

LAND

FOR SALE

Floyd County, IA

38.36
+/- 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
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NICK HOPP

319-240-6121

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HIGH POINT LAND COMPANY

HIGHPOINTLANDCOMPANY.COM





Summary of Property

38.36+/- Acres • Floyd County, IA

Listing Price: \$450,000

DESCRIPTION

High Point Land Company is honored to offer an ideal opportunity for both the investor or operator looking to expand their operation with a smaller tract of tillable land. Located just Northwest of Charles City, Iowa in Rudd Township, this progressive area produces strong rental rates and progressive operators.

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 the opportunity to purchase additional land, makes this a unique opportunity.

With many productive soil types on this farm, 36.13+/- acres of tillable land in this tract generates a 74.3 CSR2. With options to operate or lease this farm for the 2024 season, this is a tremendous opportunity to acquire an excellent piece of Iowa farmland.

Property Address:

TBD Kirkwood Ave, Rudd, IA 50471

Property Features:

- 36.13+/- Tillable Acres
- 74.3 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.

*Property lines and acres are subject to survey and are estimates made using digital imagery.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



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Aerial Map



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Maps Provided By:



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Boundary Center: 43° 11' 8.18, -92° 50' 13.13

0ft 308ft 616ft

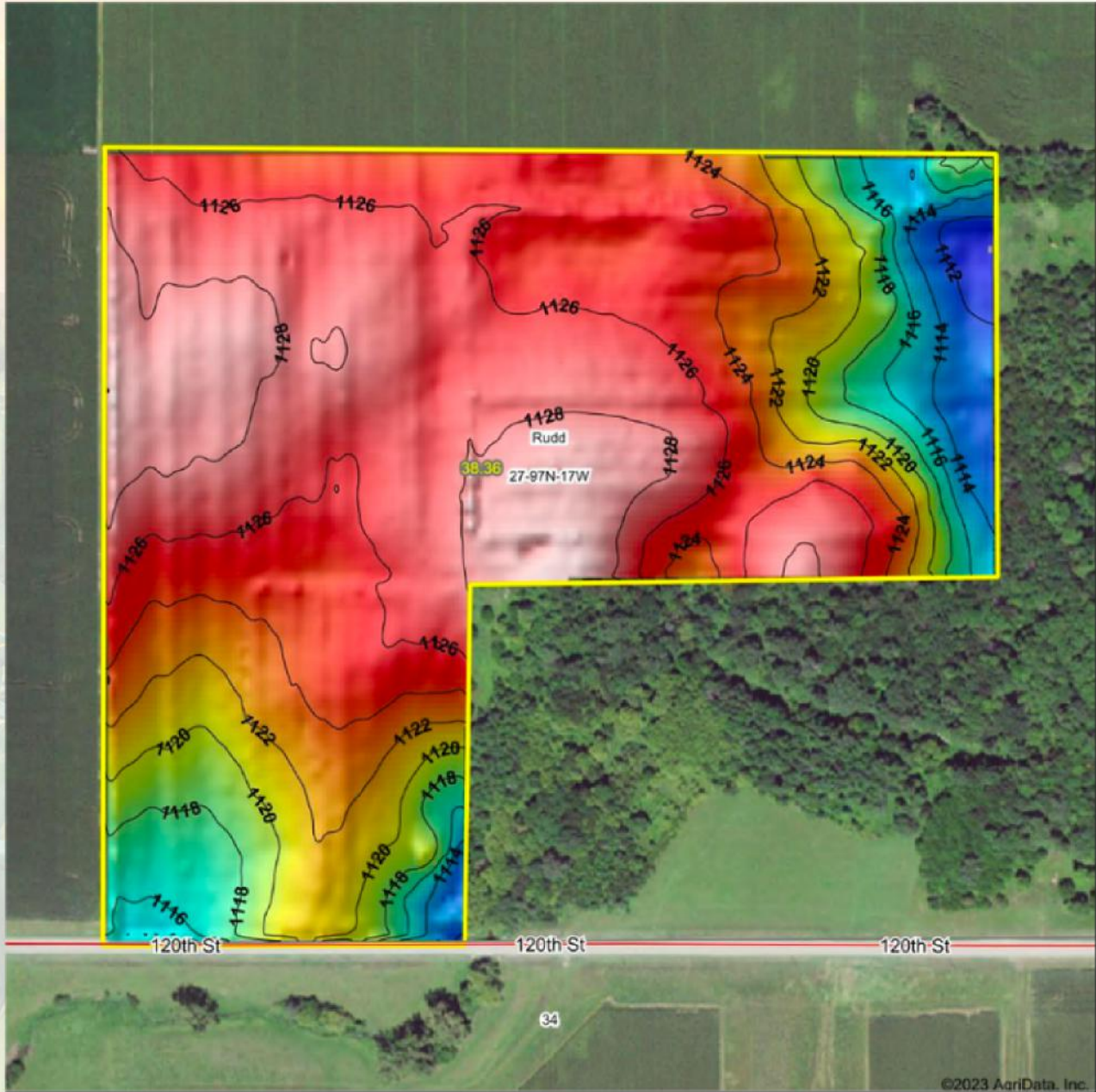
27-97N-17W
Floyd County
Iowa



12/7/2023

75,000
ACRES SOLD

Topo Hillshade Map



Maps Provided By:



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Source: USGS 3 meter dem
 Interval(ft): 2
 Min: 1,110.8
 Max: 1,130.4
 Range: 19.6
 Average: 1,123.8
 Standard Deviation: 4.3 ft



12/7/2023

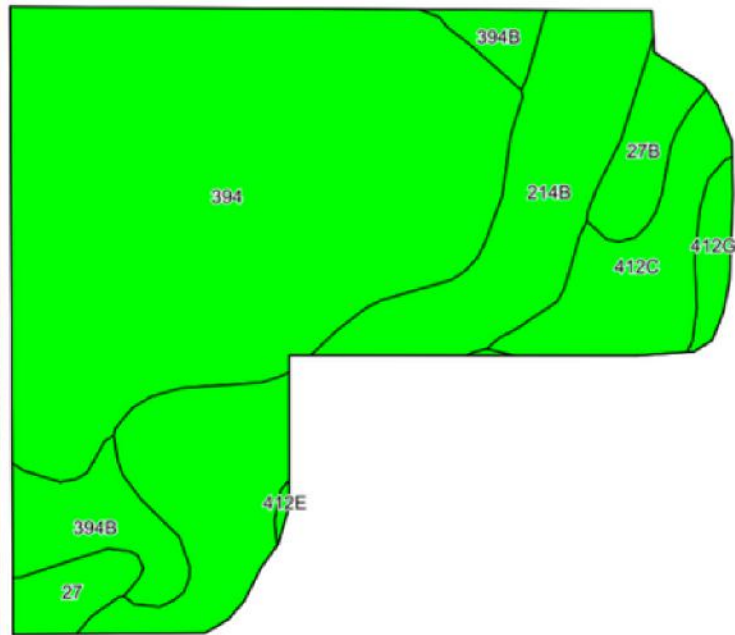
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Boundary Center: 43° 11' 8.18, -92° 50' 13.13

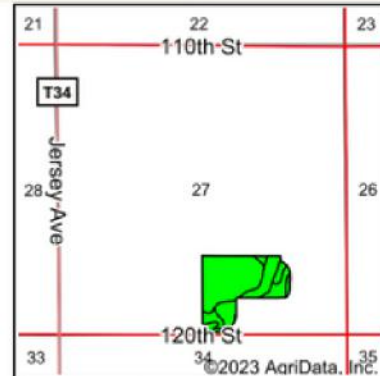
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Soils Map



©2023 AgriData, Inc.



State: **Iowa**
 County: **Floyd**
 Location: **27-97N-17W**
 Township: **Rudd**
 Acres: **36.13**
 Date: **12/7/2023**



Soils data provided by USDA and NRCS.

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	20.00	55.4%		Is	94	89	78	78	71	70	
214B	Rockton loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes	8.30	23.0%		Ile	47	58	52	52	47	36	
412C	Emeline loam, 2 to 9 percent slopes	2.76	7.6%		IVs	7	13	29	26	29	19	
394B	Ostrander loam, 2 to 5 percent slopes	2.32	6.4%		Ile	88	84	77	76	70	68	
27B	Terril loam, 2 to 5 percent slopes	1.19	3.3%		Ile	89	87	96	96	79	89	
27	Terril loam, 0 to 2 percent slopes	0.86	2.4%		I	95	92	97	97	80	91	
412G	Emeline loam, 18 to 40 percent slopes	0.64	1.8%		Vlls	5	5	6	6	6	2	
412E	Emeline loam, 9 to 18 percent slopes	0.06	0.2%		Vls	5	5	25	23	25	16	
Weighted Average						1.67	74.3	74.1	*n 67.9	*n 67.6	*n 61.5	*n 58

**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

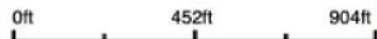
Soils data provided by USDA and NRCS.



Wetlands Map



State: **Iowa**
 Location: **27-97N-17W**
 County: **Floyd**
 Township: **Rudd**
 Date: **12/7/2023**



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/>

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