

LAND

FOR SALE

Mitchell County, IA

155
+/- ACRES



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

SCAN FOR MORE INFO



NICK HOPP

319-240-6121

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HIGH POINT LAND COMPANY

HIGHPOINTLANDCOMPANY.COM



Real Estate License:
S66851000

513 W Bremer Ave
Waverly, IA 50677





Summary of Property

155+/- Acres • Mitchell County, IA

Listing Price: \$2,247,500

DESCRIPTION

High Point Land company is honored to offer an excellent opportunity to purchase an extremely productive piece of Certified Organic farmland in Mitchell County, Iowa.

Located in Mitchell township, between St. Ansgar and Mitchell, Iowa, this property consists of 155+/- gross acres with 148.18 acres of certified cropland. This cropland boasts some of the best soils that Mitchell County has to offer, generating an 81.7 CSR2 across its entirety; with 75+/- acres of Dinsdale Silty clay loam generating a 99 CSR2. With tile installed, these soils have been proven; producing a 221-bushel yield in 2022.

There are two CRP contracts in place that will transfer to the buyer at closing generating \$445.18 annually. With a current tenant in place for the 2022 crop season, this farm could be purchased with a tenant in place, or be owner operated for the 2024 season.

Rarely do we see a certified organic property of this caliber publicly available, providing a unique opportunity for both local operators and investors alike.

Property Address:

TBD Red Ball Rd, Mitchell, IA 50461

Property Features:

- Tiled
- Highly Productive Soil Types
- 81.7 CSR2
- Excellent Access from Redball Rd and 395th Street
- Option to Operate for the 2024 Season
- Many Local Tenants Available

Driving Directions:

From Mitchell, Iowa, head North on Red Ball Rd approximately 1 mile and turn West on 395th St for approximately ½ a mile and the farm will be on the North side of the rd.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Aerial Map



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Maps Provided By:



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Boundary Center: 43° 20' 18.68, -92° 53' 3.95

0ft 496ft 992ft

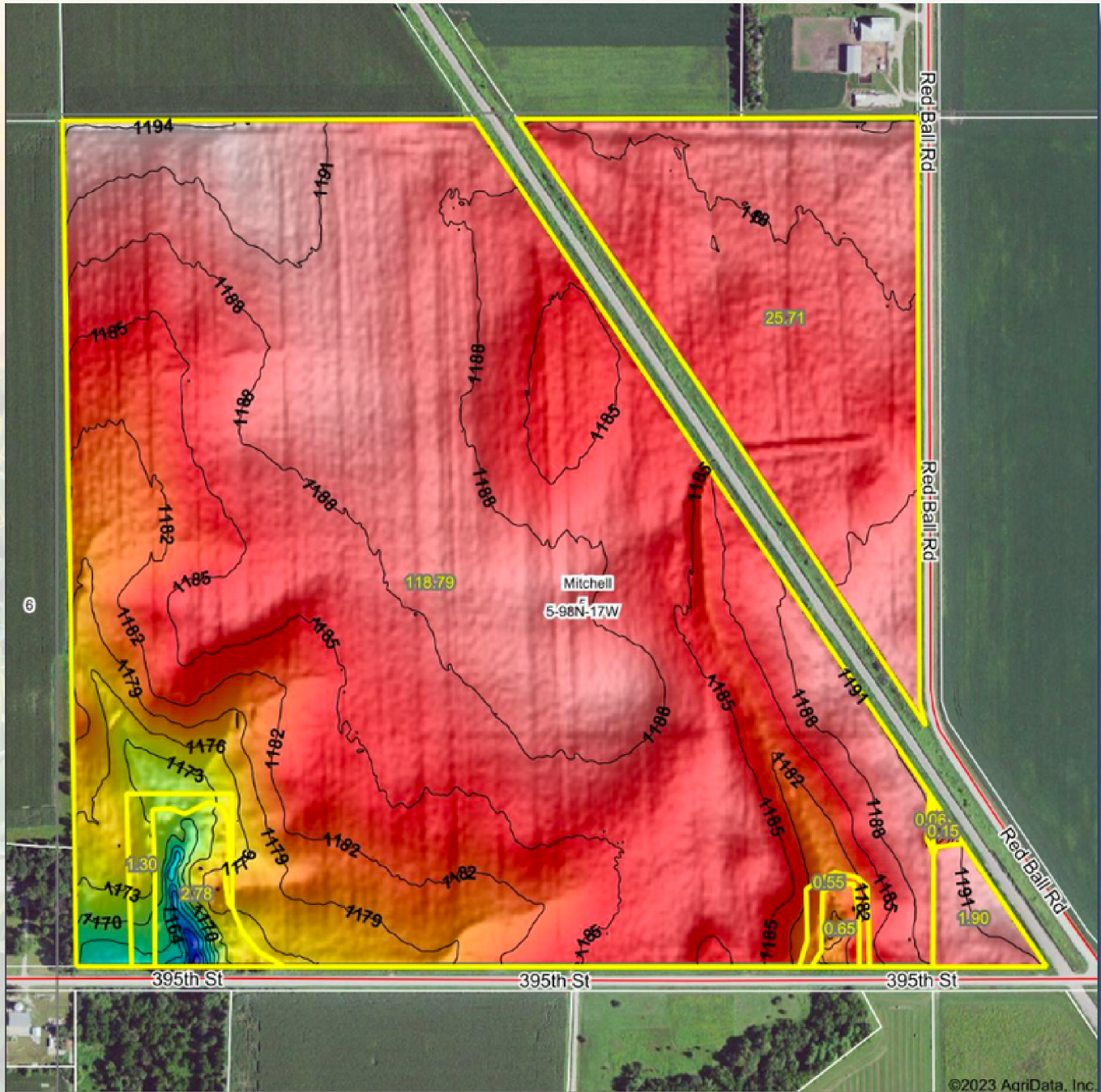
5-98N-17W
Mitchell County
Iowa



8/16/2023

75,000
ACRES SOLD

Topo Hillshade Map



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,153.4
 Max: 1,195.1
 Range: 41.7
 Average: 1,185.6
 Standard Deviation: 4.63 ft



5-98N-17W
Mitchell County
Iowa

Boundary Center: 43° 20' 18.68, -92° 53' 3.95

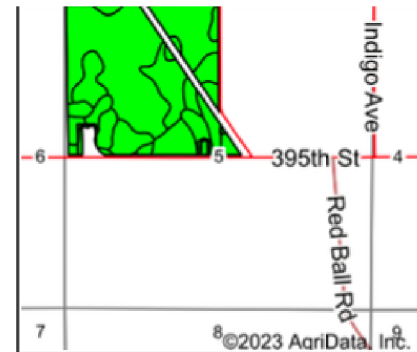
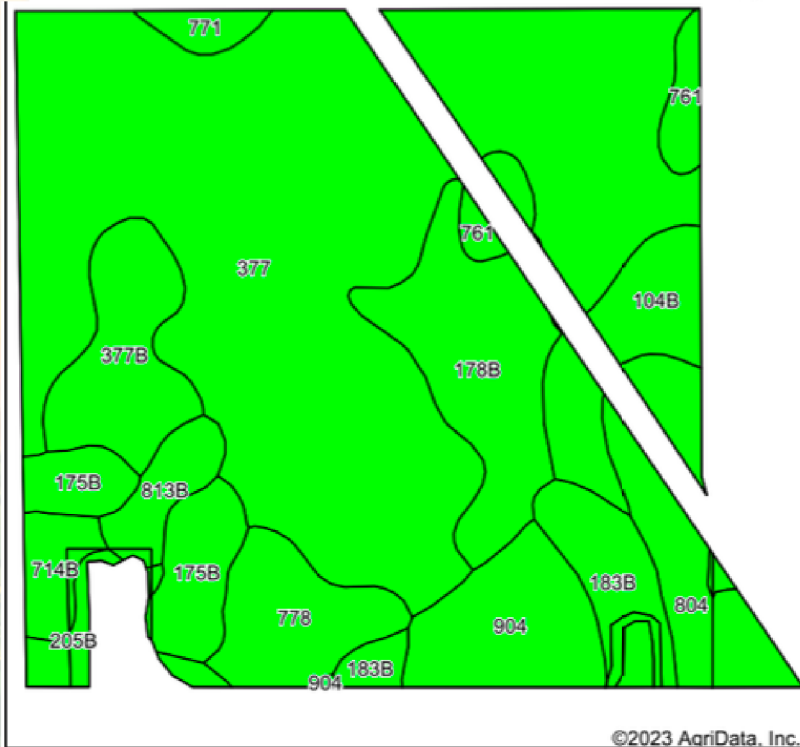
HIGH POINT
LAND COMPANY

Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Soils Map



State: **Iowa**
 County: **Mitchell**
 Location: **5-98N-17W**
 Township: **Mitchell**
 Acres: **149.11**
 Date: **8/16/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA131, Soil Area Version: 28

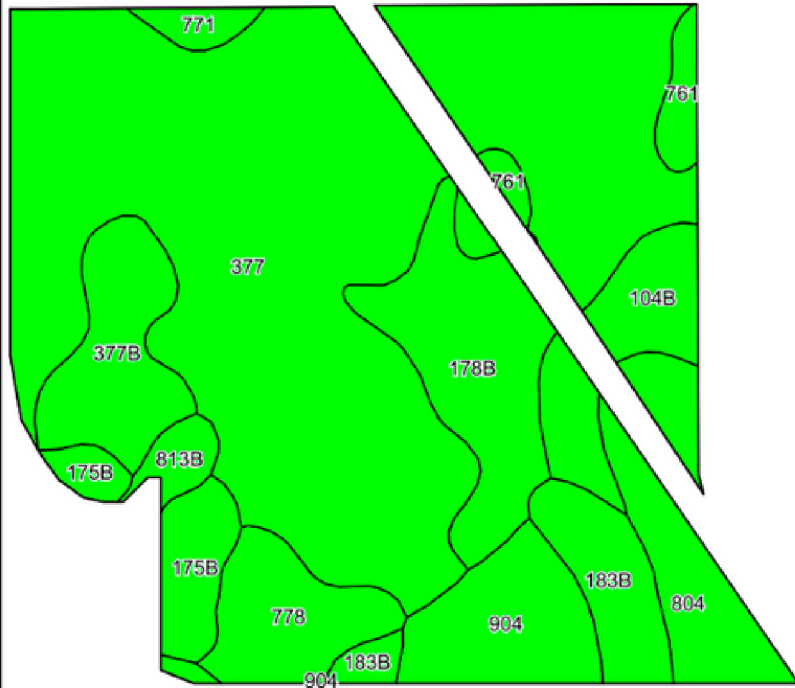
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
377	Dinsdale silty clay loam, 0 to 2 percent slopes	76.44	51.3%		le	99	93	85	85	70	73	
178B	Waukee silt loam, 2 to 5 percent slopes	11.60	7.8%		lle	63	74	72	72	65	47	
804	Ashdale silt loam, 0 to 2 percent slopes	8.12	5.4%		l	80	90	85	85	75	69	
904	Nasset silt loam, 0 to 2 percent slopes	7.78	5.2%		le	66	85	77	77	70	58	
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	7.75	5.2%		lle	94	88	87	87	68	74	
183B	Dubuque silt loam, moderately deep, 2 to 5 percent slopes	6.73	4.5%		lle	42	53	61	61	61	46	
104B	Rockton silt loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes	6.57	4.4%		lle	49	70	54	54	42	37	
778	Sattre silt loam, 0 to 2 percent slopes	6.50	4.4%		lls	56	74	66	66	62	44	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	6.40	4.3%		llle	50	55	60	60	53	36	
761	Franklin silt loam, 1 to 3 percent slopes	2.91	2.0%		lw	85	83	89	89	63	76	
813B	Atkinson loam, till plain, 2 to 5 percent slopes	2.90	1.9%		lle	60	80	65	65	48	49	
714B	Wineshiek loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes	2.48	1.7%		lle	42	65	52	52	40	35	
205B	Whalan loam, 30 to 40 inches to limestone, till plain, 2 to 5 percent slopes	1.63	1.1%		lle	36	55	57	57	44	41	
771	Waubeek silt loam, 0 to 2 percent slopes	1.30	0.9%		l	93	88	85	85	60	78	
Weighted Average						1.40	81.7	84	*n 78.2	*n 78.2	*n 65.6	*n 63

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

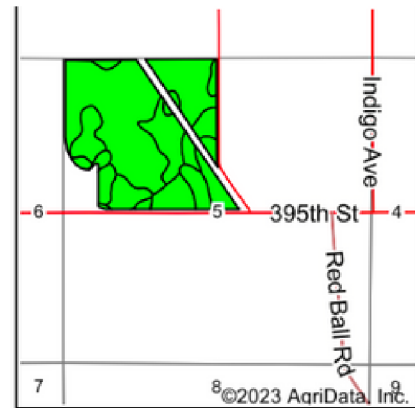
*n: The aggregation method is "Weighted Average using all components"



Soils Map (Tillable)



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State: Iowa
 County: Mitchell
 Location: 5-98N-17W
 Township: Mitchell
 Acres: 140
 Date: 8/16/2023



Soils data provided by USDA and NRCS.

Area Symbol: IA131, Soil Area Version: 28

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	
377	Dinsdale silty clay loam, 0 to 2 percent slopes	75.74	54.1%		le	99	93	85	85	70	73	
178B	Waukee silt loam, 2 to 5 percent slopes	11.53	8.2%		lle	63	74	72	72	65	47	
804	Ashdale silt loam, 0 to 2 percent slopes	7.87	5.6%		l	80	90	85	85	75	69	
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	7.75	5.5%		lle	94	88	87	87	68	74	
904	Nasset silt loam, 0 to 2 percent slopes	7.44	5.3%		le	66	85	77	77	70	58	
104B	Rockton silt loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes	6.53	4.7%		lle	49	70	54	54	42	37	
183B	Dubuque silt loam, moderately deep, 2 to 5 percent slopes	6.39	4.6%		lle	42	53	61	61	61	46	
778	Sattre silt loam, 0 to 2 percent slopes	6.38	4.6%		lls	56	74	66	66	62	44	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	4.76	3.4%		llle	50	55	60	60	53	36	
761	Franklin silt loam, 1 to 3 percent slopes	2.83	2.0%		lw	85	83	89	89	63	76	
813B	Atkinson loam, till plain, 2 to 5 percent slopes	1.56	1.1%		lle	60	80	65	65	48	49	
771	Waubeek silt loam, 0 to 2 percent slopes	1.22	0.9%		l	93	88	85	85	60	78	
Weighted Average						1.35	83.6	85.1	*n 79.2	*n 79.2	*n 66.6	*n 64.2

**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.

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