

# LAND

# FOR SALE

Clayton County, IA

**78.02**  
+/- ACRES

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

SCAN FOR MORE INFO



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S68963000

513 W Bremer Ave  
Waverly, IA 50677



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





# Summary of Property

## 78.02+/- Acres • Clayton County

**Listing Price: \$900,000**

### **DESCRIPTION**

High Point Land Company is pleased to present 78.02+/- acres located in section 29 of Marion Township, Clayton County Iowa. This property is an excellent opportunity to expand your farming operation or your land portfolio. With 72.46 FSA certified cropland acres and an average CSR2 of 62.4, this farm will provide solid returns for decades to come. With excellent access off of Abbey Road, and 3 miles from Elgin Iowa, this tract provides some beautiful buildable sites that overlook the west end of the property.

The farm offers an opportunity to clear some trees in fence lines and in the creek line to expand the tillable acres. The tillable acres consist mostly of the highly productive Fayette silt loam, Huntsville silt loam and Downs silt loam and offer opportunities for contour farming and no till practices- to make this a high yielding farm for generations to come.

With excellent proximity to the Turkey River, multiple trout streams, as well as a short drive to Elkader or West Union, this farm is the perfect investment. For more information, call Iowa Land Specialist Matt Tobin at 563-451-7390 or email [matt@highpointlandcompany.com](mailto:matt@highpointlandcompany.com).

### **Property Address:**

TBD Abbey Rd, Elgin, IA 52141

### **Property Features:**

- 78.92+/- Acres
- 72.46 FSA Certified Cropland Acres
- 62.4 CSR2 across the Tillable Acres
- 93% Tillable Income Producing Land
- Exterior Fence
- Excellent access via Abbey Road
- Buildable Site
- 2.4 miles from Elgin
- 6.8 miles Northeast of Wadena

### **Driving Directions:**

From Elgin, travel .25 miles South on Acorn Road, Turn Left (East) on Abbey Road, Travel 3 miles and the farm Lays on the Right (West) side of the road next to the Cemetary

75,000  
ACRES SOLD

# Property Photos



75,000  
ACRES SOLD

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# Property Photos



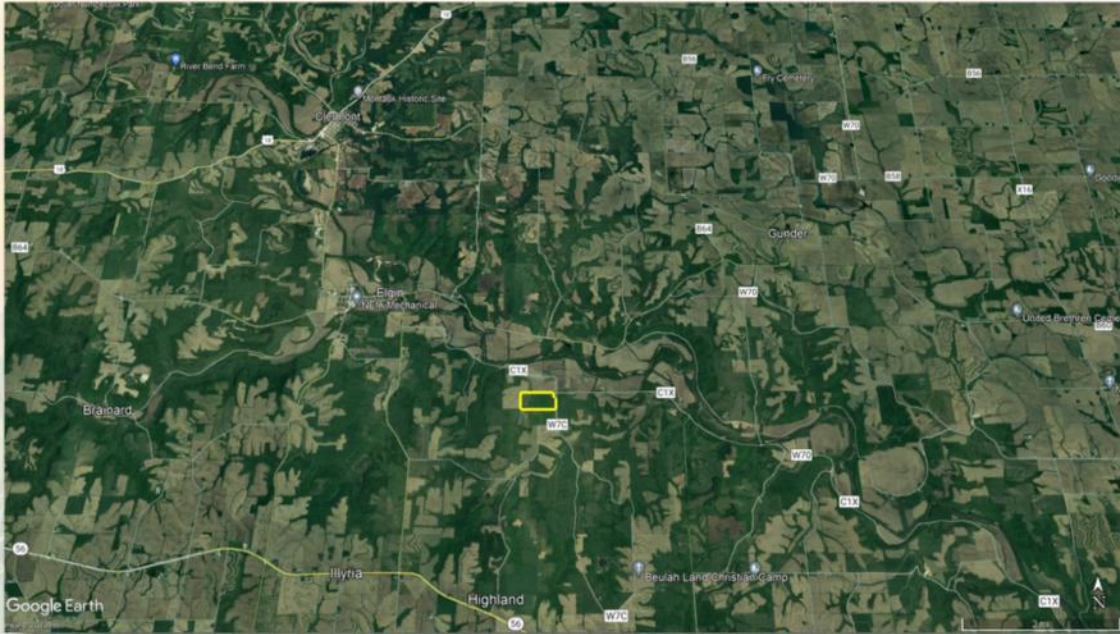
75,000  
ACRES SOLD

# Property Lines



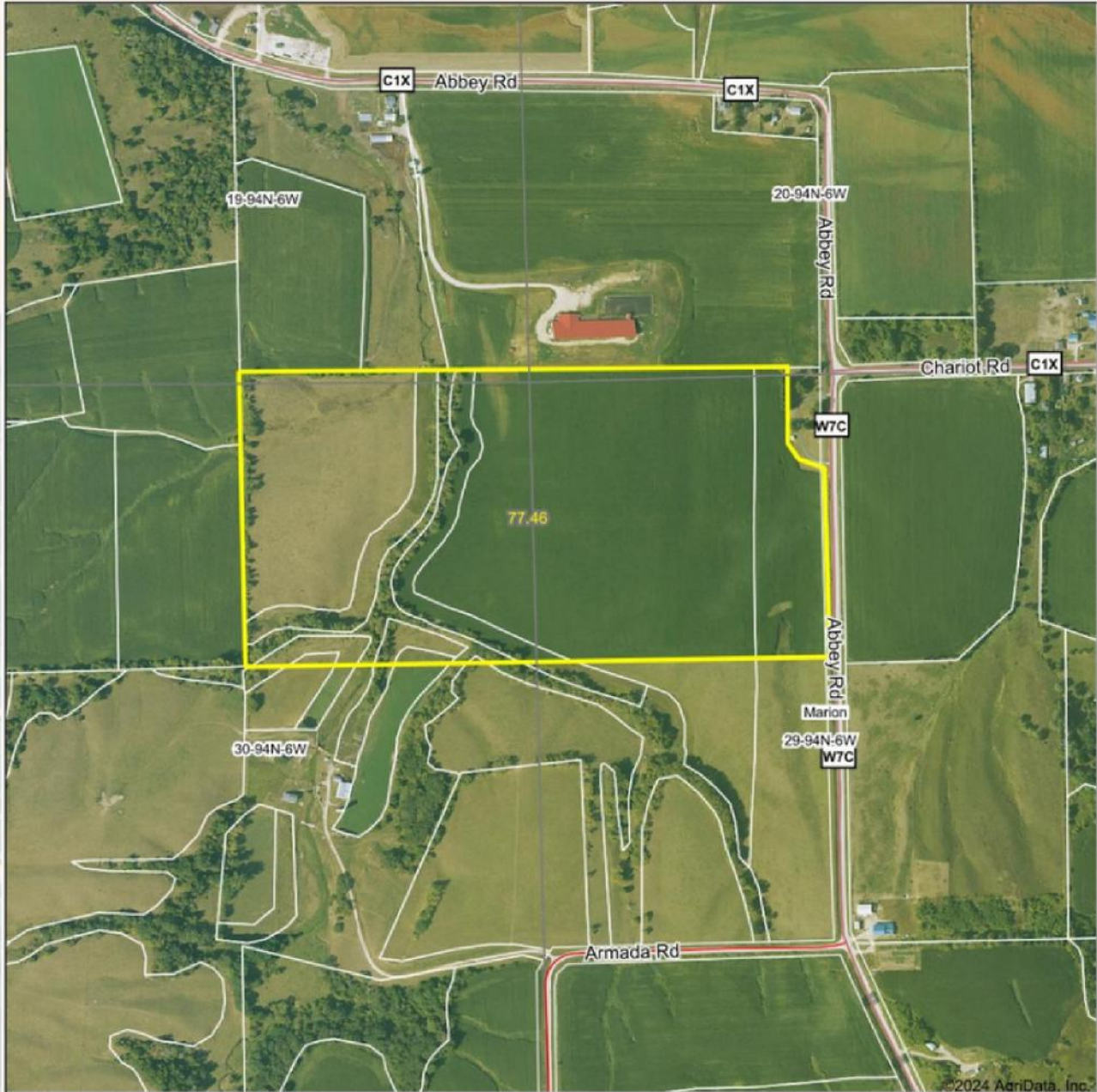
75,000  
ACRES SOLD

# Property Location



75,000  
ACRES SOLD

# Aerial Map



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
www.AgrDataInc.com

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

Boundary Center: 42° 55' 58.76, -91° 35' 13.64

0ft 699ft 1399ft

29-94N-6W  
Clayton County  
Iowa

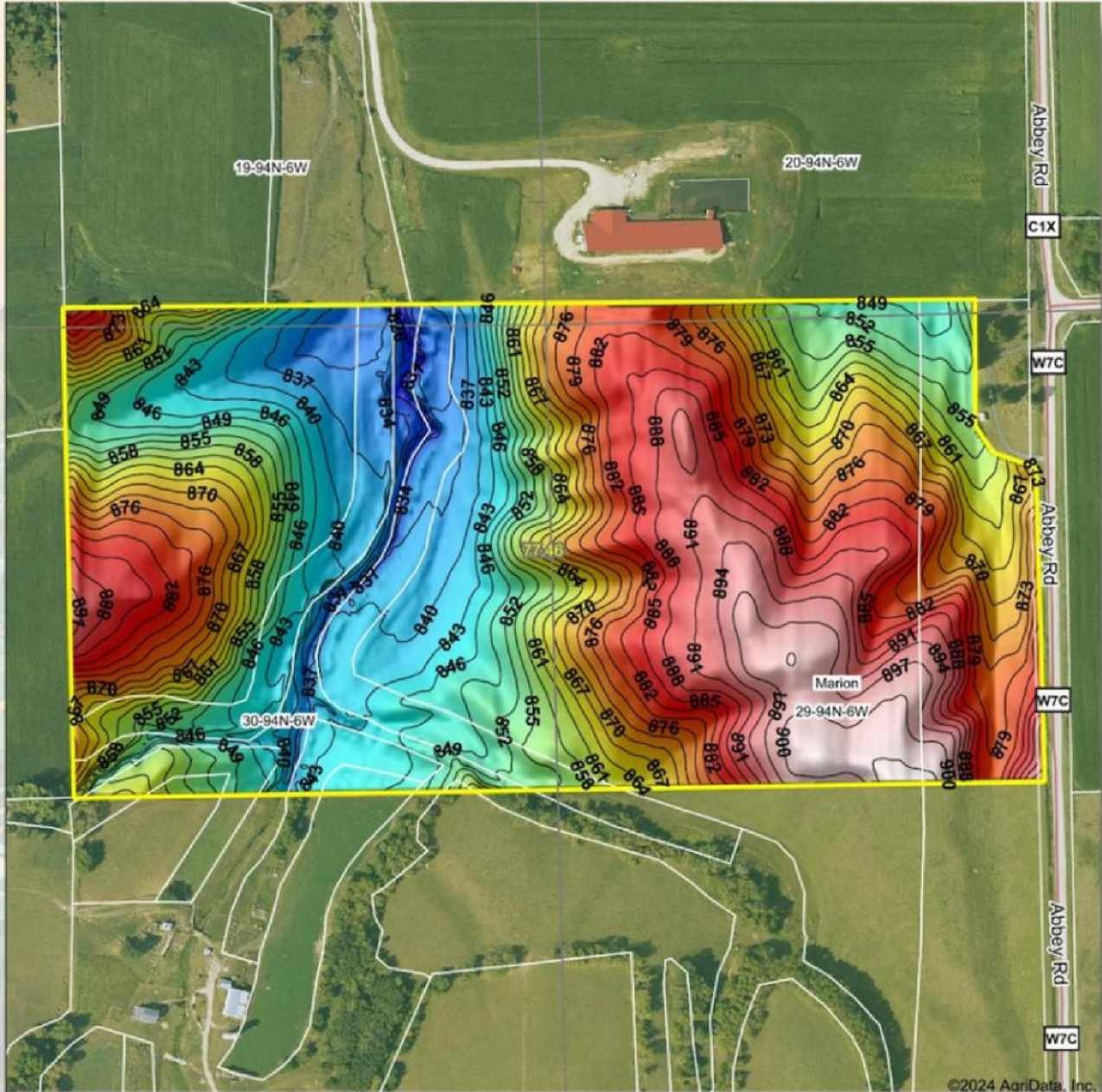


2/1/2024



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# Topo Hillshade Map



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

Source: USGS 3 meter dem

Interval(ft): 3

Min: 823.9

Max: 904.1

Range: 80.2

Average: 865.0

Standard Deviation: 19.75 ft



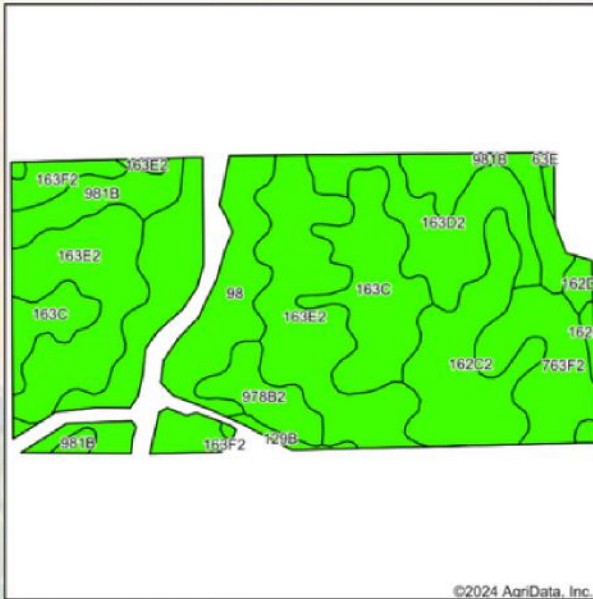
2/1/2024

**29-94N-6W**  
Clayton County  
Iowa

Boundary Center: 42° 55' 58.76, -91° 35' 13.64



# Soils Map



State: **Iowa**  
 County: **Clayton**  
 Location: **29-94N-6W**  
 Township: **Marion**  
 Acres: **72.21**  
 Date: **2/1/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA043, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	16.22	25.2%			iVe	35	74	74	62	56
98	Huntsville silt loam, 0 to 2 percent slopes	12.98	18.0%			lw	89	84	84	71	74
163C	Fayette silt loam, 5 to 9 percent slopes	8.87	12.3%			llle	75	86	86	75	74
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	8.20	11.4%			llle	80	85	85	72	72
981B	Worthen silt loam, 2 to 5 percent slopes	6.56	9.1%			lle	94	89	89	77	83
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	6.50	9.0%			llle	46	78	78	66	62
763F2	Exette silt loam, 18 to 25 percent slopes, moderately eroded	5.41	7.5%			Vle	28	55	55	41	46
978B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	2.58	3.6%			lle	84	81	81	72	72
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	1.45	2.0%			Vle	18	59	59	40	42
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	0.80	1.1%			llle	54	81	81	69	67

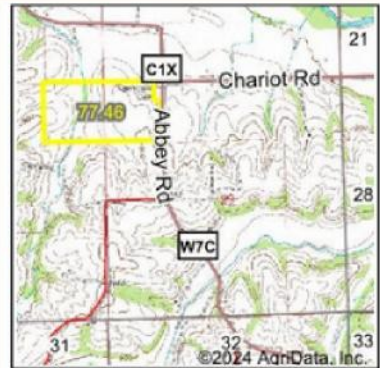


Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	0.54	0.7%			llw	73	85	85	72	83
63E	Chelsea loamy fine sand, 14 to 25 percent slopes	0.10	0.1%			Vlls	5	32	32	26	21
<b>Weighted Average</b>						<b>3.05</b>	<b>62.4</b>	<b>*n 78.9</b>	<b>*n 78.9</b>	<b>*n 66.5</b>	<b>*n 66.6</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**  
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# Wetlands Map



State: Iowa  
 Location: 29-94N-6W  
 County: Clayton  
 Township: Marion  
 Date: 2/1/2024



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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0ft 659ft 1318ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	0.65
Total Acres		0.65

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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