

LAND

FOR SALE

Winneshiek County, IA

20
+/- ACRES



Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



Real Estate License:
B635461000

513 W Bremer Ave
Waverly, IA 50677

JACOB HART

507-259-1065

Jacob@HighPointLandCompany.com



HIGH POINT LAND COMPANY

HIGHPOINTLANDCOMPANY.COM





Summary of Property

20+/- Acres • Winneshiek County, IA

Listing Price: \$1,800,000

Description

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.

Address: 3292 US Hwy 52, Decorah, IA 52101-7711

Directions: From Decorah Head North on HWY 52 10 Miles building will be on your right (east side)

Property Features:

- Excellent commercial location
- Functioning Business
- Turnkey high cashflow opportunity
- Substantial infrastructure
- Stalls, gates, pens, waterers, shelving and much more business property included.
- Large property for equipment, building or Ag supplies, trucking, storage, or many other uses.
- Great Well
- Exterior Fence
- Living Quarters
- Many income streams and advancement opportunities

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



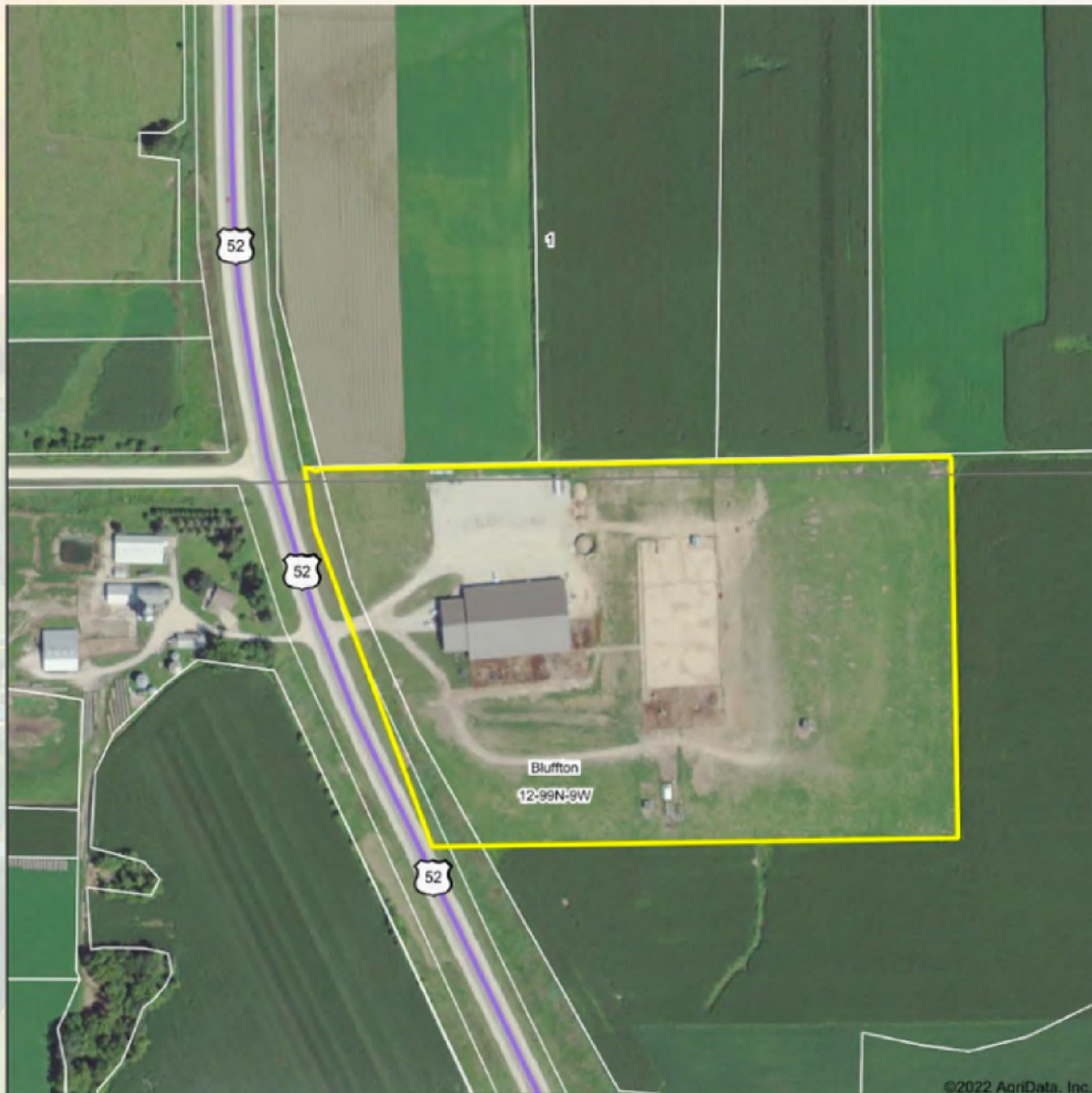
75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Aerial Map



©2022 AgriData, Inc.



Maps Provided by
surety
SUSTAINED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

Map Center: 43° 24' 49.77, -91° 51' 24.66

0ft 312ft 624ft

12-99N-9W
Winneshiek County
Iowa



Field borders provided by Farm Service Agency as of 5/21/2008

75,000
ACRES SOLD

Topo Contours Map



©2022 AgriData, Inc.



Field borders provided by Farm Service Agency as of 5/31/2008

Source: USGS 3 meter dem
Interval(ft): 2.0
Min: 1,190.7
Max: 1,226.6
Range: 35.9
Average: 1,207.1
Standard Deviation: 8.66 ft

0ft 265ft 529ft



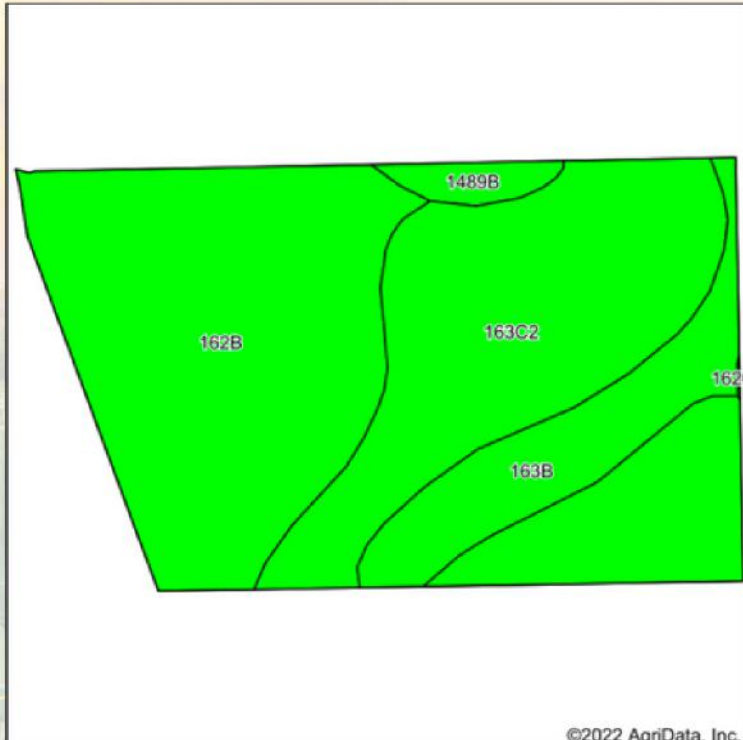
8/2/2022

12-99N-9W
Winneshiek County
Iowa

Map Center: 43° 24' 49.77, -91° 51' 24.66



Soils 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.

©2022 AgriData, Inc.

Area Symbol: IA191, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr 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%		lile	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	Lawson-Ossian complex, 0 to 4 percent slopes	0.44	2.1%		llw	77	82	75	63	43	75	
Weighted Average						2.43	81	77.7	*n 88.5	*n 88.2	*n 74.1	*n 76.3

**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.

75,000
ACRES SOLD

Wetlands Map



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



Maps Provided By:
surety
CUSTOMER ONLINE SUPPORT
 © AgriData, Inc. 2021 www.AgriDataInc.com



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/>



20
+/- ACRES

WINNESHIEK COUNTY, IA

Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



JACOB HART
507-259-1065

Jacob@HighPointLandCompany.com



HIGH POINT
LAND COMPANY

Real Estate License:
B635461000

513 W Bremer Ave
Waverly, IA 50677

www.HIGHPOINTLANDCOMPANY.COM

