

# LAND

# FOR SALE

Winneshiek County, IA

**21.41**  
+/- 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

Real Estate License:  
S66851000

513 W Bremer Ave  
Waverly, IA 50677



# HIGH POINT LAND COMPANY

HIGHPOINTLANDCOMPANY.COM







# Summary of Property

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

**Listing Price: \$250,000**

### DESCRIPTION

High Point Land Company is honored to present an opportunity to purchase a farmstead in Winneshiek County; located just a stone's throw North of Decorah, IA. These smaller pasture farms are extremely hard to come by, and a property with buildable potential in this area can be extremely rare.

With an unmatched location to take in the sunrise, this hard to come by buildable site is exactly what many people have been looking for. It is the perfect opportunity to combine the old and the new, and is bursting at the seams with history. The log cabin located on the property was found inside the house that the owners had taken down, and surely has stories to tell.

Overlooking the pasture, the owners have been in the process of cleaning up the original building site providing a beautiful setting for a new home. The farmyard is complete with a 36x70 barn with a newer steel roof and solid bones; making it the perfect candidate to refurbish. With electricity available, and a well on site, the potential in this property is unmatched.

The old oak pasture provides a remarkable setting, and provides a great opportunity for your own livestock or to rent out and generate additional income to support the investment.

\*More to come on this excellent opportunity!

### Property Address

3092 River Road, Decorah, IA 52101

### Property Features

- 21.41+/- Net Taxable Acres
- Buildable site
- Well on Site
- Electricity available
- Mature Oak Pasture
- Located North of Decorah, IA

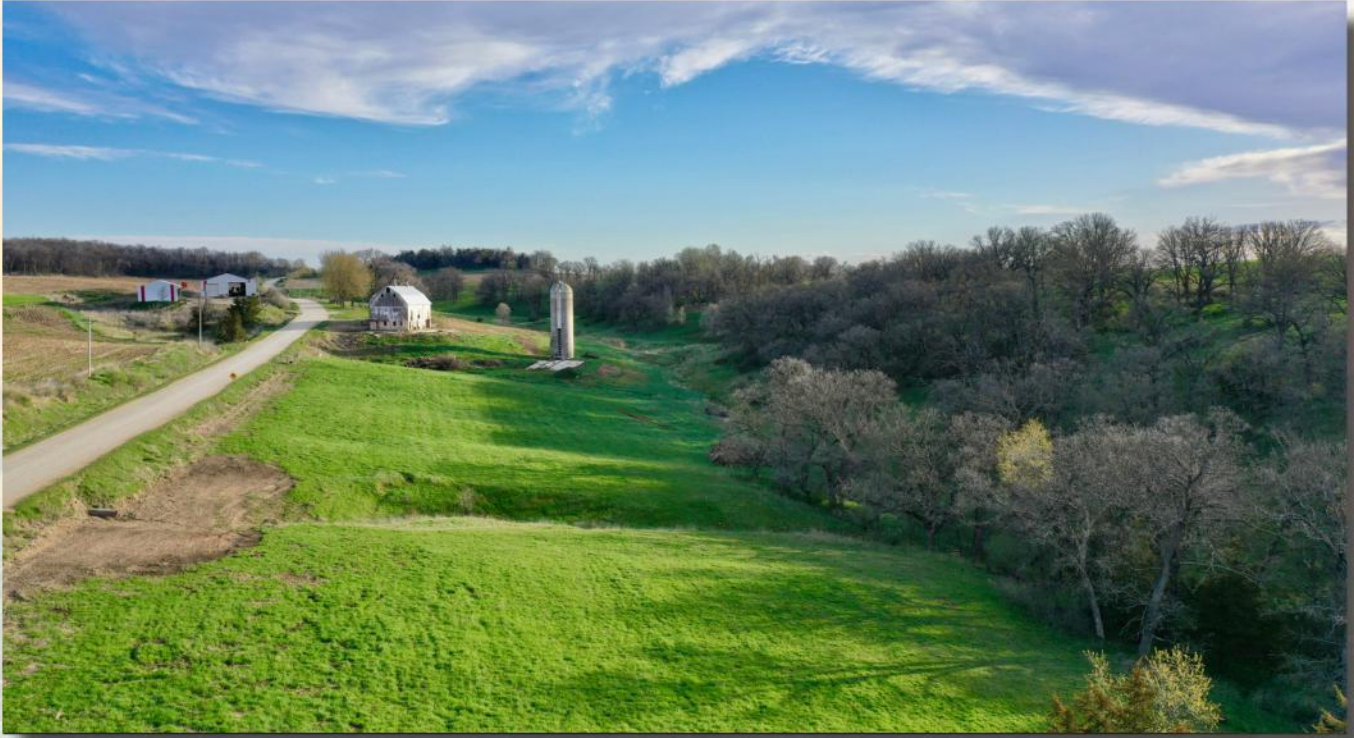
### Directions

From Freeport, Iowa (Just East of Decorah), drive North on River Rd for approximately 8.5 miles and the farm will be on the East 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

Aerial Map



©2024 AgriData, Inc.



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

Boundary Center: 43° 23' 0.9, -91° 38' 21.86

0ft 242ft 483ft

23-99N-7W  
Winneshiek County  
Iowa



4/23/2024

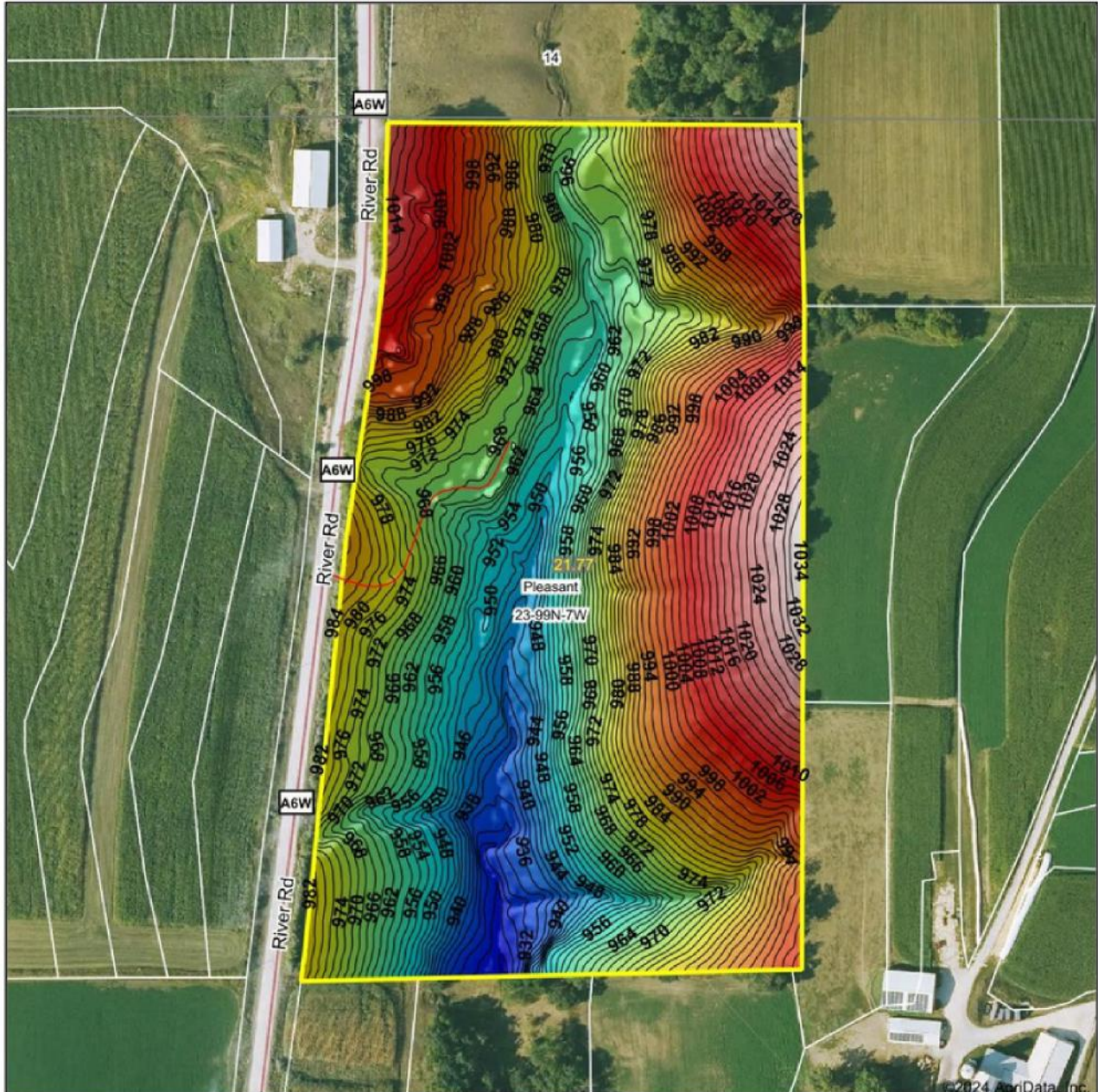
Field borders provided by Farm Service Agency as of 5/21/2008.



**75,000**  
ACRES SOLD

# Topo Hillshade Map

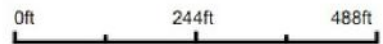
Topography Hillshade



© AgriData, Inc. 2023 www.AgriDataInc.com

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

Source: USGS 1 meter dem  
 Interval(ft): 2  
 Min: 925.2  
 Max: 1,033.7  
 Range: 108.5  
 Average: 978.7  
 Standard Deviation: 24.05 ft



4/23/2024

**23-99N-7W**  
**Winneshiek County**  
**Iowa**

Boundary Center: 43° 23' 0.9, -91° 38' 21.86



# Wetlands Map

## Wetlands Map



State: **Iowa**  
 Location: **23-99N-7W**  
 County: **Winneshek**  
 Township: **Pleasant**  
 Date: **4/23/2024**



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



0ft 399ft 798ft

Classification Code	Type	Acres
R4SBC	Riverine	0.63
Total Acres		0.63

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



**21.41**  
**+/- ACRES**

**WINNESKIEK 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](mailto:Nick@HighPointLandCompany.com)

Real Estate License:  
S66851000

513 W Bremer Ave  
Waverly, IA 50677



**HIGH POINT**  
**LAND COMPANY**  
[HIGHPOINTLANDCOMPANY.COM](http://HIGHPOINTLANDCOMPANY.COM)

