



**258.05+/- Acres**  
Allamakee County, IA  
Hanover Township



**High Point Land Company**  
513 West Bremer Ave Waverly, IA

75,000  
ACRES SOLD

# Property Photos



75,000  
ACRES SOLD

# Property Photos



75,000  
ACRES SOLD

# Property Photos



75,000  
ACRES SOLD

# Property Photos



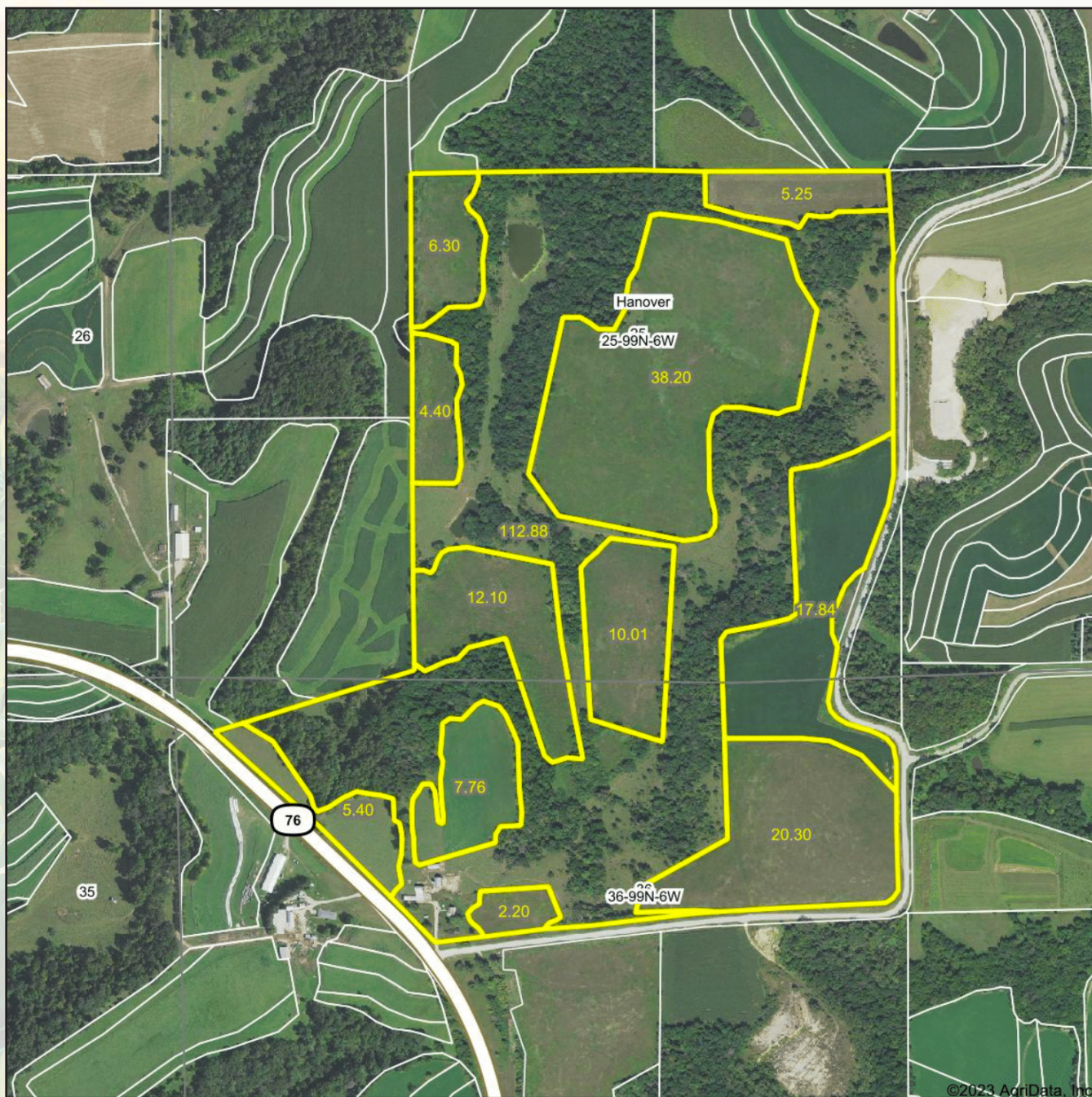
75,000  
ACRES SOLD

# Property Photos



75,000  
ACRES SOLD

# Aerial Map



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Map Center: 43° 21' 29.09, -91° 30' 11.97

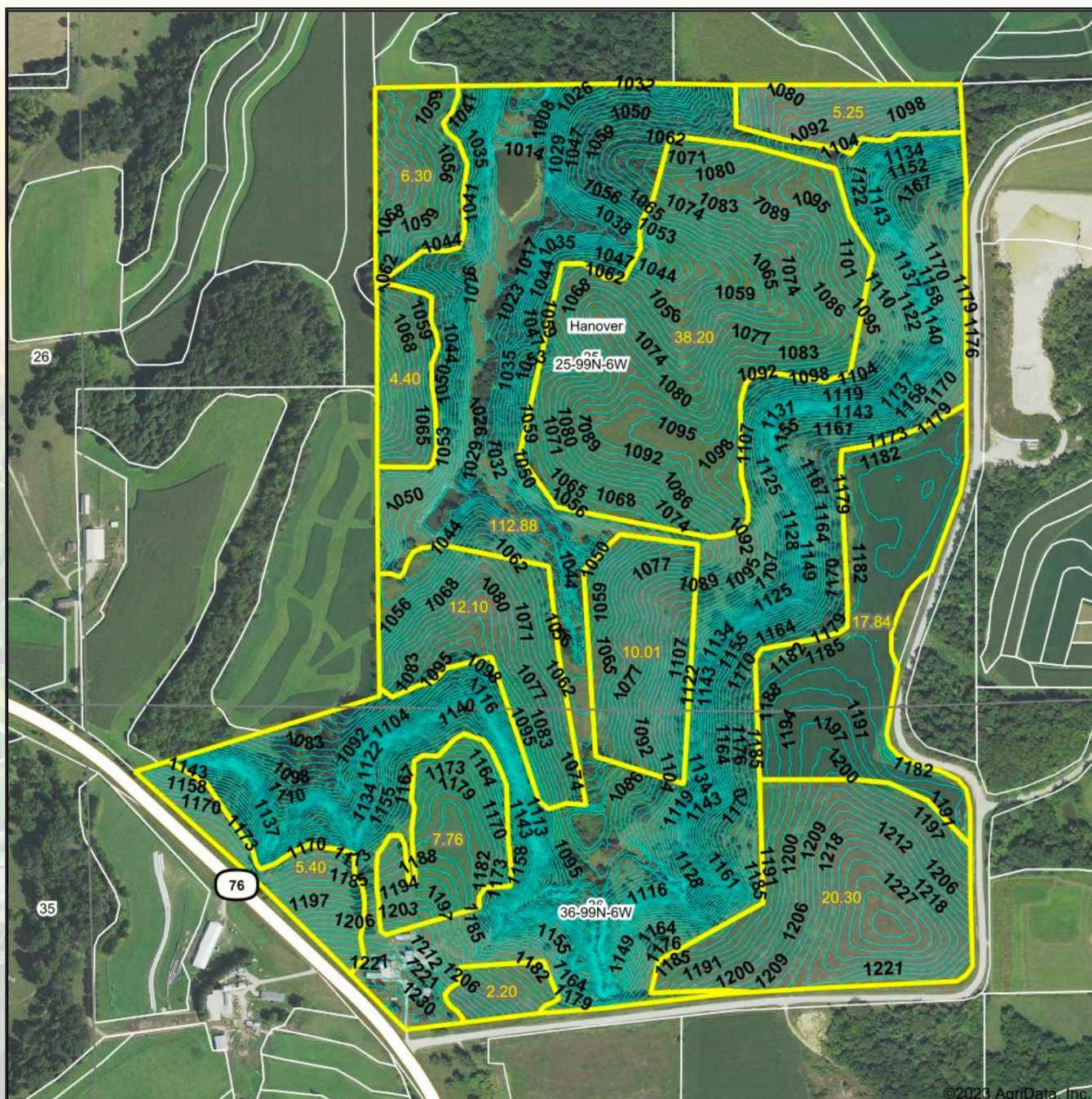
0ft 840ft 1680ft

**25-99N-6W**  
**Allamakee County**  
**Iowa**



75,000  
ACRES SOLD

# Topo Contours Map



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**HIGH  
POINT**  
LAND COMPANY

Maps Provided By:



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Field data provided by Farm Service Agency 5/24/2022

Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 991.9

Max: 1,239.3

Range: 247.4

Average: 1,116.7

Standard Deviation: 59.38 ft

0ft 676ft 1352ft



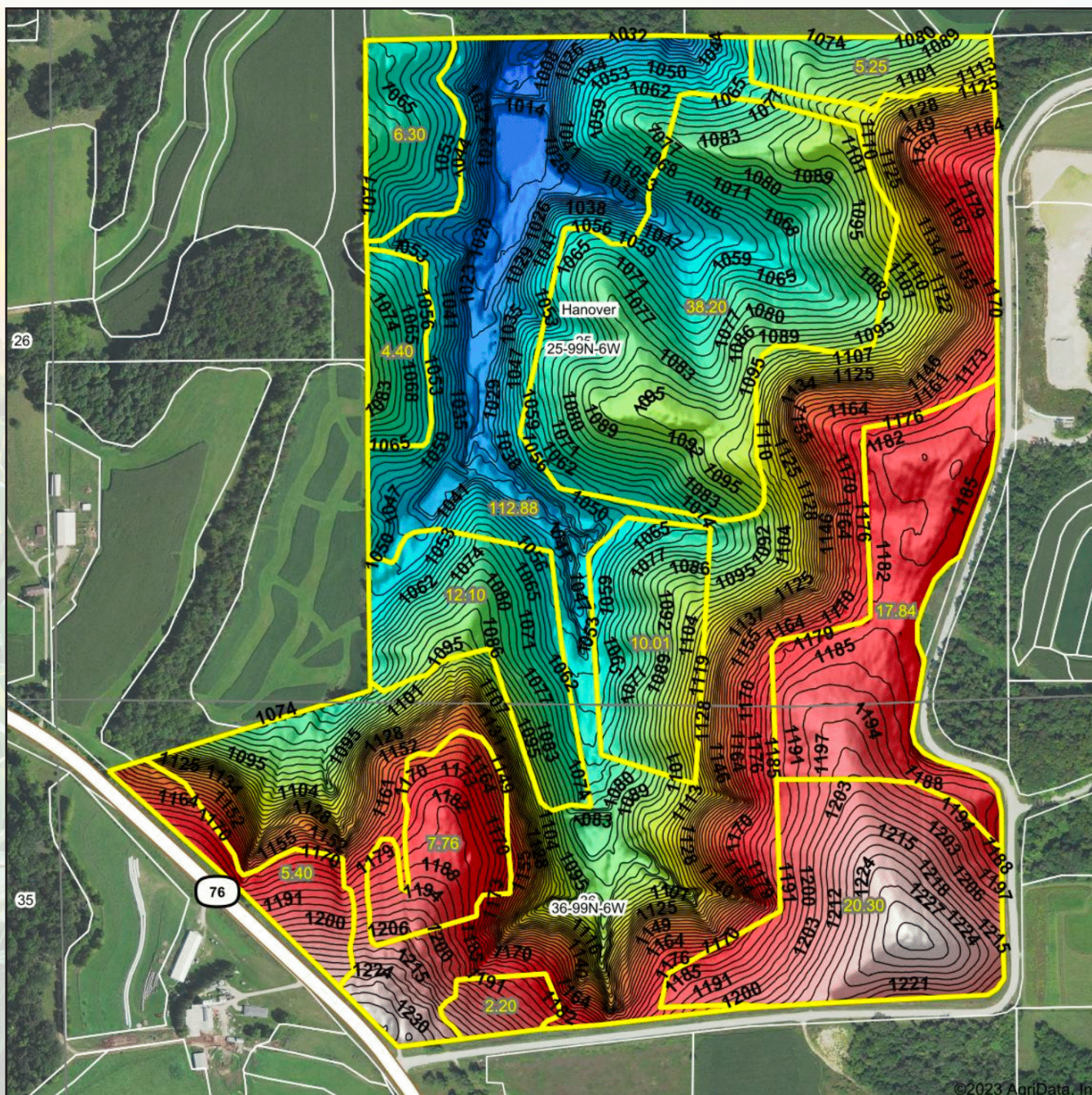
6/6/2023

**25-99N-6W**  
**Allamakee County**  
**Iowa**

Map Center: 43° 21' 29.09, -91° 30' 11.97

75,000  
ACRES SOLD

# Topo Hillshade Map



Low Elevation High



**HIGH POINT**  
LAND COMPANY

Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem

Interval(ft): 3

Min: 991.9

Max: 1,239.3

Range: 247.4

Average: 1,116.7

Standard Deviation: 59.38 ft

0ft 646ft 1291ft



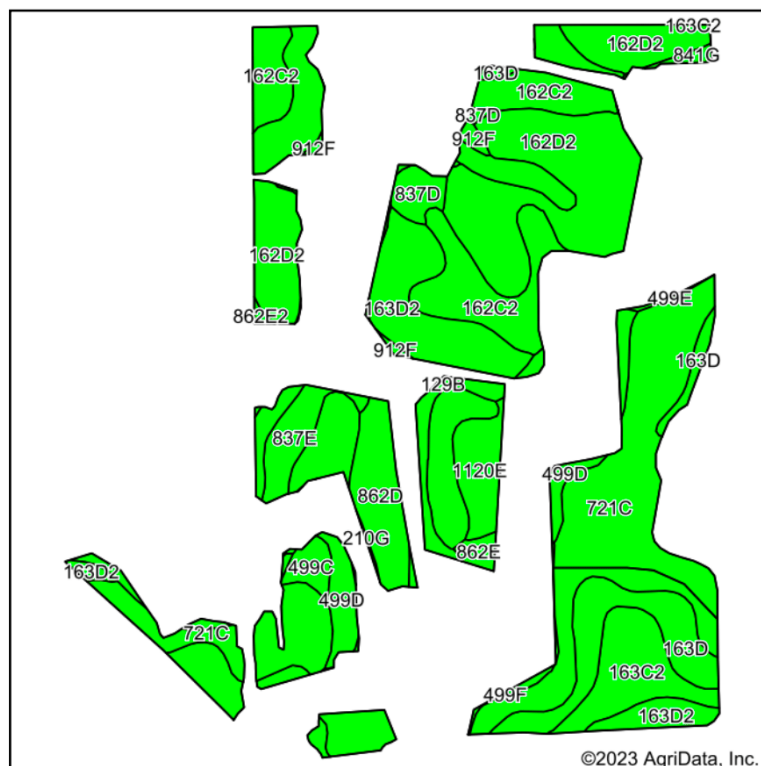
6/6/2023

**25-99N-6W**  
**Allamakee County**  
**Iowa**

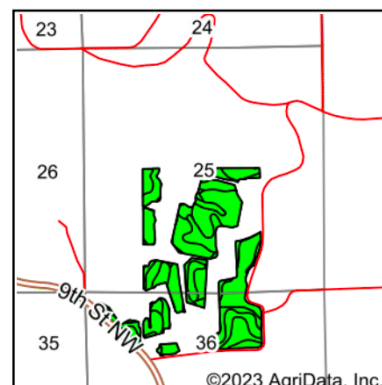
map center: 43° 21' 29.09, -91° 30' 11.97



# Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Allamakee**  
Location: **25-99N-6W**  
Township: **Hanover**  
Acres: **129.76**  
Date: **6/6/2023**



**HIGH POINT**  
LAND COMPANY

Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING  
www.AgriDataInc.com

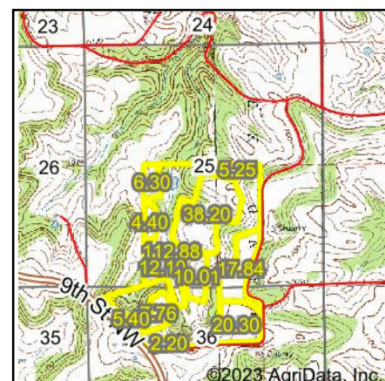
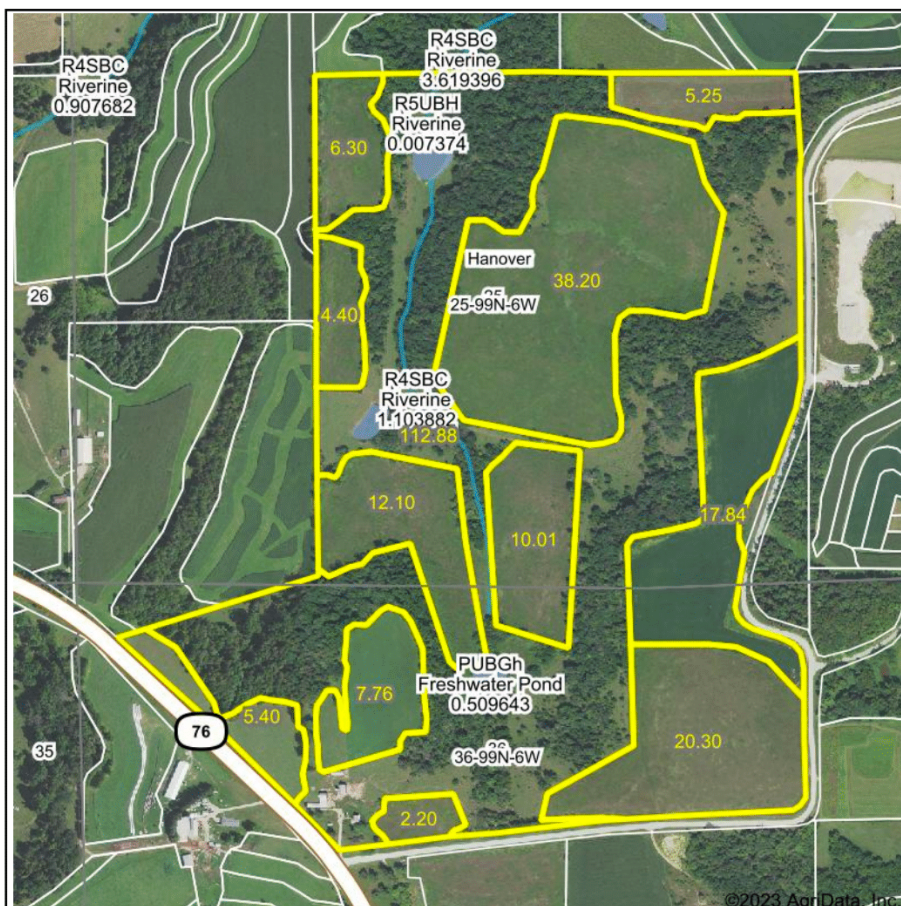


Area Symbol: IA005, Soil Area Version: 25

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
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	27.03	20.8%		Ille	54	63	81	81	68	67
721C	Massbach silt loam, 3 to 9 percent slopes	26.61	20.5%		Ille	64	43	72	69	72	57
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	16.50	12.7%		Ille	80	73	85	85	71	72
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	10.17	7.8%		Ille	46	58	78	78	66	62
163D	Fayette silt loam, 9 to 14 percent slopes	9.70	7.5%		Ille	49	60	82	82	71	70
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	8.73	6.7%		Ille	72	68	81	81	69	66
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	5.21	4.0%		Ilw	73	63	85	85	71	83
862D	Churchtown loam, 9 to 14 percent slopes	5.12	3.9%		Ille	56	65	79	79	70	68
912E	Paintcreek silt loam, 14 to 18 percent slopes	3.86	3.0%		Vle	10	10	53	49	53	45
499D	Nordness silt loam, 9 to 14 percent slopes	3.71	2.9%		Vls	5	5	45	45	40	30
1120E	Lycurgus silt loam, 14 to 18 percent slopes	3.65	2.8%		IVe	49	60	75	75	65	61
837E	Village silt loam, 14 to 18 percent slopes	2.80	2.2%		IVe	30	18	61	61	60	49
837D	Village silt loam, 9 to 14 percent slopes	1.79	1.4%		Ills	43	33	66	66	64	54
499C	Nordness silt loam, 5 to 9 percent slopes	1.32	1.0%		IVs	7	5	47	47	41	32
499F	Nordness silt loam, 18 to 25 percent slopes	1.20	0.9%		Vlls	5	5	34	34	24	20



# Wetlands Map



State: **Iowa**  
Location: **25-99N-6W**  
County: **Allamakee**  
Township: **Hanover**  
Date: **6/6/2023**



0ft 983ft 1966ft

Classification Code	Type	Acres
PUBGh	Freshwater Pond	2.23
R4SBC	Riverine	1.25
R5UBH	Riverine	0.03
Total Acres		3.51

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



# Property Information

## 258.05+/- Acres • Allamakee County, IA

**Listing Price: \$2,838,550**

**Description:** Located in Allamakee County, IA this 258+ acre farm is located just North of Waukon, IA on hard surface Hwy 76. Stone House Farm offers an excellent opportunity for many buyer types in this highly desired area offering tillable land, expiring CRP, great pasture, 3 ponds, and a beautiful building site overlooking the property. The south end of the property, where the improvements are located, consists of an older 2,924 sq. ft. stone exterior home, beautiful stone foundation red barn, silo, and multiple outbuildings. Some of the buildings have partial or all concrete floors and are currently being used for hay and equipment storage or cattle. The rural home yard is well-maintained and boasts a beautiful view of the land to the North. The property has a well and septic located in the farmyard as well as a few great spots to install a large garden with good soils and sun exposure.

As you leave the farmyard you are greeted by good fence and clean pasture currently rented for cattle. Most of the open land on this farm is certified cropland acres currently being used for pasture or CRP. These acres have good topography to continue to be used the current way, or offer the opportunity to push back the edges, remove fence lines, and add tillable acres to the farm. The 94.68 acres of CRP is all set to expire September of 2023 with a current contract producing over \$26,000 in annual revenue offering an excellent opportunity to put this ground back into production; especially organic certified with the timeline since crops were last grown in these certified fields. The remainder of the certified cropland land (approximately 31 acres) is currently rented to a local operator and planted to soybeans this year or in pasture. The property offers an excellent trail system accessing nearly the entire farm from the south as well as other options to check fence, access food plot or tree stand locations or to plan multiple crops in different areas throughout the growing season. There are multiple spring fed ponds located on the property that are holding water very well even through this year's drought. One of the ponds is located in a beautiful, secluded bottom and roughly one and a half acres in surface water size! The timber throughout the pasture is very diverse consisting of oak, walnut, hickory, ash, cedar, and maple. There are many locations for food plots small and large even outside the current registered cropland acres that would easily allow this farm to be set up as an excellent whitetail deer and turkey hunting farm with good access in an already great neighborhood to grow and hold top end whitetails in large numbers.

As you come out of the bottoms and ridges to the East you are greeted by a couple really great places to put a cabin or home. This location has great access to Pioneer and Clover Dr. which borders the entire east side of the farm offering many opportunities to build, add cropland acres, or access to the top of larger bottom fields.

Stone House Farm offers many desirable features for today's land buyer. Income opportunities from 5+ sources, spring fed ponds, blacktop, and gravel road access close to town, expandable acres, buildable, top end hunting history and neighborhood, and beauty just to name a few. If you are interest in all or part of this rare North East Iowa land for sale opportunity, contact Broker, Jacob Hart for more information or a private showing.

**Property Address:** 624 Pioneer Drive, Waukon, IA 52172

### Property Features:

- Home with well and septic
- Outbuildings with concrete floor
- Beautiful building site opportunities
- Close to town, fuel, restaurants, and equipment
- Good fence and cross fence
- Great trail system
- 5+ income opportunities
- Tillable, CRP, Home or Building Rental, Hunting, Pasture
- Expandable tillable acres
- Organic potential with established timeline
- Spring fed ponds
- Southern and Eastern access
- Many food plot locations large and small
- Easy access topography farm lays huge and rolling
- Close to Decorah, IA
- Close to Lacrosse, WI

**Driving Directions:** From Waukon, IA take Highway 76, 6 miles North until Pioneer Drive. Farm will be on your right (east side). Look for real estate signs.



513 West Bremer Ave  
Waverly, IA 50677

“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 BROKER/AUCTIONEER:**

Jacob Hart

507-259-1065

[Jacob@highpointlandcompany.com](mailto:Jacob@highpointlandcompany.com)

