

# LAND

# FOR SALE

Floyd County, IA

**114**  
+/- 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

Nick@HighPointLandCompany.com

Real Estate License:  
S66851000

513 W Bremer Ave  
Waverly, IA 50677



# HIGH POINT LAND COMPANY

HIGHPOINTLANDCOMPANY.COM





# Summary of Property

## 114+/- Acres • Floyd County, IA

**Listing Price: \$1,605,870**

### **DESCRIPTION**

High Point Land company is honored to present a tremendous opportunity to add to any farming operation or investment portfolio. This productive piece of tillable land is located in Rudd township, just North of Rudd, Iowa in the heart of Floyd County.

The FSA office states that this property consists of 114.44 total farmland acres with 110.37 of that being certified cropland in one unobstructed field. The productive soil types on this farm including both Klinger and Dinsdale silty clay loam, which generate an 82.7 CSR2 across it's entirety. With long rows and square property lines, the farm lays out well allowing it to be efficiently farmed with todays large equipment. With tile installed in the spring of 2019, this updated drainage system will make it a reliable producer for years to come.

This farm has a tremendous location, with access to multiple grain markets providing excellent netbacks. The combination of productive soils, location, and the efficiency of one large unobstructed field checks all the boxes to make this property a great investment in Iowa farmland.

### **Property Address:**

TBD 150th Street, Rudd, Iowa

### **Property Features:**

- Tiled
- Highly Productive Soil Types
- 82.7 CSR2
- Option to Operate for the 2024 Season
- Many Local Tenants Available

### **Driving Directions:**

From Rudd, Iowa, go North on Glass Ave 1 miles. Turn West on 150th Street for 1/2 a mile.

**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  
© AgriData, Inc. 2023 www.AgridataInc.com

Boundary Center: 43° 8' 40.36, -92° 55' 12.9

0ft 428ft 855ft

12-96N-18W  
Floyd County  
Iowa

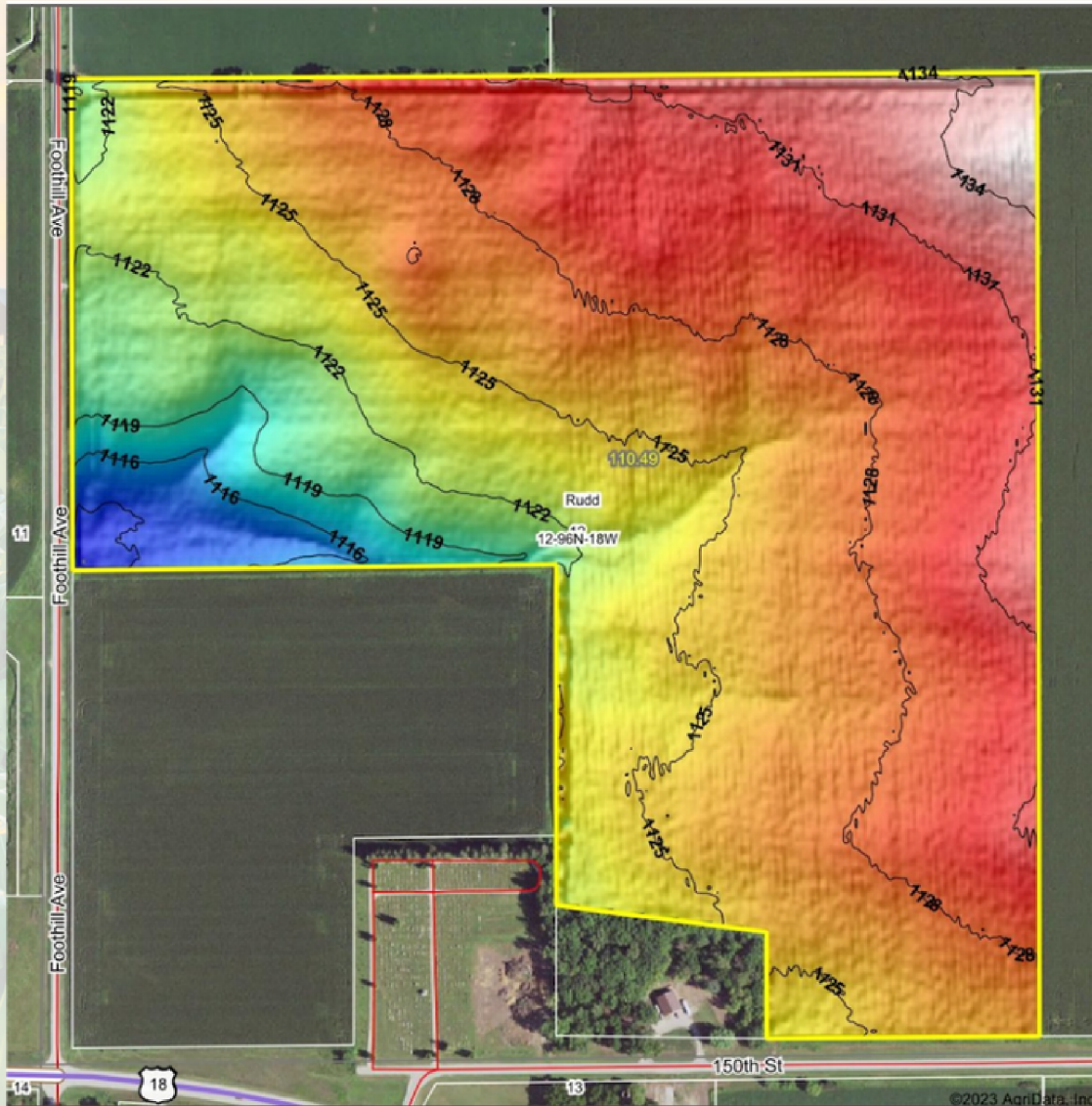


9/7/2023

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

75,000  
ACRES SOLD

# Topo Hillshade Map



Low Elevation High



Maps Provided By:



CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgrIData.com

Field borders provided by Farm Service Agency as of 5/21/2023

Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,112.1

Max: 1,135.8

Range: 23.7

Average: 1,126.2

Standard Deviation: 4.13 ft

0ft 419ft 839ft



9/7/2023

12-96N-18W

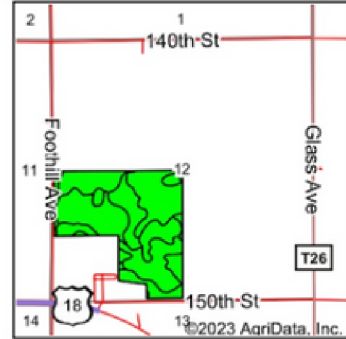
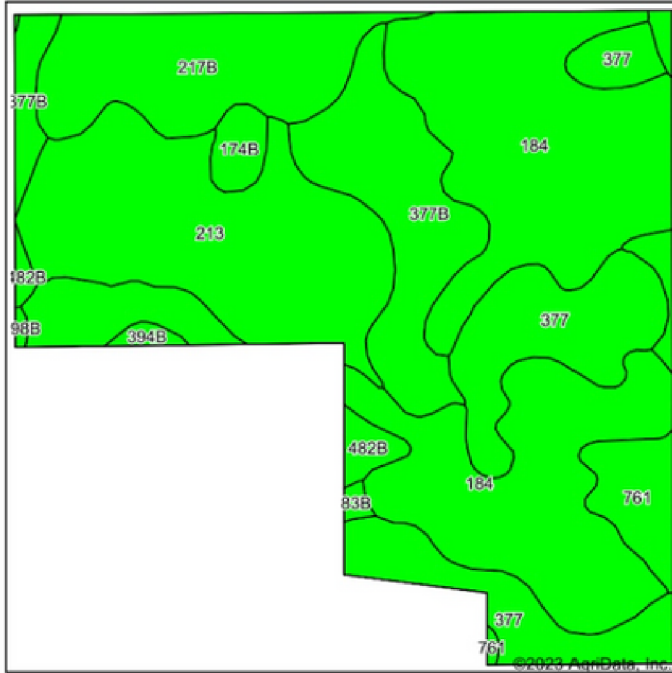
Floyd County

Iowa

Boundary Center: 43° 8' 40.36, -92° 55' 12.9



# Soils Map



State: Iowa  
 County: Floyd  
 Location: 12-96N-18W  
 Township: Rudd  
 Acres: 110.49  
 Date: 9/7/2023



Soils data provided by USDA and NRCS.

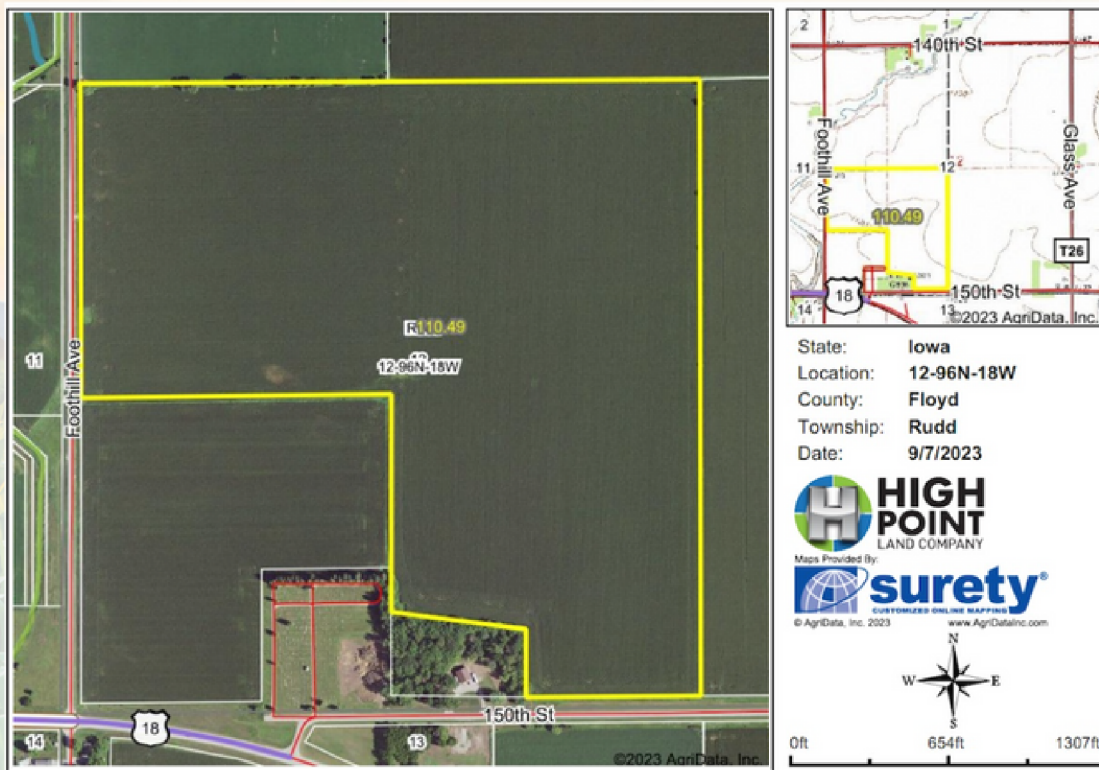
Area Symbol: IA067, Soil Area Version: 28

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	
184	Klinger silty clay loam, 1 to 4 percent slopes	41.28	37.4%		lw	95	95	88	88	79	82	
213	Rockton loam, 30 to 40 inches to limestone, till plain, 0 to 2 percent slopes	20.52	18.6%		lls	54	79	59	59	45	41	
377	Dinsdale silty clay loam, 0 to 2 percent slopes	15.66	14.2%		le	99	95	85	85	70	73	
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	12.75	11.5%		lle	94	90	87	87	68	74	
217B	Ripon silt loam, 30 to 40 inches to limestone, 1 to 5 percent slopes	11.92	10.8%		lle	58	79	67	64	62	66	
761	Franklin silt loam, 1 to 3 percent slopes	4.60	4.2%		lw	85	90	89	89	63	76	
174B	Bolan loam, 2 to 5 percent slopes	1.44	1.3%		lls	64	70	81	81	64	70	
482B	Racine loam, 2 to 5 percent slopes	1.43	1.3%		lle	76	79	65	65	46	55	
394B	Ostrander loam, 2 to 5 percent slopes	0.45	0.4%		lle	88	84	75	75	69	66	
83B	Kenyon loam, 2 to 5 percent slopes	0.29	0.3%		lle	90	84	87	86	66	71	
198B	Floyd loam, 1 to 4 percent slopes	0.15	0.1%		llw	89	74	88	83	63	88	
<b>Weighted Average</b>						1.44	82.7	88.9	*n 79.4	*n 79.1	*n 66.9	*n 69.6

\*\*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: 12-96N-18W  
 County: Floyd  
 Township: Rudd  
 Date: 9/7/2023



© AgriData, Inc. 2023 www.AgrDataInc.com



0ft 654ft 1307ft

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/>



**114**  
**+/- ACRES**

**FLOYD 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



**NICK HOPP**  
**319-240-6121**

[Nick@HighPointLandCompany.com](mailto:Nick@HighPointLandCompany.com)

Real Estate License:  
S66851000

513 W Bremer Ave  
Waverly, IA 50677



**HIGH POINT**  
**LAND COMPANY**  
[HIGHPOINTLANDCOMPANY.COM](http://HIGHPOINTLANDCOMPANY.COM)

