

# LAND

# FOR SALE

Kossuth County, IA

**40**  
+/- ACRES

SCAN FOR MORE INFO



**PAT SIFERT**  
**515-320-2491**

Pat@HighPointLandCompany.com



**HIGH POINT**  
**LAND COMPANY**  
HIGHPOINTLANDCOMPANY.COM

Real Estate License:  
S68587000, B635461000

100 N Phillips St Ste #2  
Algona, IA 50511







# Summary of Property

## 40+/- Acres • Kossuth County, IA

**Listing Price: \$346,500**

### **DESCRIPTION**

Check out this one-of-a-kind 40 acre tract in Kossuth County, Iowa. This property has just about everything you are looking for, from tillable acres, a building site, recreational property, pasture land, hunting access, walking or ATV trails. This property is located 7 miles NE of Algona and only 1.5 miles from the ABATE Freedom Park and The Golf Ranch.

The view from the building site, whether you choose to build a cabin or a permanent residence, is unbelievable. There is already electricity. This property also presents beautiful rolling hills, which make it the ideal spot to put in a pond. Linder Creek runs right through the property which presents the ideal setup for pasture land and live stock. The possibilities are endless!

There are 7.5+/- acres of highly productive cropland with a CSR2 rating of 78.4, currently planted with corn, with cash rent available.

This type of property does not come available in Kossuth County very often. If you are looking for a getaway spot, or a building site, check it out! Contact Pat Sifert with questions or showing requests.

### **Property Address:**

TBD 160th Ave, Algona, IA 50511

### **Property Features:**

- Buildable
- Recreational
- Tillable
- Pasture
- Electric on Site
- Views for Miles
- Linder Creek Runs through Property

### **Driving Directions:**

From Algona, Iowa take Highway 18 East 3 miles to County Road P56 (160th Ave) and turn North. Continue for 5.5 miles. The property will be on the West side of 160th ave.



75,000  
ACRES SOLD

# Property Photos





75,000  
ACRES SOLD

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75,000  
ACRES SOLD

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75,000  
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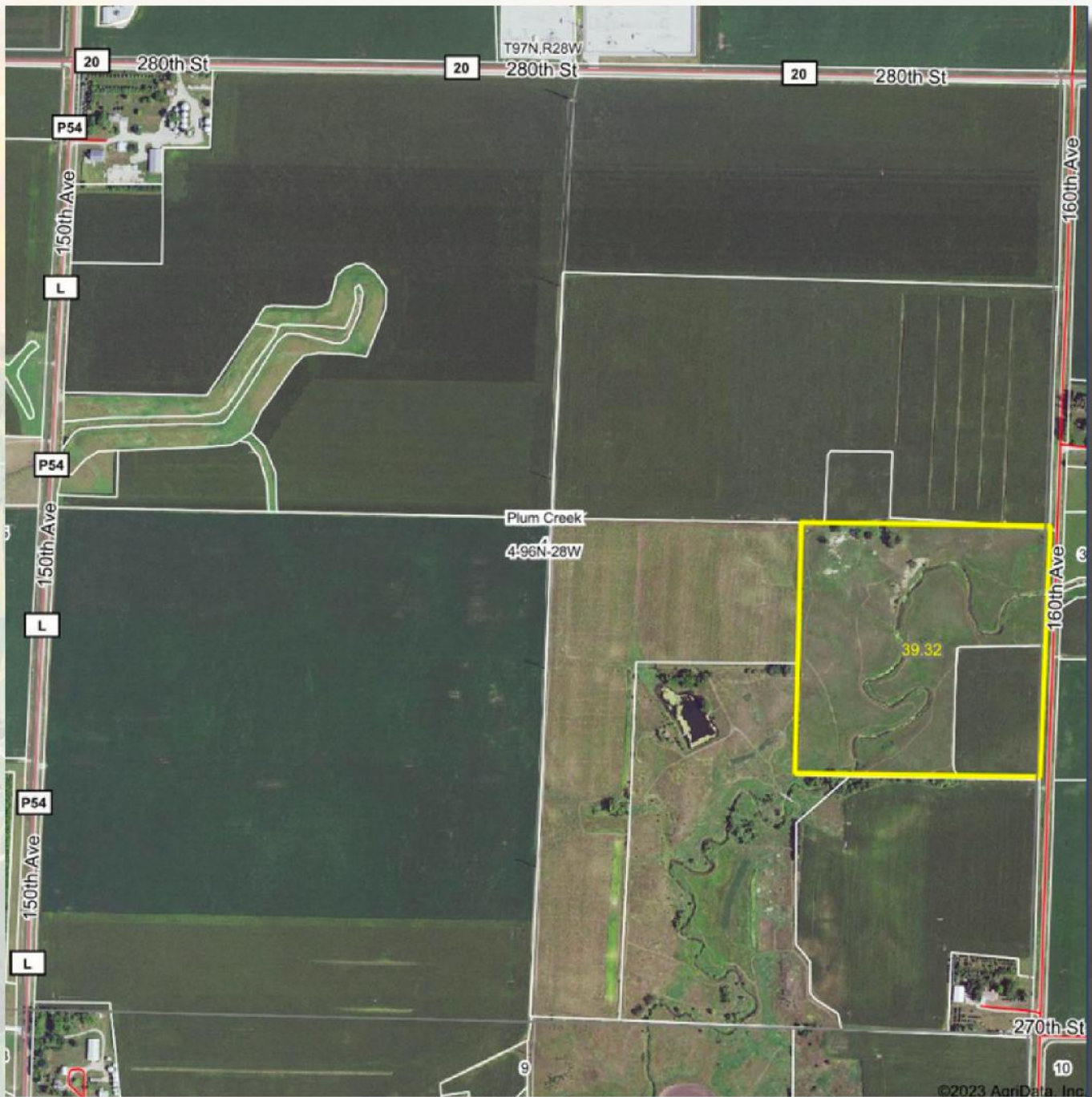
# Property Photos





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ACRES SOLD

# Aerial Map



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Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Boundary Center: 43° 9' 39.59, -94° 9' 2.88

0ft 830ft 1660ft

4-96N-28W  
Kossuth County  
Iowa

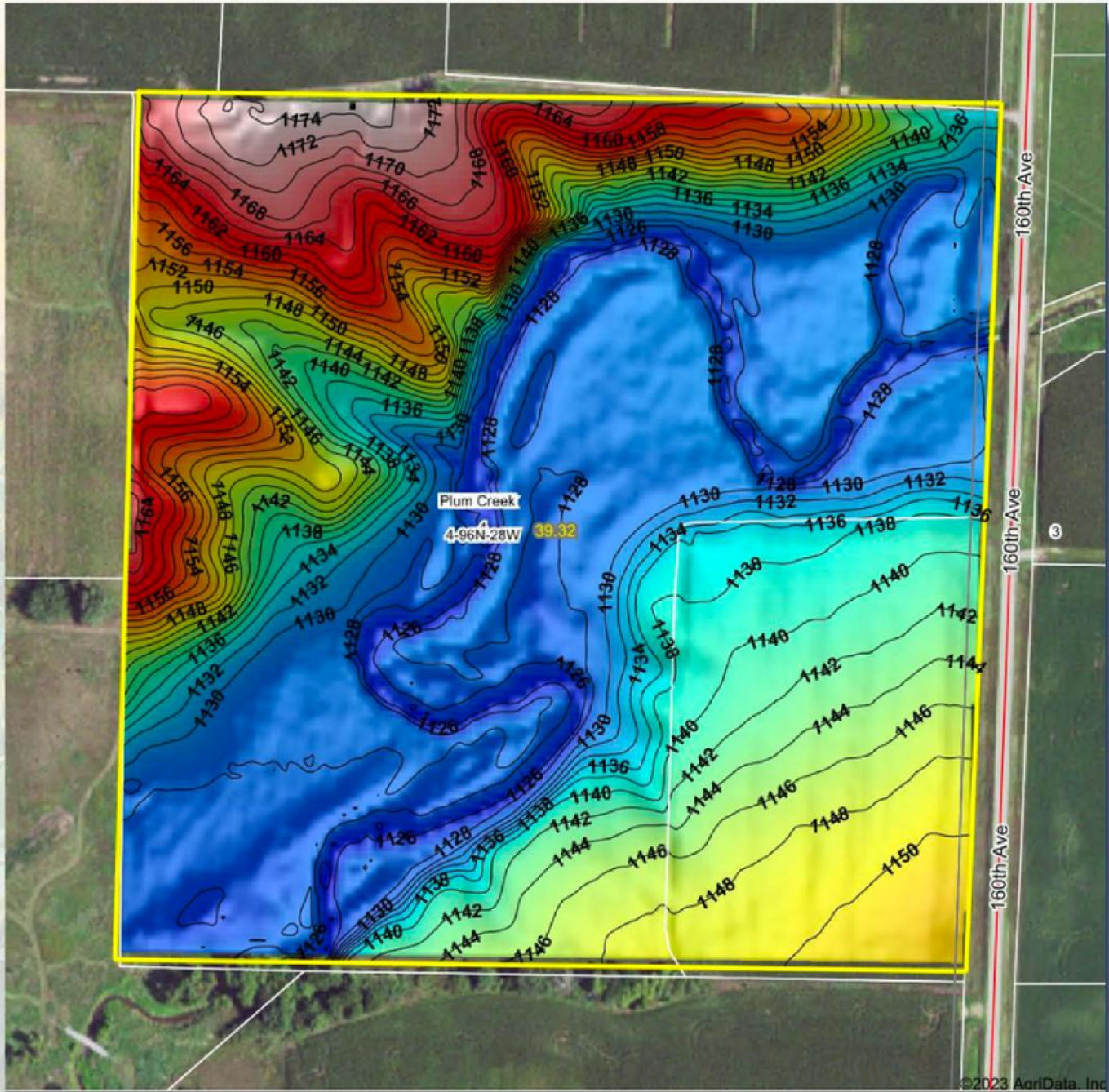


8/23/2023



**75,000**  
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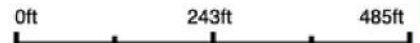
# Topo Hillshade Map



©2023 AgriData, Inc.



Source: USGS 3 meter dem



Interval(ft): 2

Min: 1,123.0

Max: 1,175.6

Range: 52.6

Average: 1,139.8

Standard Deviation: 12.89 ft



8/23/2023

**4-96N-28W**  
**Kossuth County**  
**Iowa**

Boundary Center: 43° 9' 39.59, -94° 9' 2.88



Maps Provided By:



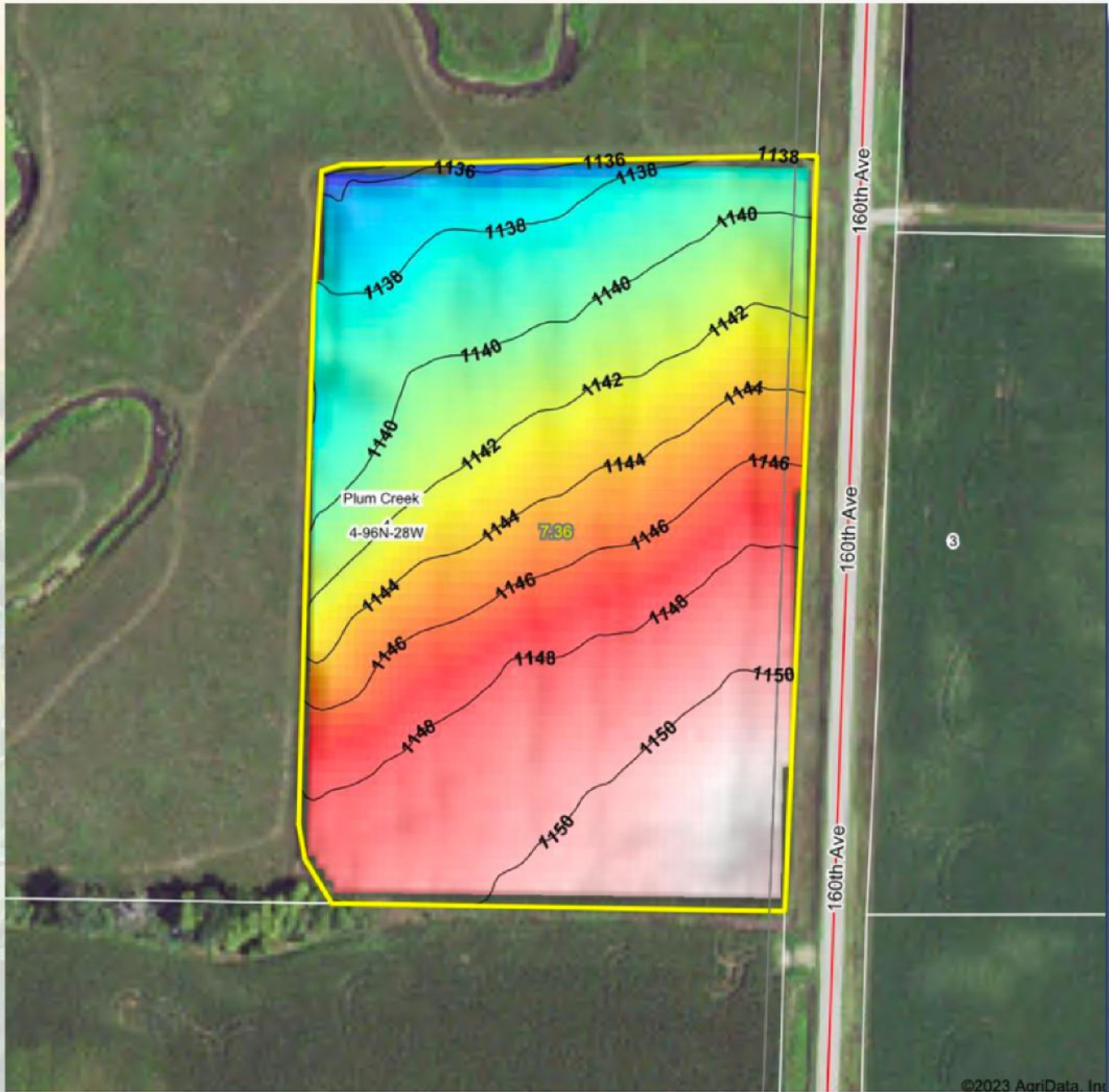
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Field borders provided by Farm Service Agency as of 5/21/2008.



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# Topo Hillshade Map



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Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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

Source: USGS 3 meter dem  
Interval(ft): 2  
Min: 1,132.9  
Max: 1,151.7  
Range: 18.8  
Average: 1,144.3  
Standard Deviation: 4.53 ft



8/23/2023

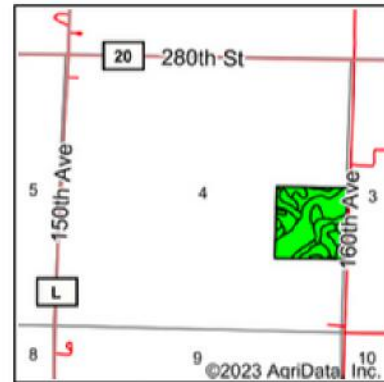
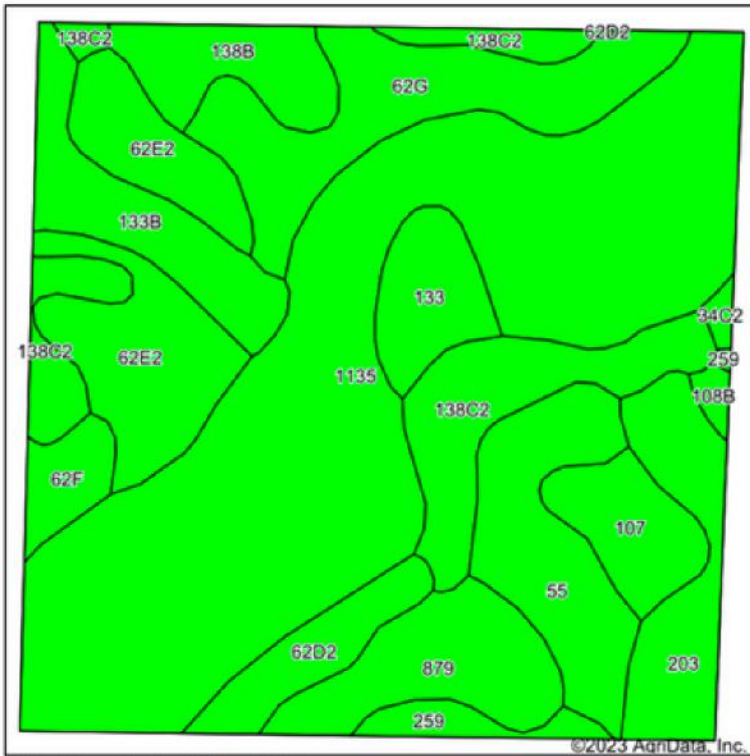
**4-96N-28W**  
**Kossuth County**  
**Iowa**

Boundary Center: 43° 9' 36.4, -94° 8' 57.37





# Soils Map



State: **Iowa**  
 County: **Kossuth**  
 Location: **4-96N-28W**  
 Township: **Plum Creek**  
 Acres: **39.32**  
 Date: **8/23/2023**



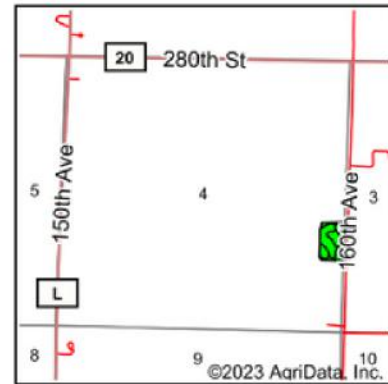
Soils data provided by USDA and NRCS.

Area Symbol: IA109, Soil Area Version: 29

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	
1135	Coland clay loam, 0 to 2 percent slopes, frequently flooded	14.49	36.9%		Vw	13	25	37	25	34	17	
62E2	Storden loam, 10 to 22 percent slopes, moderately eroded	3.46	8.8%		IVe	32	30	59	58	46	58	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.38	8.6%		IIle	83	62	70	68	52	70	
62G	Belview loam, 22 to 40 percent slopes	3.30	8.4%		VIIe	10	5	24	24	19	18	
55	Nicollet clay loam, 1 to 3 percent slopes	2.57	6.5%		Iw	89	85	81	81	64	81	
879	Fostoria loam, 0 to 2 percent slopes	2.00	5.1%		Iw	95	85	80	80	59	75	
203	Cylinder loam, 0 to 2 percent slopes	1.92	4.9%		IIs	58	74	72	72	56	65	
133B	Colo silty clay loam, 2 to 4 percent slopes	1.90	4.8%		IIw	70	61	94	94	56	78	
138B	Clarion loam, 2 to 6 percent slopes	1.36	3.5%		Ile	89	77	83	78	62	83	
107	Webster clay loam, 0 to 2 percent slopes	1.23	3.1%		IIw	86	80	82	78	60	82	
133	Colo silty clay loam, 0 to 2 percent slopes	1.19	3.0%		IIw	74	75	79	78	30	79	
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	1.10	2.8%		IVe	41	39	65	62	46	65	
62F	Belview loam, 16 to 30 percent slopes	0.65	1.7%		VIe	17	11	53	53	36	52	
259	Biscay clay loam, 0 to 2 percent slopes	0.50	1.3%		IIw	52	73	69	69	51	66	
108B	Wadena loam, 2 to 6 percent slopes	0.15	0.4%		Ile	52		62	62	51	51	
34C2	Estherville sandy loam, 5 to 14 percent slopes, moderately eroded	0.12	0.3%		IVs	6	8	44	44	36	25	
<b>Weighted Average</b>						<b>3.80</b>	<b>42.8</b>	<b>*-</b>	<b>*n 56</b>	<b>*n 51</b>	<b>*n 43</b>	<b>*n 46.6</b>



# Soils Map



State: **Iowa**  
 County: **Kossuth**  
 Location: **4-96N-28W**  
 Township: **Plum Creek**  
 Acres: **7.36**  
 Date: **8/23/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA109, Soil Area Version: 29

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	
55	Nicollet clay loam, 1 to 3 percent slopes	2.56	34.8%		Iw	89	85	81	81	64	81	
203	Cylinder loam, 0 to 2 percent slopes	1.97	26.8%		Ils	58	74	72	72	56	65	
107	Webster clay loam, 0 to 2 percent slopes	1.23	16.7%		Ilw	86	80	82	78	60	82	
879	Fostoria loam, 0 to 2 percent slopes	0.79	10.7%		Iw	95	85	80	80	59	75	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.39	5.3%		Ille	83	62	70	68	52	70	
259	Biscay clay loam, 0 to 2 percent slopes	0.28	3.8%		Ilw	52	73	69	69	51	66	
108B	Wadena loam, 2 to 6 percent slopes	0.14	1.9%		Ile	52		62	62	51	51	
<b>Weighted Average</b>						<b>1.60</b>	<b>78.4</b>	<b>*-</b>	<b>*n 77.2</b>	<b>*n 76.5</b>	<b>*n 59.3</b>	<b>*n 74.5</b>

\*\*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.

\*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: **4-96N-28W**  
 County: **Kossuth**  
 Township: **Plum Creek**  
 Date: **8/23/2023**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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0ft 397ft 794ft

Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	4.75
R2UBG	Riverine	1.75
PEM1C	Freshwater Emergent Wetland	0.15
Total Acres		6.65

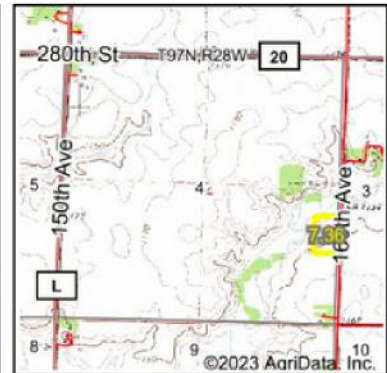
Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



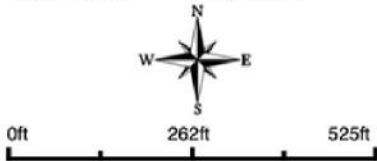


# Wetlands Map

## Wetlands Map



State: **Iowa**  
 Location: **4-96N-28W**  
 County: **Kossuth**  
 Township: **Plum Creek**  
 Date: **8/23/2023**



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/>





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