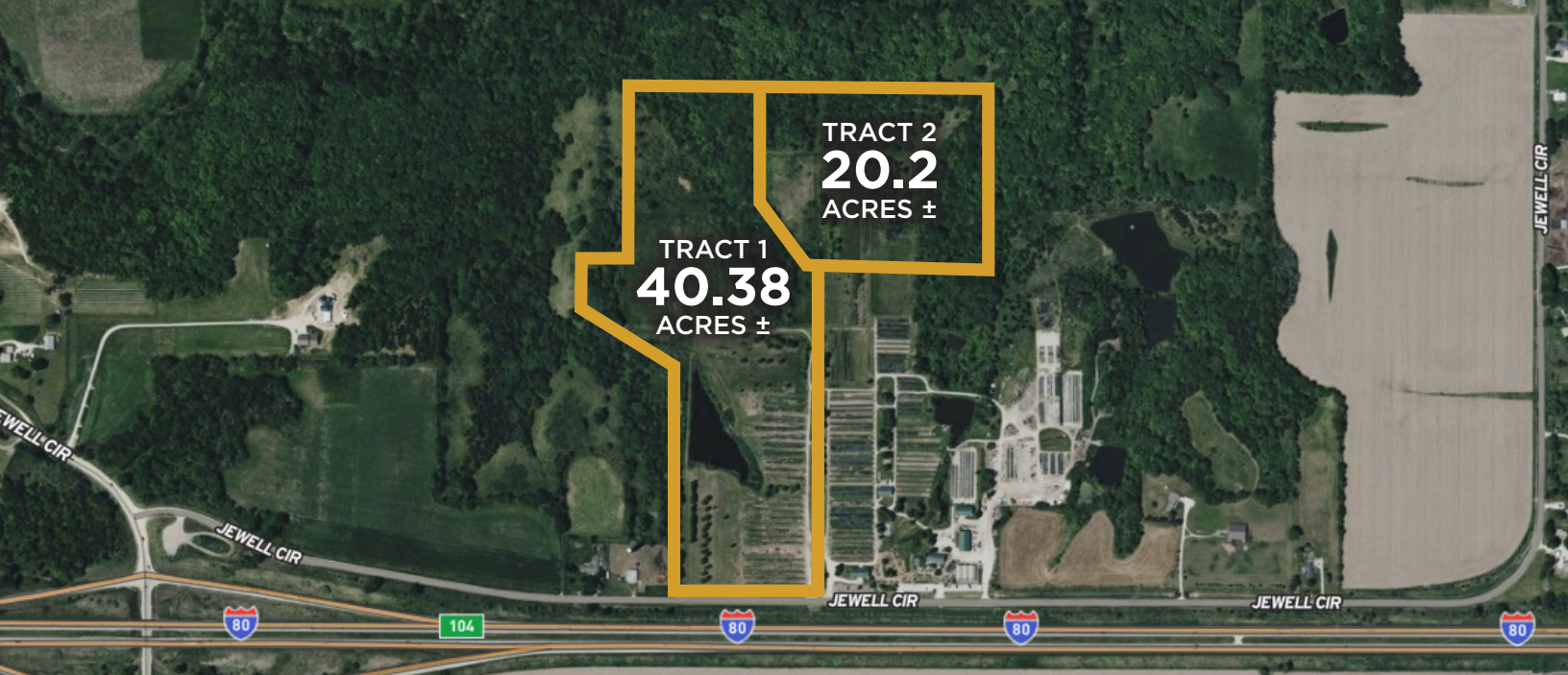
SELLER'S ATTORNEY: WILSON, EGGE & LOYA, P.C.

222 NW SUNRISE DR. WAUKEE, IA 50263 | (515) 369-2502 | INFO@WILSONLAWFIRMPC.COM

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