

# LAND

# FOR SALE

JONES COUNTY, IA

**170.73**  
+/- 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:  
S68963000

513 W Bremer Ave  
Waverly, IA 50677

**MATT TOBIN**  
**563-451-7390**

Matt@HighPointLandCompany.com



**HIGH POINT**  
**LAND COMPANY**

HIGHPOINTLANDCOMPANY.COM





# Summary of Property

## 170.73+/- Acres • Jones County, IA

**Listing Price: \$1,229,000**

### DESCRIPTION

High Point Land Company is honored to present the Peden Family Farm, located 1.5 miles east of Olin in Jones County Iowa.

This Diverse 170.73+/- acre farm located off of dead-end road 115th Avenue, offers 121.05 acres of FSA certified cropland, with 119.48 of those acres being enrolled in the Conservation Reserve Program. The remaining 45+ acres are nicely fenced timber/pasture ground. The building site offers various outbuildings including a 40x64 steel utility building with electricity and a well.

This nice laying farm backs up to the Wapsipinicon River and offers many different recreational opportunities. The 119 acres of CRP grass provides upland bird hunting habitat, the timber acres provide excellent Turkey and Deer habitat and access to the Wapsie river provides fishing and a beautiful camp site location. Being located only 25 miles from Cedar Rapids, on a dead-end public road, providing excellent access to a farm with a private, quiet, secluded feel.

The farm has had a long history of being enrolled in the conservation reserve program and has been well maintained by the previous owners. The tillable acres carry an average CSR2 rating of 37.5 and mostly include Fayette Silt Loam, paha, and Ankeny fine sandy loam soils.

There is an opportunity to buyout the CRP contract and put the tillable acres into crop production as well as run cattle on the timber/pasture acres to maximize the return on investment.

For more information or a private showing, please call Iowa Land Specialist Matt Tobin at 563-451-7390. Showings by appointment only.

### Property Address:

11702 115th Ave, Olin, IA 52320

### Property Features:

- 170.73+/- Total Acres
- 121.05+/- FSA Certified Cropland Acres
- 119.48 enrolled in CRP
- 37.5 CSR2 on the Tillable Acres
- \$23,790 of annual CRP income
- 40x64 Steel Utility Shed
- Various other Outbuildings
- Electricity and Well at the Buildings
- 45 acres of nicely fenced Timber/Pasture
- Farm backs up to the Wapsipinicon River
- Located on a dead-end road for a quiet, secluded property
- Excellent Recreational and Hunting opportunities
- 25 miles from Cedar Rapids

### Driving Directions:

From Olin, Travel East past the School on Maple Street, which turns into 42nd Street, Travel 1.4 miles and the farm lays on the North side of the dead-end road.

75,000  
ACRES SOLD

# Property Photos



75,000  
ACRES SOLD

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75,000  
ACRES SOLD

# Property Photos



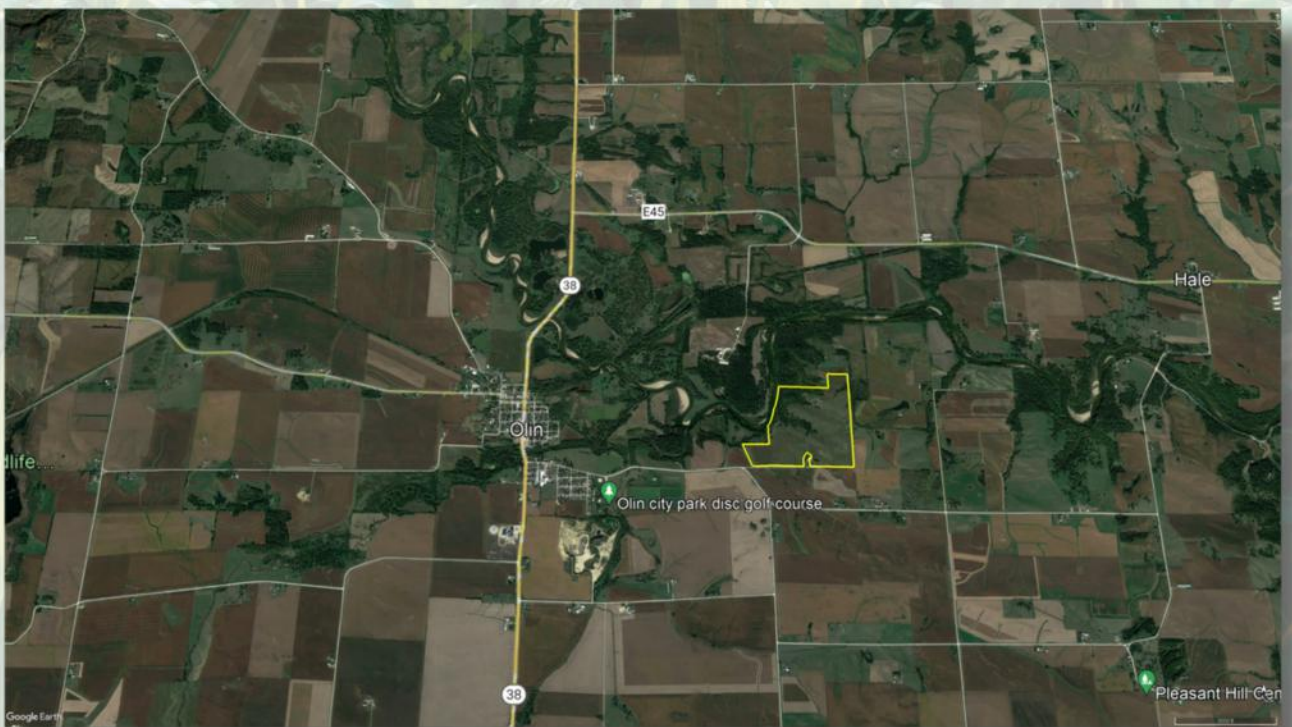
75,000  
ACRES SOLD

# Property Photos



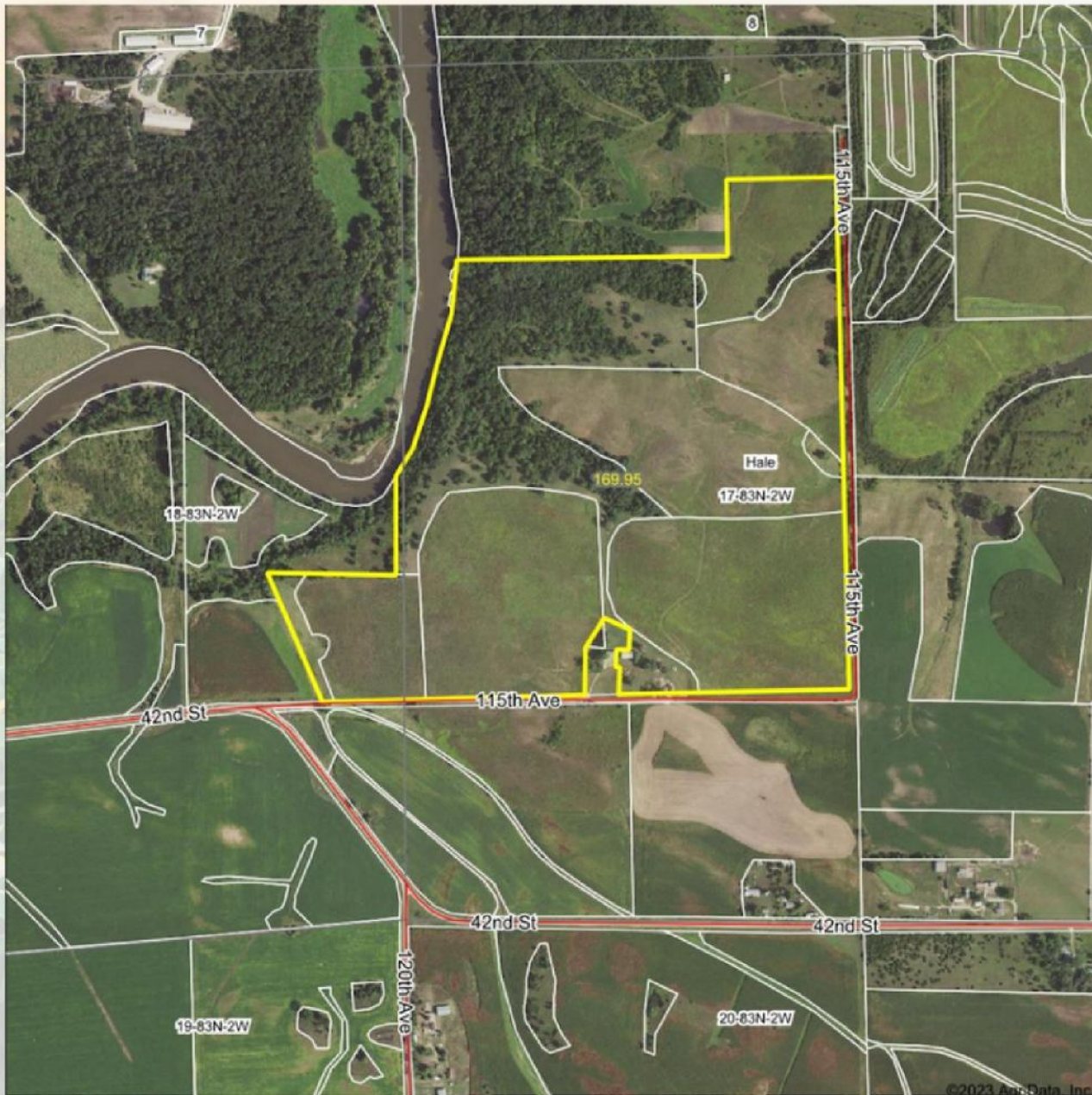
75,000  
ACRES SOLD

# Property Lines



75,000  
ACRES SOLD

# Aerial Map



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 41° 59' 56.2, -91° 6' 34.38

17-83N-2W  
Jones County  
Iowa

0ft 938ft 1876ft

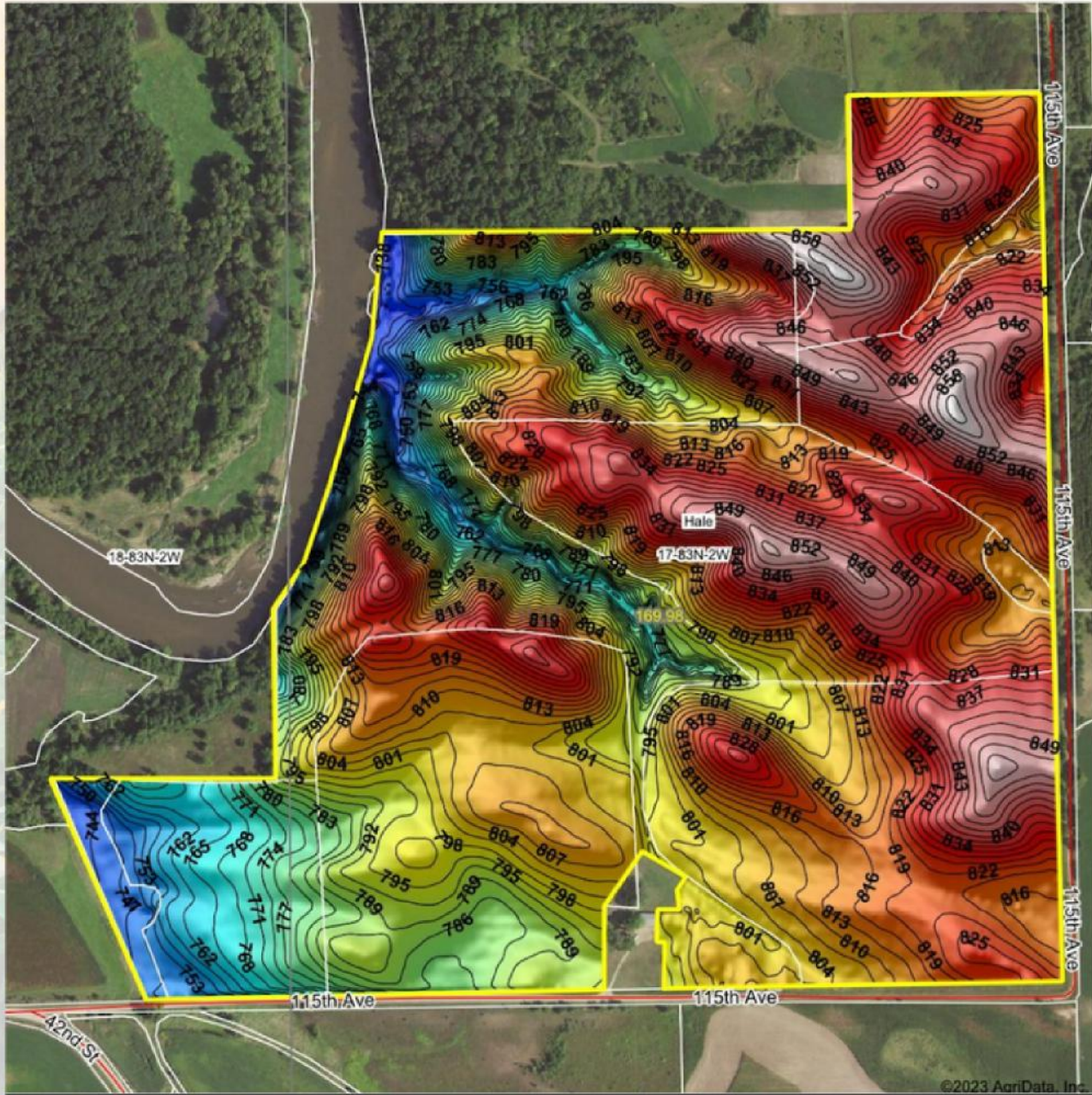


11/7/2023



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# Topo Hillshade Map



© AgriData, Inc. 2023 www.AgrDataInc.com  
Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 3 meter dem  
Interval(ft): 3  
Min: 734.2  
Max: 862.1  
Range: 127.9  
Average: 809.0  
Standard Deviation: 26.44 ft



11/7/2023

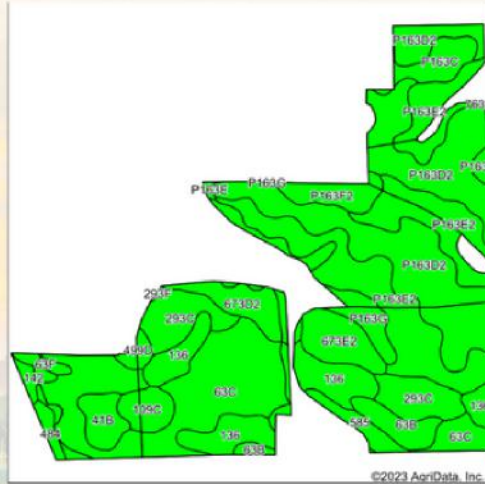
17-83N-2W  
Jones County  
Iowa

Boundary Center: 41° 59' 56.17, -91° 6' 34.45

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# Soils Map



State: **Iowa**  
County: **Jones**  
Location: **17-83N-2W**  
Township: **Hale**  
Acres: **123.34**  
Date: **11/7/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA105, Soil Area Version: 28

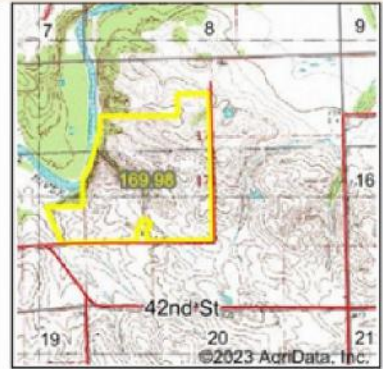
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	%n NCCPI Overall	%n NCCPI Corn	%n NCCPI Small Grains	%n NCCPI Soybeans	%n NCCPI Cotton
P163D2	Fayette silt loam, paha, 9 to 14 percent slopes, eroded	28.39	23.0%		IIIe		47		73	73	63	61	
P163E2	Fayette silt loam, paha, 14 to 18 percent slopes, eroded	23.00	18.6%		IVe		35		69	69	59	57	
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	21.41	17.4%		IVs		14	21	50	50	42	29	
136	Ankeny fine sandy loam, 0 to 2 percent slopes, rarely flooded	10.62	8.6%		IIIs		78	70	68	68	49	48	8
293C	Chelsea-Fayette-Lamont complex, 2 to 9 percent slopes	7.81	6.3%		IIIe		44	41	66	66	57	50	
P163G	Fayette silt loam, paha, 25 to 40 percent slopes	4.67	3.8%		VIIe		5		19	19	16	10	
673E2	Timula silt loam, 14 to 20 percent slopes, moderately eroded	4.11	3.3%		IVe		12	48	57	57	50	54	
P163F2	Fayette silt loam, paha, 18 to 25 percent slopes, eroded	3.33	2.7%		VIIe		19		56	56	38	42	
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	3.32	2.7%		IVs		19	36	51	51	42	29	
673D2	Timula silt loam, 5 to 14 percent slopes, moderately eroded	3.31	2.7%		IIIe		33	58	64	64	59	63	
P163C	Fayette silt loam, paha, 5 to 9 percent slopes	2.86	2.3%		IIIe		76		83	83	72	75	
41B	Sparta loamy sand, 2 to 5 percent slopes	2.44	2.0%		IVs	IIe	42	40	61	61	50	36	

109C	Backbone sandy loam, 5 to 9 percent slopes	2.42	2.0%		IVs		31	15	56	56	48	42		
585	Coland-Spillsville complex, 0 to 2 percent slopes, occasionally flooded	1.75	1.4%		IIW		70	86	77	77	38	68		
484	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	1.10	0.9%		IIW		79	90	86	86	59	73		
142	Chaseburg silt loam, 0 to 2 percent slopes	0.91	0.7%		IIW		79	83	82	82	73	78		
499D	Nordness loam, 5 to 14 percent slopes	0.87	0.7%		VIs		5	5	44	44	38	28		
63F	Chelsea loamy fine sand, 9 to 25 percent slopes	0.71	0.6%		VIIIs		5	5	32	32	25	21		
P163E	Fayette silt loam, paha, 14 to 18 percent slopes	0.18	0.1%		IVe		36		73	73	63	62		
293F	Chelsea-Fayette-Lamont complex, 14 to 25 percent slopes	0.07	0.1%		VIIe		13	11	50	50	39	37		
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	0.06	0.0%		IVe		46	45	68	68	63	63		
<b>Weighted Average</b>							<b>3.62</b>	<b>^</b>	<b>37.5</b>	<b>^</b>	<b>*n 63</b>	<b>*n 63</b>	<b>*n 52.4</b>	<b>*n 48.7</b>

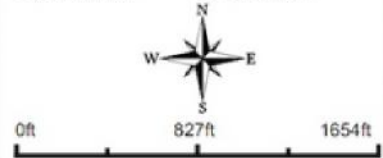
\*\*IA has updated the CSR values for each county to CSR2.  
 ^- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.  
 \*n: The aggregation method is "Weighted Average using all components"  
 ^c: Using Capabilities Class Dominant Condition Aggregation Method  
 \*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.  
 Soils data provided by USDA and NRCS.

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# Wetlands Map



State: Iowa  
 Location: 17-83N-2W  
 County: Jones  
 Township: Hale  
 Date: 11/7/2023



Classification Code	Type	Acres
R4SBC	Riverine	0.98
R4SBA	Riverine	0.83
R2UBH	Riverine	0.24
PUBF	Freshwater Pond	0.07
Total Acres		2.12

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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