

LAND

FOR SALE

CLINTON COUNTY, IA

40
+/- 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:
S69315000

513 W Bremer Ave
Waverly, IA 50677

RANDY THOMPSON
515-341-2700

Randy@HighPointLandCompany.com



HIGH POINT
LAND COMPANY
HIGHPOINTLANDCOMPANY.COM





Summary of Property

40+/- Acres • Clinton County, IA

Listing Price: \$340,000

DESCRIPTION

High Point Land Company is honored to offer a unique 40 acre secluded buildable site just north of the Wapsipinicon River in the heart of Clinton County, Iowa. Located just 2 miles west of Toronto, IA off of paved 202nd Street lies this square 40 acre mostly tillable farm with endless possibilities. This beautiful property offers a combination of cropland with mature trees, abundance wildlife and several recreational opportunities located nearby, this would be a perfect location to build a dream home. The tillable portion of the farm has recently had corn harvested and could certainly continue to be farmed with the cash crop of your choice.

Property Address:

TBD 180th Street, Wheatland, IA 52777

Property Features:

- Buildable
- Great Views
- Timber
- Wildlife
- Tillable Acres
- Close Proximity to River

Driving Directions:

From Toronto, IA head north .5 miles on 202nd Street or Mills Street to 180th Street. Turn left on 180th Street for 2 miles. Farm is located on the right.

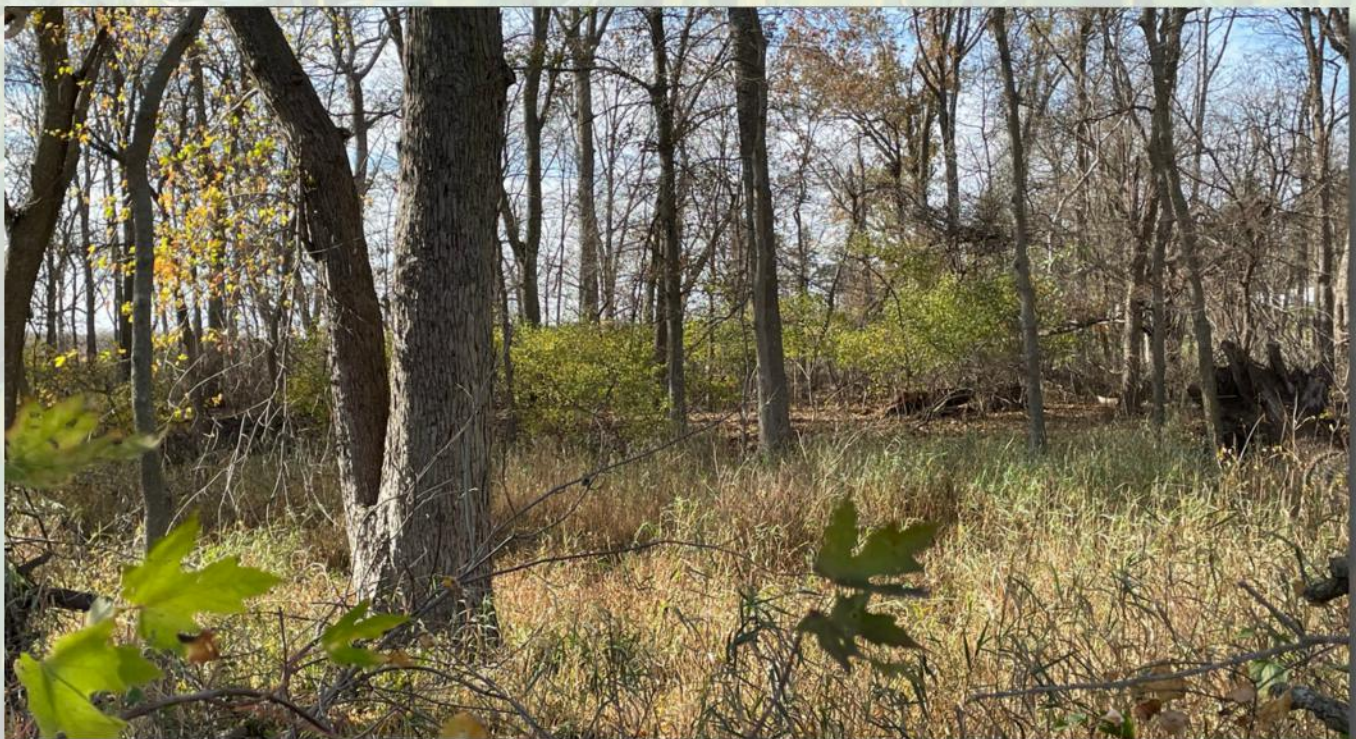
75,000
ACRES SOLD

Property Photos



75,000
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Property Photos



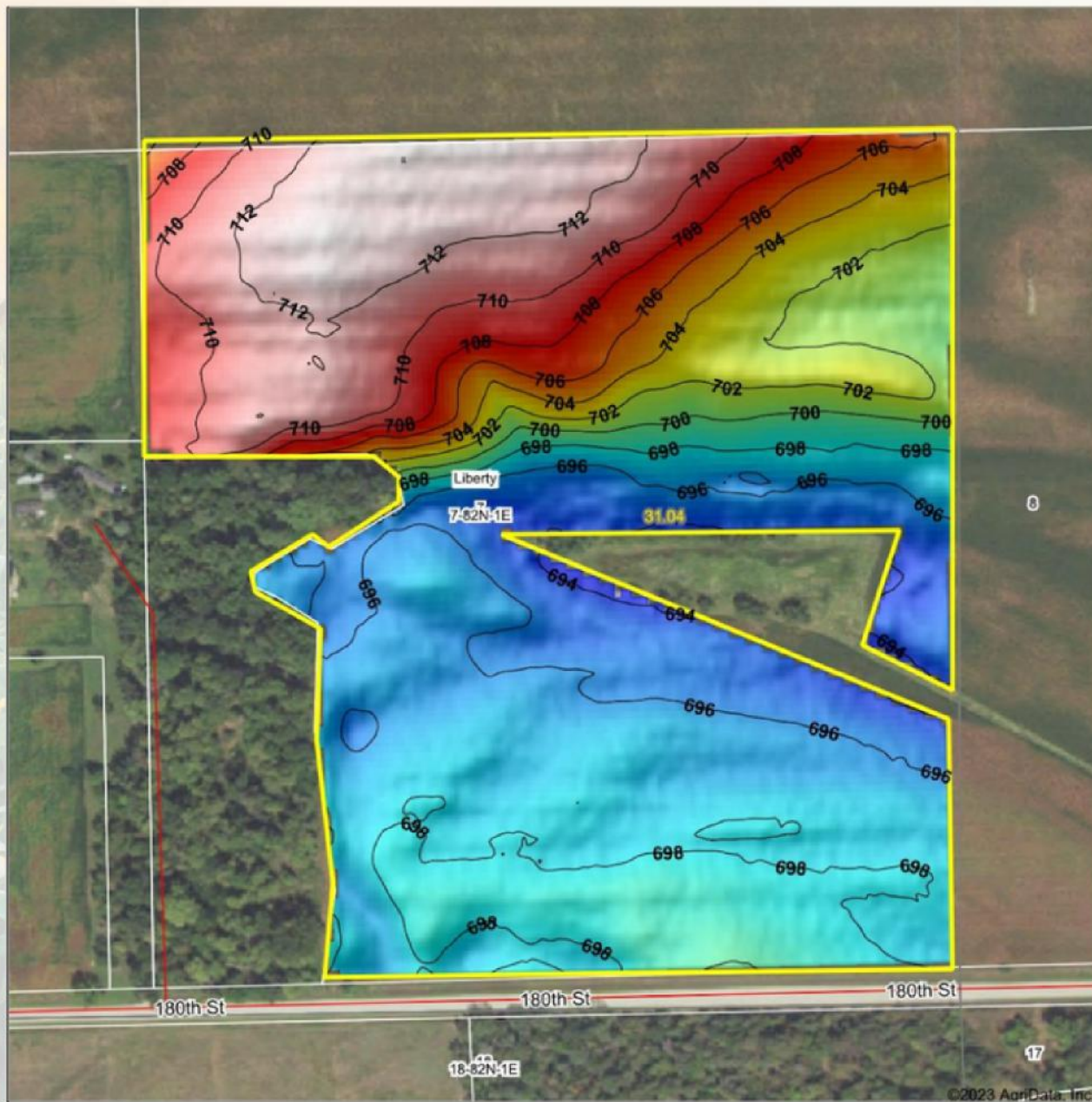
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Topo Hillshade Map



Maps Provided by:



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

Source: USGS 3 meter dem

Interval(ft): 2

Min: 693.2

Max: 713.3

Range: 20.1

Average: 701.9

Standard Deviation: 6.2 ft



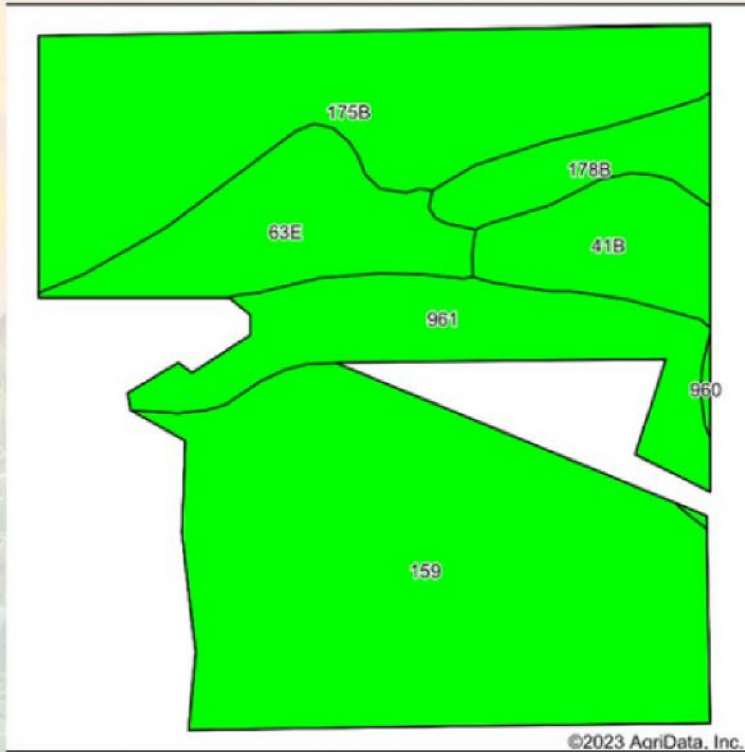
9/7/2023

7-82N-1E
Clinton County
Iowa

Boundary Center: 41° 55' 8.01, -90° 52' 54.25



Soils Map



State: Iowa
 County: Clinton
 Location: 7-82N-1E
 Township: Liberty
 Acres: 31.04
 Date: 9/7/2023



Soils data provided by USDA and NRCS.

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Area Symbol: IA045, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
159	Finchford loamy sand, 0 to 2 percent slopes	12.97	41.8%		IVs		43	35	35	34	35	34	9
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	7.88	25.4%		IIie		50	56	60	60	53	36	
961	Ambraw silty clay loam, 0 to 2 percent slopes	3.78	12.2%		IIlw		65	47	75	75	33	74	
63E	Chelsea loamy fine sand, 9 to 18 percent slopes	3.03	9.8%		VIIls		5	9	30	30	28	26	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	1.97	6.3%		IVs	IIie	39	40	34	34	31	30	
178B	Waukee loam, 2 to 5 percent slopes	1.41	4.5%		IIls		64	76	81	81	70	68	
Weighted Average					3.70	*-	44.4	41.4	*n 47.8	*n 47.3	*n 40	*n 39.9	*n 3.8

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

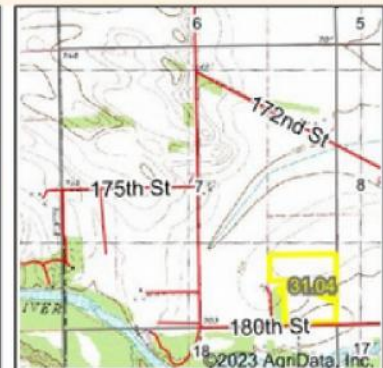
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

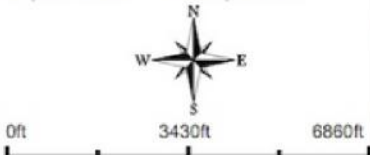
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

75,000
ACRES SOLD

Wetlands Map



State: Iowa
 Location: 7-82N-1E
 County: Clinton
 Township: Liberty
 Date: 9/7/2023



Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	1.80
PEM1F	Freshwater Emergent Wetland	0.70
Total Acres		2.50

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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