

# LAND

# FOR SALE

Floyd County, IA

**110.34**  
+/- 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

## 110.34+/- Acres • Floyd County, IA

**Listing Price: \$1,554,760**

### **DESCRIPTION**

High Point Land Company is honored to present an opportunity to purchase highly productive Floyd County, Iowa farmland. Located just Northwest of Charles City, Iowa and Northeast of Rudd, in Rudd Township, this progressive area produces strong rental rates; making this farm a welcome addition to any investment portfolio.

Conveniently located within a short drive to a number of local grain markets, the location is tough to beat. With clean fencerows, and straight lines this property has very little waste and leaves little to desire. The fantastic access, paired with long rows, allow for this land to be efficiently farmed by today's large equipment.

With many productive soil types on this farm, including Ostrander and Terril Loams, the 106.92+/- Acres of tillable land generates an impressive 82.8 CSR2 average. With tile work done over the years to provide adequate drainage; this farm will be a continued producer for years to come

With options to operate or lease this farm for the 2024 season, this is a tremendous opportunity to acquire an "A" quality tillable farm!

### **Property Address:**

TBD Kirkwood Ave, Rudd, IA 50471

### **Property Features:**

- 106.92+/- Tillable Acres
- 82.8 CSR2
- Excellent Proximity to Local Grain Markets
- Many Tenants Available

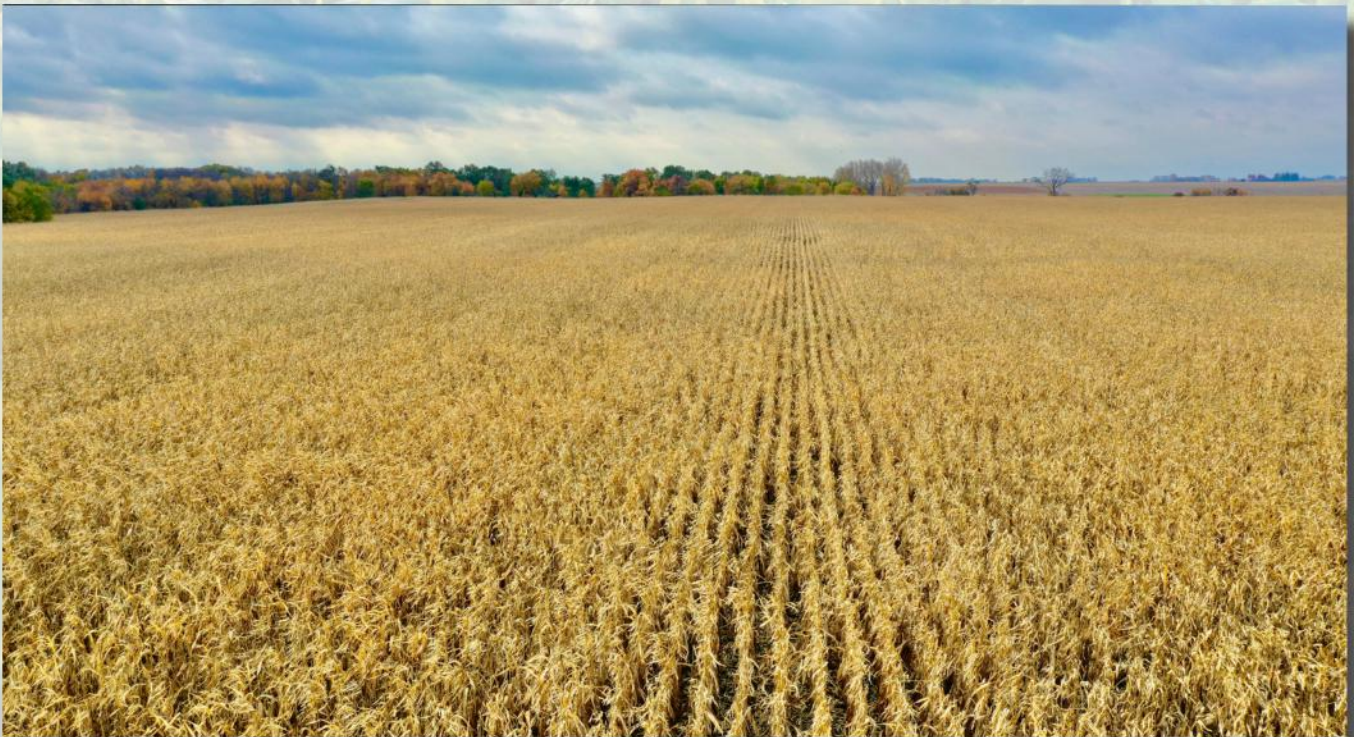
### **Driving Directions:**

From Rudd, IA head East on Hwy 18 for approximately 3 miles. Turn North on Kenwood Ave, and proceed North 4 miles. The Farm will be located on the West side of the Road.



**75,000**  
ACRES SOLD

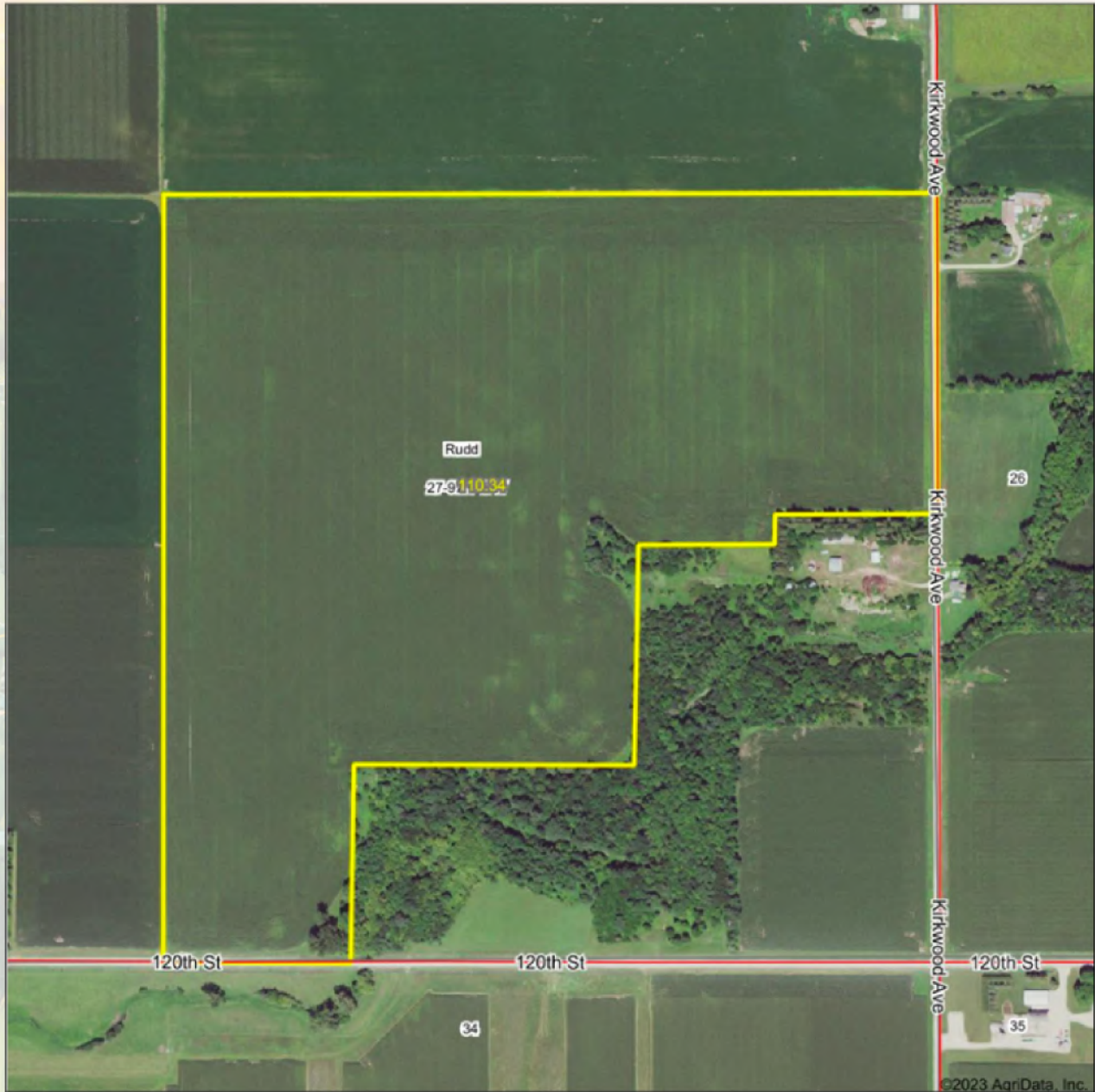
# Property Photos





75,000  
ACRES SOLD

# Aerial Map



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 43° 11' 14.08, -92° 50' 6.09

27-97N-17W  
Floyd County  
Iowa

0ft 533ft 1067ft

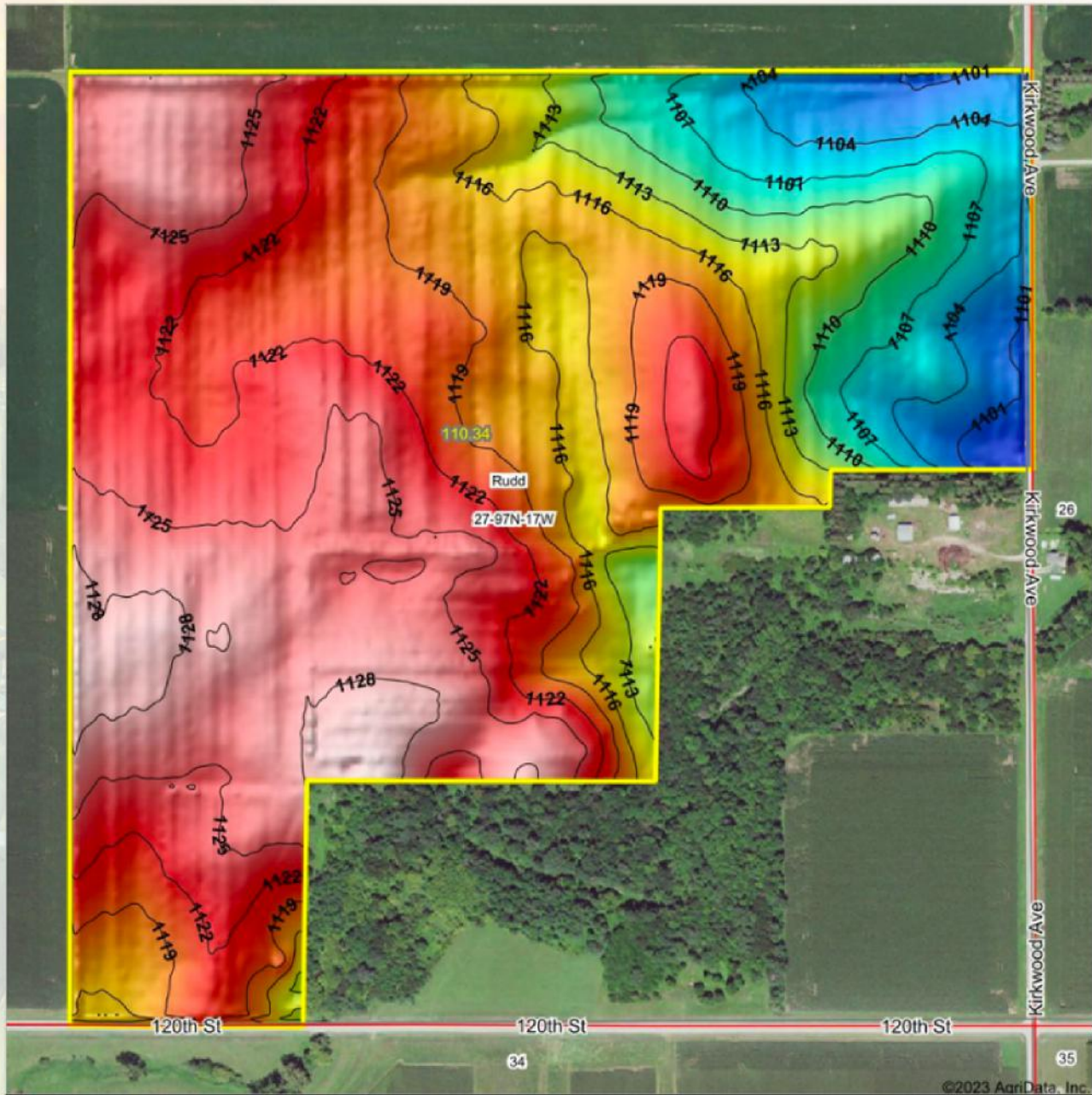


10/27/2023



75,000  
ACRES SOLD

# Topo Hillshade Map



Low Elevation High



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,098.2

Max: 1,130.4

Range: 32.2

Average: 1,118.8

Standard Deviation: 7.41 ft

0ft 430ft 861ft



10/27/2023

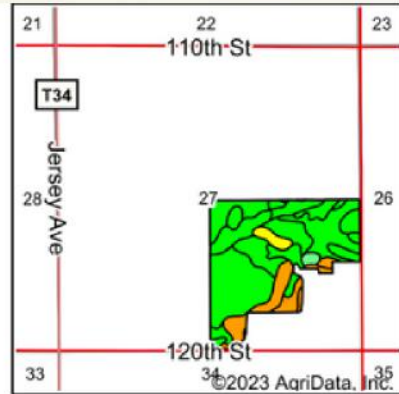
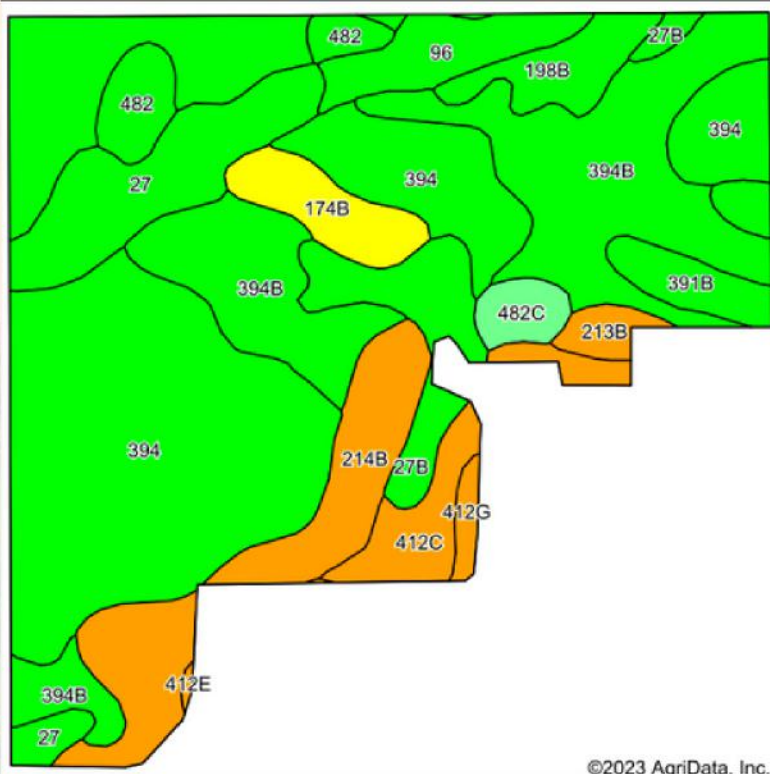
27-97N-17W  
Floyd County  
Iowa

Boundary Center: 43° 11' 14.08, -92° 50' 6.09





# Soils Map



State: **Iowa**  
 County: **Floyd**  
 Location: **27-97N-17W**  
 Township: **Rudd**  
 Acres: **106.52**  
 Date: **10/27/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: IA067, 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	
394	Ostrander loam, 0 to 2 percent slopes	40.65	38.2%		Is	94	89	78	78	71	70	
394B	Ostrander loam, 2 to 5 percent slopes	21.54	20.2%		Ile	88	84	77	76	70	66	
214B	Rockton loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes	9.08	8.5%		Ile	47	58	52	52	47	36	
27	Terril loam, 0 to 2 percent slopes	7.92	7.4%		I	95	92	97	97	80	91	
27B	Terril loam, 2 to 5 percent slopes	5.00	4.7%		Ile	89	87	96	96	79	85	
412C	Emeline loam, 2 to 9 percent slopes	3.71	3.5%		IVs	7	13	29	26	29	15	
96	Turlin loam, 0 to 2 percent slopes	3.52	3.3%		llw	94	90	89	87	59	86	
174B	Bolan loam, 2 to 5 percent slopes	3.17	3.0%		Ils	64	70	81	81	67	70	
198B	Floyd loam, 1 to 4 percent slopes	3.00	2.8%		llw	89	74	88	83	66	86	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	2.83	2.7%		llw	87	73	89	87	72	86	
482	Racine silt loam, 0 to 2 percent slopes	2.74	2.6%		Is	87	84	73	73	64	66	
482C	Racine loam, 5 to 9 percent slopes	1.47	1.4%		llle	77	64	91	91	77	80	
213B	Rockton loam, 30 to 40 inches to limestone, till plain, 2 to 5 percent slopes	1.08	1.0%		Ile	49	74	58	58	51	41	
412G	Emeline loam, 18 to 40 percent slopes	0.71	0.7%		Vlls	5	5	6	6	6	2	
412E	Emeline loam, 9 to 18 percent slopes	0.10	0.1%		Vls	5	5	25	23	25	16	
<b>Weighted Average</b>						<b>1.64</b>	<b>82.8</b>	<b>80.2</b>	<b>*n 76.5</b>	<b>*n 75.9</b>	<b>*n 66.9</b>	<b>*n 61.5</b>

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

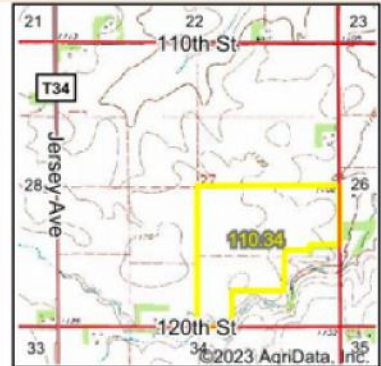
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# Wetlands Map



State: **Iowa**  
 Location: **27-97N-17W**  
 County: **Floyd**  
 Township: **Rudd**  
 Date: **10/27/2023**



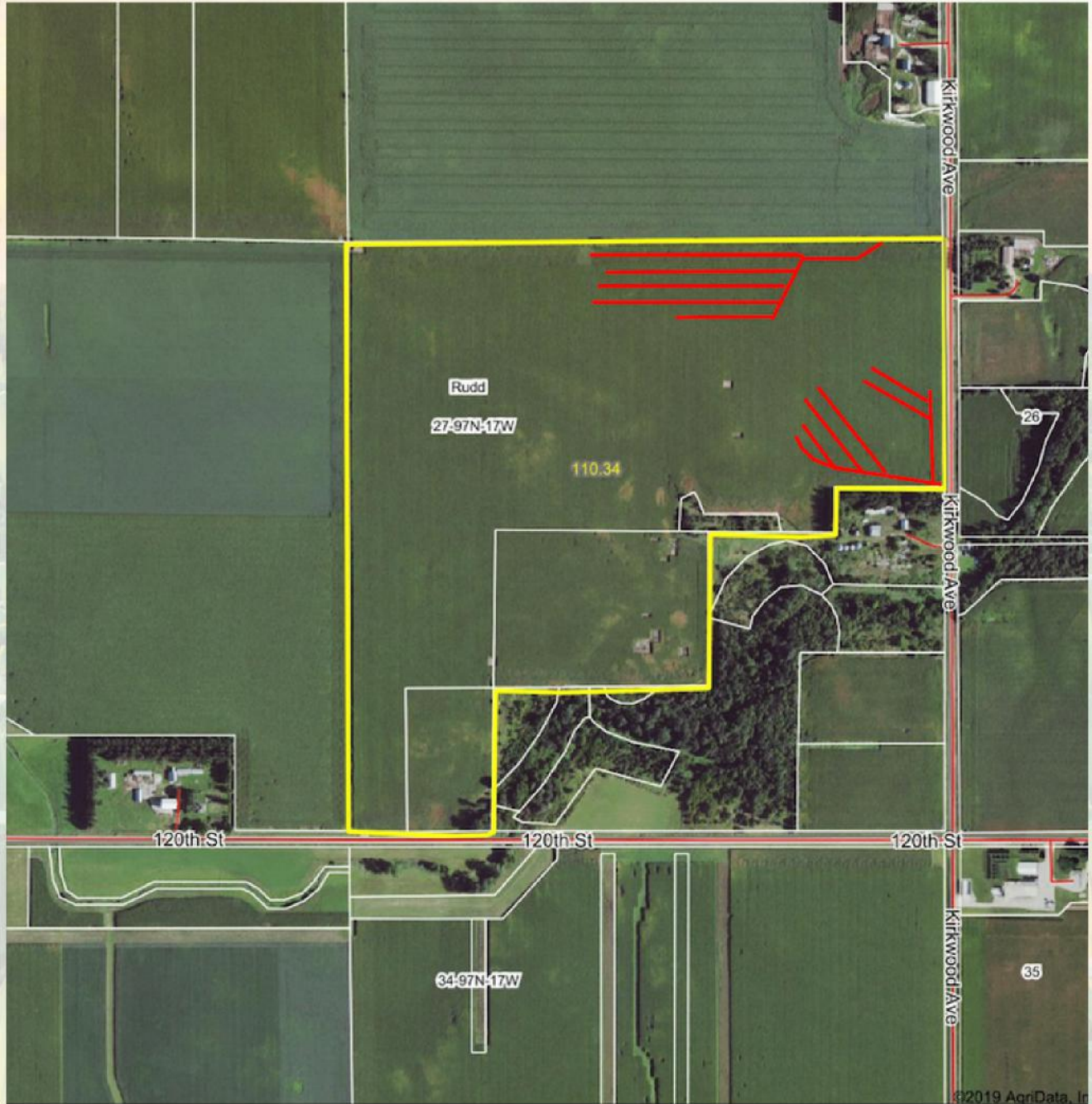
Classification Code	Type	Acres
		Total Acres 0.00

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



75,000  
ACRES SOLD

# Tile Map



Map Center: 43° 11' 13.6, -92° 50' 11.56

0ft 696ft 1391ft

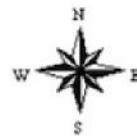


Maps Provided By:



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27-97N-17W  
Floyd County  
Iowa



9/19/2019

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





# 156EZ

IOWA  
FLOYD  
Form: FSA-156EZ



FARM : 8387  
Prepared : 1/22/21 2:44 PM  
Crop Year : 2021

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name : JASON W LACOUR  
 Farms Associated with Operator : 19-067-112, 19-067-984, 19-067-1331, 19-067-4414, 19-067-6685, 19-067-7077, 19-067-8206, 19-067-8387  
 CRP Contract Number(s) : None  
 Recon ID : 19-067-2021-32  
 Transferred From : None  
 ARCPLC G/I/F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
108.52	107.41	107.41	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	107.41	0.00		0.00		0.00	0.00	0.00

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	69.70	0.00	139	
Soybeans	30.48	0.00	43	
<b>TOTAL</b>	<b>100.18</b>	<b>0.00</b>		

### NOTES

Tract Number : 12686  
 Description : 27-97-17 RUDD  
 FSA Physical Location : IOWA/FLOYD  
 ANSI Physical Location : IOWA/FLOYD  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Tract does not contain a wetland  
 WL Violations : None  
 Owners : SUMMIT AG FUND III LLP  
 Other Producers : None  
 Recon ID : 19-067-2021-31

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
108.52	107.41	107.41	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	107.41	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield





# 156EZ

**FARM: 8387**

Iowa

U.S. Department of Agriculture

Prepared: 1/22/21 2:45 PM

Floyd

Farm Service Agency

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

<b>Operator Name</b>	<b>Farm Identifier</b>	<b>Recon Number</b>
LACOUR, JASON W	3563/838383848385838683878388	2021 - 32

**Farms Associated with Operator:**  
112, 984, 1331, 4414, 6685, 7077, 8206

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
108.52	107.41	107.41	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	107.41	0.0	0.0	0.0				

ARC/PLC

<b>PLC</b>	<b>ARC-CO</b>	<b>ARC-IC</b>	<b>PLC-Default</b>	<b>ARC-CO-Default</b>	<b>ARC-IC-Default</b>
CORN	SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	69.7	139	0.00
SOYBEANS	30.48	43	0.00
<b>Total Base Acres:</b>	100.18		

Tract Number: 12686      Description: 27-97-17 RUDD

FSA Physical Location: Floyd, IA      ANSI Physical Location: Floyd, IA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Recon Number

Wetland Status: Tract does not contain a wetland

2021 - 31

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
108.52	107.41	107.41	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	107.41	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	69.7	139	0.00
SOYBEANS	30.48	43	0.00
<b>Total Base Acres:</b>	100.18		

Owners: SUMMIT AG FUND III LLP



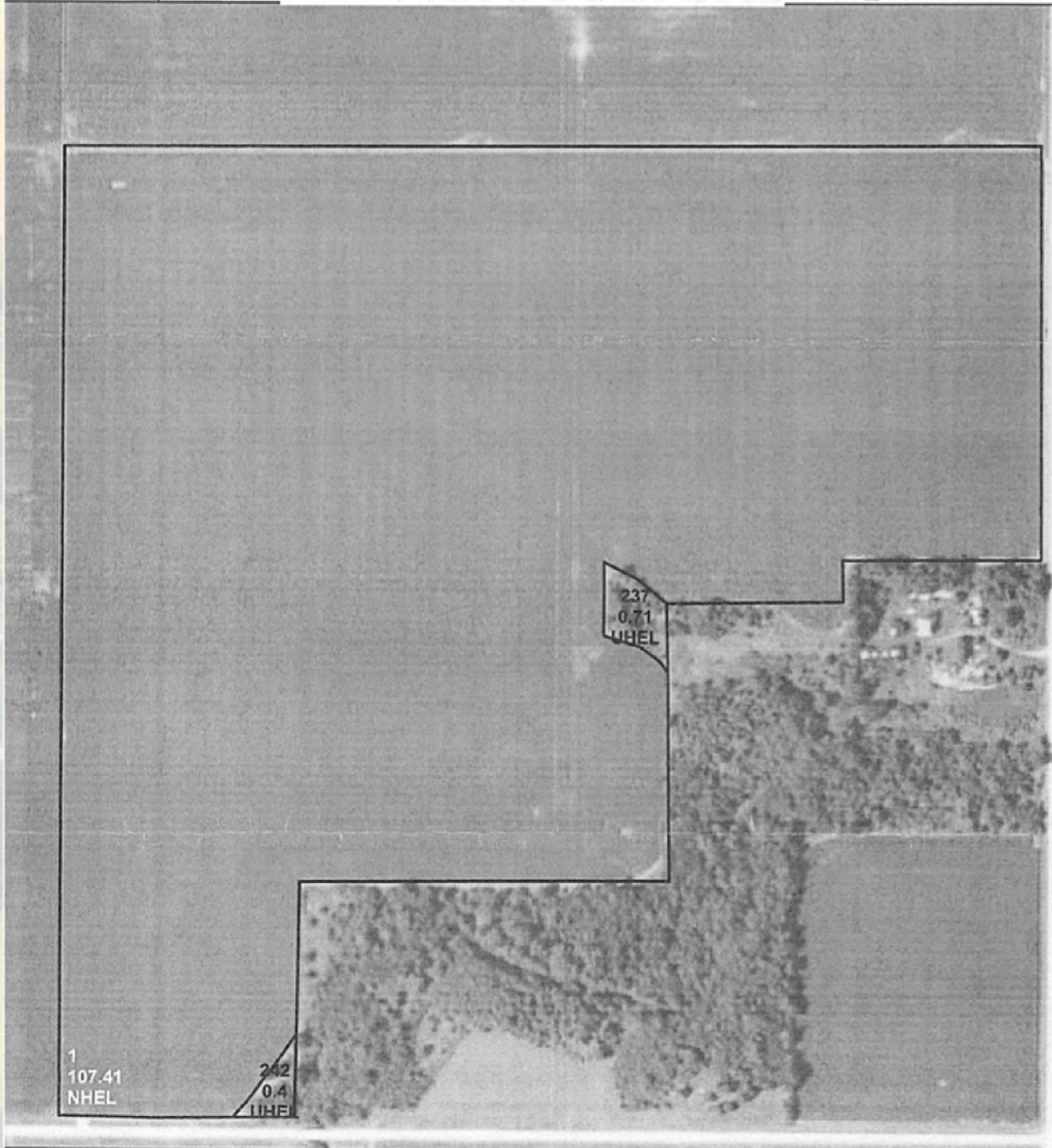
75,000  
ACRES SOLD

# USDA Map



UNITED STATES DEPARTMENT OF  
**AGRICULTURE**

Legend  
[Symbol] Wetland  
[Symbol] Field

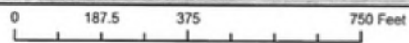


1  
107.41  
NHEL

242  
0.4  
NHEL

237  
0.71  
NHEL

FARM: 8387  
TRACT: 12686  
SECTION: 27-97-17  
TWP: RUDD



1 inch = 350 feet

**CROP YEAR** \_\_\_\_\_

PRINTED  
January 25, 2021  
BY FLOYD CO FSA

Disclosure: United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program Administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of FSA Programs. Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CP-626 and attached maps) for exact boundaries and determinations or contact USDA Natural Resource Conservation Service (NRCS).



**110.34**  
**+/- ACRES**

**FLOYD COUNTY, IA**

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