

LAND

FOR SALE

Bremer County, IA

76.38
+/- ACRES



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

SCAN FOR MORE INFO



NICK HOPP

319-240-6121

Nick@HighPointLandCompany.com



HIGH POINT LAND COMPANY

HIGHPOINTLANDCOMPANY.COM



Real Estate License:
S66851000

513 W Bremer Ave
Waverly, IA 50677



100,000
ACRES SOLD

Summary of Property

76.38+/- Acres • Bremer County, IA

Listing Price: \$1,150,000

DESCRIPTION

High Point Land Company is proud to offer an opportunity to purchase a highly productive tract of tillable land in the heart of Bremer County, Iowa.

Located Just Southwest of Sumner, Iowa, with excellent access off of Usher Ave, this tract offers 76.38 Net taxable acres is the ideal piece to add to any operation. Boasting many of the productive loams that are the pride of Bremer County, this farm generates an impressive 88.4 CSR2 across its 73.37 Tillable acres.

The productive soils coupled with the tilework done over the year has made this farmland a consistent producer, which will surely continue for generations to come.

The combination of these highly productive soils, excellent access for semis and today's large equipment, and a short drive to multiple grain markets; this farm is exactly what many have been looking for, and would be an ideal investment property with a number of local tenants available.

Property Address:

TBD Usher Ave, Sumner, IA 50674

Property Features:

- 88.4 CSR2
- Tile Work Completed
- Great Access
- Tenants Available

Driving Directions:

From Sumner, Iowa, head West on IA 93 for 2 miles. Then head South on Usher Ave, for approximately 1.5 miles and the farm will be on the East side of the Road.

100,000
ACRES SOLD

Property Photos



100,000
ACRES SOLD

Property Photos



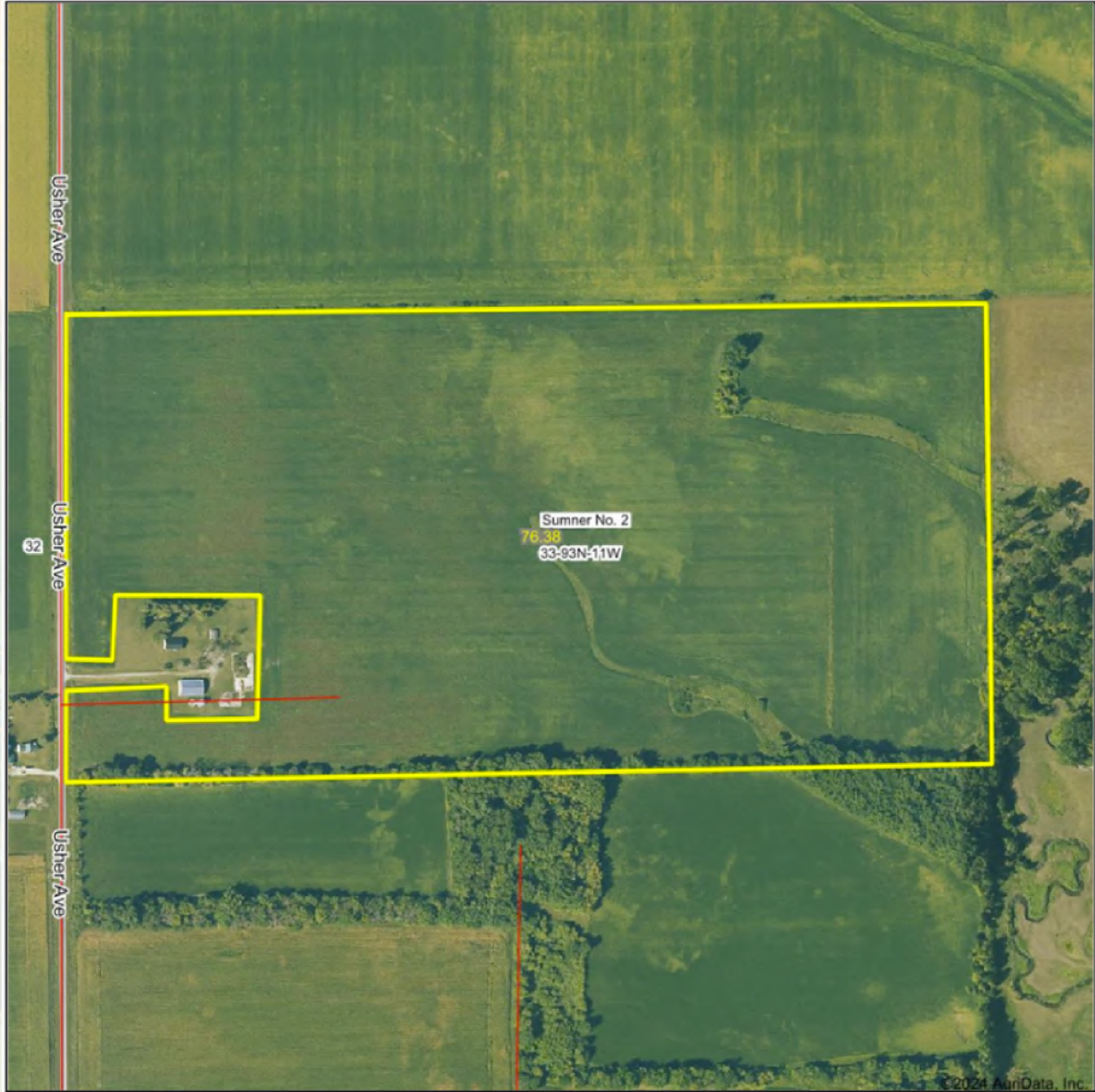
100,000
ACRES SOLD

Aerial View



100,000
ACRES SOLD

Aerial Map



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgrIDataInc.com

Boundary Center: 42° 49' 25.45, -92° 9' 20.43

33-93N-11W
Bremer County
Iowa

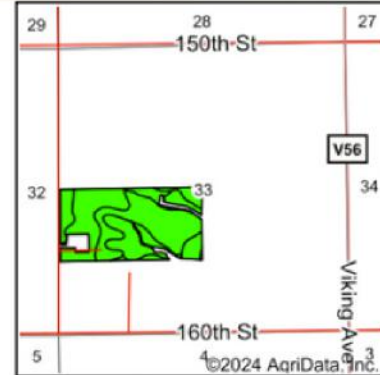
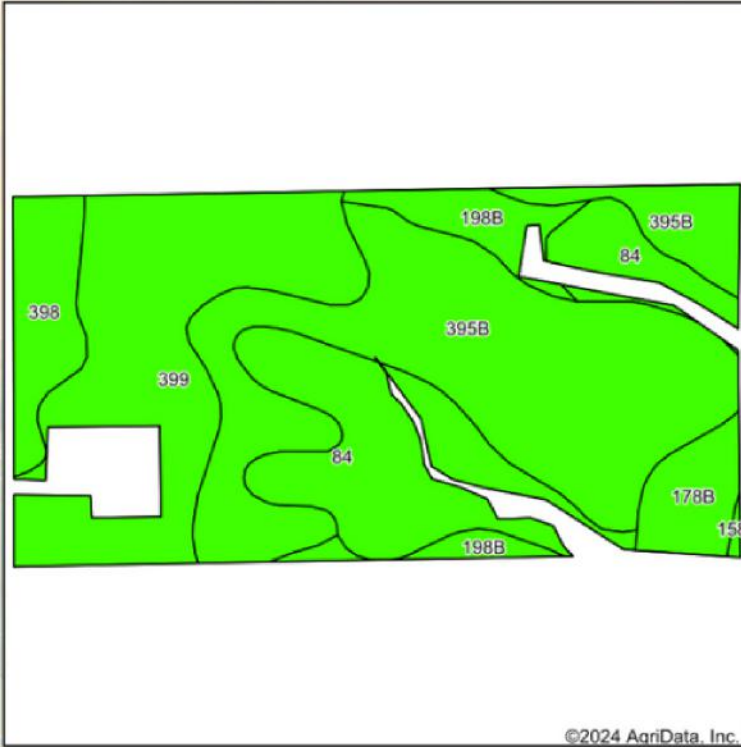
0ft 442ft 885ft



3/28/2024

**100,000
ACRES SOLD**

Soils Map



State: **Iowa**
 County: **Bremer**
 Location: **33-93N-11W**
 Township: **Sumner No. 2**
 Acres: **73.37**
 Date: **3/28/2024**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

Area Symbol: IA017, Soil Area Version: 28

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	*n NCCPI Cotton	
395B	Marquis loam, 2 to 5 percent slopes	29.49	40.2%		lle	91	89	90	90	74	80		
399	Readlyn silt loam, 1 to 3 percent slopes	17.95	24.5%		lw	91	91	80	80	65	68		
84	Clyde silty clay loam, 0 to 3 percent slopes	14.33	19.5%		llw	88	76	90	90	76	85		
398	Tripoli clay loam, 0 to 2 percent slopes	4.51	6.1%		llw	82	81	68	68	55	63		
198B	Floyd loam, 1 to 4 percent slopes	3.83	5.2%		llw	89	80	88	83	66	88		
178B	Waukee loam, 2 to 5 percent slopes, rarely flooded	3.11	4.2%		lls	64	74	82	82	70	69	9	
1585	Spillville-Coland-Shandep complex, 0 to 2 percent slopes, frequently flooded	0.15	0.2%		Vw	5	5	13	6	13	2		
Weighted Average						1.76	88.4	85.2	*n 85.6	*n 85.3	*n 70.3	*n 76.8	*n 0.4

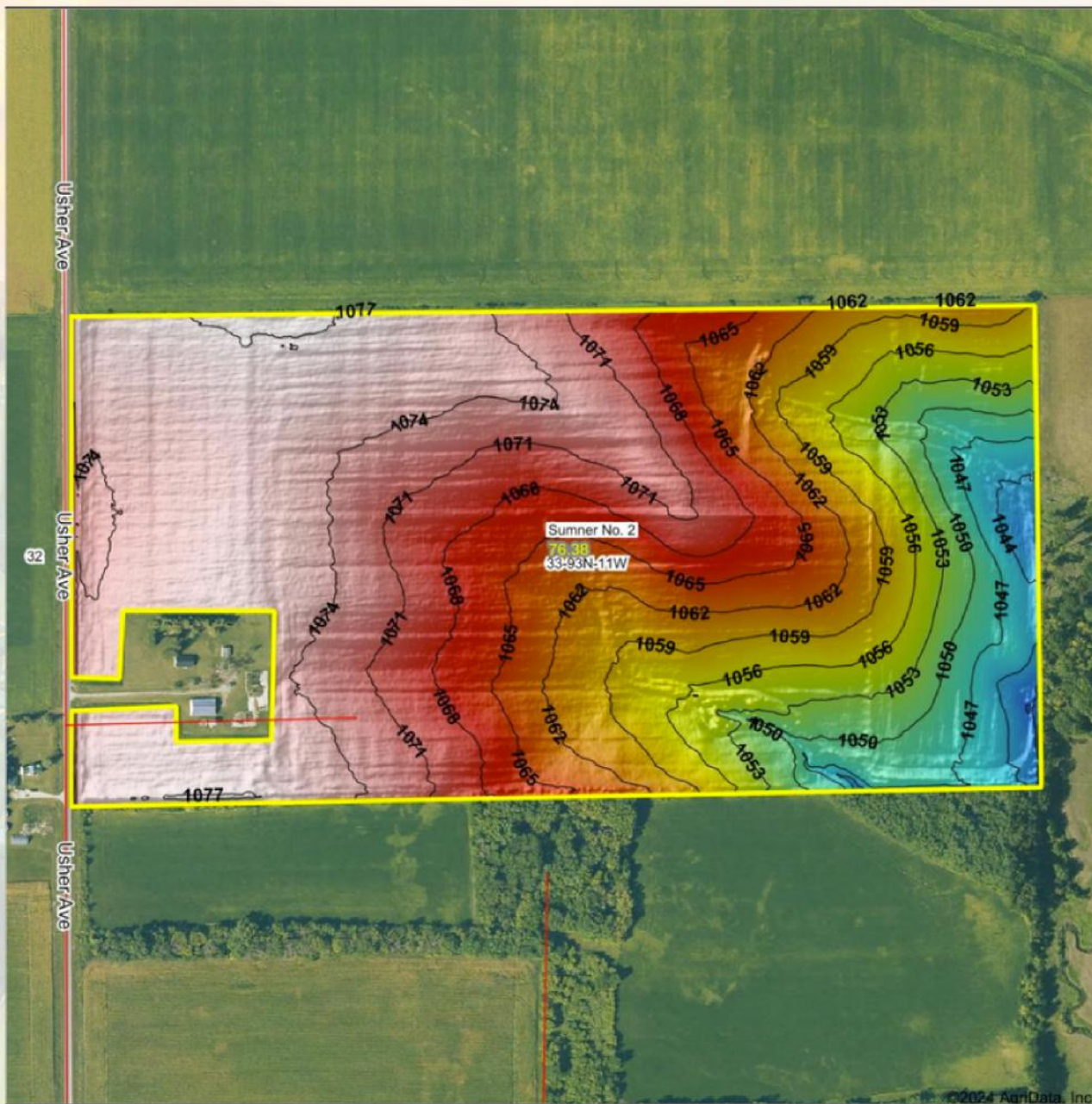
**IA has updated the CSR values for each county to CSR2.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

100,000
ACRES SOLD

Topo Hillshade Map



Low Elevation High



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 3

Min: 1,035.7

Max: 1,077.5

Range: 41.8

Average: 1,065.3

Standard Deviation: 9.61 ft

0ft 426ft 852ft



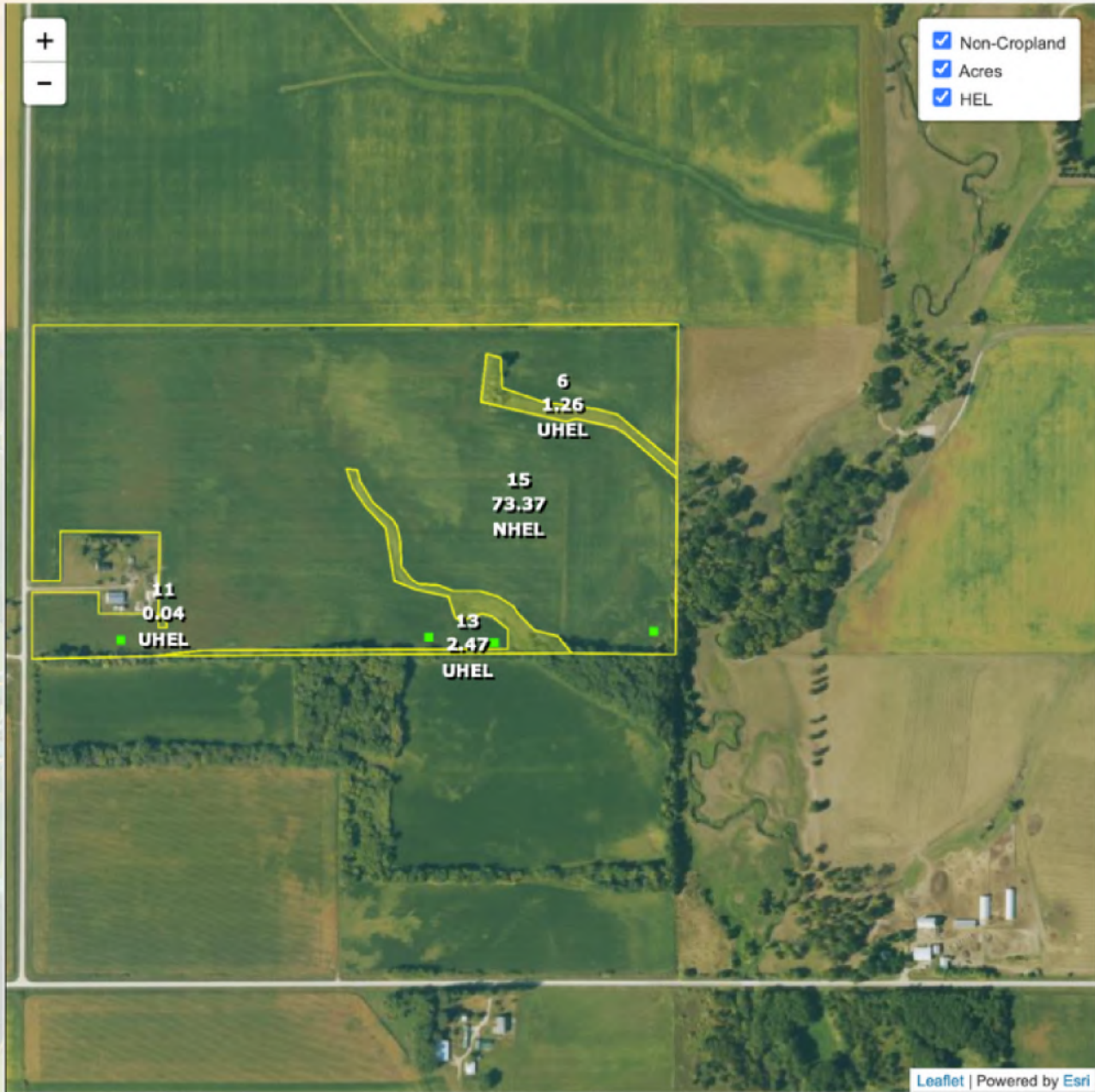
3/28/2024

33-93N-11W
Bremer County
Iowa

Boundary Center: 42° 49' 25.45, -92° 9' 20.43

100,000
ACRES SOLD

USDA Map



Common Land Unit

Cropland Non-cropland CRP

Farm 8448
Tract 10544

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2023 Crop Year



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

**100,000
ACRES SOLD**

156EZ

IOWA
FAYETTE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8448
Prepared : 3/28/24 11:46 AM CST
Crop Year : 2024

Tract Number : 10544
Description : N4 SEC 33 SUMNER Twp
FSA Physical Location : IOWA/BREMER
ANSI Physical Location : IOWA/BREMER
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : MJB MT LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.14	73.37	73.37	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	73.37	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	10.20	0.00	61
Corn	37.40	0.00	131
Soybeans	1.00	0.00	33
TOTAL	48.60	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

76.38
+/- ACRES

BREMER COUNTY, IA

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

SCAN FOR MORE INFO



NICK HOPP
319-240-6121

Nick@HighPointLandCompany.com

Real Estate License:
S66851000

513 W Bremer Ave
Waverly, IA 50677



HIGH POINT
LAND COMPANY
HIGHPOINTLANDCOMPANY.COM



HIGH POINT
REALTY & CONSTRUCTION