



**HIGH  
POINT**

LAND COMPANY

HighPointLandCompany.com

**20+/- Acres**  
**Winneshiek County, IA**  
**Bluffton Township**



**High Point Land Company**

*501 South Grand Ave Charles City, IA 50616*

# Property Photos



# Property Photos



# Property Photos



# Property Photos



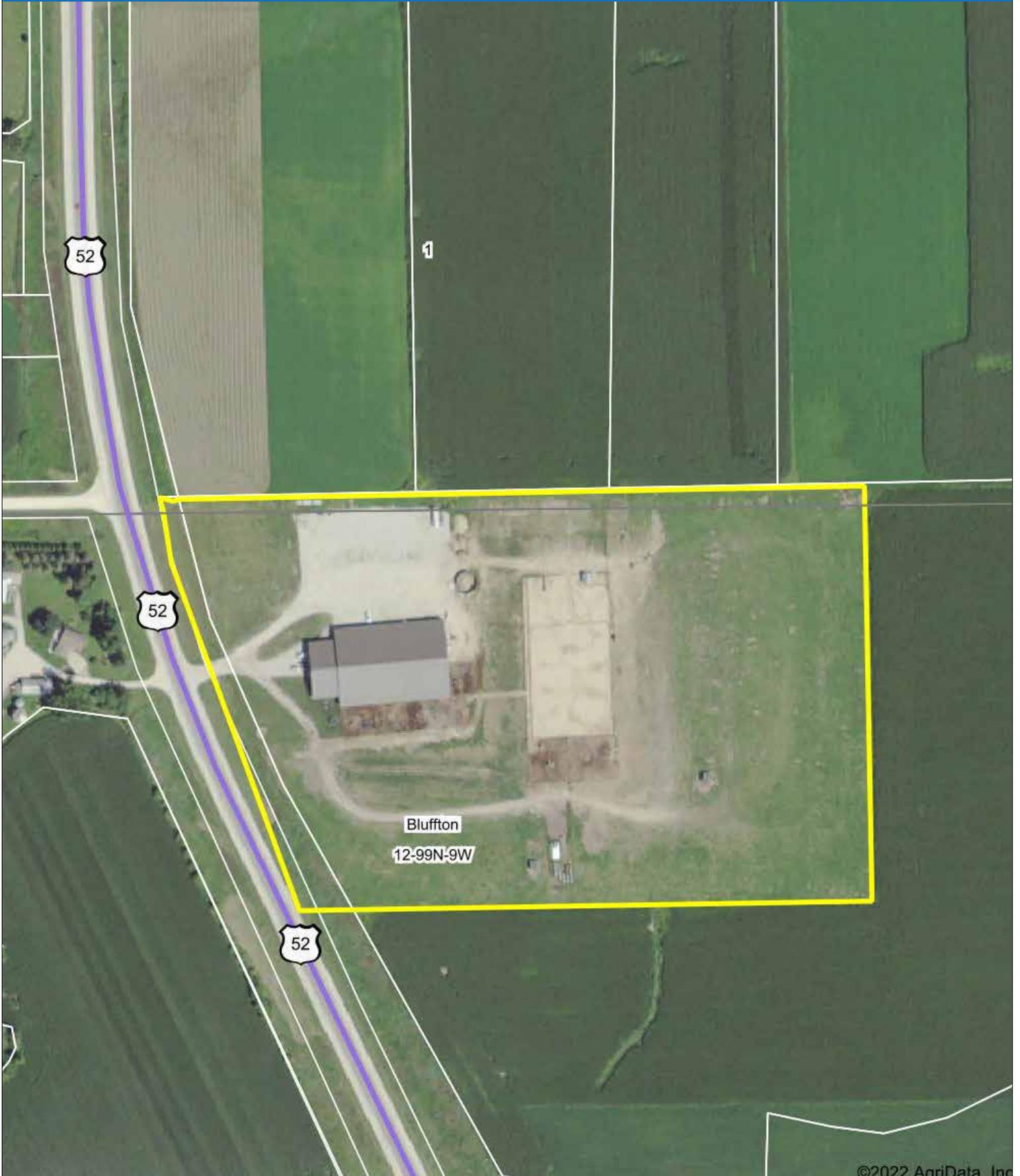
# Property Photos



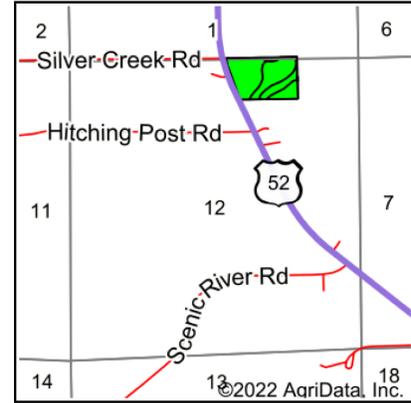
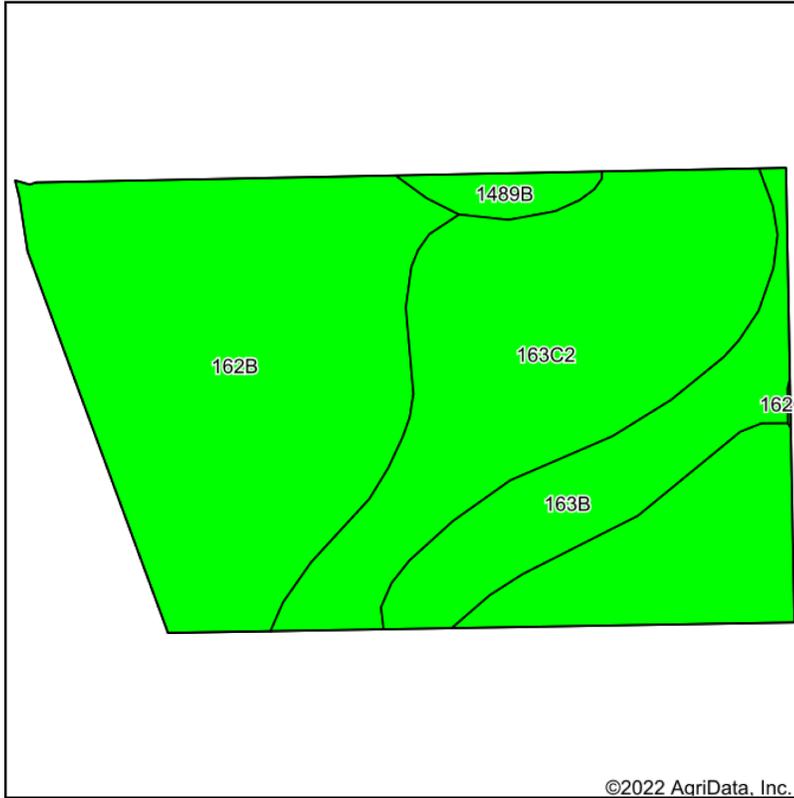
# Property Photos



# FSA Map



# Soil Map



State: **Iowa**  
 County: **Winneshiek**  
 Location: **12-99N-9W**  
 Township: **Bluffton**  
 Acres: **20.65**  
 Date: **8/2/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IA191, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	NonIrr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	8.94	43.3%		Ille	72	66	84	84	70	68	
162B	Downs silt loam, 2 to 6 percent slopes	8.67	42.0%		Ile	90	88	93	93	79	84	
163B	Fayette silt loam, 2 to 6 percent slopes	2.60	12.6%		Ile	83	83	91	91	77	79	
1489B	LawsonOssian complex, 0 to 4 percent slopes	0.44	2.1%		Ilw	77	82	75	63	43	75	
<b>Weighted Average</b>						<b>2.43</b>	<b>81</b>	<b>77.7</b>	<b>*n 88.5</b>	<b>*n 88.2</b>	<b>*n 74.1</b>	<b>*n 76.3</b>

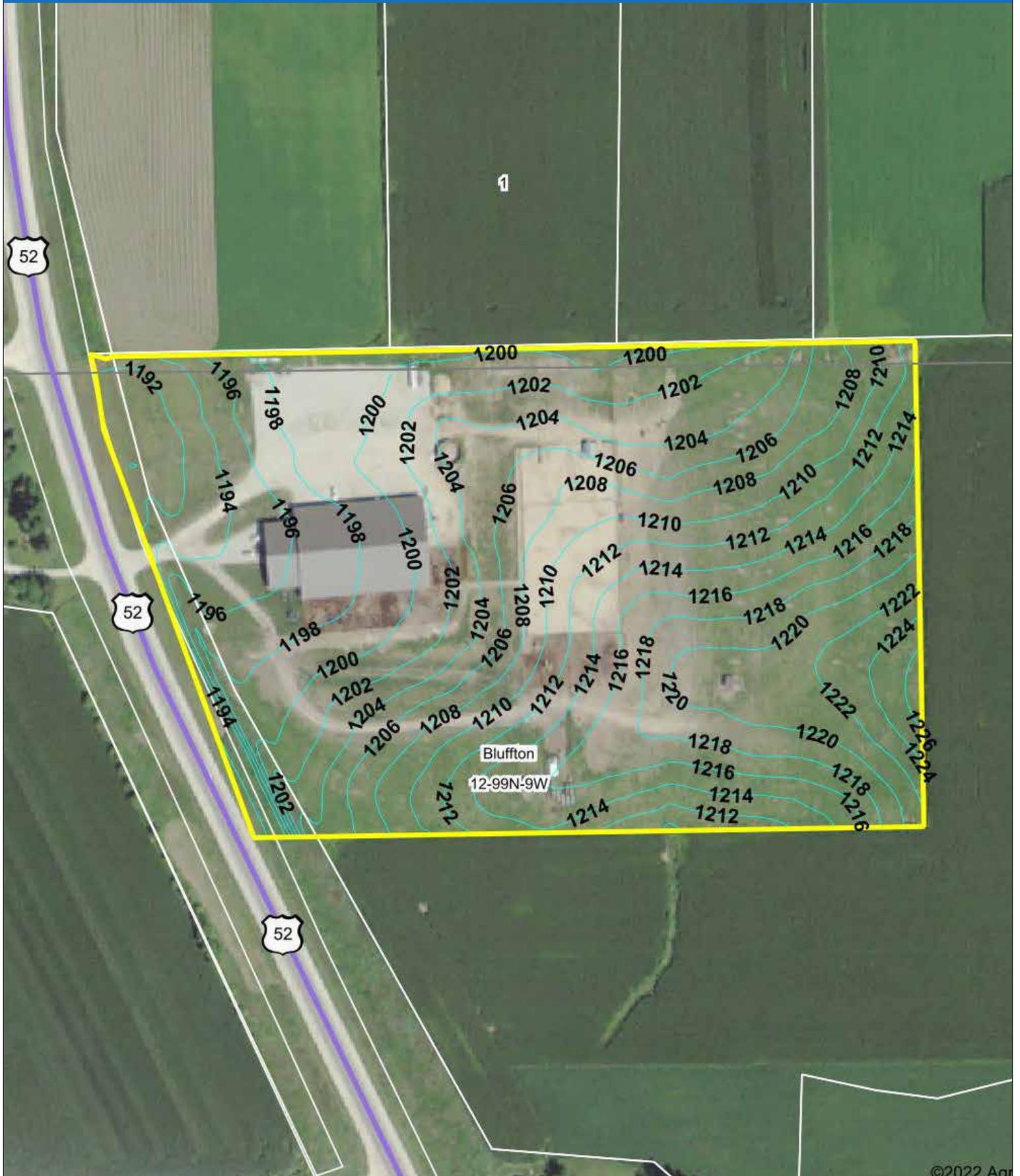
\*\*IA has updated the CSR values for each county to CSR2.

\*n: The aggregation method is "Weighted Average using all components"

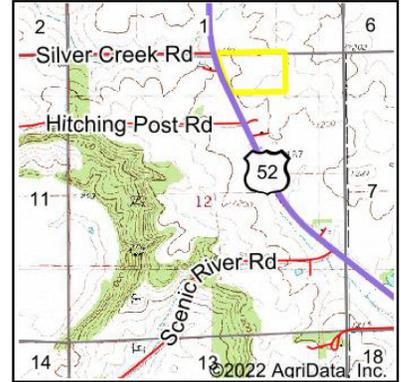
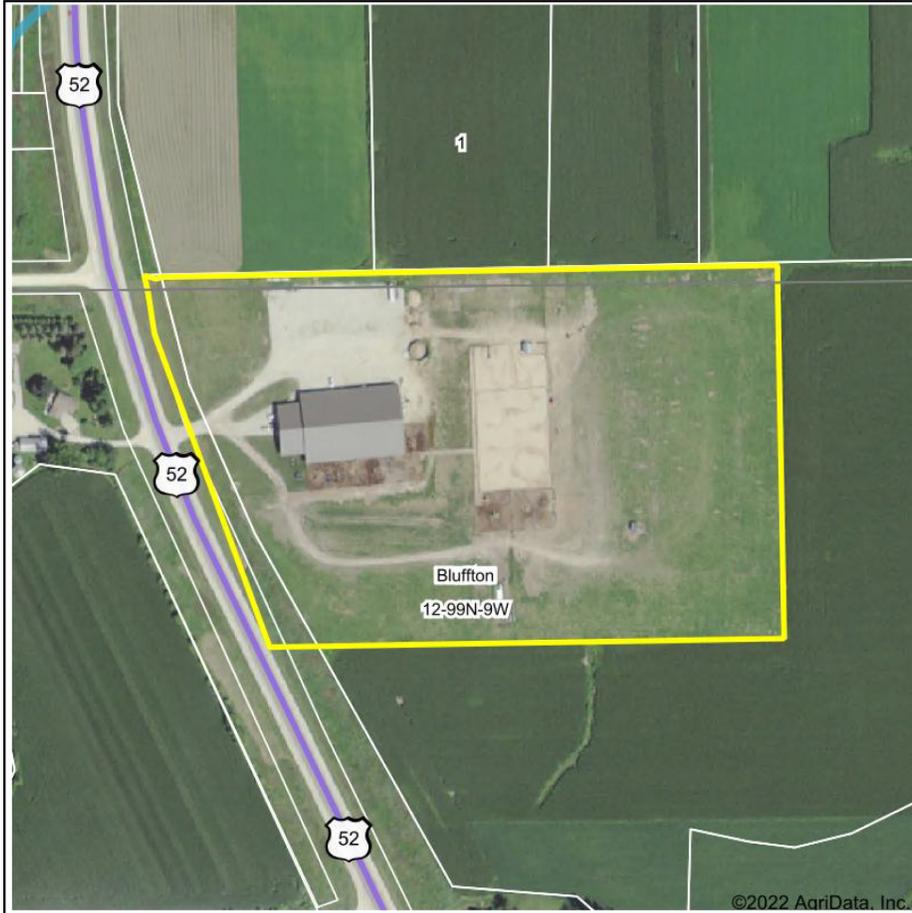
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Topo Map



# Wetlands Map



State: **Iowa**  
 Location: **12-99N-9W**  
 County: **Winneshiok**  
 Township: **Bluffton**  
 Date: **8/2/2022**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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0ft 385ft 770ft

Classification Code	Type	Acres
		Total Acres 0.00

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

# Listing Summary

## 20+/- Acres Winneshiek County, IA

Located in Winneshiek County, IA just north of Decorah, IA the beautiful C5 Arena equestrian facility has become available for purchase. The opportunity is offered as a turnkey highly profitable functioning business including many business property assets. Constructed in 2019 the main building is 100 x 200 with high ceilings, sidewalls and no interior supports making it a massive space for the current operation or many other options. There is an additional 20 x 200 lean to additions on the north and south side of the building currently used for stalls and hay storage. The building also includes a 50 x 100 front addition finished to very nice living quarters, garage and storage areas. This areas offers a full kitchen, living room, 4 bedroom and 2 bath with in floor heat and AC. There is also an additional kitchen and office area on the main level for staff or clients to meet. As you come up the stairs you are greeted with a large viewing and announcing booth as well as staff quarters or guest apartment available for additional income.

Outside the main building sits a large parking lot with outdoor lighting, three feed bins, and multiple stalls and training facilities for boarding and training. The east side of the property increases in elevation and includes a 150 x 300 outdoor arena with 160 x 80 back pens, 10' return alley, storage building and stunning view of the surrounding area all complete with outdoor event lighting. The pasture against the rear of the property is clean and wide open and has great fence and buildings for riding or pasturing horses and cattle.

This business and facility is located on a 20 acre tract completely fenced with excellent access and frontage right to Hwy 52 offering high traffic counts and hard surface roads making this an excellent opportunity to operate as the current business or change into something else. The sellers spared no expense in doing this building right and the sheer size, quality, and location make this a very unique offering.

For more information, financial information or a private showing contact Nick Hopp at 319-240-6121 or [nick@highpointlandcompany.com](mailto:nick@highpointlandcompany.com).

**High Point Land Company**

*501 South Grand Ave Charles City, IA 50616*



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Charles City, IA 50616



“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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