

LAND

FOR SALE

Floyd County, IA

113.97
+/- 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





Summary of Property

113.97+/- Acres • Floyd County, IA

Listing Price: \$1,584,840

DESCRIPTION

High Point Land company is honored to present an opportunity to purchase an "A" quality piece of highly productive, pattern tiled farmland in Floyd County, Iowa. Consisting of some of the most productive soil types in this county, this farm has been a top producer; with an outstanding yield history.

The FSA office states that this property consists of 112.38 acres of DCP cropland with 4.7 acres of that enrolled in the CRP program. That CRP contract generates an annual payment of \$1,211 and is enrolled through 9/30/2024.

The balance of the cropland consists predominantly Franklin and Maxfield Silt Loams and generates an impressive 84.3 CSR2 across the tillable acres. These dependable soil types, coupled with the pattern tile throughout the farm have produced remarkable yields year after year:

Yield History:

2022 - 230 BU
2021- 235 BU
2020- 76 BU
2019 - 232 BU

This farm's location is ideal, with access to multiple grain markets providing excellent netbacks. The combination of an excellent long term tenant with an aggressive rental rate, productive soils, tile and location quite literally checks all of the boxes to be a first class investment in Iowa Farmland.

Property Address:

TBD 150th Street, Rudd, Iowa

Property Features:

- Tiled
- Highly Productive Soil Types
- 82.7 CSR2
- Option to Operate for the 2024 Season
- Many Local Tenants Available

Driving Directions:

From Rudd, Iowa, go South on Glass Ave 1.5 miles and the farm will be on the West side of the road.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

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° 6' 16.42, -92° 54' 37.77

25-96N-18W
Floyd County
Iowa

0ft 452ft 904ft

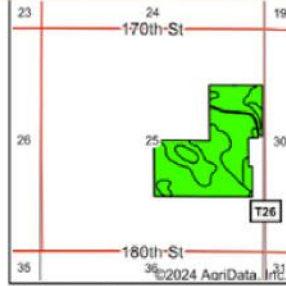
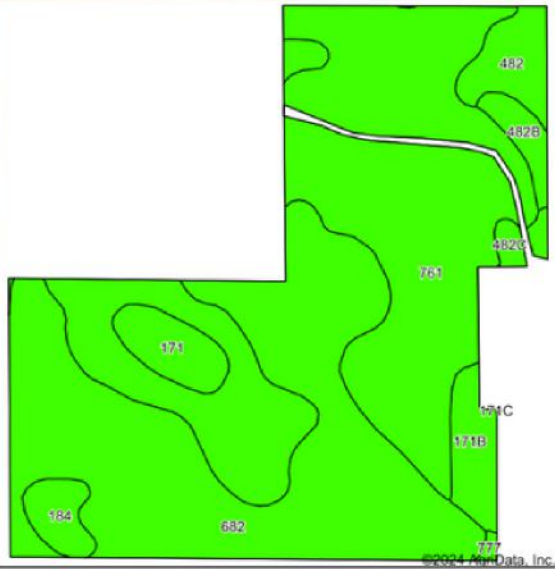


1/11/2024

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



Soils Map



State: **Iowa**
 County: **Floyd**
 Location: **25-96N-18W**
 Township: **Rockford**
 Acres: **106.35**
 Date: **1/11/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA067, Soil Area Version: 29

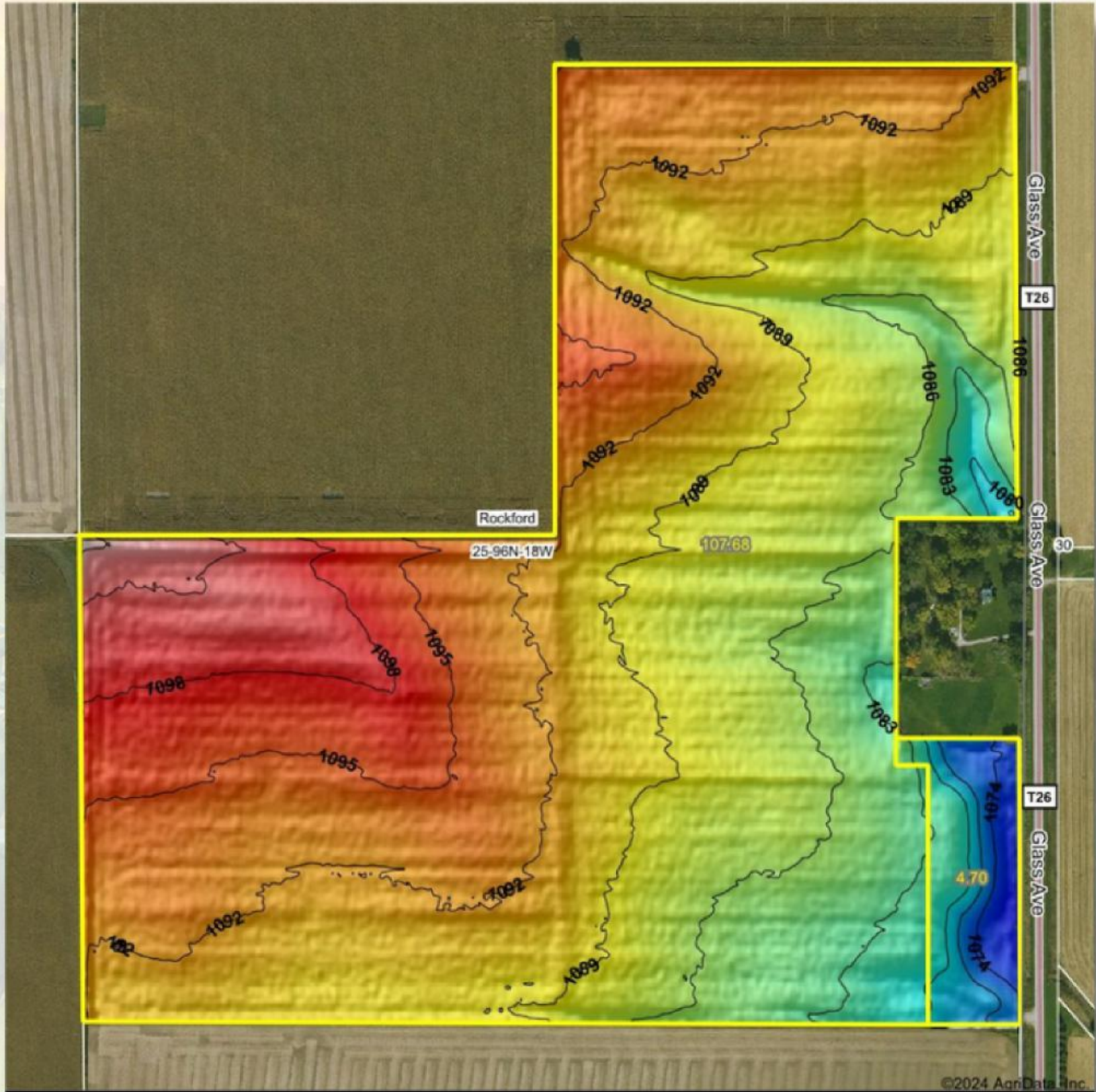
Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	*n NCCPI Overall
761	Franklin silt loam, 1 to 3 percent slopes	48.74	45.8%		lw	85	90								88
682	Maxfield silt loam, 0 to 2 percent slopes	42.48	39.9%		llw	83									79
482	Racine silt loam, 0 to 2 percent slopes	3.52	3.3%		ls	87	84								73
171	Bassett loam, 0 to 2 percent slopes	3.25	3.1%		lw	90	84								93
171B	Bassett loam, 2 to 5 percent slopes	3.25	3.1%		lle	85	79	10.7	6.4	215	3.9	92	6.4	62	86
184	Klinger silty clay loam, 1 to 4 percent slopes	2.14	2.0%		lw	95	95								89

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	*n NCCPI Overall
482B	Racine loam, 2 to 5 percent slopes	1.70	1.6%		lle	76	79								66
482C	Racine loam, 5 to 9 percent slopes	1.05	1.0%		llle	77	64								91
777	Wapsie loam, 0 to 2 percent slopes	0.22	0.2%		lls	51	58								67
Weighted Average						1.47	84.3	-	0.3	0.2	6.6	0.1	2.8	0.2	*n 83.7

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

75,000
ACRES SOLD

Topo Hillshade Map



©2024 AgriData, Inc.

Low Elevation High



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,071.5

Max: 1,106.3

Range: 34.8

Average: 1,090.1

Standard Deviation: 4.95 ft

0ft 429ft 858ft



1/11/2024

25-96N-18W
Floyd County
Iowa

Boundary Center: 43° 6' 16.42, -92° 54' 37.77



Wetlands Map



State: **Iowa**
 Location: **25-96N-18W**
 County: **Floyd**
 Township: **Rockford**
 Date: **1/11/2024**



0ft 668ft 1335ft

Classification Code	Type	Acres
R4SBC	Riverine	1.03
PEM1Cx	Freshwater Emergent Wetland	0.01
Total Acres		1.04

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



156EZ

FARM: 6728

Iowa
Floyd

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

Prepared: 11/12/21 8:54 AM
Crop Year: 2022
Page: 1 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
	6190/6728 to 6735 (2010)	2010 - 103

Farms Associated with Operator:

ARC/PLC G/W Eligibility: Eligible

CRP Contract Number(s): 11218B

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
112.38	112.38	112.38	0.0	0.0	0.0	4.7	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	107.68	0.0	0.0	0.0				

ARC/PLC

PLC CORN	ARC-CO NONE	ARC-IC NONE	PLC-Default NONE	ARC-CO-Default NONE	ARC-IC-Default NONE
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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	107.68	167	4.22
Total Base Acres:	107.68		

Tract Number: 273 Description 25-96-18 Rockford

FSA Physical Location : Floyd, IA ANSI Physical Location: Floyd, IA

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
112.38	112.38	112.38	0.0	0.0	0.0	4.7	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	107.68	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	107.68	167	4.22
Total Base Acres:	107.68		

Owners: SUMMIT AG FUND III LLP

Other Producers: None

75,000
ACRES SOLD

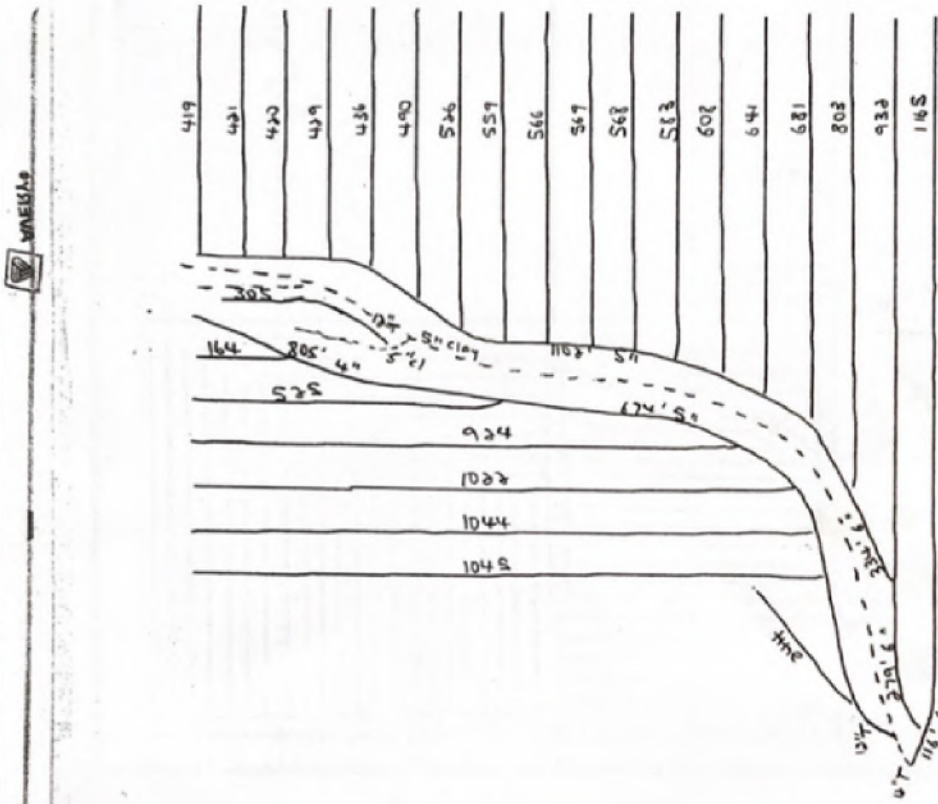
North Tile Map

ap' 2. gps

North

North 40

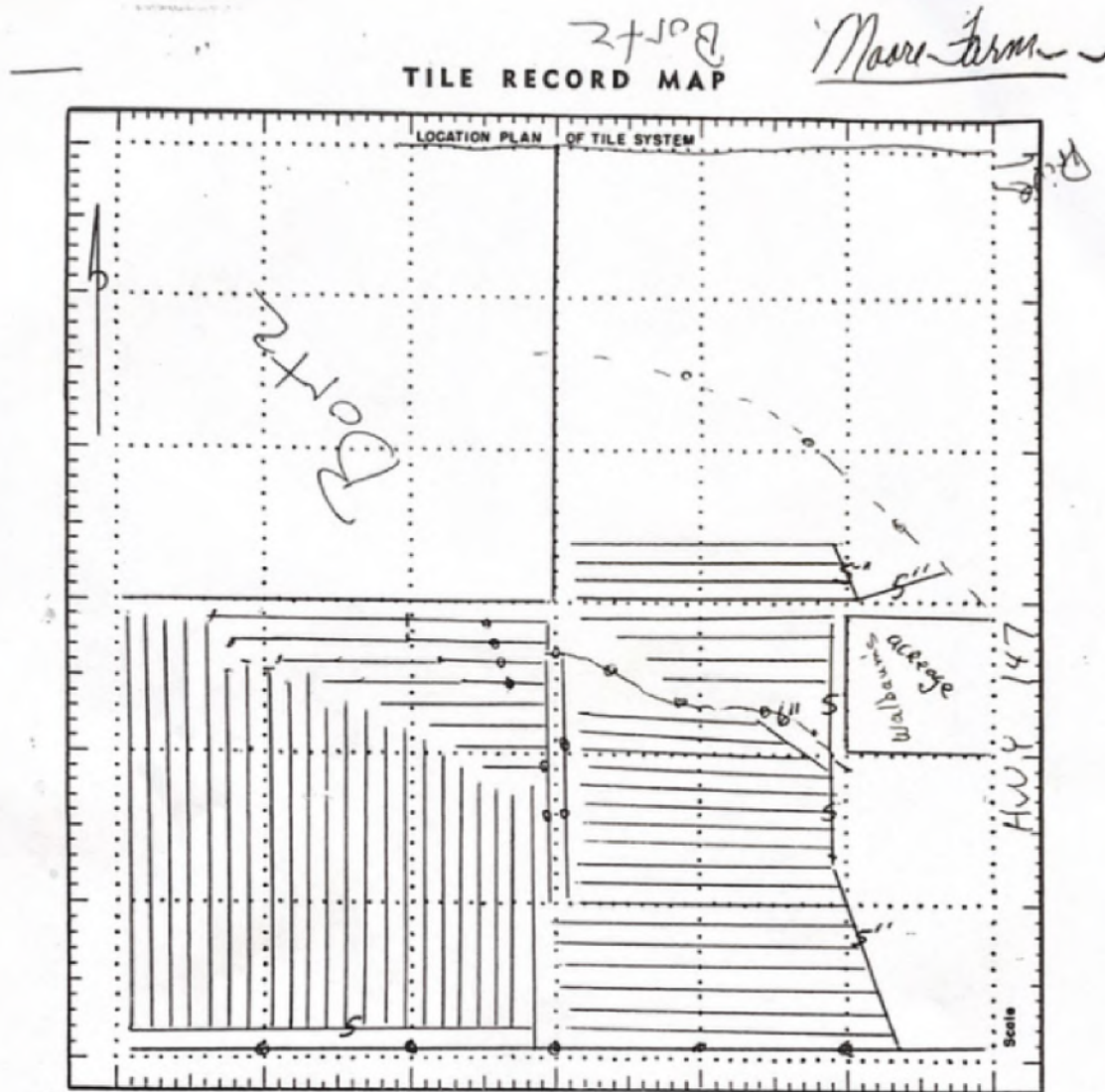
12" T2 - 3
6" 729'
5" 1776'
4" 16,794'



Customer: Tony Wood		Farm South of Elida	
Location: North 40			
Scale: 200 feet	Spacing:	Date:	
POPP FARM DRAINAGE			



South Tile Map



NAME Bob Wood

Section _____ Township _____ County _____

Contractor _____ Date installed _____

Amount of tile installed 5" _____ 6" _____ 8" _____
10" _____ 12" _____ Larger _____

Regular inspection of the tile system is essential. Prompt repair of any failure will keep the system in working order and maintenance costs low.

IOWA DRAINAGE, INC. SHEFFIELD, IOWA 50475
Jim Blood — Telephone 515-892-4330

113.97
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