

# LAND

# FOR SALE

Winneshiek County, IA

**4.66**  
+/- 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  
LAND COMPANY





# Summary of Property

## 4.66+/- Acres • Winneshiek County, IA

**Listing Price: \$59,900**

### **DESCRIPTION**

High Point Land company is honored to offer an excellent opportunity to purchase a small tract of land just outside of the city limits of Fort Atkinson, IA.

Smaller tracts suitable for building just outside of town are hard to come by in Winneshiek county. With excellent elevation offering scenic views to both the East and West make this particular tract extremely desirable. With quick access to paved w14, this is an excellent opportunity to build your forever home or expand a local business needing space to grow.

This tract is currently enrolled in the CRP program which could be transferred to the buyers, to continue producing income on the land not being used for potential development.

### **Property Address:**

TBD W14, Ft. Atkinson, IA

### **Property Features:**

- Access to W14
- Excellent Elevation
- Potential Building Site
- CRP Income

### **Driving Directions:**

From downtown Fort Atkinson, Iowa head West on W14 until you exit city limits and the property will be on the North Side of the road.



75,000  
ACRES SOLD

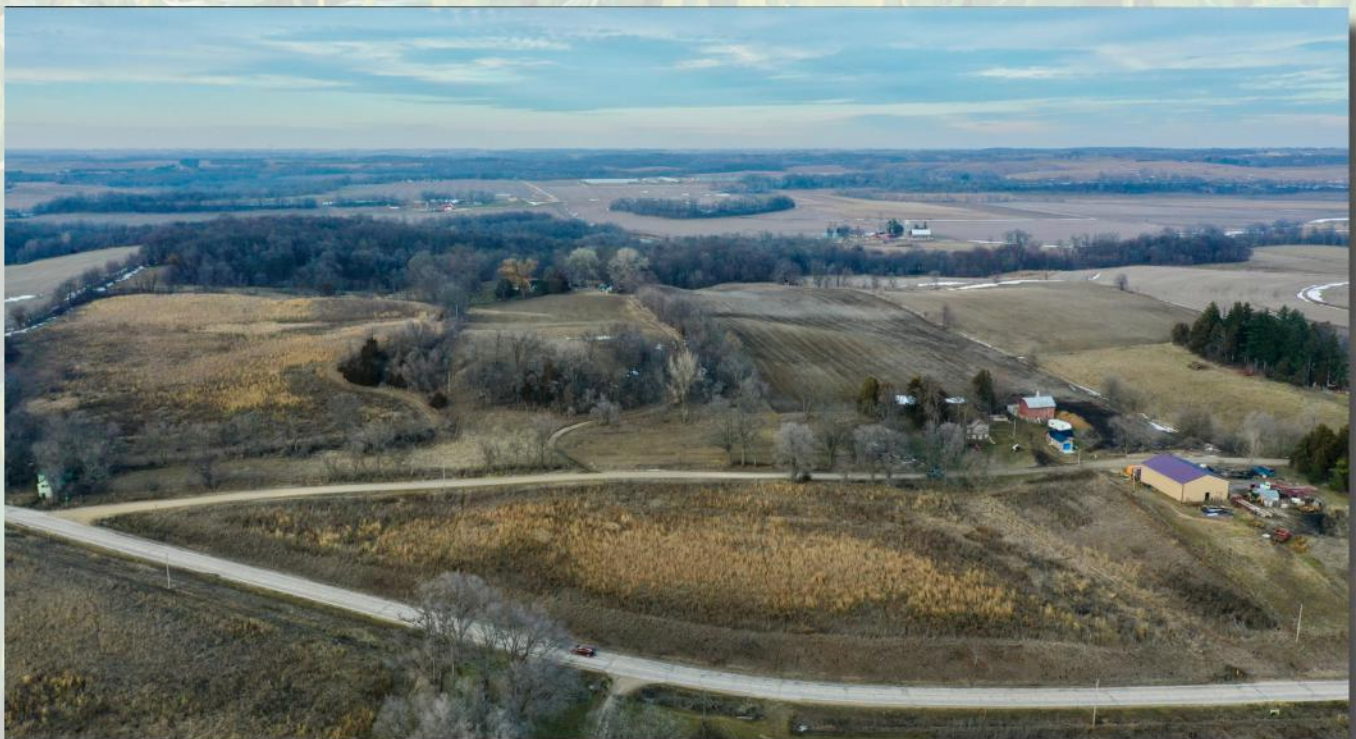
# Property Photos





75,000  
ACRES SOLD

# Property Photos





75,000  
ACRES SOLD

# Aerial Map



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Maps Provided By:



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Boundary Center: 43° 8' 49.21, -91° 56' 59.68

0ft 220ft 441ft

7-96N-9W  
Winneshiek County  
Iowa



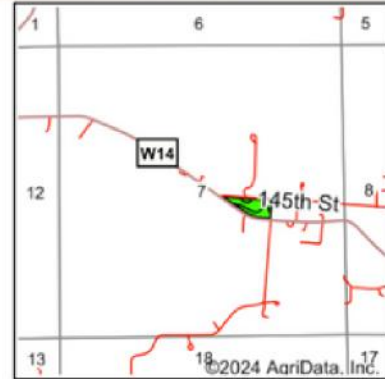
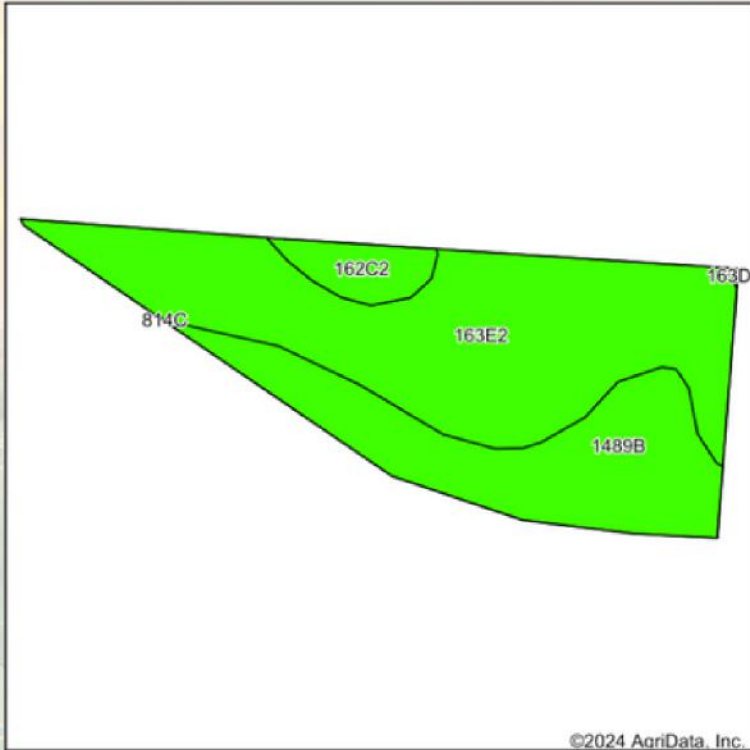
2/8/2024

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





# Soils Map



State: **Iowa**  
 County: **Winneshiiek**  
 Location: **7-96N-9W**  
 Township: **Washington**  
 Acres: **4.66**  
 Date: **2/8/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: IA191, Soil Area Version: 32

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
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	2.88	61.8%		IVe	35	46	74	74	62	58
1489B	Lawson-Ossian complex, 0 to 4 percent slopes	1.52	32.6%		IIw	77	82	75	63	46	75
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	0.26	5.6%		IIIe	80		85	85	72	72
<b>Weighted Average</b>						<b>3.29</b>	<b>51.2</b>	<b>*n 74.9</b>	<b>*n 71</b>	<b>*n 57.3</b>	<b>*n 64.3</b>

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

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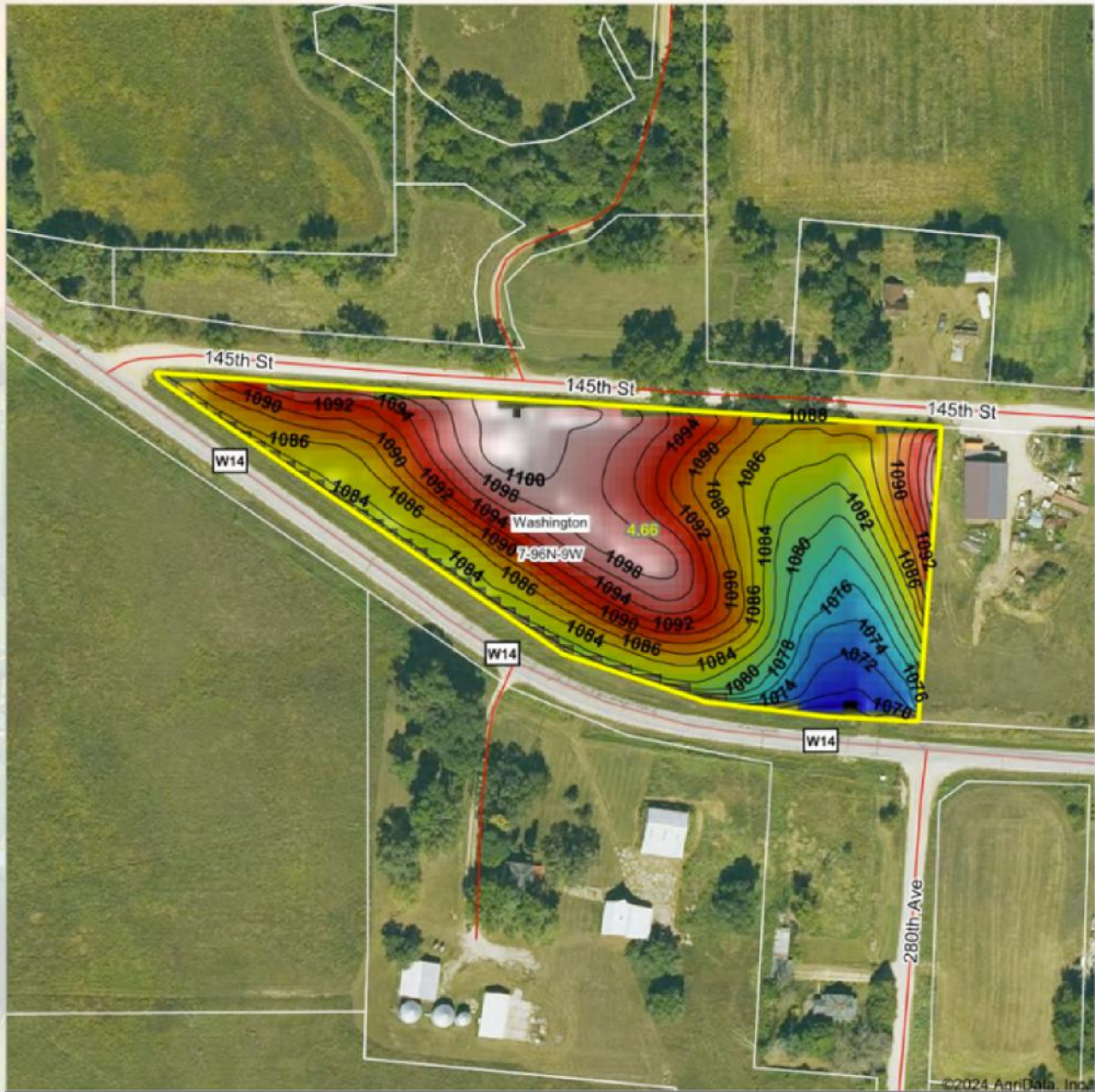
\*n: The aggregation method is "Weighted Average using all components"

\*\*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



**HIGH POINT**  
LAND COMPANY

Maps Provided by:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Client borders provided by Esri, Google, AeroMap, and USGS.

Source: USGS 3 meter dem

Interval(ft): 2

Min: 1,069.1

Max: 1,101.6

Range: 32.5

Average: 1,088.7

Standard Deviation: 7.64 ft

0ft 177ft 354ft



2/8/2024

**7-96N-9W**  
**Winneshiek County**  
**Iowa**

Boundary Center: 43° 8' 49.21, -91° 56' 59.68



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