

# LAND

# FOR SALE

Allamakee County, IA

**65**  
+/- 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



HIGH  
POINT  
REALTY & SERVICE



# Summary of Property

## 65+/- Acres • Allamakee County, IA

**Listing Price: \$527,000**

### DESCRIPTION

High Point land Company is honored to offer a 65+/- acre recreational retreat in the heart of Allamakee County, Iowa!

This tract has everything a whitetail hunter in Northeast Iowa could ask for. With timbered ridges running East and West, this is the ideal scenario to set up on the downwind side of the ridgetop trails to take advantage of both the predominant winds and rising thermals.

With excellent coming from the Southwest of the property, this farm has incredible top access, with an excellent trail system to move throughout the property. These trails have had a tremendous impact on the property by opening up the canopy and allowing for a strong regeneration of young trees and shrubs; providing excellent browse throughout the farm. With a great stand of mature hardwoods, this property also has multiple stands of cedar throughout, providing excellent bedding habitat and thermal cover to hold deer year round.

On the South side of the property, there is roughly 8.5 acres of tillable land, with additional room for food plots. This tillable land adds diversity to the property and could easily be converted into a destination food plot for the entire Village Creek drainage.

This area of Allamakee County has a tremendous track record of producing incredible whitetails, and this property has been an example of that. With minimal effort, this property has produced mature whitetails year after year, which makes this the perfect property to improve with additional food plots in the already cleared openings.

\*There is also an opportunity to purchase an adjoining 8.5 acres with a 42x58 steel building, making for the ultimate recreational getaway. Complete with a kitchen, rough finished living quarters, massive cold storage area, spray foamed and wired with electricity. The overall design has been well thought out and provides the perfect opportunity to finish the building as you see fit to.

### Property Features:

- Multiple Access Points
- Hardwood Timber
- Deer and Turkey Hunting
- Tillable Land
- Opportunity to purchase additional land as well as a 42x58 steel building ready to be finished.

### Driving Directions:

From Waukon, head East approximately 6 miles on Elon Drive, then turn North on Bakku Rd. In approximately 1.5 Miles the property will be on the East side of the road.

\*This property is subject to a survey being completed and all acres and property lines are approximate.

75,000  
ACRES SOLD

# Property Photos



75,000  
ACRES SOLD

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75,000  
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# Property Photos



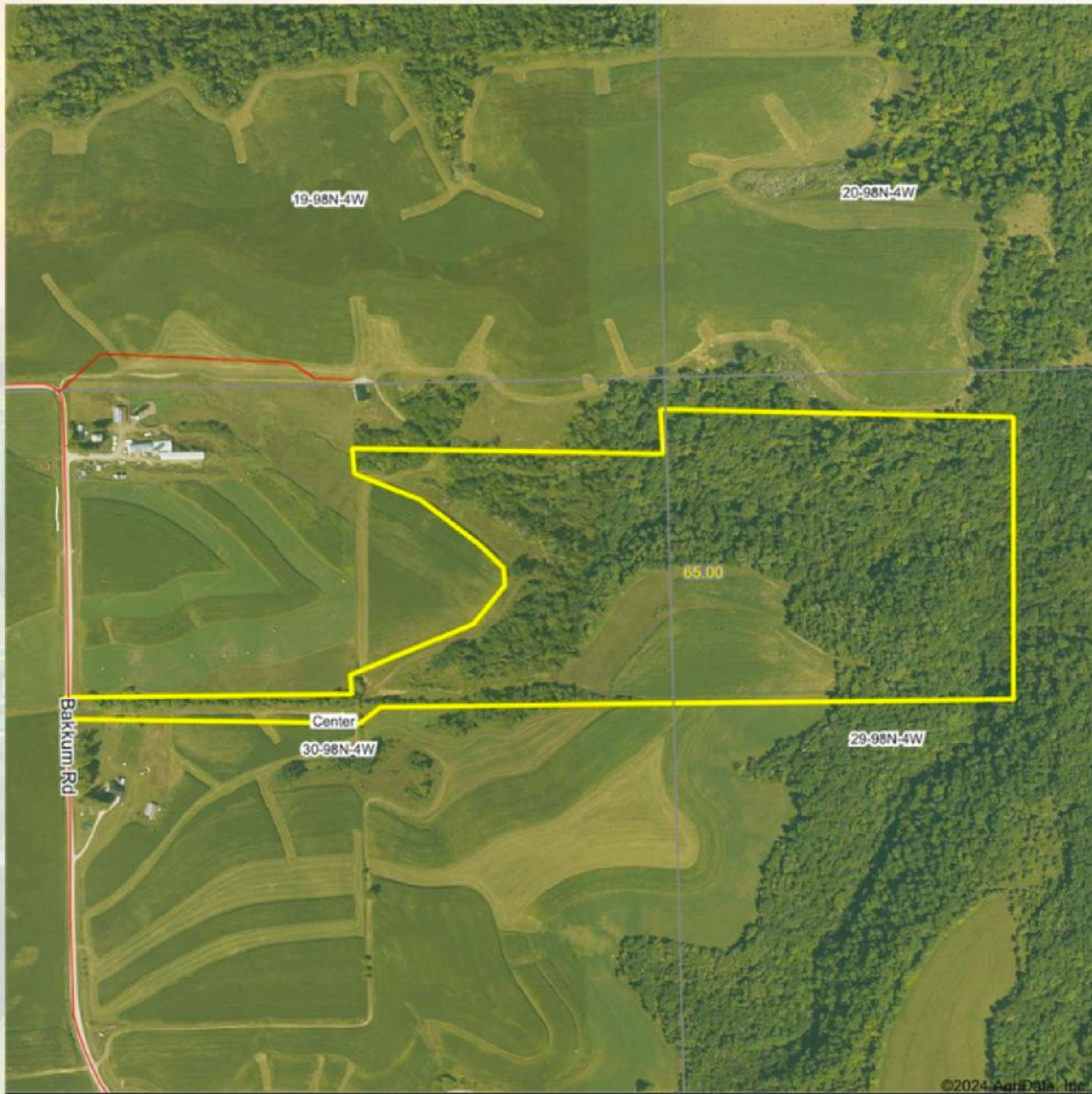
75,000  
ACRES SOLD

# Property Photos



75,000  
ACRES SOLD

# Aerial Map



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Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 43° 16' 52.59, -91° 21' 3.91

0ft 640ft 1280ft

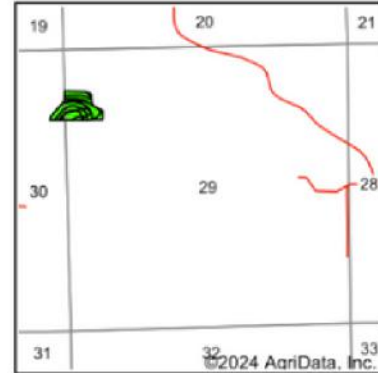
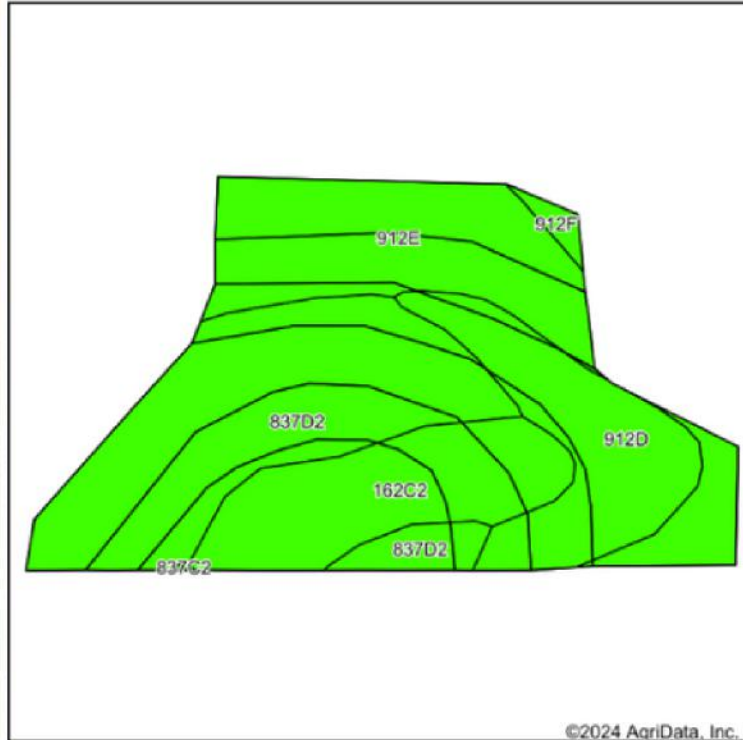
30-98N-4W  
Allamakee County  
Iowa



1/19/2024



# Soils Map



State: **Iowa**  
 County: **Allamakee**  
 Location: **30-98N-4W**  
 Township: **Center**  
 Acres: **8.59**  
 Date: **1/19/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA005, Soil Area Version: 26

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	
837D2	Village silt loam, 9 to 14 percent slopes, moderately eroded	3.14	36.6%		Ille	40	28	62	62	60	47	
912E	Paintcreek silt loam, 14 to 18 percent slopes	2.34	27.2%		Vle	10	10	53	49	53	45	
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	1.52	17.7%		Ille	80	73	85	85	72	72	
912D	Paintcreek silt loam, 9 to 14 percent slopes	1.50	17.5%		IVe	23	13	57	51	56	48	
912F	Paintcreek silt loam, 18 to 30 percent slopes	0.09	1.0%		Vle	5	5	26	26	22	19	
<b>Weighted Average</b>						<b>4.02</b>	<b>35.6</b>	<b>28.2</b>	<b>*n 62.4</b>	<b>*n 60.2</b>	<b>*n 59.1</b>	<b>*n 50.8</b>

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

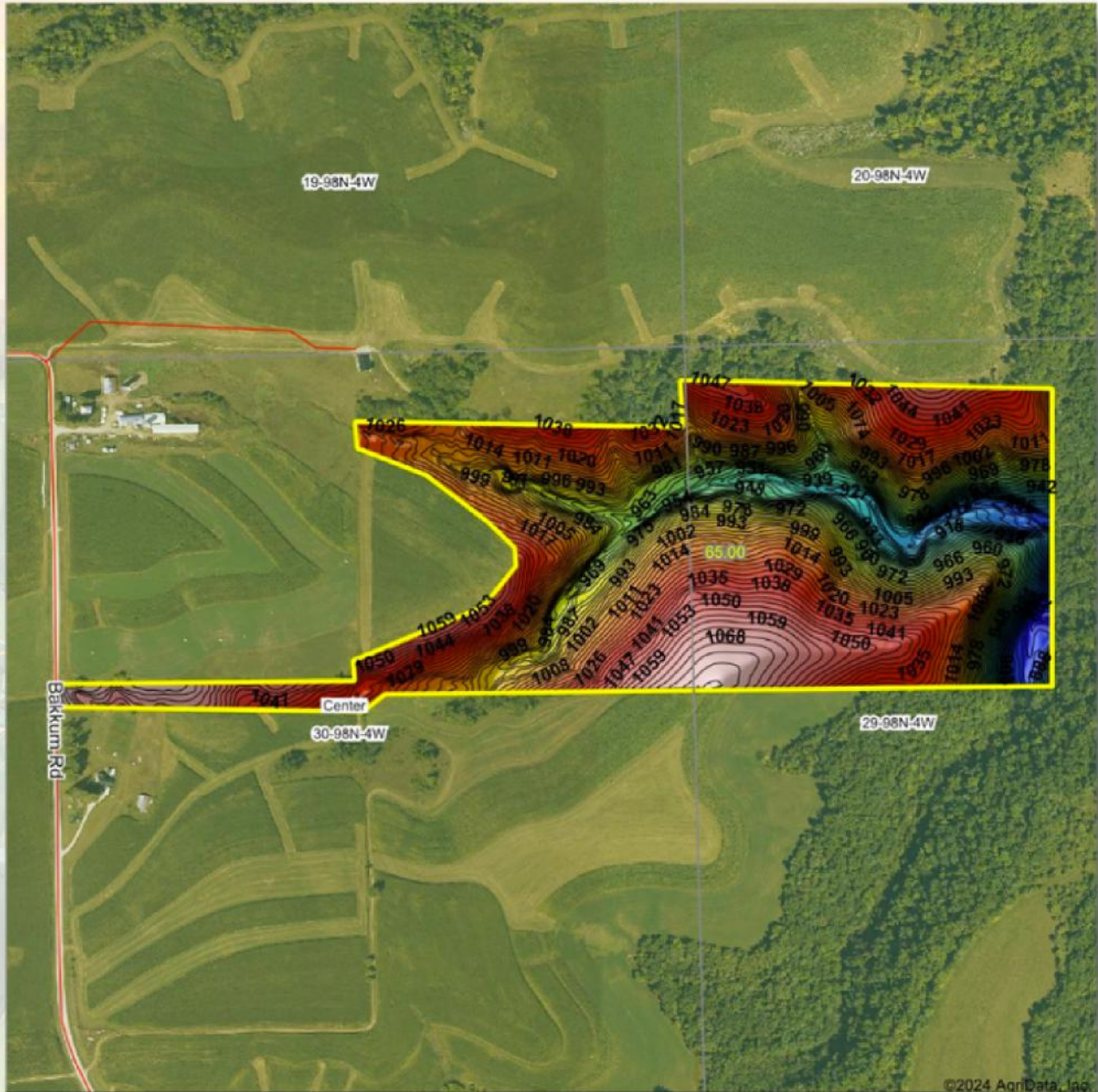
\*n: The aggregation method is "Weighted Average using all components"

\*\*IA has updated the CSR values for each county to CSR2. \*c: Using Capabilities Class Dominant Condition Aggregation Method



75,000  
ACRES SOLD

# Topo Hillshade Map



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Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3

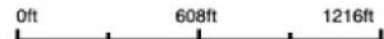
Min: 873.4

Max: 1,089.1

Range: 215.7

Average: 1,004.1

Standard Deviation: 42.95 ft



1/19/2024

**30-98N-4W**  
**Allamakee County**  
**Iowa**

Boundary Center: 43° 16' 52.59, -91° 21' 3.91



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