



**HIGH  
POINT**

REALTY & AUCTION

641-583-6430 [www.HPRAA.com](http://www.HPRAA.com)

**70+/- Acres  
Bremer County, IA  
Jefferson Township**



**High Point Realty & Auction**

*501 South Grand Ave Charles City, IA 50616*

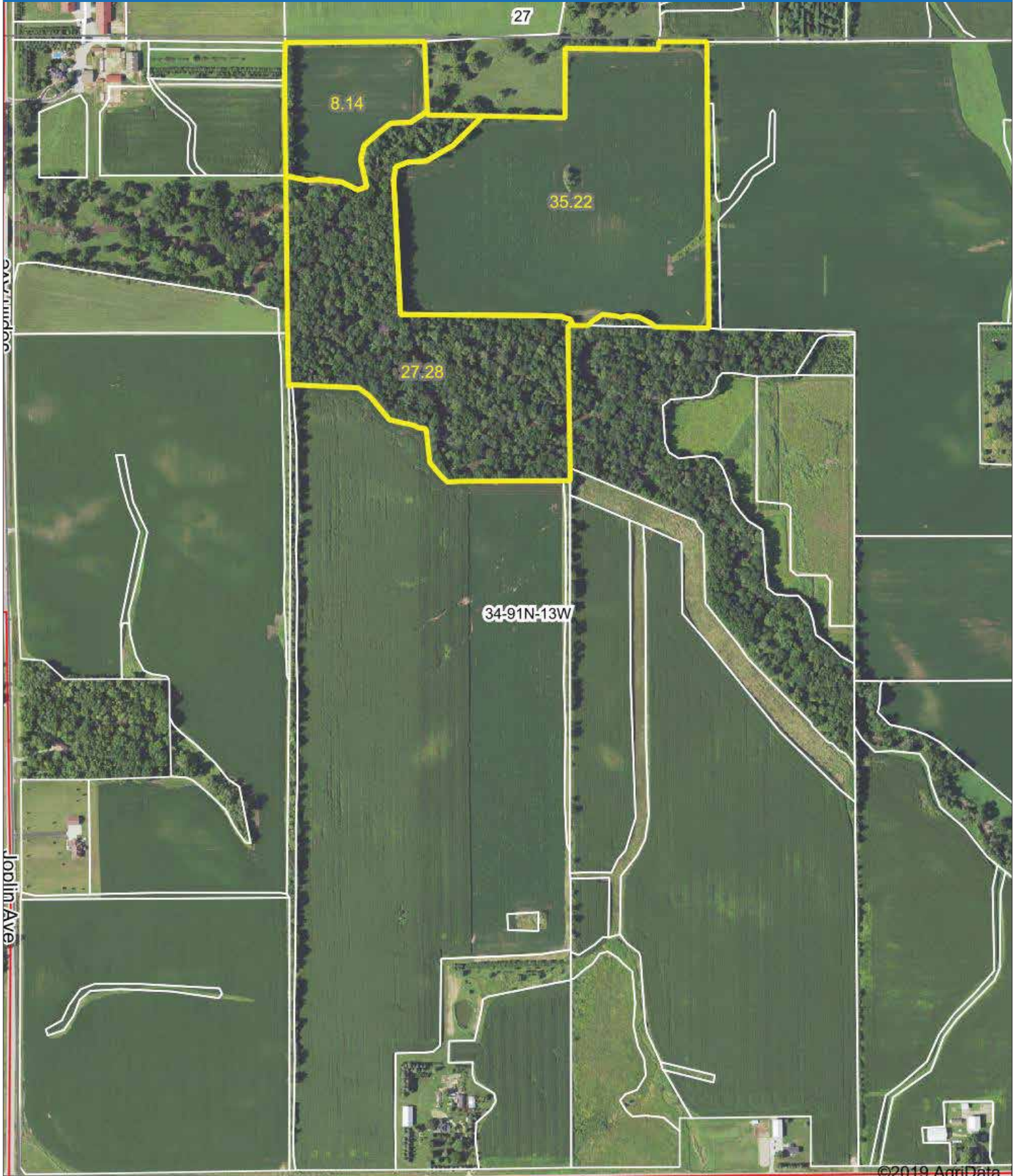
# Property Photos



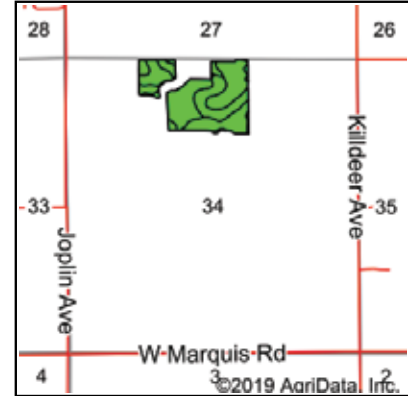
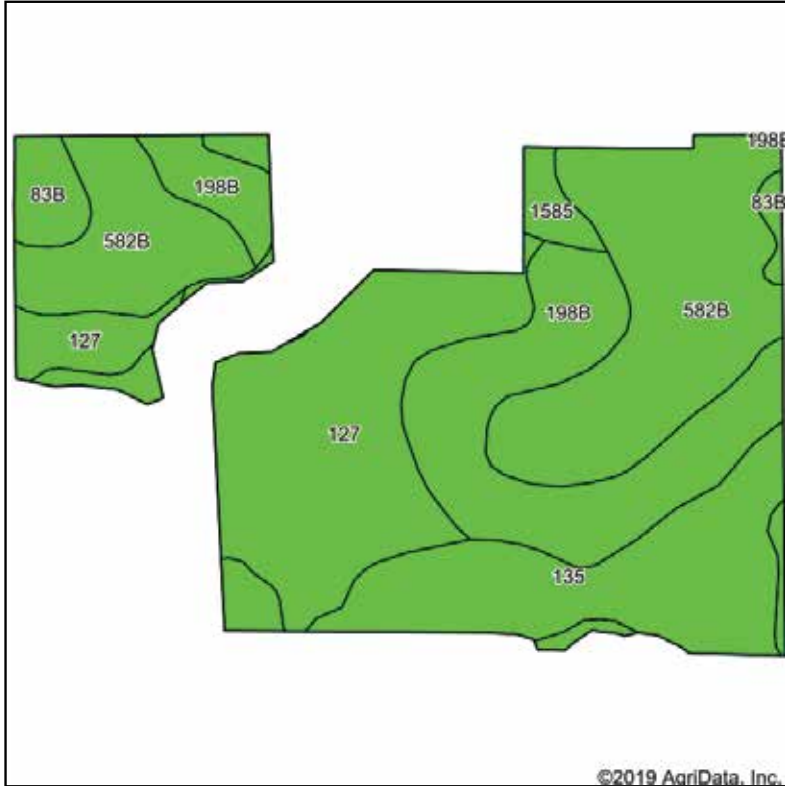
# Property Photos



# FSA Map



# Soil Map



State: **Iowa**  
 County: **Bremer**  
 Location: **34-91N-13W**  
 Township: **Jefferson**  
 Acres: **43.36**  
 Date: **3/5/2020**



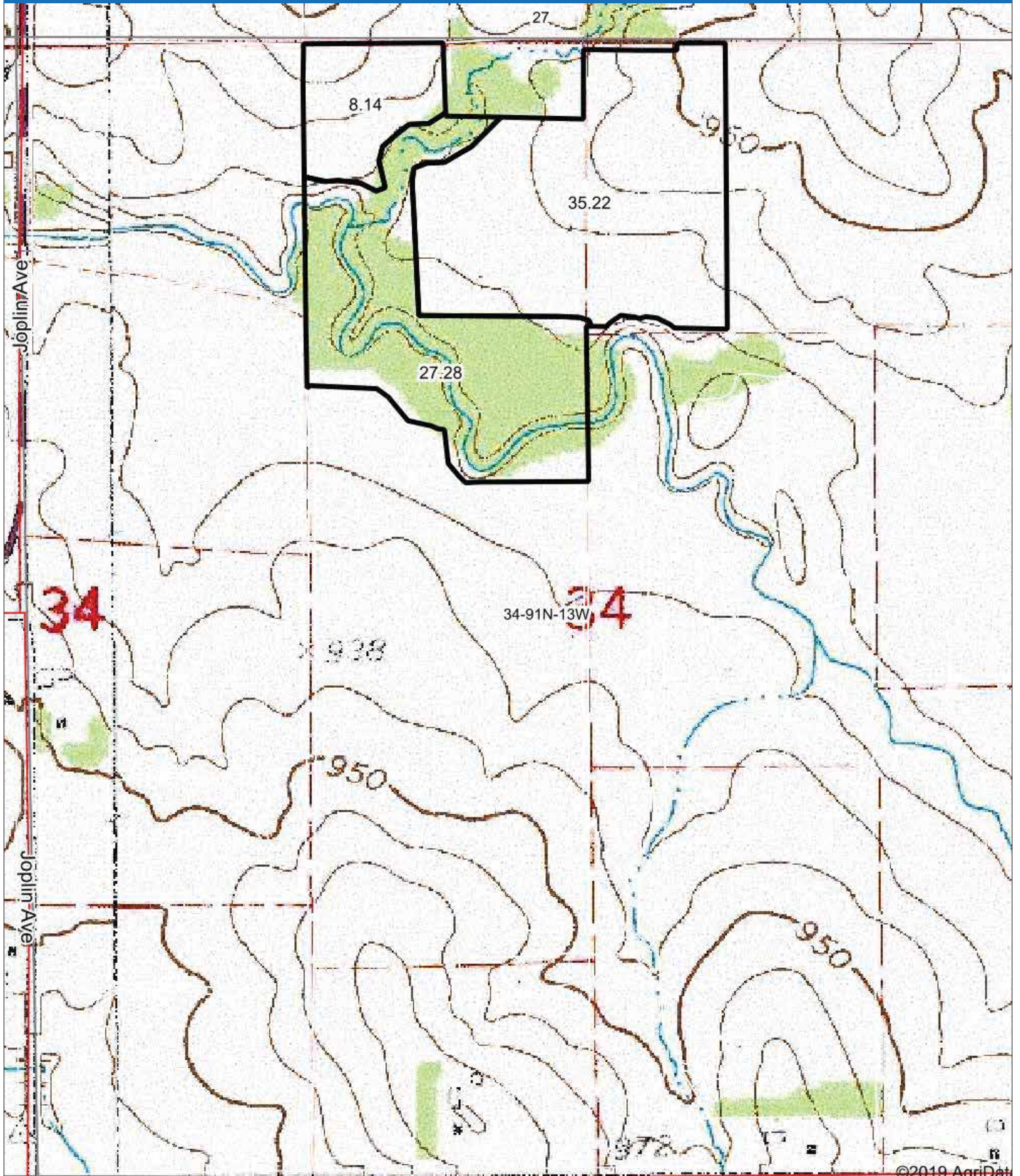
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non Irr Class *c	CSR2**	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans
582B	Kasson loam, 2 to 5 percent slopes	12.74	29.4%		Ile	75	84							
127	Plano silty clay loam, 0 to 2 percent slopes, rarely flooded	10.79	24.9%		Is	96	95							
198B	Floyd loam, 1 to 4 percent slopes	9.25	21.3%		Ilw	89	80							
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	7.04	16.2%		Ilw	73	80							
1585	Spillville, channeled Coland, channeled Aquolls, ponded, complex, 0 to 2 percent slopes, frequently flooded	2.19	5.1%		VIIIw	5	5							
83B	Kenyon loam, 2 to 5 percent slopes	1.35	3.1%		Ile	90	86	11	6.6	210	3.9	91	6.6	61
<b>Weighted Average</b>						<b>79.8</b>	<b>81.3</b>	<b>0.3</b>	<b>0.2</b>	<b>6.5</b>	<b>0.1</b>	<b>2.8</b>	<b>0.2</b>	<b>1.9</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

# Topo Map



# Listing Summary

## **70+/- Acres (43+/- Tillable Acres) Bremer County — Jefferson Township**

Located in Bremer County, Iowa just SW of Denver, Iowa this 70+/- acres is a split from a larger tract available (165+/- acres) with the tillable ground currently open for the 2020 Cropping season. This tract will be offered as 70+/- acres, and will include 43+/- acres of tillable ground as well as 27+/- acres of timber. The tillable ground on this tract boasts an average CSR2 of 79.8 and has been a great producer. If sold separately, this tract shall be offered with an easement from Marquis rd. This tract includes 27 acres of crick bottom timber that would serve as great pasture land or add fantastic recreational opportunities; with great pinch points for funneling giant bucks cruising the river, as well as a number of roost trees for Thundering Gobblers. This is an awesome travel corridor for deer, and is very obvious a major connection for all of the surrounding timber.

### **Property Features:**

- Fantastic soils, with an 79.8 CSR2 rating across all tillable land
- Easement shall be provided from Marquis Rd
- .25 mile from paved roads
- Great access to multiple grain markets
- Recreational benefits with 27 acres of timber/river bottom

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“We sell farms, it’s what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client’s largest financial transactions of their lives. It’s our job to get it done right.”

## CONTACT LAND AGENT:

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