

LAND

FOR SALE

Bremer County, IA

61.7
+/- 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:
S67953000

513 W Bremer Ave
Waverly, IA 50677

NOAH HOPP

319-240-9257

Noah@HighPointLandCompany.com



HIGH POINT LAND COMPANY

HIGHPOINTLANDCOMPANY.COM





Summary of Property

61.7+/- Acres • Bremer County, IA

Listing Price: \$675,000

DESCRIPTION

High Point Land Company is honored to present the Keigan Farm located in Bremer County, IA.

Located Northeast of Plainfield, IA in section 17 of Polk Township, sits 61.7+/- acres that has everything! Nestled in the Northeast corner of this property sits a secluded building site that includes 1,458sqft house and a 1/2 acre pond making it the ultimate retreat.

In addition to this beautiful building site there are 30.62 acres of FSA Certified Cropland that are currently enrolled in the Conservation Reserve Program. These acres are producing an income of \$9,488 annually.

The remaining balance of this farm consists of timber that truly offers a great opportunity. With a great number of stand locations and the potential for strategically placed food plots there is no doubt that this farm could become the local haven for Whitetails come Fall.

If you are interested in this property or would like to set up a private showing, contact Iowa Land Specialist Noah Hopp at 319-240-9257 or email Noah@highpointlandcompany.com.

Property Address:

1198 120th Street, Plainfield, IA 50666

Property Features:

- Bremer County, IA
- Ultimate Retreat
- CRP - \$9,488 Annually
- Pond

Driving Directions:

From Plainfield, IA head East on 140th St. for 1.5 miles. Turn North onto Casper for 1.5 miles. Turn left onto 120th St. and travel west for 1 mile. Property will be on the south side of road. Watch for signs.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



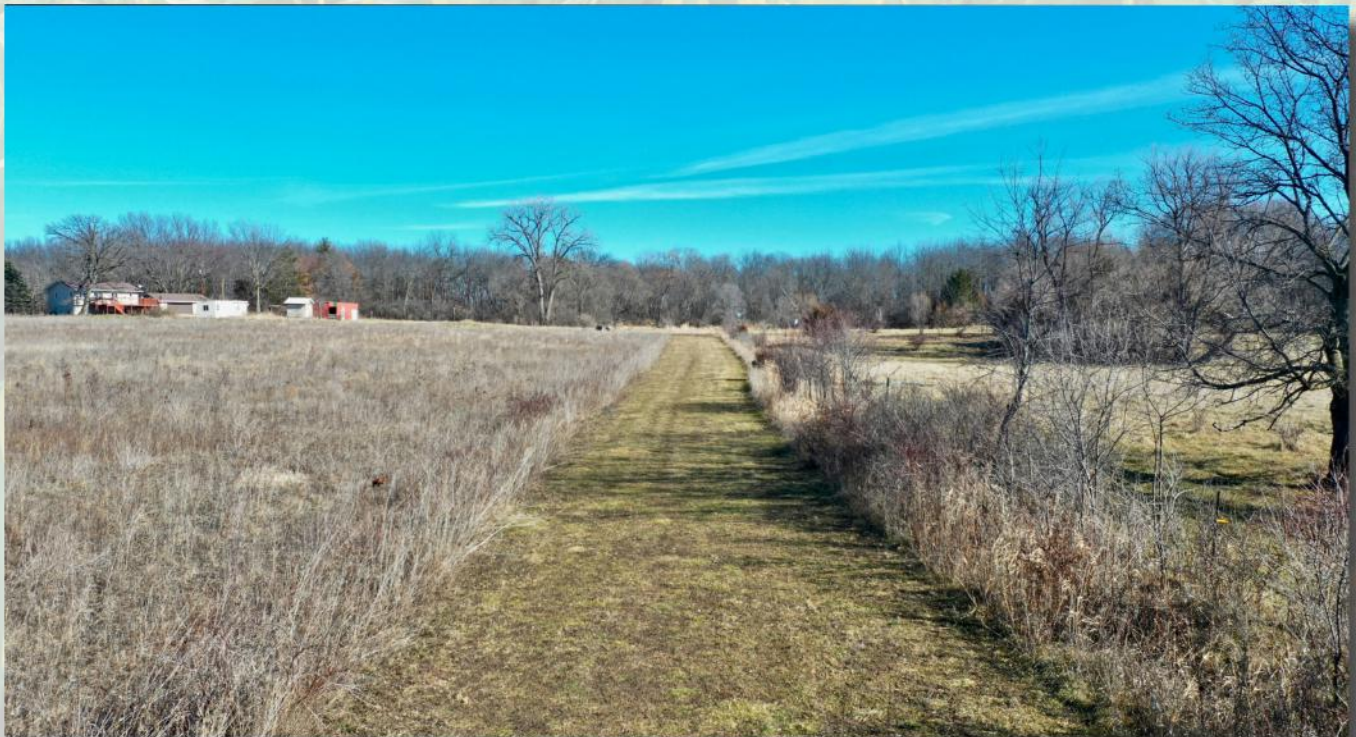
75,000
ACRES SOLD

Property Photos



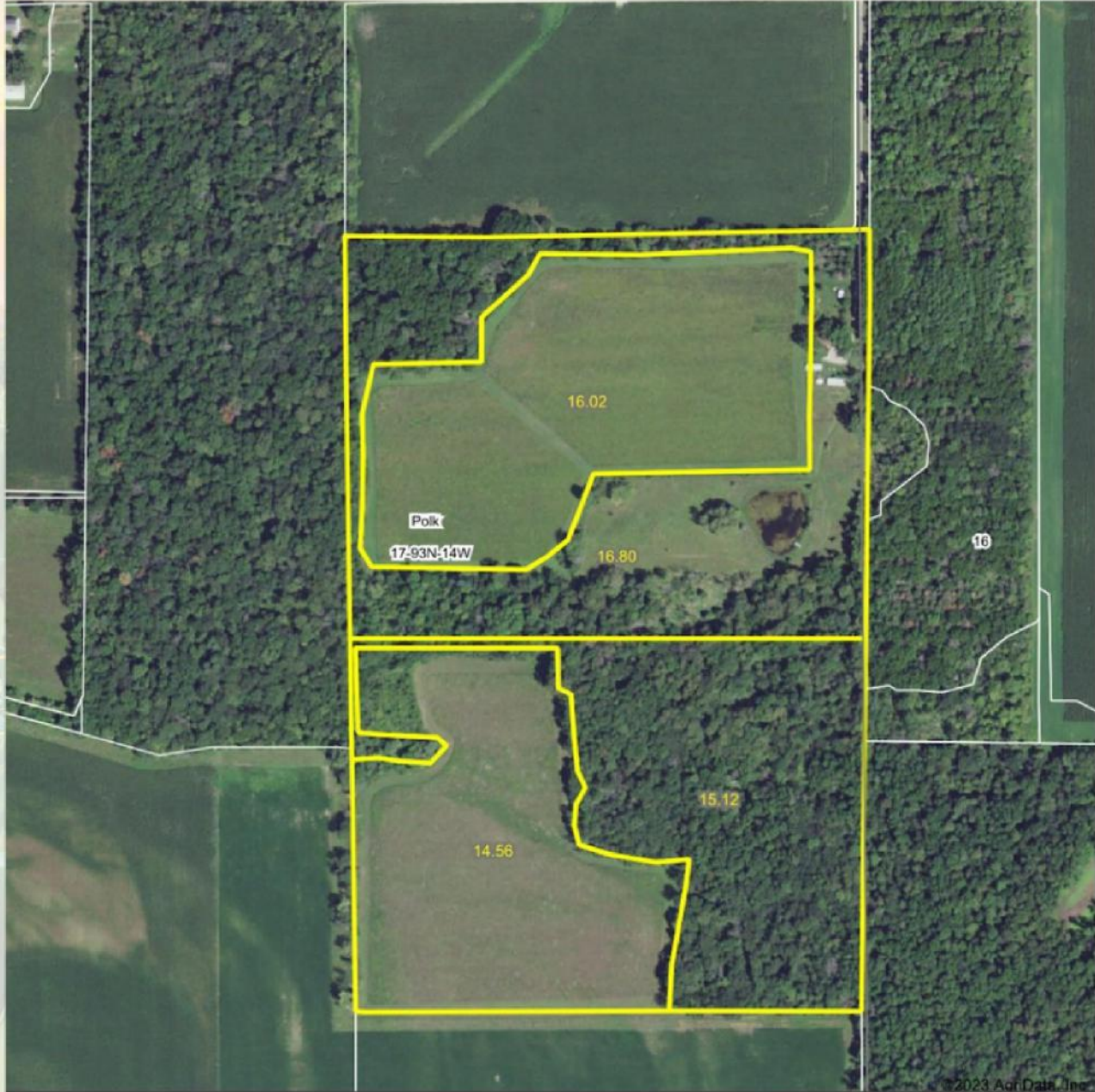
75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Aerial Map



Maps Provided by:



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Boundary Center: 42° 52' 19.96, -92° 31' 3.25

0ft 408ft 815ft

17-93N-14W
Bremer County
Iowa

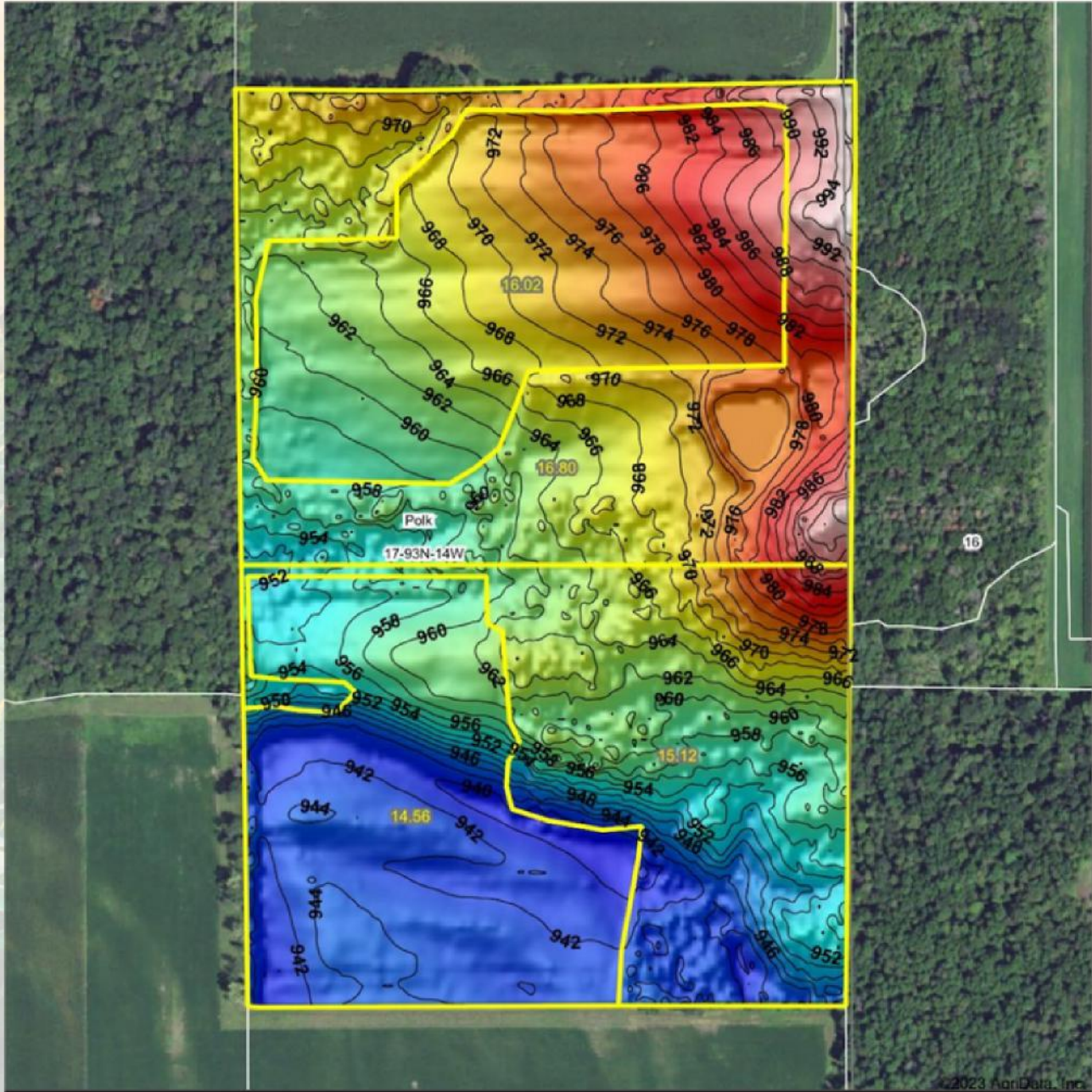


12/14/2023

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

75,000
ACRES SOLD

Topo Hillshade Map



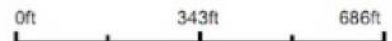
Maps Provided By:



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

Source: USGS 3 meter dem
Interval(ft): 2
Min: 938.9
Max: 997.6
Range: 58.7
Average: 962.2
Standard Deviation: 14.01 ft



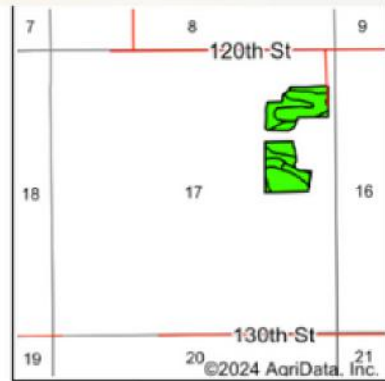
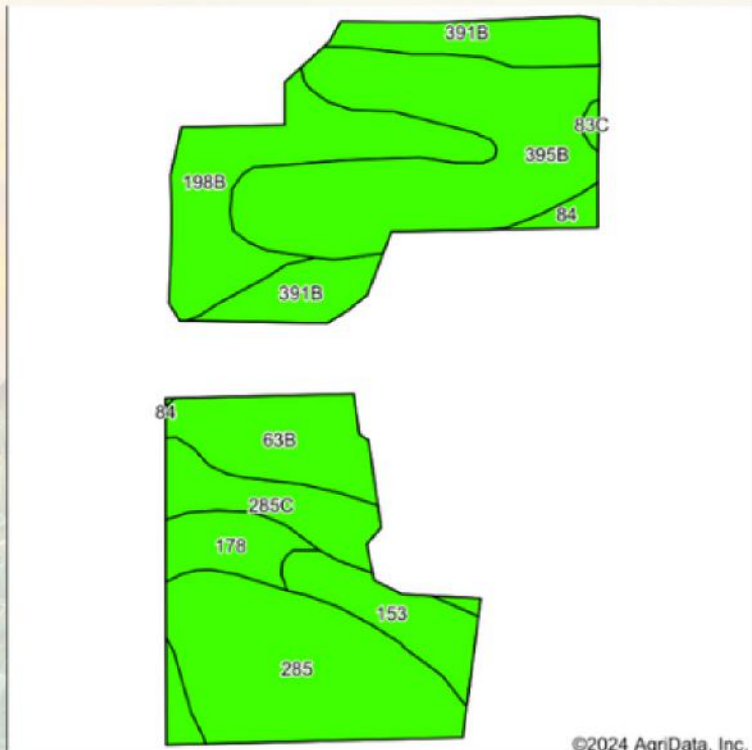
12/14/2023

17-93N-14W
Bremer County
Iowa

Boundary Center: 42° 52' 19.96, -92° 31' 3.25



Soil Map



State: **Iowa**
 County: **Bremer**
 Location: **17-93N-14W**
 Township: **Polk**
 Acres: **30.62**
 Date: **2/12/2024**



Soils data provided by USDA and NRCS.

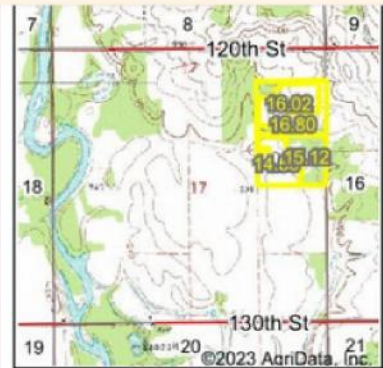
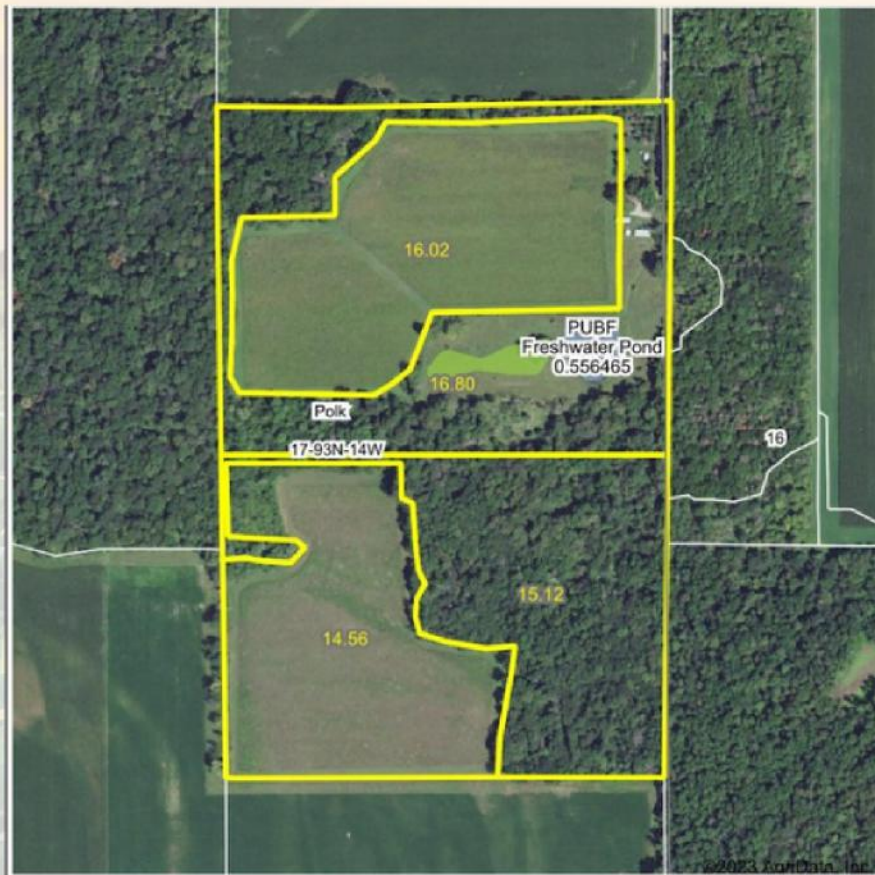
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Area Symbol: IA017, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
395B	Marquis loam, 2 to 5 percent slopes	8.11	26.5%		lle		91	90	90	74	80	
285	Burkhardt sandy loam, 0 to 2 percent slopes, rarely flooded	6.30	20.6%		llls	lle	23	43	41	43	19	9
198B	Floyd loam, 1 to 4 percent slopes	4.41	14.4%		llw		89	88	83	66	88	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	3.05	10.0%		llw		87	89	87	72	86	
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	2.73	8.9%		lvls		19	51	51	42	29	
285C	Burkhardt sandy loam, 2 to 9 percent slopes, rarely flooded	2.01	6.6%		llle	lle	13	43	40	43	19	9
153	Shandep loam, ponded, 0 to 1 percent slopes, occasionally flooded	1.86	6.1%		Vlllw		28	45	45	35	33	
178	Waukee loam, 0 to 2 percent slopes, rarely flooded	1.70	5.6%		lls		69	84	84	70	71	9
84	Clyde silty clay loam, 0 to 3 percent slopes	0.34	1.1%		llw		88	90	90	76	85	
83C	Kenyon loam, 5 to 9 percent slopes	0.11	0.4%		llle		85	88	88	70	75	
Weighted Average							2.82	*n 70.3	*n 68.8	*n 58.8	*n 57.3	*n 2.9



Wetlands Map



State: Iowa
 Location: 17-93N-14W
 County: Bremer
 Township: Polk
 Date: 12/14/2023



0ft 543ft 1086ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	0.60
PUBF	Freshwater Pond	0.56
Total Acres		1.16

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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