

LAND

FOR SALE

Butler County, IA

16.27
+/- 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

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Real Estate License:
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Waverly, IA 50677



HIGH POINT LAND COMPANY

HIGHPOINTLANDCOMPANY.COM





Summary of Property

16.27 +/- Acres • Butler County, IA

Listing Price: \$170,000

DESCRIPTION

High Point Land Company is honored to present a rare opportunity to purchase a smaller farm with access to Hwy 3 in Butler County, Iowa. These smaller parcels with access to a paved road are rarely available, and this property provides an opportunity with a number of options.

With excellent location and proximity to the surrounding communities, this property has the potential to be developed into a hobby farm or a buildable site. With a nice mix of open ground and timber, this land could serve as an idea pasture. The land has a very gentle roll, with the North end having the highest point, allowing the owners to overlook the entire property.

Whether the land serves as a future building site for a new home, converted into a pasture, or is utilized for a business that would benefit from Hwy 3 frontage; the size and location make this a very desirable property.

Property Features

- 16.27 Acres
- Buildable site
- Electricity available
- Located on Hwy 3

Directions

From Allison Iowa, head West on Hwy 3 for approximately 5.5 miles on Hwy 3 and you will see the property located on the South side of the road.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

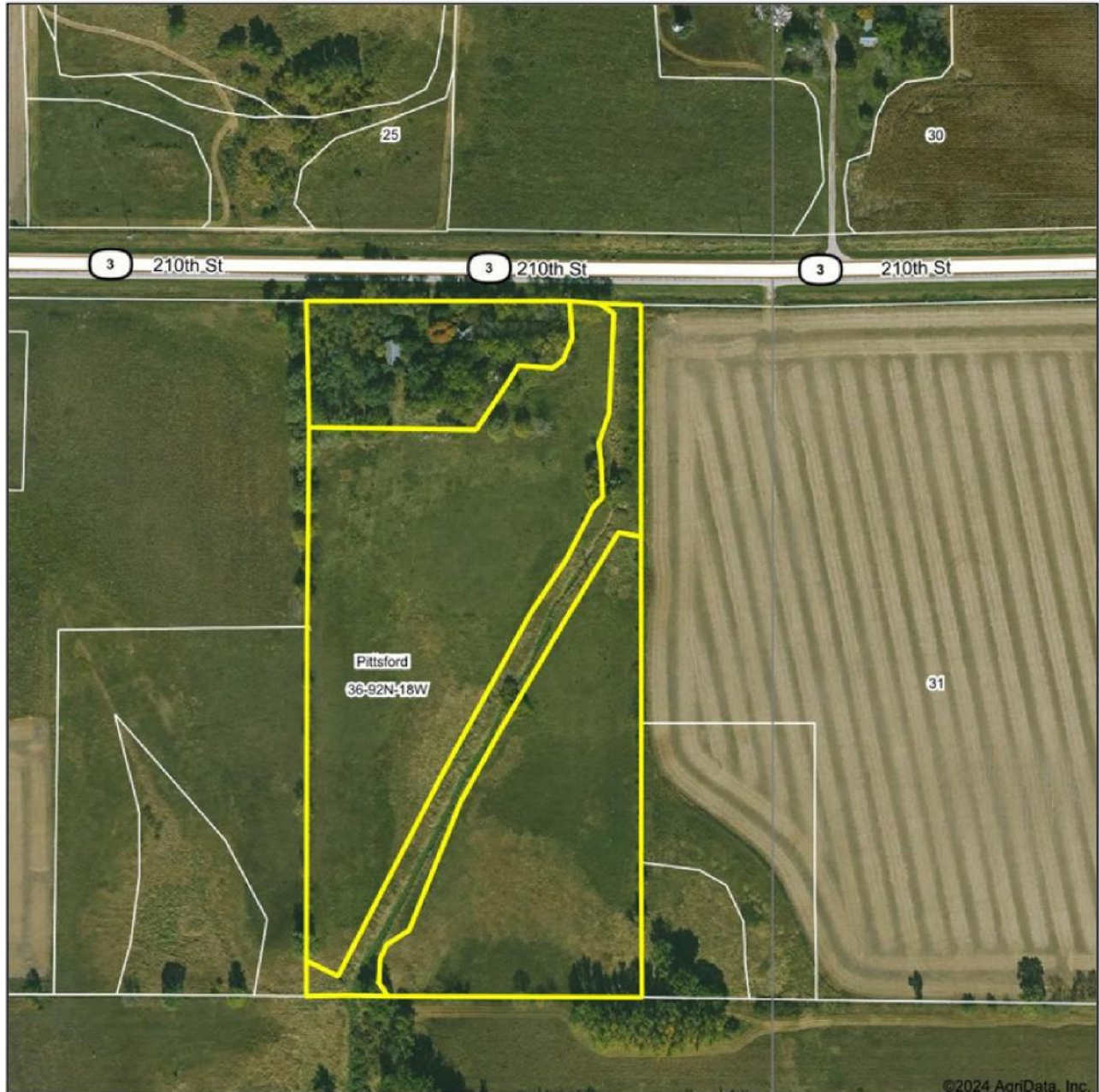
Property Photos



75,000
ACRES SOLD

Aerial Map

Aerial Map



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 42° 44' 34.39, -92° 54' 34.02

36-92N-18W
Butler County
Iowa

0ft 272ft 545ft



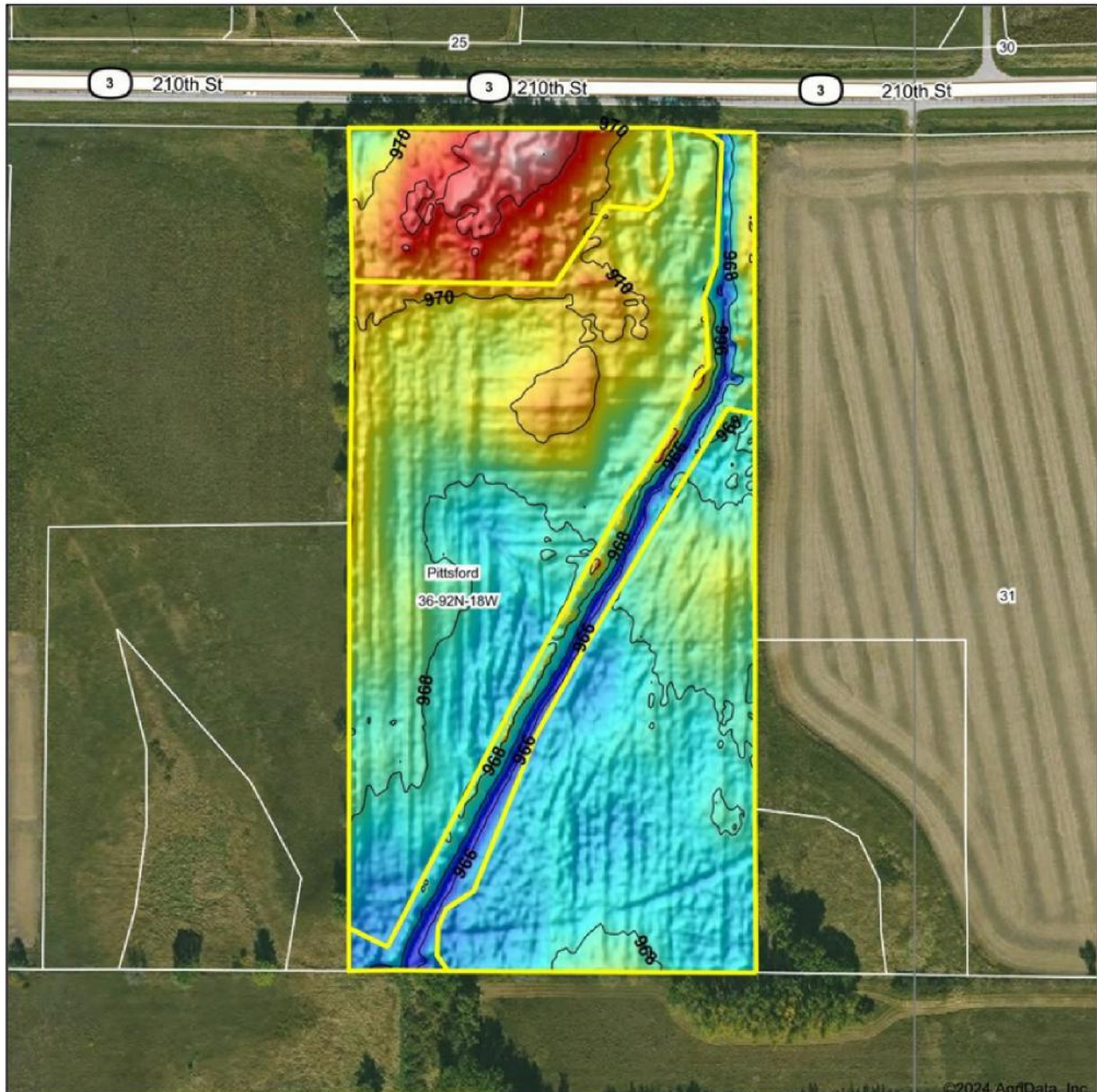
4/9/2024

Field borders provided by Farm Service Agency as of 5/21/2006

75,000
ACRES SOLD

Topo Hillshade Map

Topography Hillshade



Maps Provided By:



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

Source: USGS 1 meter dem

Interval(ft): 2

Min: 965.5

Max: 973.8

Range: 8.3

Average: 968.6

Standard Deviation: 1.41 ft



4/9/2024

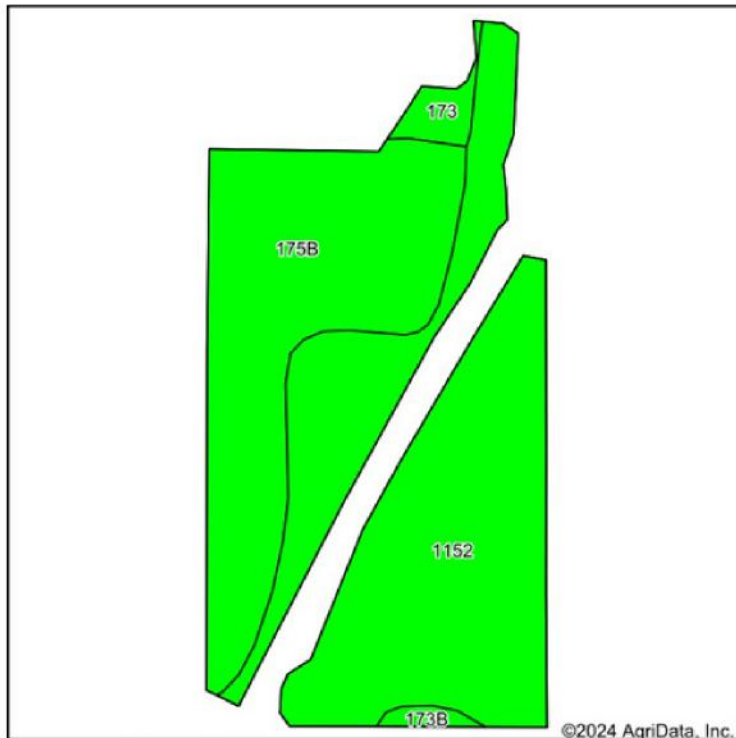
36-92N-18W
Butler County
Iowa

Boundary Center: 42° 44' 34.39, -92° 54' 34.02



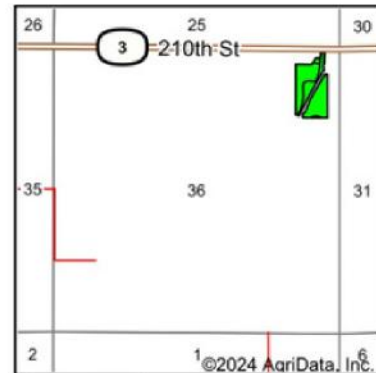
Soil Map

Soils Map



Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Butler**
 Location: **36-92N-18W**
 Township: **Pittsford**
 Acres: **12.42**
 Date: **4/9/2024**



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Area Symbol: IA023, Soil Area Version: 29

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
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	7.21	58.1%		llw	54	81	81	65	60
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	4.81	38.7%		llle	50	61	61	53	36
173	Hoopeston fine sandy loam, 0 to 2 percent slopes	0.28	2.3%		lls	59	69	69	57	39
173B	Hoopeston fine sandy loam, 2 to 5 percent slopes	0.12	1.0%		lle	55	68	68	56	38
Weighted Average						2.39	*n 72.9	*n 72.9	*n 60.1	*n 50

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

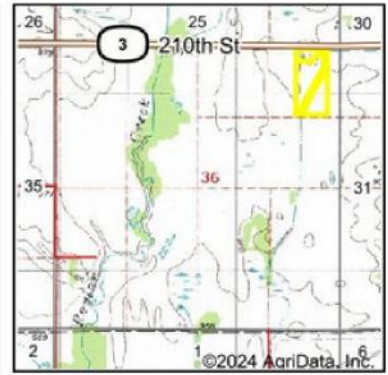
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Wetlands Map

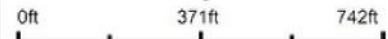
Wetlands Map



State: **Iowa**
 Location: **36-92N-18W**
 County: **Butler**
 Township: **Pittsford**
 Date: **4/9/2024**



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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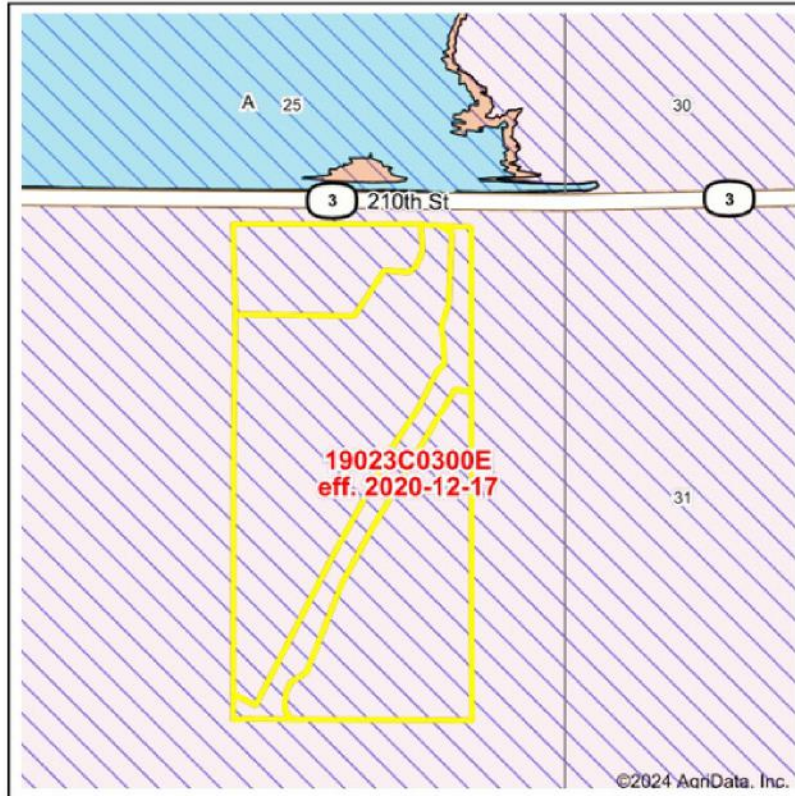
Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	1.77
R4SBC	Riverine	0.77
PSS1C	Freshwater Forested/Shrub Wetland	0.07
PEM1Cd	Freshwater Emergent Wetland	0.03
Total Acres		2.64

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



FEMA Report

FEMA Report



Map Center: 42° 44' 36.13, -92° 54' 32.18
 State: IA Acres: 16.31
 County: Butler Date: 4/9/2024
 Location: 36-92N-18W
 Township: Pittsford



Name	Number	County	NFIP Participation	Acres	Percent
Butler County	190850	Butler	Regular	16.31	100%
Total				16.31	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	16.31	100%
Total			16.31	100%

Panel	Effective Date	Acres	Percent
19023C0300E	12/17/2020	16.31	100%
Total		16.31	100%

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