HIGH POINT LAND COMPANY

HighPointLandCompany.com

31.4+/- Acres
Wright County, IA
Eagle Grove Twp

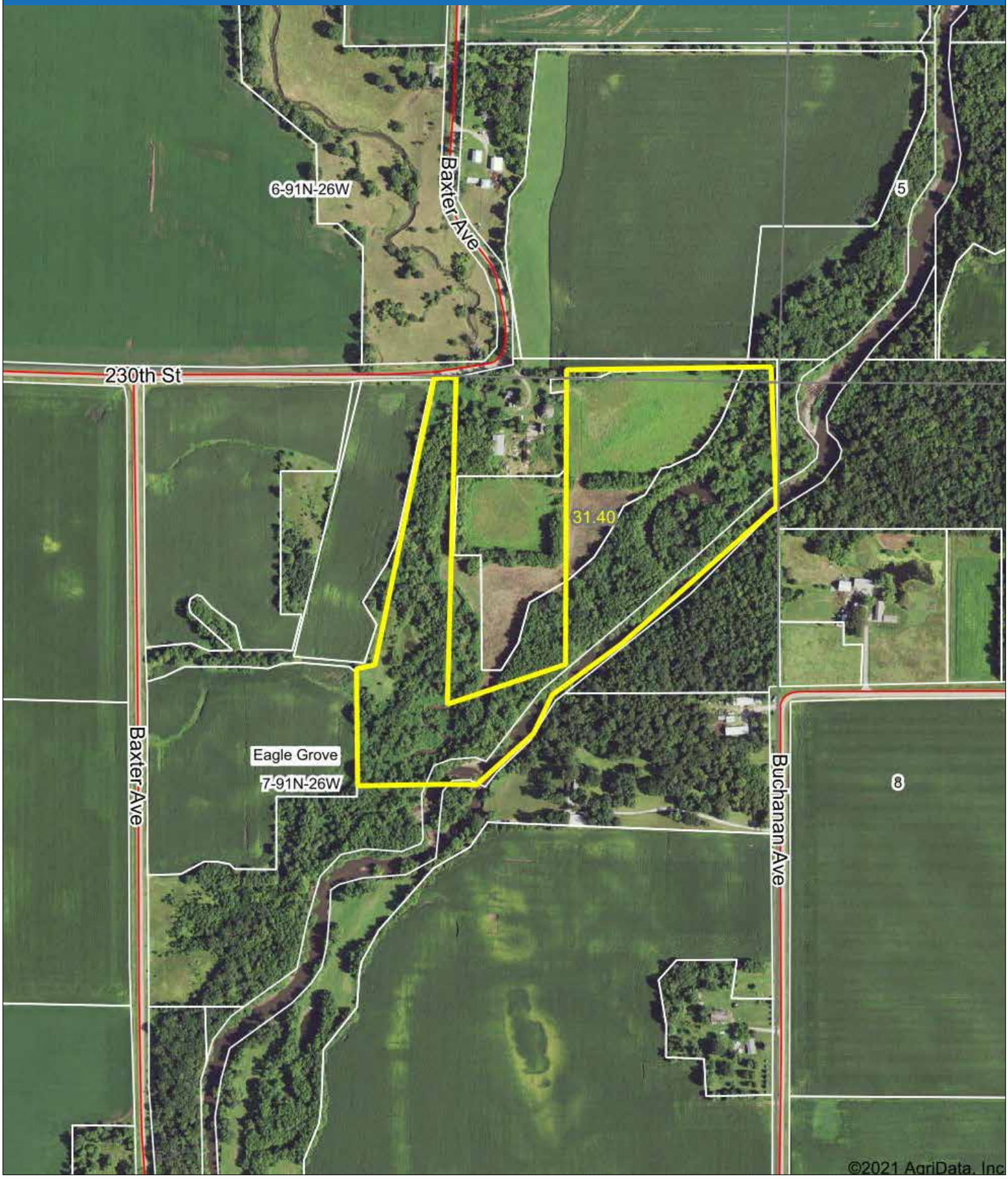
High Point Land Company

501 South Grand Ave Charles City, IA 50616

Property Photos

Property Photos

FSA Map


6-91N-26W
Baxter Ave
5
230th St
31.40
Eagle Grove
7-91N-26W
Baxter Ave
Buchanan Ave
8
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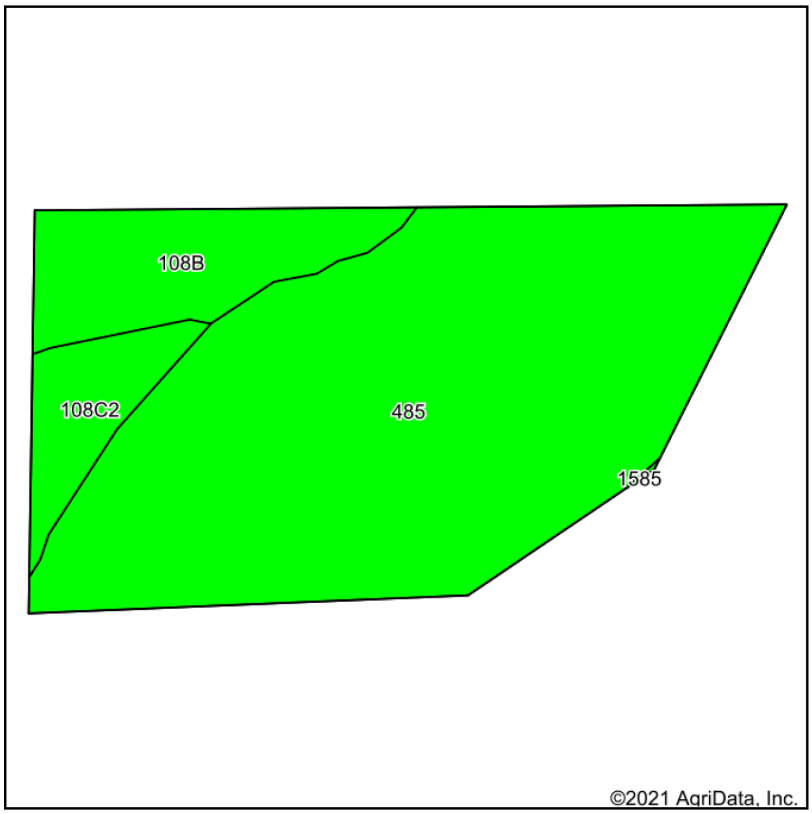
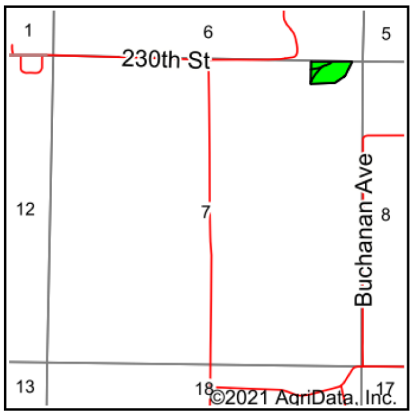
Soil Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Wright**
Location: **7-91N-26W**
Township: **Eagle Grove**
Acres: **5.17**
Date: **8/25/2021**

HIGH POINT LAND COMPANY

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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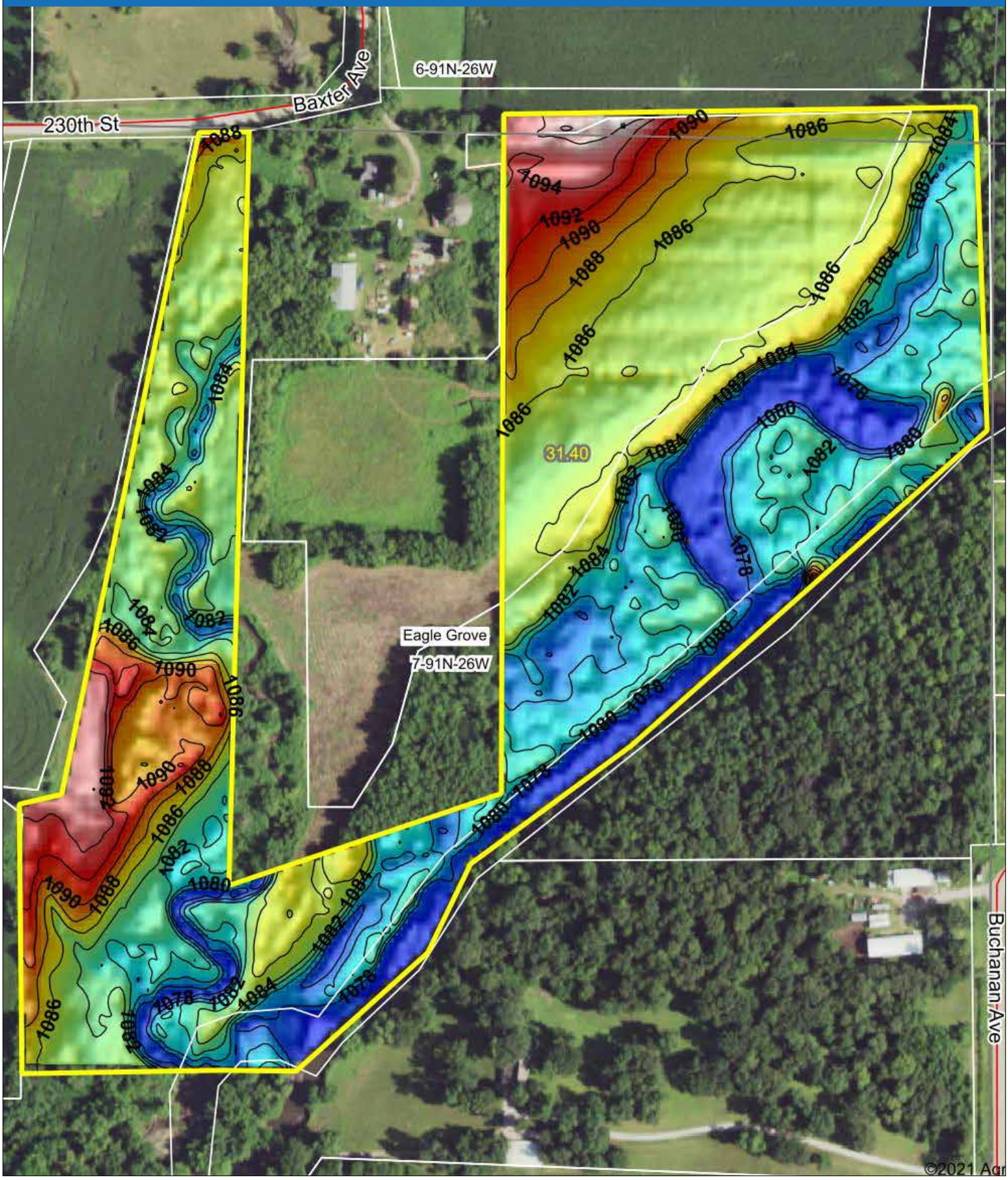
N W E S

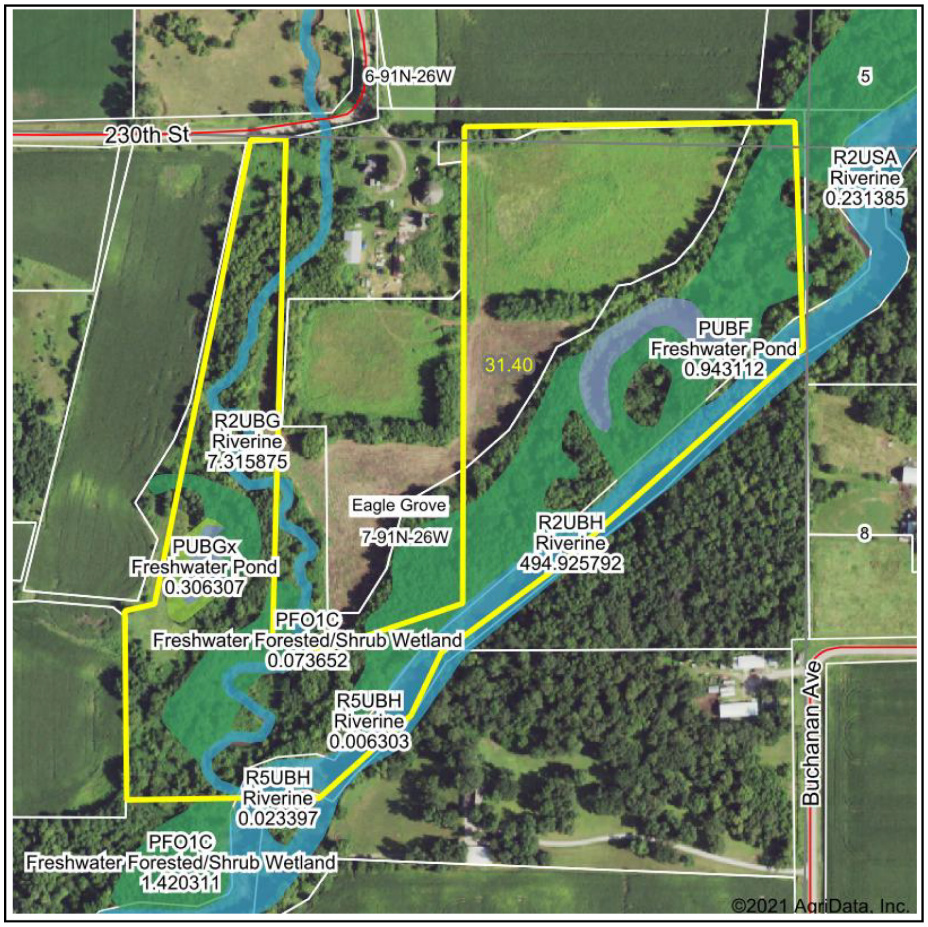
Area Symbol: IA197, Soil Area Version: 29									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	NonIrr Class *c	CSR2**	CSR	Oats	Spring wheat
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	4.08	78.9%		IIw	88	86		
108B	Wadena loam, 2 to 6 percent slopes	0.72	13.9%		IIe	52		4	2
108C2	Wadena loam, 6 to 12 percent slopes, moderately eroded	0.37	7.2%		IIIe	44	24	4	2
					Weighted Average	**79.8**	*	**0.8**	**0.4**

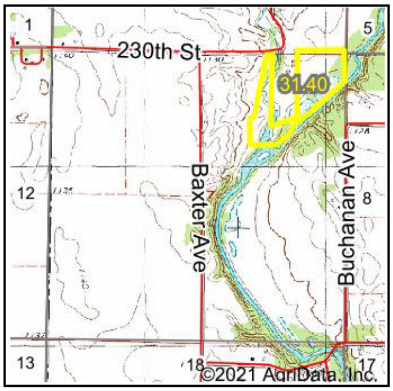
**IA has updated the CSR values for each county to CSR2.
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Topo Map


6-91N-26W
Baxter Ave
230th St
31.40
Eagle Grove
7-91N-26W
Buchanan Ave
©2021 Agr

Wetlands Map





State: **Iowa**
Location: **7-91N-26W**
County: **Wright**
Township: **Eagle Grove**
Date: **9/2/2021**

HIGH POINT LAND COMPANY

Maps Provided By:
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N W E S

0ft 3396ft 6792ft

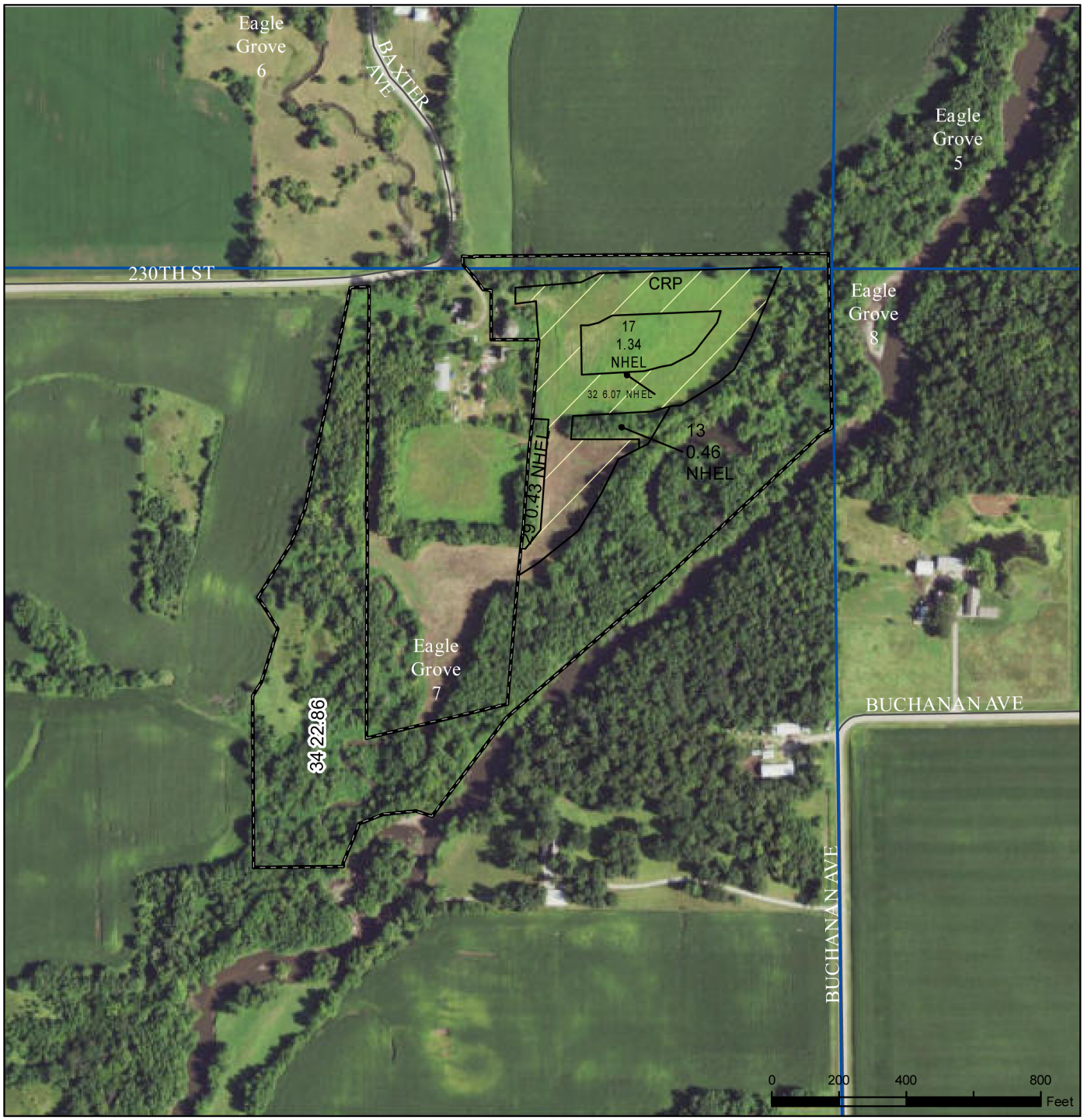
	Classification Code	Type	Acres
	PFO1C	Freshwater Forested/Shrub Wetland	4.98
	R2UBH	Riverine	2.74
	PFO1A	Freshwater Forested/Shrub Wetland	2.61
	PUBF	Freshwater Pond	0.94
	R2UBG	Riverine	0.89
	PUBGx	Freshwater Pond	0.31
	PEM1Cx	Freshwater Emergent Wetland	0.29
	R5UBH	Riverine	0.02
	R2USA	Riverine	0.01
		Total Acres	12.79

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

USDA Map

United States Department of Agriculture

Wright County, Iowa



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Wetland Determination Identifiers
- Iowa Roads
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 8.30 acres

2021 Program Year

Map Created May 10, 2021

Farm **7075**

Tract **5773**

FSA-156EZ

Iowa
Wright
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 7075
Prepared: 11/9/21 9:03 AM
Crop Year: 2022

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): 11088D

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
31.16	8.3	8.3	0.0	0.0	0.0	6.07	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
0.0	0.0	2.23	0.0	0.0	0.0

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	CORN , SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	0.75	158	0.00
SOYBEANS	1.47	40	1.30
Total Base Acres:	2.22		

Tract Number: 5773 **Description** NE1/4 NE1/4 less Parcel E 7 91 26 Eagle Grove

FSA Physical Location : Wright, IA **ANSI Physical Location:** Wright, IA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Recon Number
2021 - 65

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
31.16	8.3	8.3	0.0	0.0	0.0	6.07	0.0

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Listing Summary

31.4+/- Acres Wright County, IA

Located in Wright County, IA. just south of Goldfield, lies this one of kind farm that has many features including the highly sought-after Boone River frontage! This one-of-a-kind farm is made up of 31.4+/- acres which consists of mature timber, pasture ground, and CRP making it the ultimate recreational retreat. The property would make a fantastic cabin site and offers breathtaking views! While walking this property, I was able to kick up multiple whitetail deer and numerous roosters. Having access to the Boone River, two fully restored oxbows, and an abundance of wildlife gives this farm uniqueness that is truly one of a kind. After walking this property, you will not want to leave!

Contact Iowa Land Specialist, Noah Hopp at 319-240-9257 or Noah@Highpoint-landcompany.com for details and showing.

High Point Land Company

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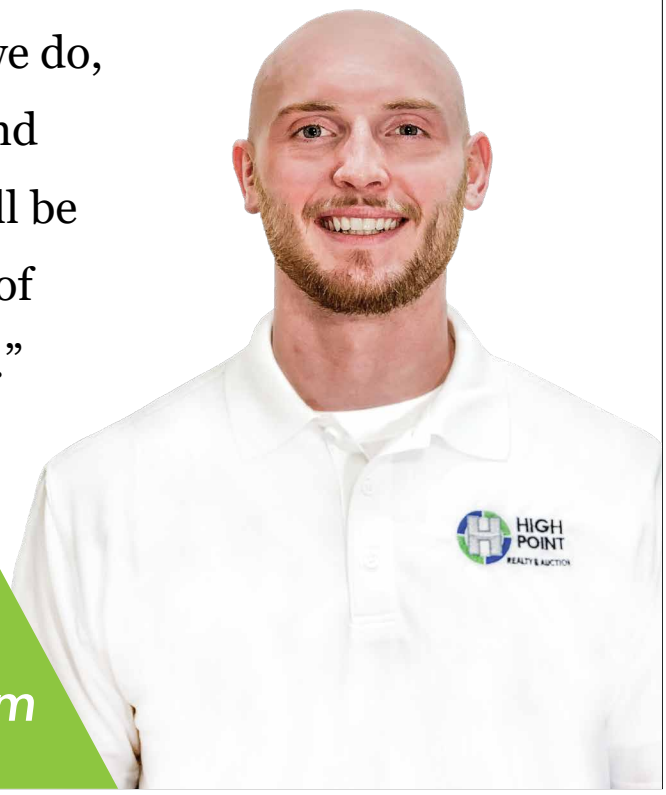
"We sell farms, it's what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client's largest financial transactions of their lives. It's our job to get it done right."



CONTACT LAND AGENT:
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319-240-9257
Noah@highpointlandcompany.com