

LAND

FOR SALE

Winneshiek County, IA

115
+/- ACRES



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

SCAN FOR MORE INFO



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HIGH POINT LAND COMPANY

HIGHPOINTLANDCOMPANY.COM





Summary of Property

115+/- Acres • Winneshiek County, IA

Listing Price: \$1,348,000

DESCRIPTION

High Point Land company is honored to present the Johnson farm. Located in the heart Winneshiek County, this property offers many hard-to-find features that buyers in Northeast Iowa are searching for, including hardwood timbered ridges, income producing CRP contracts, as well as a private stretch of South Pine Creek, which is teeming with naturally reproducing brook trout.

Just 7 Miles Northeast of Decorah, Iowa you enter this stunning property off of River Road, immediately crossing South Pine Creek and follow the driveway to a beautiful home, overlooking the stream. Complete with a wrap around porch, and many custom finishes, this home has been updated and renovated many times over the years with meticulous care by the current owners. Boasting 2,766 SF of gross living area and 4 bedrooms, the spacious home leaves little to desire. The dining room overlooking the property, a beautiful sunroom, and a bedroom converted into a large in-home office round out the main floor. Outside you'll find 2 detached garages with a total of 4 stalls and 2,652 sq ft of storage underroof between the two buildings. Complete with a heated shop, there is plenty of room to store the toys and equipment you'll want to enjoy this beautiful property and maintain its many gardens.

As you leave the homestead, the rest of the property is easily traversable via the established trail system by both vehicle or UTV. These trails wind along timbered ridges consisting of Oak, Maple and walnut and lead to the beautifully maintained prairie plantings currently enrolled in CRP. These 43.36 Acres of CRP currently generate \$9,735 annually, and are contracted through 09/30/2030. While this land is currently enrolled in CRP, the FSA states there are 58.74 acres of certified cropland on this property generating a 52.6 CSR2 average.

This unique property provides an incredible number of recreational benefits. While this area is known for tremendous whitetails, this property is also home to a strong population of turkey, pheasants; with limited visibility for most of this property from any road, it creates a mecca for wildlife. Not to be overlooked, the ability to fish your own private trout stream is what many will only dream of. This stream runs nearly .9 of a mile through the heart of the property; and walking its banks is the perfect way to spend the afternoon. This stream has been found to hold naturally reproducing brook trout, and the owners of this property also enjoy private access to another 1.3 miles of stream that is a part of South Pine Creek Wildlife Management area. It is extremely rare to find a property with all of these features in Northeast Iowa, especially within such close proximity to Decorah and surrounding communities.

Property Address:

2961 River Road Decorah, IA 52101

Property Features:

- 2,652 sq ft Home
- 43.36 acres of CRP generating income
- .9+/- mile of trout stream
- Hardwood ridges Ridges
- Strong Populations of deer, turkey, and pheasant

Driving Directions:

From Freeport, Iowa travel North on River Road for approximately 6.5 miles. The property will be on the West side of the road.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



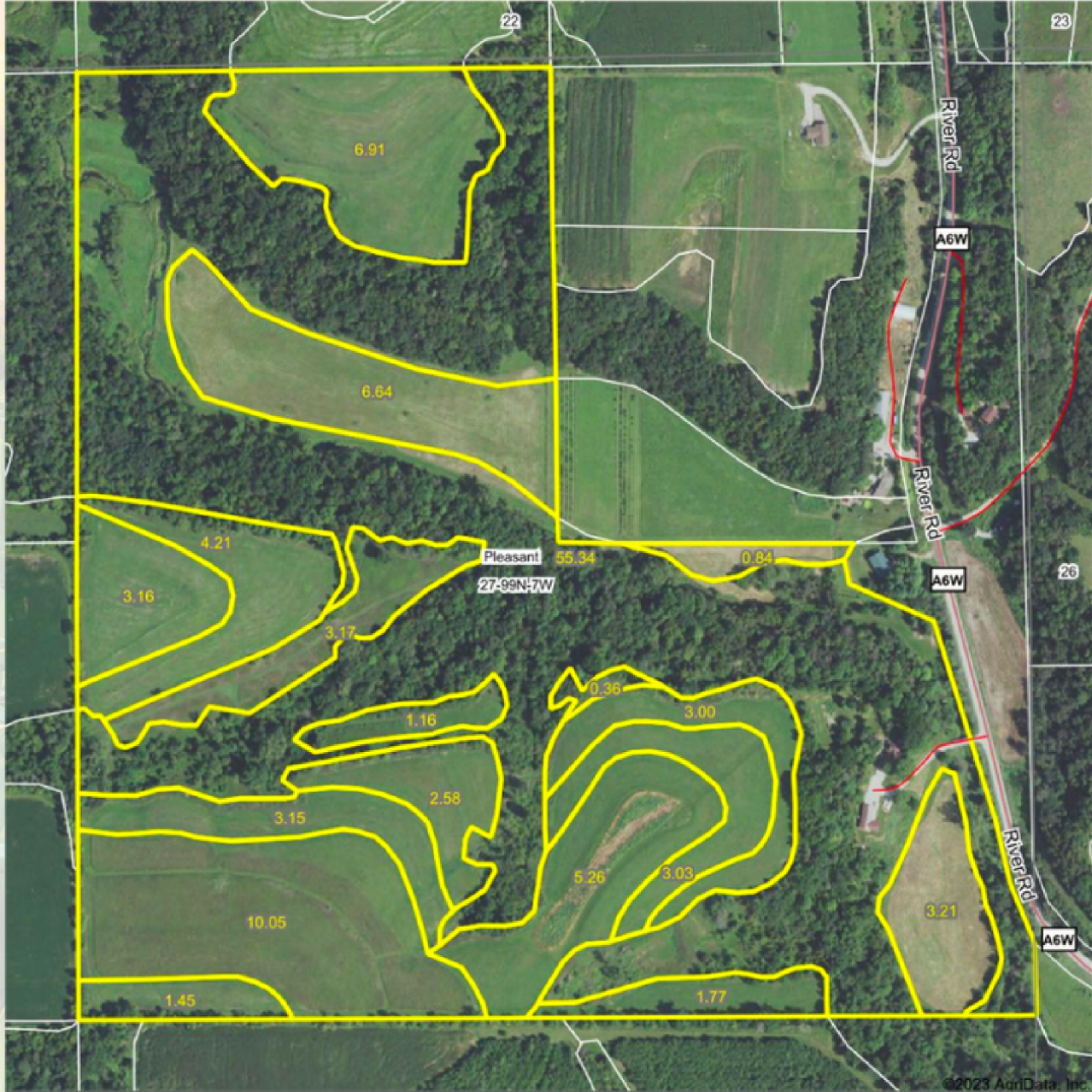
75,000
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Property Photos



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Aerial Map



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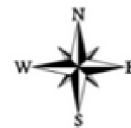


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Map Center: 43° 22' 3.03, -91° 39' 19.86

0ft 435ft 869ft

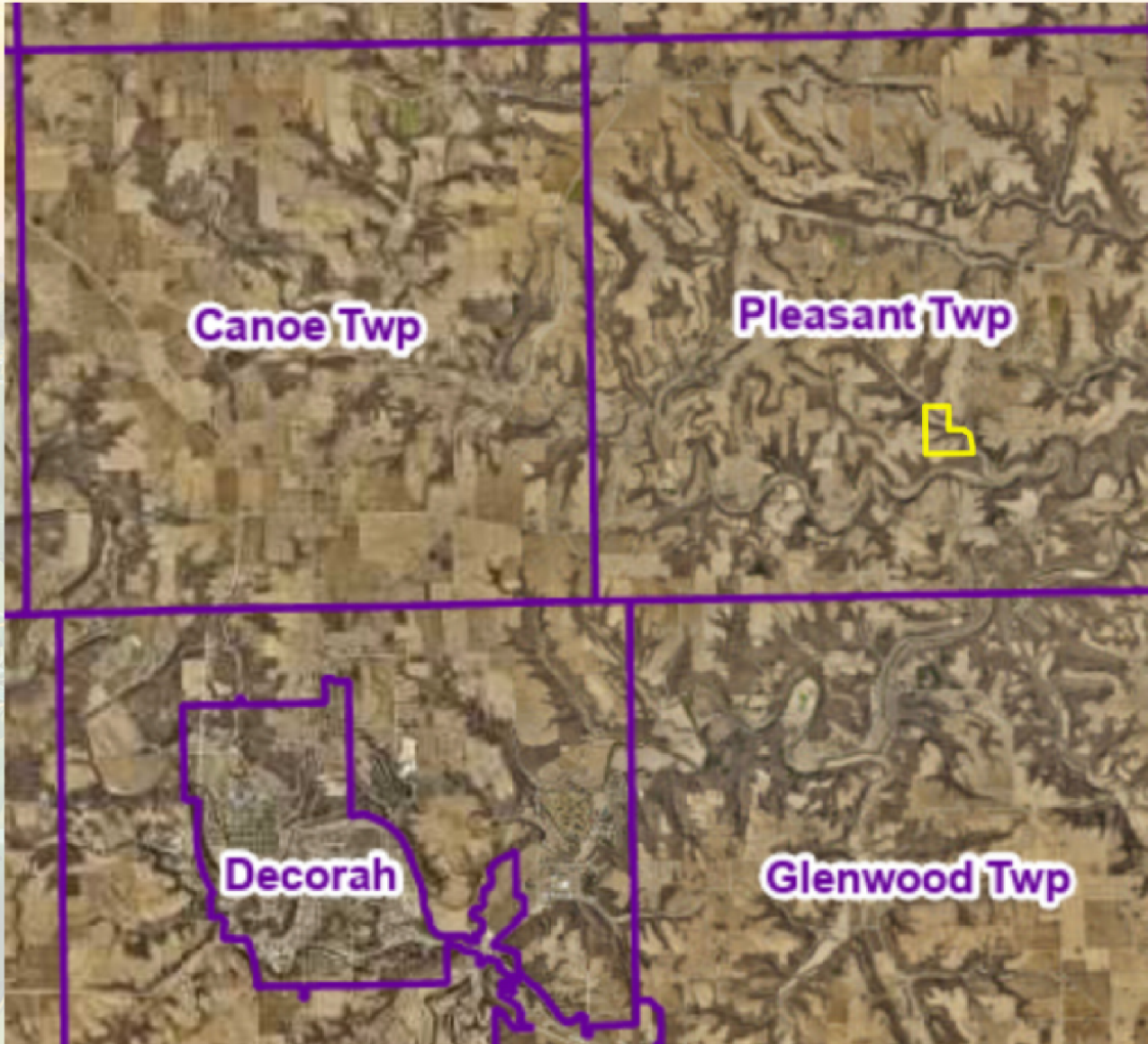
27-99N-7W
Winneshiek County
Iowa



9/12/2023

75,000
ACRES SOLD

Aerial Map



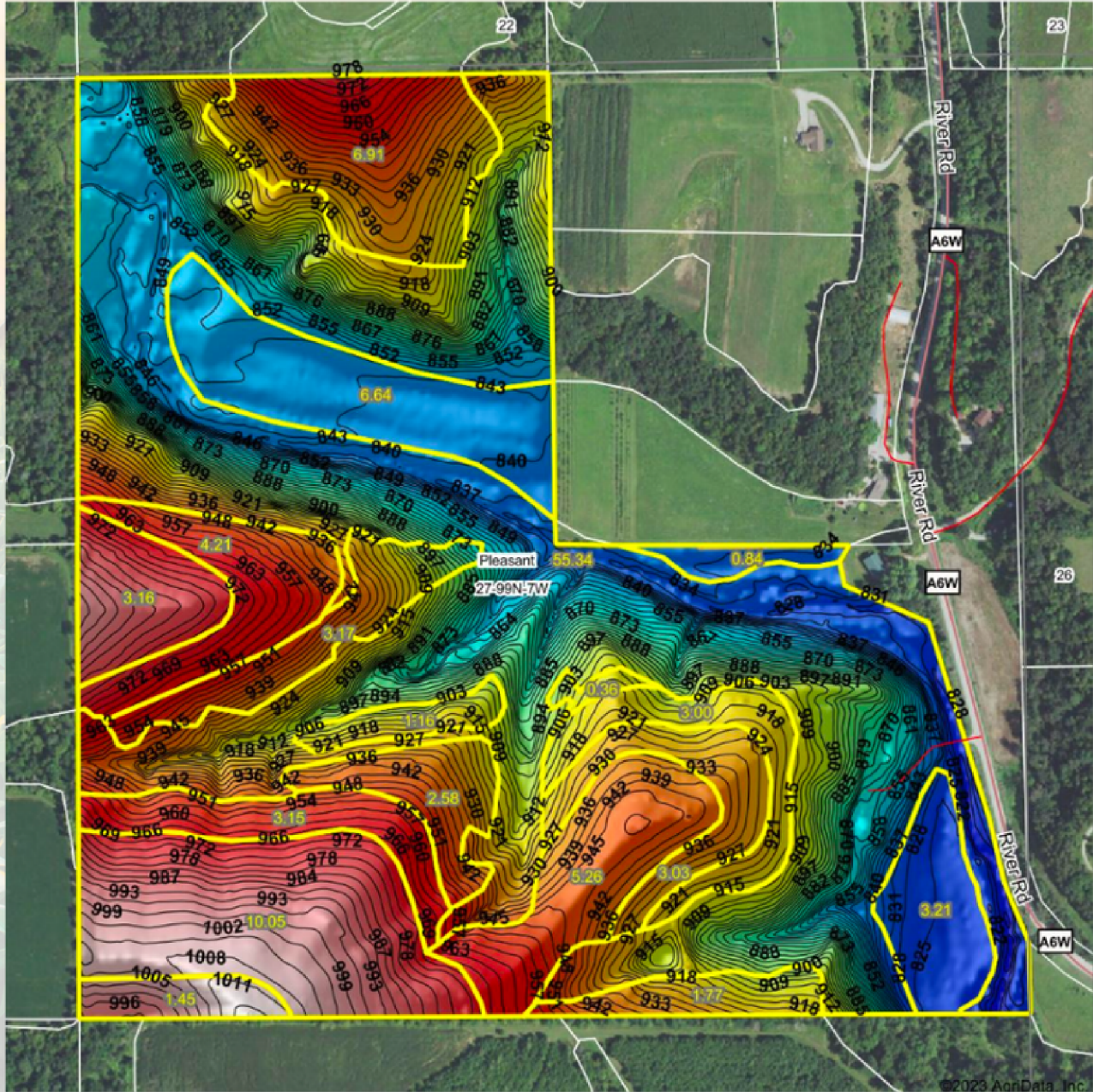


Aerial Map



75,000
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Topo Hillshade Map



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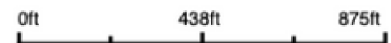


 Maps Provided By:



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Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 813.4
 Max: 1,015.2
 Range: 201.8
 Average: 908.8
 Standard Deviation: 51.38 ft



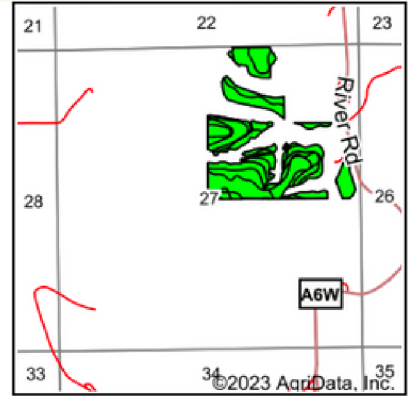
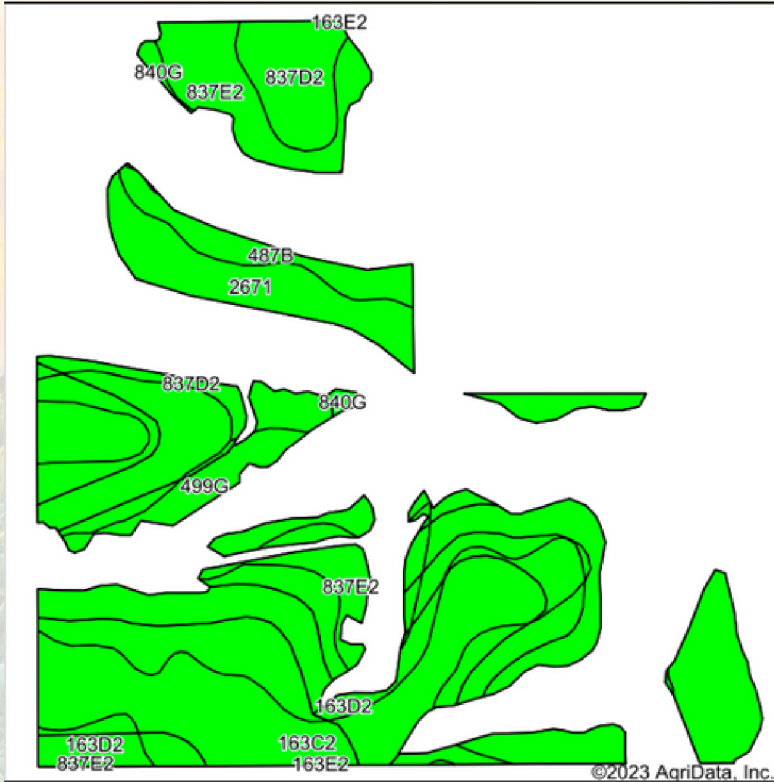
27-99N-7W
Winneshiek County
Iowa

9/12/2023
 Boundary Center: 43° 22' 3.03, -91° 39' 19.86

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



Soils Map



State: **Iowa**
 County: **Winneshiek**
 Location: **27-99N-7W**
 Township: **Pleasant**
 Acres: **59.95**
 Date: **9/12/2023**



Soils data provided by USDA and NRCS.

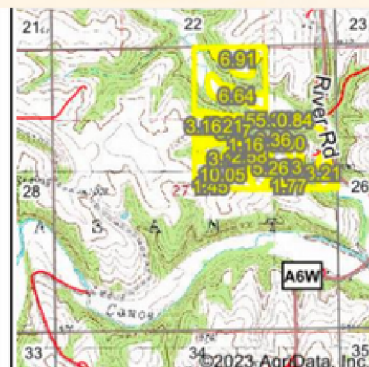
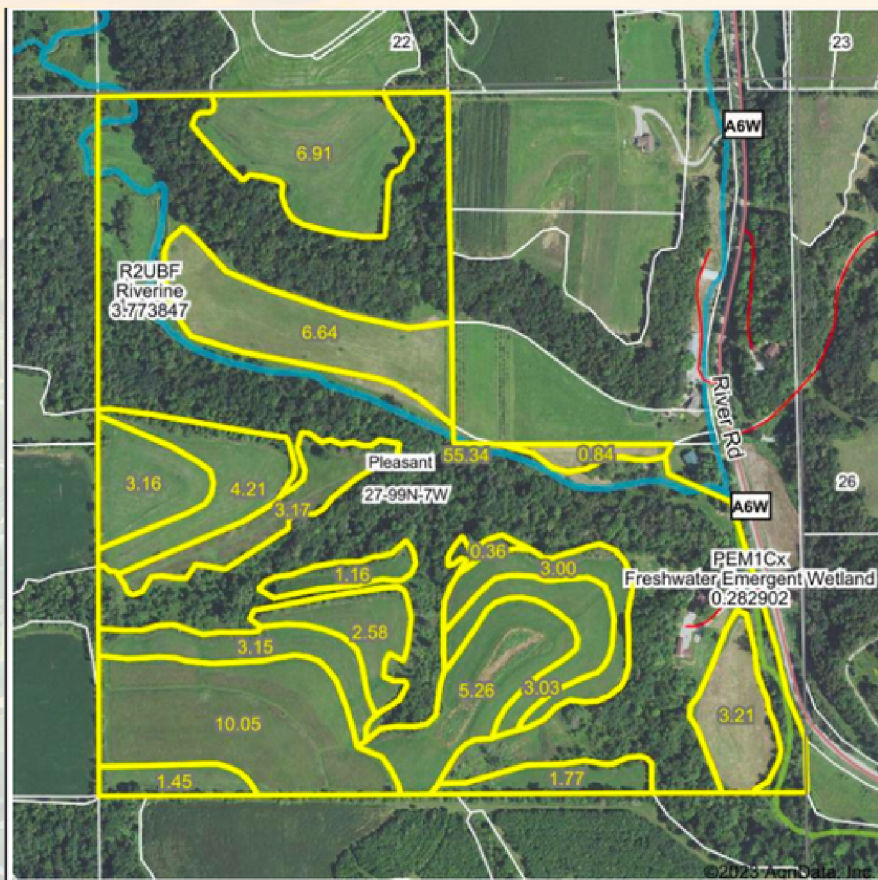
Area Symbol: IA191, Soil Area Version: 31

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	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	21.61	36.0%		Ille	46	56	78	78	66	66	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	13.91	23.2%		Ille	72	66	81	81	69	69	
2671	Ion-Eitzen complex, 0 to 2 percent slopes, occasionally flooded	8.47	14.1%		Ilw	76	88	74	74	63	73	
837E2	Village silt loam, 14 to 18 percent slopes, moderately eroded	5.75	9.6%		IVe	25	13	55	52	54	44	
837D2	Village silt loam, 9 to 14 percent slopes, moderately eroded	4.80	8.0%		Ille	38	28	60	55	58	47	
499G	Nordness silt loam, 14 to 40 percent slopes	2.80	4.7%		Vlls	5	5	20	20	18	12	
487B	Otter-Worthen complex, 1 to 4 percent slopes	2.20	3.7%		Ilw	79	68	81	69	52	74	
840G	Lacrescent cobbly silty clay loam, 18 to 45 percent slopes	0.41	0.7%		Vlle	5	5	14	14	12	7	
Weighted Average						3.13	52.6	54.2	*n 71.4	*n 70.3	*n 61.4	*n 59.2

**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.



Wetlands Map



State: **Iowa**
 Location: **27-99N-7W**
 County: **Winneshiok**
 Township: **Pleasant**
 Date: **9/12/2023**



0ft 680ft 1361ft

Classification Code	Type	Acres
R2UBF	Riverine	1.91
PEM1Cx	Freshwater Emergent Wetland	0.26
PEM1C	Freshwater Emergent Wetland	0.24
Total Acres		2.41

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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