

# LAND

# FOR SALE

Des Moines County, IA

**52.1**  
+/- ACRES

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

SCAN FOR MORE INFO



**ELLIOTT VANDENBERG**  
**319-520-7776**

Elliott@HighPointLandCompany.com

Real Estate License:  
S71453000

513 W Bremer Ave  
Waverly, IA 50677



**HIGH POINT**  
**LAND COMPANY**  
HIGHPOINTLANDCOMPANY.COM







# Summary of Property

## 52.1+/- Acres • Des Moines County, IA

**Listing Price: \$450,000**

### DESCRIPTION

High Point Land Company is excited to present this 52.1 +/- acre farm located in southeast Iowa (subject to survey). This property is located in Des Moines County, approximately 3 miles north of Burlington, just east of US 61 off of Irish Ridge Road.

If you are looking for a secluded recreational farm with untapped potential, you need to take a look at this farm.

You enter the property off of Irish Ridge Road with access granted from an easement down the north property line. The property line sits roughly 200 yards off the road, which makes this farm extremely secluded. The farm consists of approximately 11.5 acres tillable with a CSR2 rating of 75.5.

Throughout the farm, there is a good balance between open timber mixed with thick cover areas for holding wildlife. The property features big rolling hills with deep ravines and multiple creeks in the bottoms. The ridges are full of young oaks, hickories, and walnut trees. The farm was recently logged which has created lots of good cover from the new growth that is emerging. On the northeast side of the farm, there is a large creek system that runs north and south. This is a natural travel corridor for wildlife. Towards the east border, there are power lines that run north and south through the farm. Along the power lines, there is lots of thick cover making it a great bedding location for wildlife.

The 11.5-acre crop field has multiple fingers and pockets on it. Any of these pockets could be shaped into great food plot locations as they are very protected. On the crop field's southwest side, there is a beautiful hand-crafted log cabin. This would be an ultimate off-the-grid getaway spot. On the farm, there are great stand locations with natural pinch points coupled with lots of wildlife sign. When looking on satellite, you can see that this farm is very secluded. Whether you are looking for an off-the-grid cabin or an exceptional recreational farm, you need to check this one out. This farm could be shaped into whatever you desire. Call or text Elliott Vandenberg with High Point Land Company at 319-520-7776, so you can see this farm in person!

### Property Address:

2111 Westhills Dr, Fairfield, IA 52556

### Property Features:

- Handcrafted Log Cabin
- Tillable Income
- Close to Town, Fuel, Restaurants, and Equipment
- Food Plot Locations
- Great Natural Pinch Points for Stand Locations
- 75.5 CSR2 on Tillable Acres
- Excellent Hunting



75,000  
ACRES SOLD

# Property Photos





75,000  
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# Aerial Map



Maps Provided by:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Boundary Center: 40° 53' 8.88, -91° 7' 43.94

0ft 577ft 1154ft

6-70N-2W  
Des Moines County  
Iowa



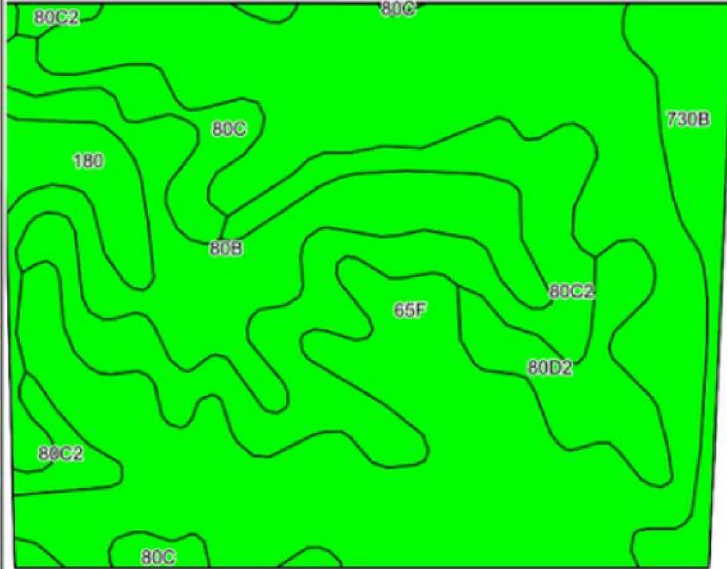
11/7/2023

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



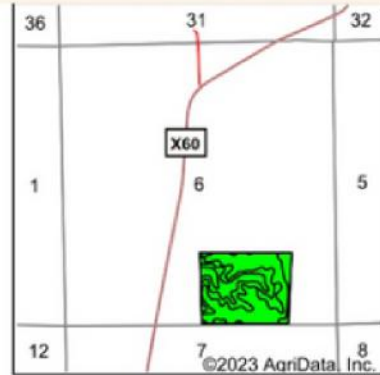


# Soils Map (Entirety)



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Soils data provided by USDA and NRCS.



State: Iowa  
 County: Des Moines  
 Location: 6-70N-2W  
 Township: Tama  
 Acres: 52.45  
 Date: 11/7/2023



Maps Provided By:



Area Symbol: IA057, Soil Area Version: 28

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	
65F	Lindley loam, 18 to 25 percent slopes	26.22	50.0%		Vlle	14	10	58	58	40	43	
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	9.31	17.8%		llle	69	60	74	74	63	61	
80B	Clinton silt loam, 2 to 5 percent slopes	6.98	13.3%		lle	80	80	82	82	70	73	
730B	Nodaway-Cantril-Klum complex, 2 to 5 percent slopes	3.21	6.1%		llw	73	50	80	79	59	72	
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	2.67	5.1%		llle	46	50	71	71	61	57	
80C	Clinton silt loam, 5 to 9 percent slopes	2.34	4.5%		llle	72	65	79	79	67	70	
180	Keomah silt loam, 1 to 3 percent slopes	1.72	3.3%		lw	76	76	90	90	78	79	
<b>Weighted Average</b>						<b>4.74</b>	<b>42.4</b>	<b>37.3</b>	<b>*n 68</b>	<b>*n 68</b>	<b>*n 52.8</b>	<b>*n 55.1</b>

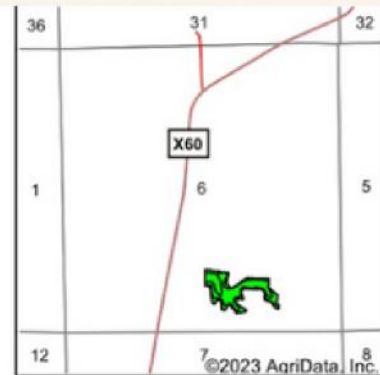
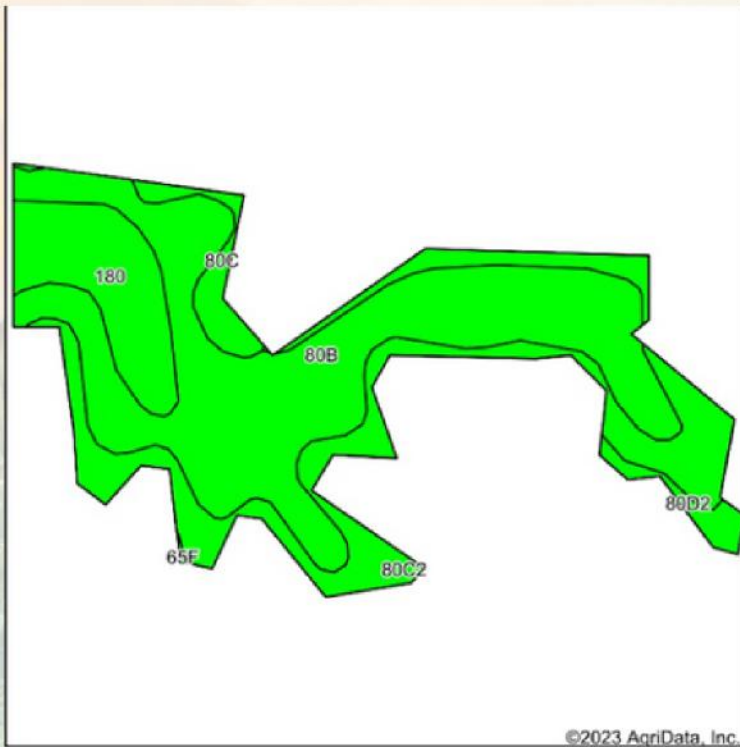
\*\*IA has updated the CSR values for each county to CSR2.

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Soils Map (Tillable)



State: Iowa  
 County: Des Moines  
 Location: 6-70N-2W  
 Township: Tama  
 Acres: 11.39  
 Date: 11/7/2023



Soils data provided by USDA and NRCS.

Area Symbol: IA057, Soil Area Version: 28

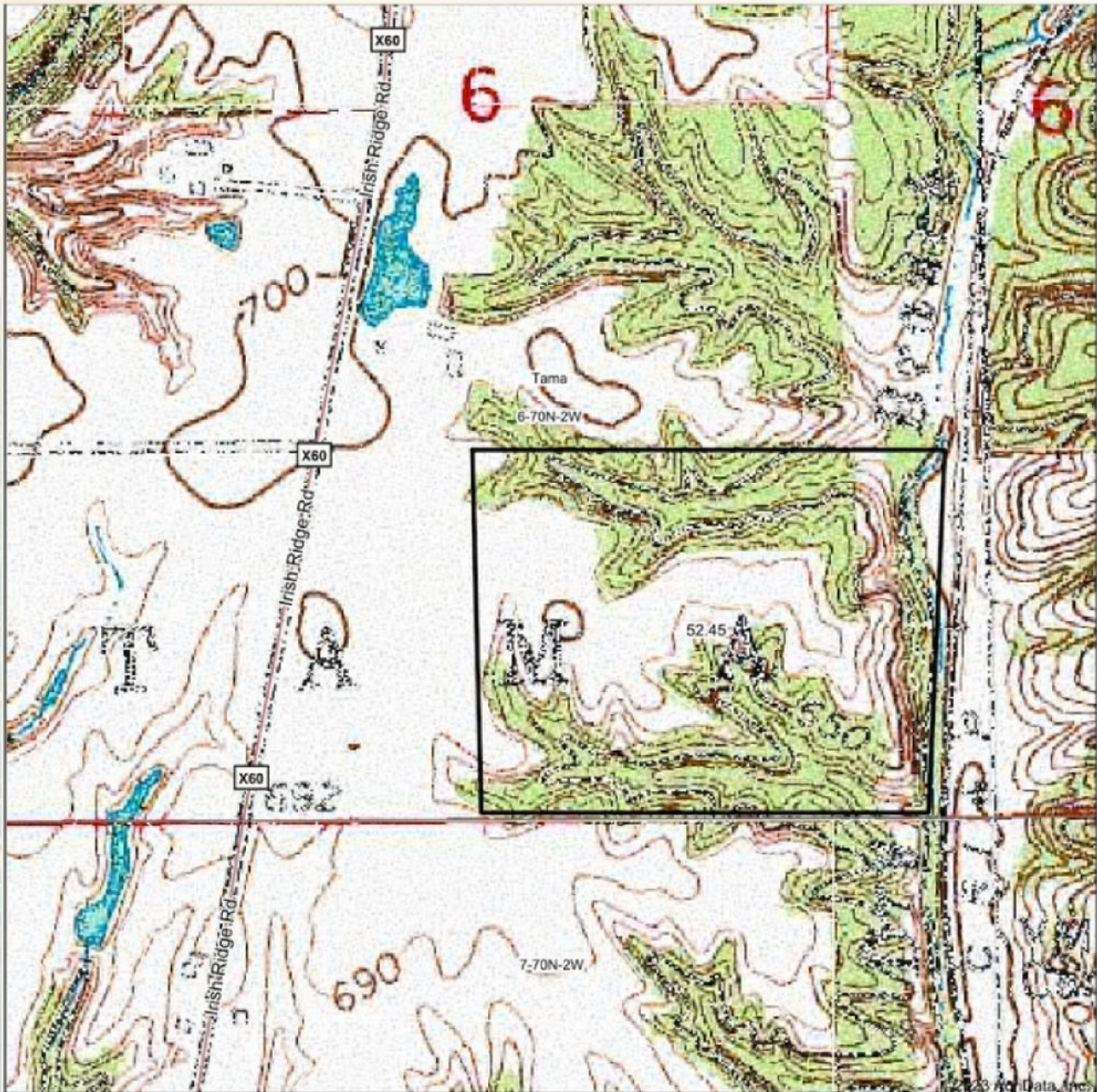
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
80B	Clinton silt loam, 2 to 5 percent slopes	6.15	54.0%		lle	80	80	82	82	70	73	
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	3.03	26.6%		llle	69	60	74	74	63	61	
180	Keomah silt loam, 1 to 3 percent slopes	1.51	13.3%		lw	76	76	90	90	78	79	
80C	Clinton silt loam, 5 to 9 percent slopes	0.44	3.9%		llle	72	65	79	79	67	70	
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	0.26	2.3%		llle	46	50	71	71	61	57	
<b>Weighted Average</b>						<b>2.19</b>	<b>75.5</b>	<b>72.9</b>	<b>*n 80.6</b>	<b>*n 80.6</b>	<b>*n 68.9</b>	<b>*n 70.1</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



75,000  
ACRES SOLD

# Topo Map



Maps Provided By:



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Map Center: 40° 53' 12.06, -91° 7' 51.66

0ft 577ft 1154ft

6-70N-2W  
Des Moines County  
Iowa



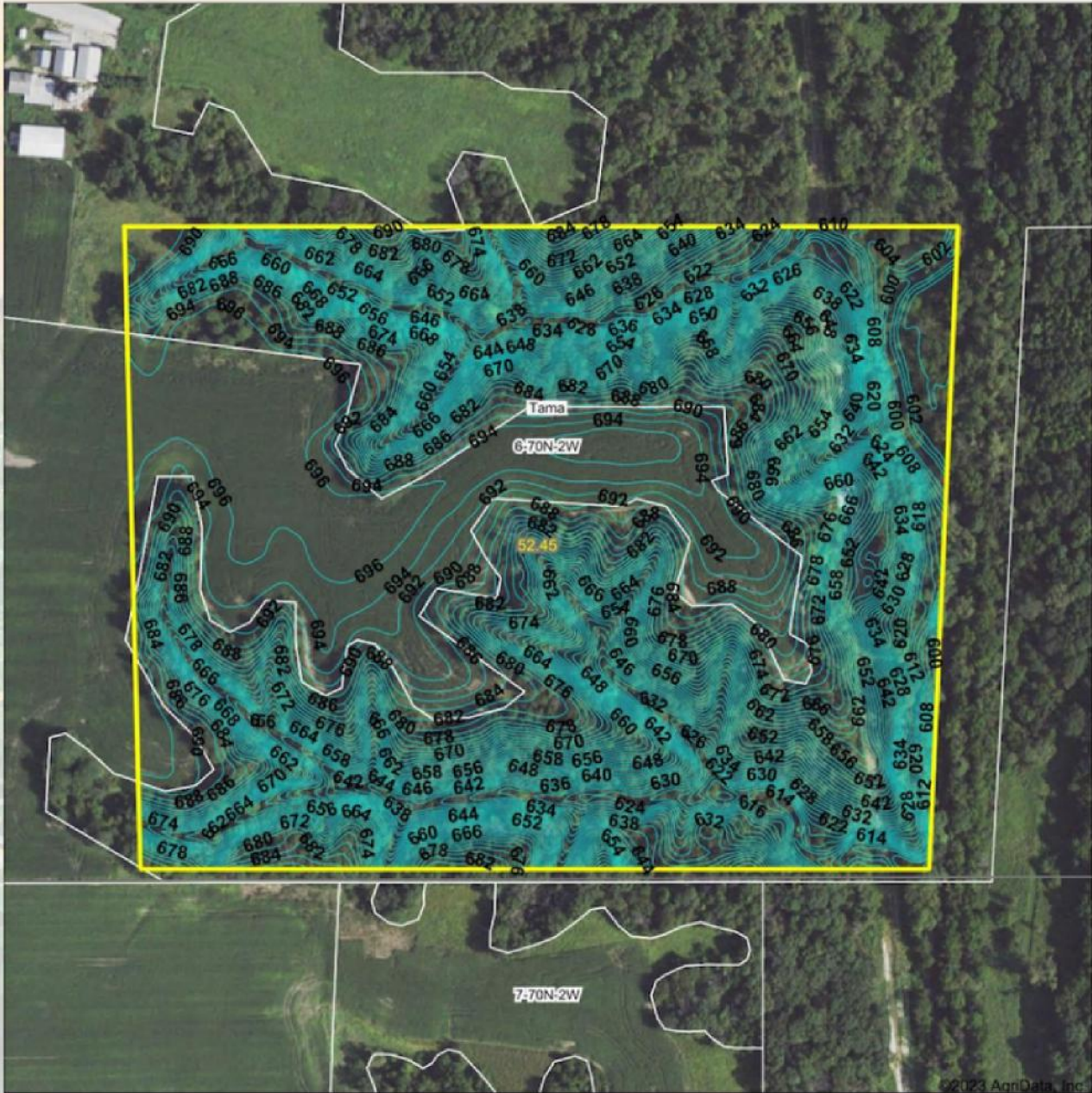
11/7/2023

Field borders provided by Farm Service Agency as of 5/21/2018



**75,000**  
ACRES SOLD

# Topo Contours Map



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE RAFFING  
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Field borders provided by Farm Service Agency as of 6/21/2008

Source: USGS 3 meter dem

Interval(ft): 2.0

Min: 596.0

Max: 698.0

Range: 102.0

Average: 666.0

Standard Deviation: 27.53 ft

0ft 326ft 652ft



11/7/2023

**6-70N-2W**  
Des Moines County  
Iowa

Boundary Center: 40° 53' 8.88, -91° 7' 43.94



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**DES MOINES COUNTY, IA**

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