

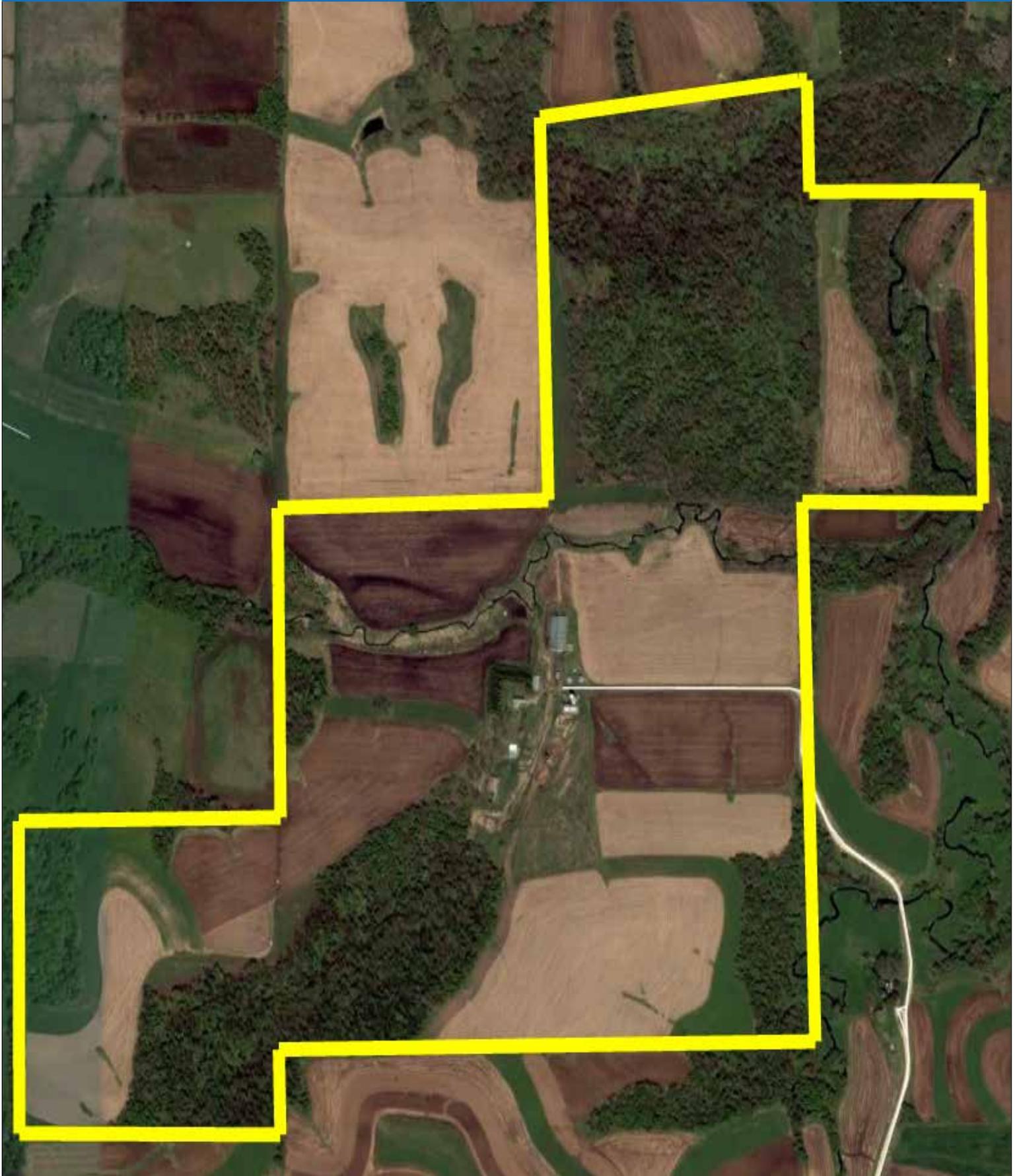


258+/- Acres
Winneshiek County, IA
Springfield Township



High Point Land Company
246 Old Spruce Dr Decorah, IA 52101

Aerial Map



Property Photos



Property Photos



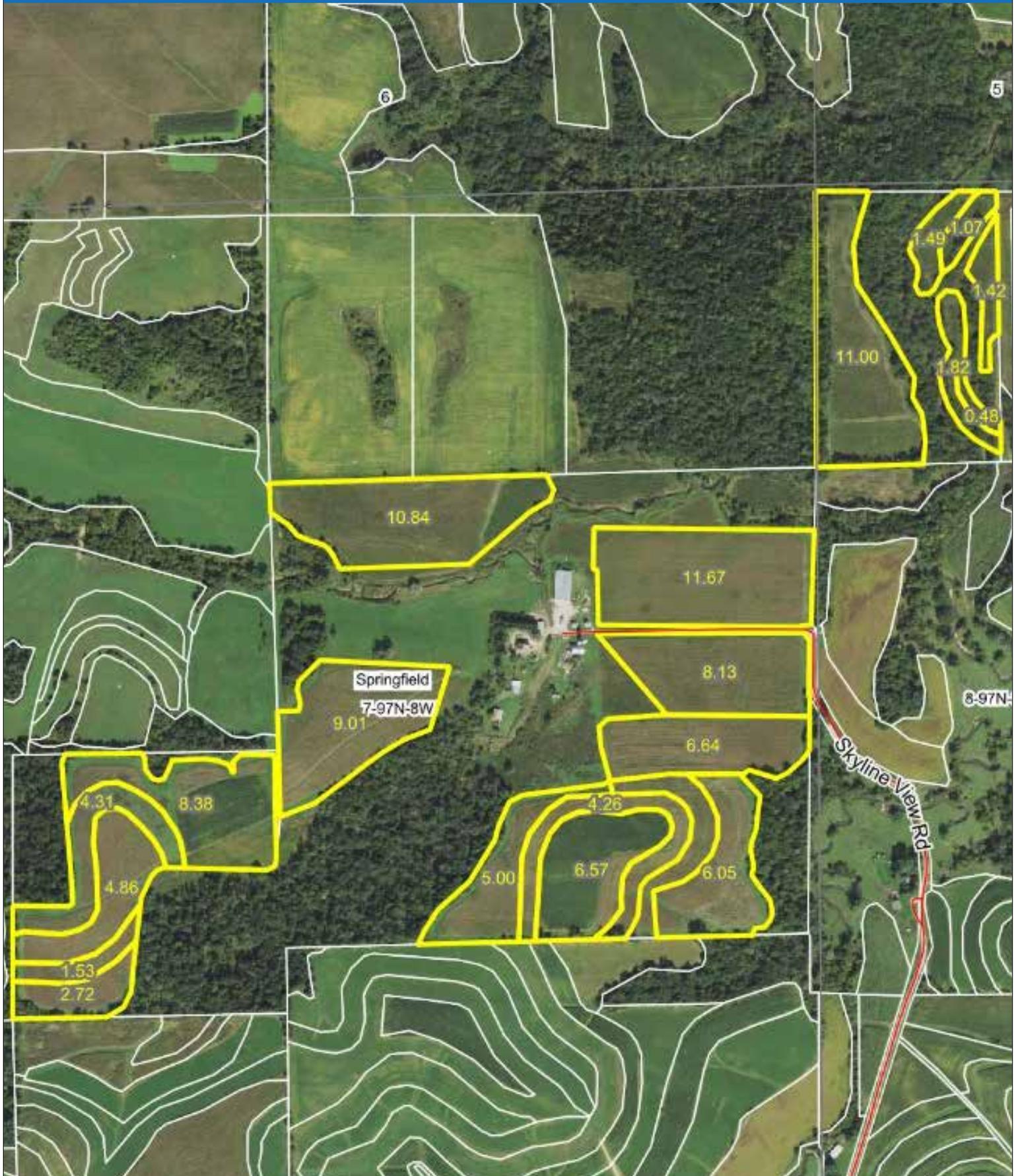
Property Photos



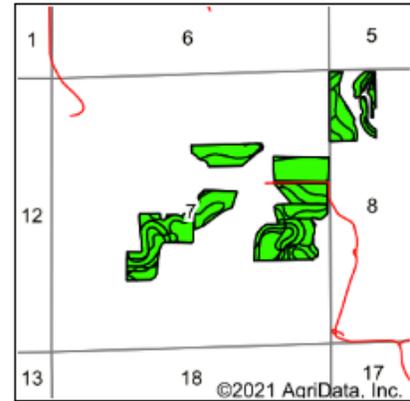
Property Photos



FSA Map



Soil Map



State: **Iowa**
 County: **Winneshiek**
 Location: **7-97N-8W**
 Township: **Springfield**
 Acres: **105.22**
 Date: **7/16/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IA191, Soil Area Version: 29

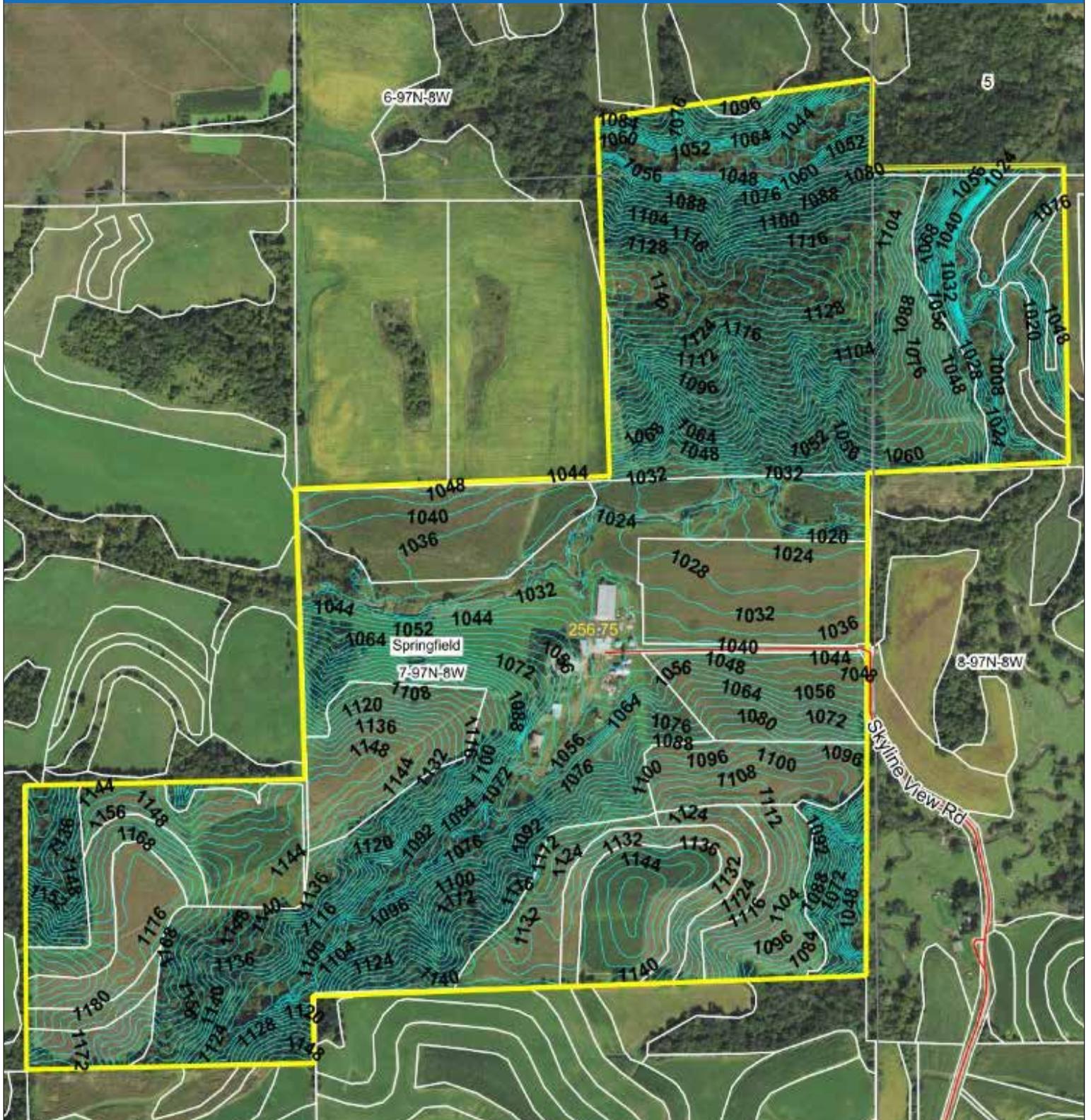
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	28.20	26.8%		IIIe	46	56
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	21.32	20.3%		IIIe	72	66
914B	Winneshiek loam, 2 to 5 percent slopes	13.74	13.1%		Ile	38	53
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	11.12	10.6%		IIIe	80	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	10.93	10.4%		IVe	35	46
2671	Ion-Eitzen complex, 0 to 2 percent slopes, occasionally flooded	8.64	8.2%		IIw	76	88
98B	Huntsville silt loam, 2 to 5 percent slopes, occasionally flooded	6.88	6.5%		Ile	88	90
703E2	Dubuque silt loam, 14 to 18 percent slopes, moderately eroded	2.70	2.6%		IVe	8	
840G	Lacrescent cobbly silty clay loam, 18 to 45 percent slopes	1.25	1.2%		VIIe	5	5
480F2	Orwood silt loam, 18 to 25 percent slopes, moderately eroded	0.22	0.2%		VIe	24	20
512E2	Marlean loam, 14 to 18 percent slopes, moderately eroded	0.22	0.2%		VIIe	16	5
Weighted Average						56.3	*-

**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.

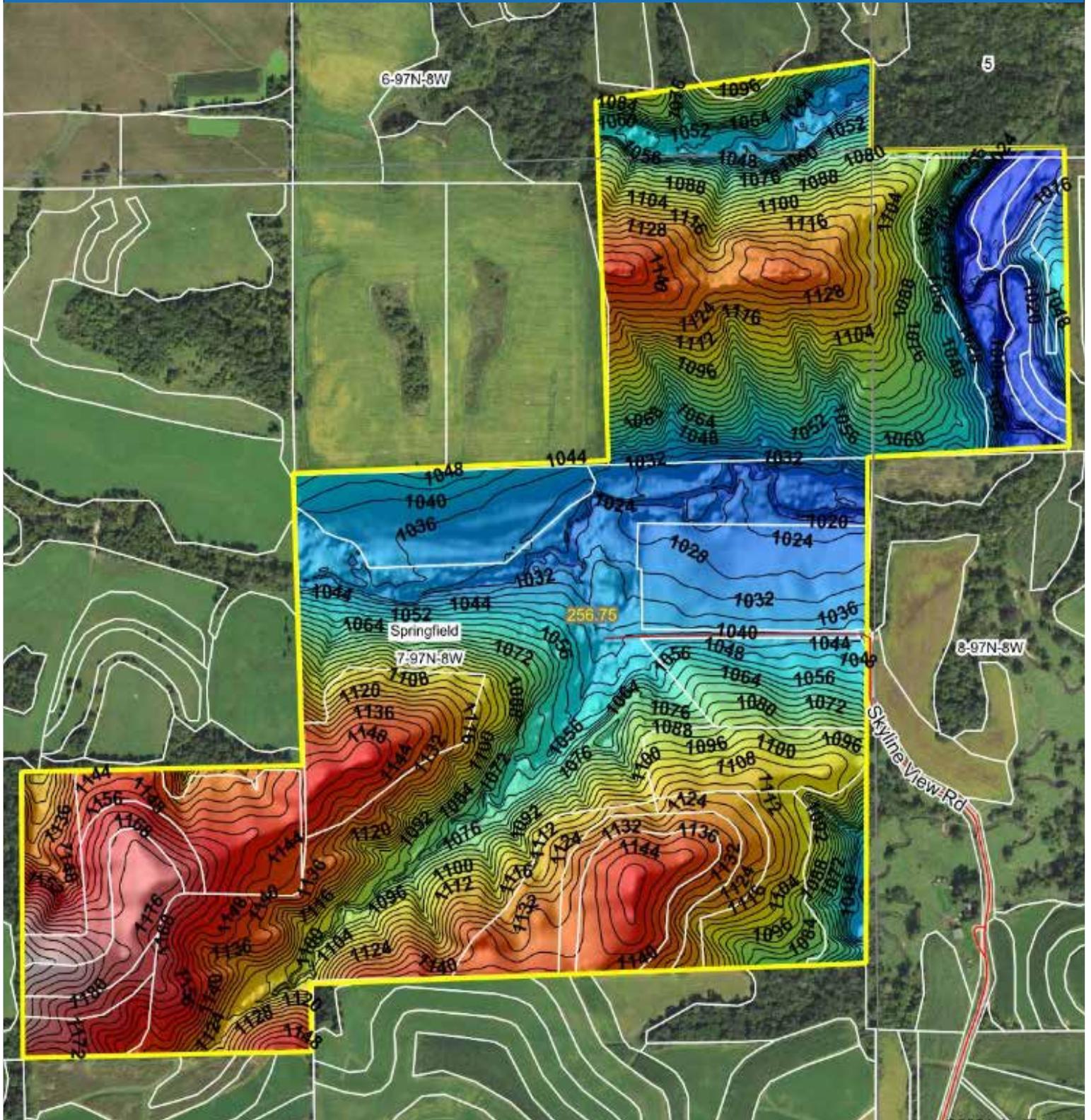
*c: Using Capabilities Class Dominant Condition Aggregation Method

Topo Map



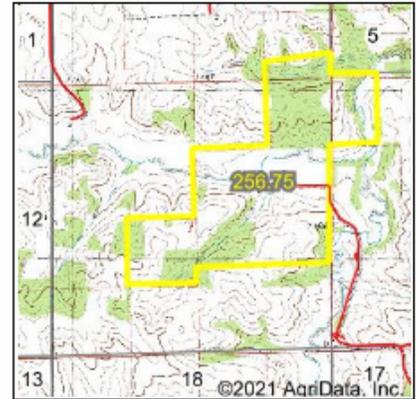
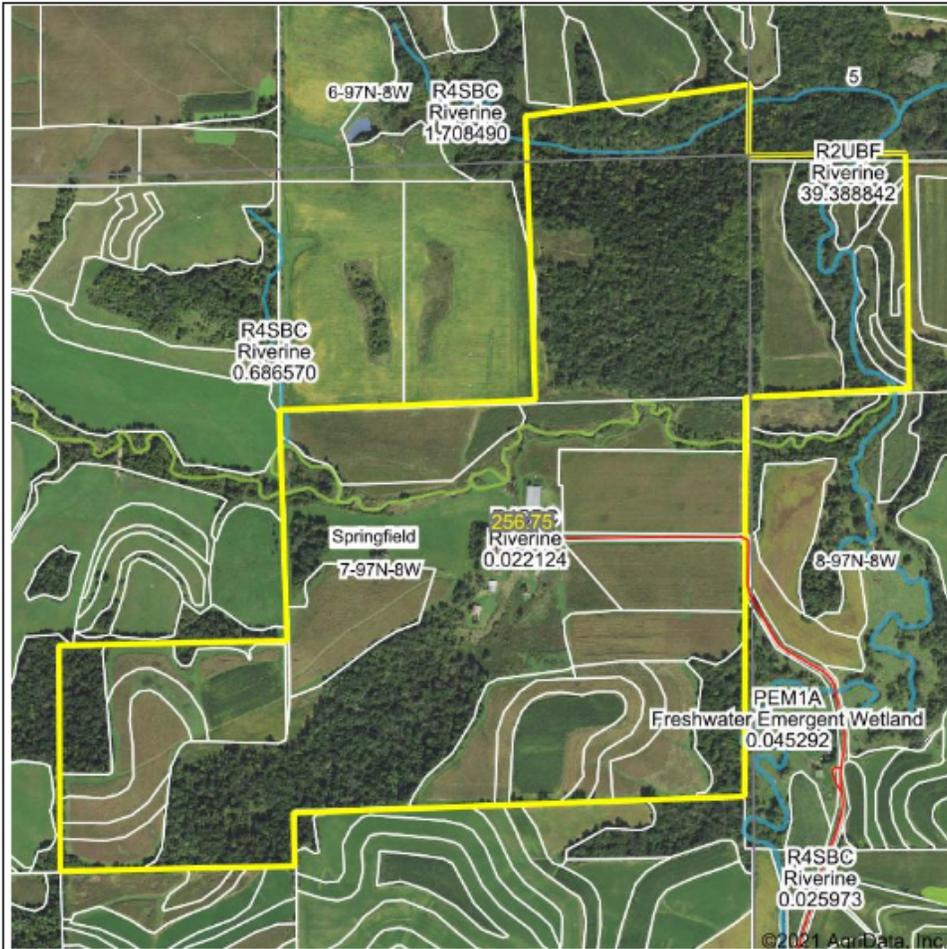
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Topo Hillshade Map



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Wetlands Map



State: **Iowa**
 Location: **7-97N-8W**
 County: **Winneshiek**
 Township: **Springfield**
 Date: **7/16/2021**



0ft 1126ft 2251ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	1.99
R2UBF	Riverine	1.26
R4SBC	Riverine	0.74
Total Acres		3.99

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

Listing Summary

258+/- Acres (115+/- Tillable Acres) **Winneshiek County — Springfield Township**

Located just minutes just South of Decorah in Winneshiek County, Iowa sits this beautiful property that checks every box that buyers are looking for! There are many features that make a property perfect and desirable for the buyer looking for a top-end recreational property purchase. These must have items include top end hunting, a beautiful rural home, out buildings, income, food plots, harvestable timber, wildlife refuge, tax benefits, meandering stream, ponds, trails, gentle rolling top and bottom accessible terrain and dead end, gated access close to a growing town. This particular property lacks nothing, and is certain to be held for generations to come.

Located on a private gated drive below a high standing ranch entrance at the end of Skyline View Rd just 7 miles south of Decorah, IA. When you enter the property on the well kept elevated drive you are immediately greeted by expansive views of what the perfect setting should look like. A Meandering stream flowing along the North side, with hillsides of high standing blue steam and wildflowers to your South. With towering mature trees against a wonderful building site as the ultimate destination. As you arrive you are greeted by a large newly repainted barn, matching silo, and incredibly large shop the perfect distance from the home perched higher on the hill, surrounded by a well kept lawn. One thing you will notice at this point is there are no overhead power lines as they have all been professionally buried to leave views unobstructed.

The home on the property is in the process of being completely remodeled and would be well suited for anyone. Whether it be a permanent residence, a Midwestern vacation home, or utilized as a short term rental with its proximity to the many desirable features of the area. The improvements were done right, with no expense spared and include new stamped concrete around the house, concrete approach driveway, new oversized well and septic, spray foam insulation, roof, siding, windows, doors, cabinets, flooring, fire place, electrical, gutters, 2 new high efficiency HVAC units, sheet rock, garage door and all finishes. The large shop has a new 20ft and two 16ft doors, concrete inside and out, as well as new exterior steel and lighting all recently added upgraded.

As you leave the building site to the Southwest you will come to a large spring fed pond. This dependable, centrally located water source, not only serves as a great feature for the wildlife but would be an excellent stocked trout pond with easy access banks for fishing access. The property also features 129.65 acres of registered cropland of which 113.33 are currently enrolled in CRP generating \$27,222 annually until 2026. The remaining 18.32 acres are a large centrally located hay field and large corn and soybeans food plots. With this amount of food plot acres paired with excellent mast production, and firebreaks around the entire property this farm really holds the deer come late season. The timber throughout the farm is a nice mix of mature oaks as well as up and coming walnut trees. This timber layout allows for great entry and exit routes for any wind direction, and really spreads this property out to hold many more mature bucks than just one block of timber would. Winneshiek County is known for world class whitetail deer, and a turn key farm of this size especially in the center of a large section, is destined to be a continual producer.

If you have been looking for a large, turnkey property in NE Iowa close to a nice town and all the amenities; this is the one. Great properties are tightly held for generations in this part of the state however the opportunity to purchase this one for your intentions are available today.

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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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