

# LAND

# FOR SALE

Wright County, IA

**57**  
+/- 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:  
S66851000

513 W Bremer Ave  
Waverly, IA 50677

# NICK HOPP

## 319-240-6121

Nick@HighPointLandCompany.com



# HIGH POINT LAND COMPANY

HIGHPOINTLANDCOMPANY.COM





# Summary of Property

## 57+/- Acres • Wright County, IA

**Listing Price: \$228,000**

### **DESCRIPTION**

High Point Land Company is honored to present the Rog and Dot Burras property. Located at the Southernmost tip of the Prairie Pothole region, in the heart of Wright County, Iowa. Any waterfowler can appreciate the potential this property holds when Northern winds blow and the Dakotas start to freeze.

The wetland restoration project completed on this property has been a massive success; creating tremendous nesting habitat for the year-round use of local waterfowl, and has become a consistent stop for migrating flocks. With a steady flow of water ending in a nearly 7 acre pond, this property is the perfect place to take in the morning sunrise.

The native prairie surrounding the wetland is an impressive stand of native warm season grasses. The head high mix of Big Bluestem, Switchgrass, and extensive mix of forbs creates fantastic year-round cover for the strong pheasant population. This native prairie is well established, and is being utilized by an abundance of wildlife.

While this property may be best enjoyed in the dim morning light, under low skies with migrating ducks, the land does generate significant income through 2030 with 1 CREP contracts generating \$7,858 annually; providing a return as you enjoy the property.

The Burras family has taken great pride in the conservation practices that have taken place on this family farm, and look forward to these efforts benefiting both wildlife and the land for generations to come.

### **Property Address:**

TBD Jackson Ave, Clarion, IA 50525

### **Property Features:**

- Strong Stands of Native Warm Season Grass
- Significant Income Remaining on the CREP Contracts
- Wetland restoration project completed
- Tremendous populations of Waterfowl and Pheasant
- Abundant Wildlife

### **Driving Directions:**

From Clarion, Iowa head North on Madison Ave (R38) for approximately 3 miles, and turn West 150th Street and in 3 miles the farm will be to your South.

75,000  
ACRES SOLD

# Property Photos



75,000  
ACRES SOLD

# Property Photos



75,000  
ACRES SOLD

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75,000  
ACRES SOLD

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75,000  
ACRES SOLD

# Aerial Map



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Boundary Center: 42° 49' 51.37, -93° 47' 23.65

0ft 393ft 787ft

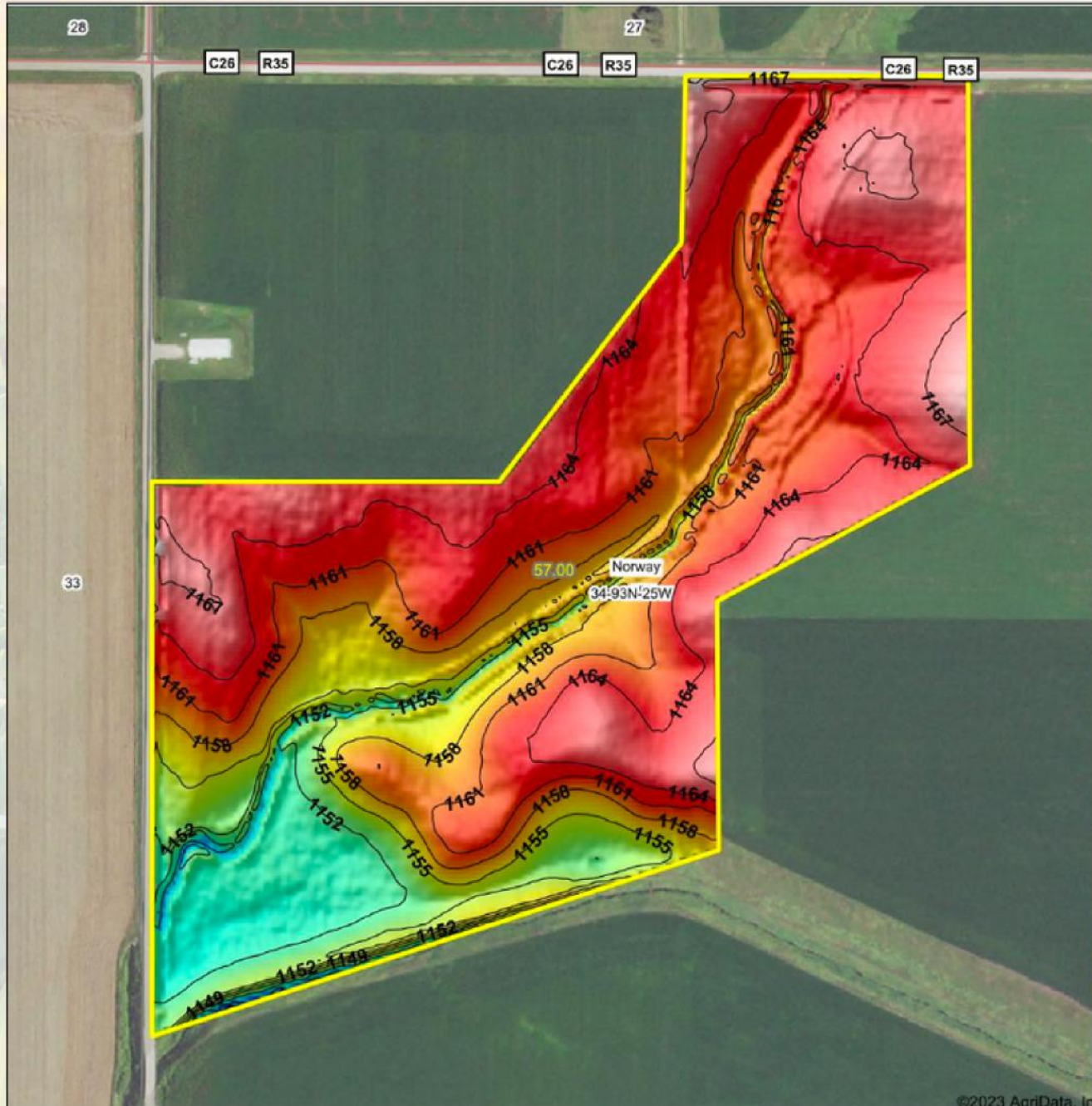
**34-93N-25W**  
**Wright County**  
**Iowa**



10/25/2023

**75,000**  
ACRES SOLD

# Topo Hillshade Map



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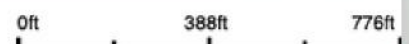
**HIGH POINT**  
LAND COMPANY

Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPS™

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Source: USGS 3 meter dem  
Interval(ft): 3  
Min: 1,141.5  
Max: 1,170.8  
Range: 29.3  
Average: 1,160.6  
Standard Deviation: 4.92 ft



**34-93N-25W**  
**Wright County**  
**Iowa**

Boundary Center: 42° 49' 51.37, -93° 47' 23.65

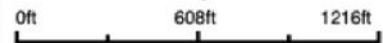




# Wetlands Map



State: **Iowa**  
 Location: **34-93N-25W**  
 County: **Wright**  
 Township: **Norway**  
 Date: **10/25/2023**



Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	1.41
R2UBGx	Riverine	0.50
Total Acres		1.91

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



# USDA Map



### Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Wetland Determination Identifiers
- Iowa Roads

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 35.93 acres

2023 Program Year

Map Created April 10, 2023

Farm 6666

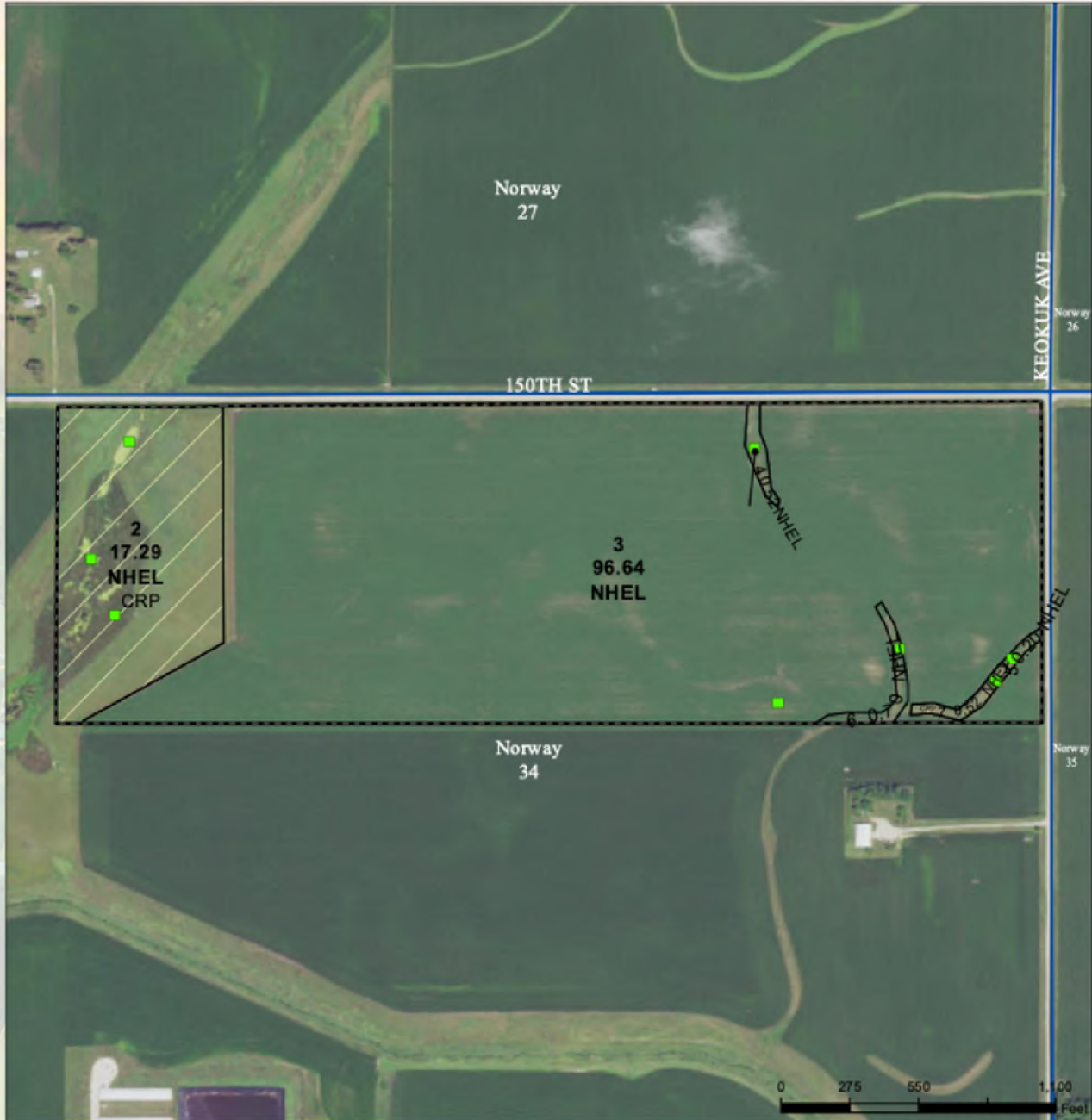
Tract 5481

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USDA is an equal opportunity provider, employer, and lender.



# USDA Map



**Legend**

- Non-Cropland
- CRP
- Iowa PLSS
- Iowa Roads

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

**Tract Cropland Total: 115.87 acres**

**2023 Program Year**

Map Created April 10, 2023

**Farm 6666**

**Tract 1462**

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# CRP Contract

<b>CRP-1</b> (07-06-20)		<b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation			<b>1. ST. &amp; CO. CODE &amp; ADMIN. LOCATION</b> 19 197		<b>2. SIGN-UP NUMBER</b> 48	
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>					<b>3. CONTRACT NUMBER</b> 11224B		<b>4. ACRES FOR ENROLLMENT</b> 17.29	
<b>5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)</b> WRIGHT COUNTY FARM SERVICE AGENCY 1133 CENTRAL AVE W CLARION, IA50525-7729					<b>6. TRACT NUMBER</b> 1462		<b>7. CONTRACT PERIOD</b> FROM: (MM-DD-YYYY) 03-01-2016 TO: (MM-DD-YYYY) 09-30-2030	
<b>5B. COUNTY FSA OFFICE PHONE NUMBER</b> (Include Area Code): (515) 532-2849					<b>8. SIGNUP TYPE:</b> CREP - Iowa			
<p><i>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</i></p>								
<b>9A. Rental Rate Per Acre</b> \$ 454.50 *MC		<b>10. Identification of CRP Land (See Page 2 for additional space)</b>						
<b>9B. Annual Contract Payment</b> \$ 7,858.00		<b>A. Tract No.</b> 1462		<b>B. Field No.</b> 2		<b>C. Practice No.</b> CP23		<b>D. Acres</b> 17.29
<b>9C. First Year Payment</b> \$								<b>E. Total Estimated Cost-Share</b> \$ 3,164.00
<i>(Item 9C is applicable only when the first year payment is prorated.)</i>								
<b>11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)</b>								
<b>A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</b> ROGER BURRAS 1212 NE TUSCANY BLVD ANKENY, IA50021-6602		<b>(2) SHARE</b> 100.00 %	<b>(3) SIGNATURE (By)</b> <i>Roger Burras</i>		<b>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</b> <i>Proprietor</i>		<b>(5) DATE (MM-DD-YYYY)</b> 5/21/2021	
<b>B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</b>		<b>(2) SHARE</b> %	<b>(3) SIGNATURE (By)</b>		<b>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</b>		<b>(5) DATE (MM-DD-YYYY)</b>	
<b>C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</b>		<b>(2) SHARE</b> %	<b>(3) SIGNATURE (By)</b>		<b>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</b>		<b>(5) DATE (MM-DD-YYYY)</b>	
<b>12. CCC USE ONLY</b>		<b>A. SIGNATURE OF CCC REPRESENTATIVE</b> <i>Debra Burras</i>						<b>B. DATE (MM-DD-YYYY)</b> 6-15-2021
<p><b>NOTE:</b> The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (16 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.</p>								

**Paperwork Reduction Act (PRA) Statement:** The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

RECEIVED

WRIGHT CO. FSA

**57**  
**+/- ACRES**

**WRIGHT COUNTY, IA**

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