



**HIGH
POINT**

LAND COMPANY

HighPointLandCompany.com

**60+/- Acres
Allamakee County, IA
Ludlow Township**



High Point Land Company

501 South Grand Ave Charles City, IA 50616

Property Photos



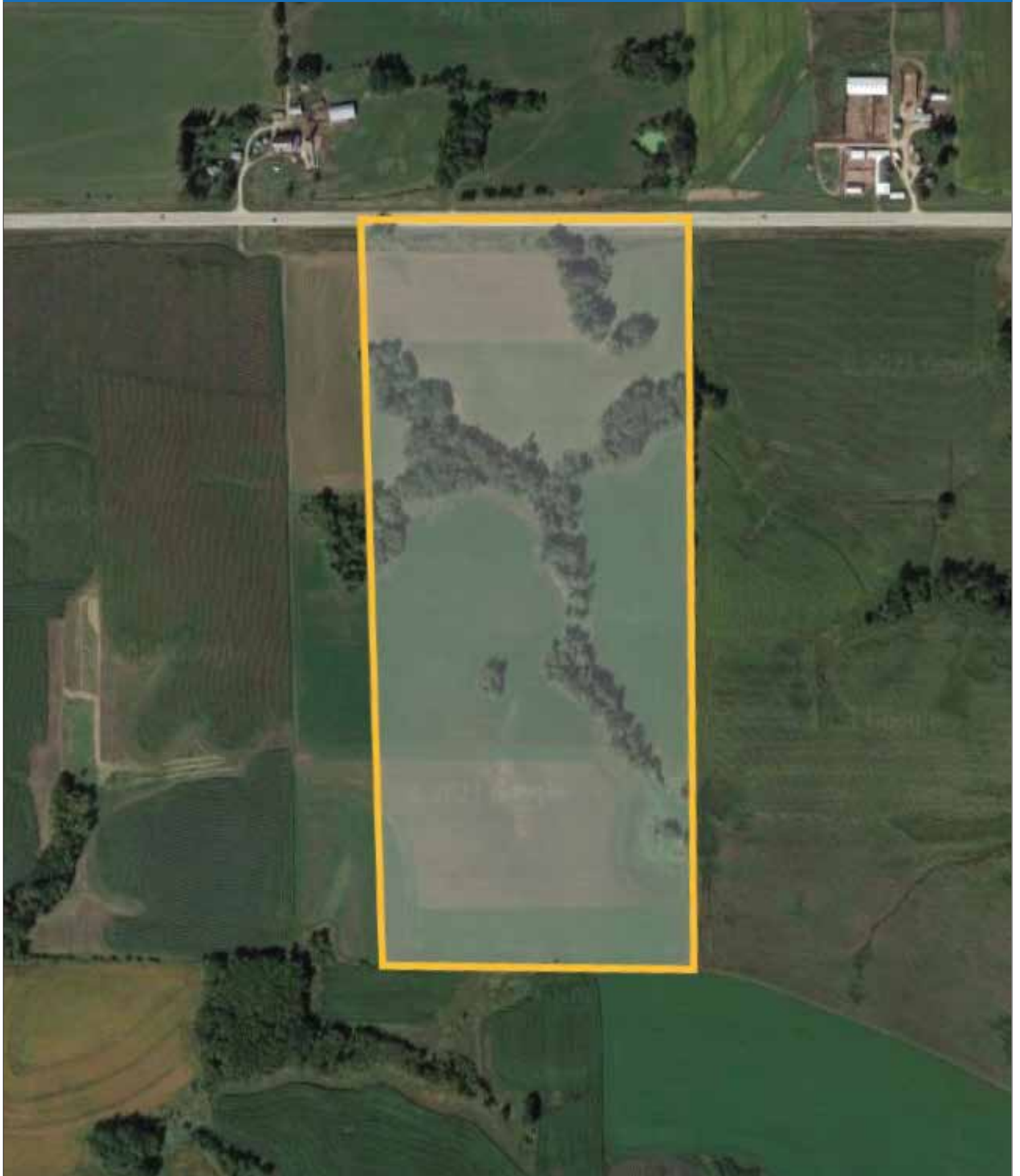
Property Photos



Property Photos



Aerial Map



Property Taxes

Parcel ID 1408100006
Alternate ID
Property Address Hwy 9
 Rural
Sec/Twp/Rng 8-97-6
Brief Legal Description E 3/4 NE NW; E 3/4 SE NW
 (Note: Not to be used on legal documents)
Document(s) WD: 2003-1651 (2003-05-16)
Gross Acres 60.00
Exempt Acres 0.75 (EXM)
Net Acres 59.25
CSR 4113.78
Class A - Agriculture
 (Note: This is for assessment purposes only. Not to be used for zoning.)
Tax District Ludlow A.C
School District Allamakee Comm.

Owners

Primary Owner
 (Deed Holder)
 Krumme, Allen
 1770 Birch Hollow Rd
 Decorah, IA 52101-

Land

Lot Area 60.00 Acres ; 2,613,600 SF

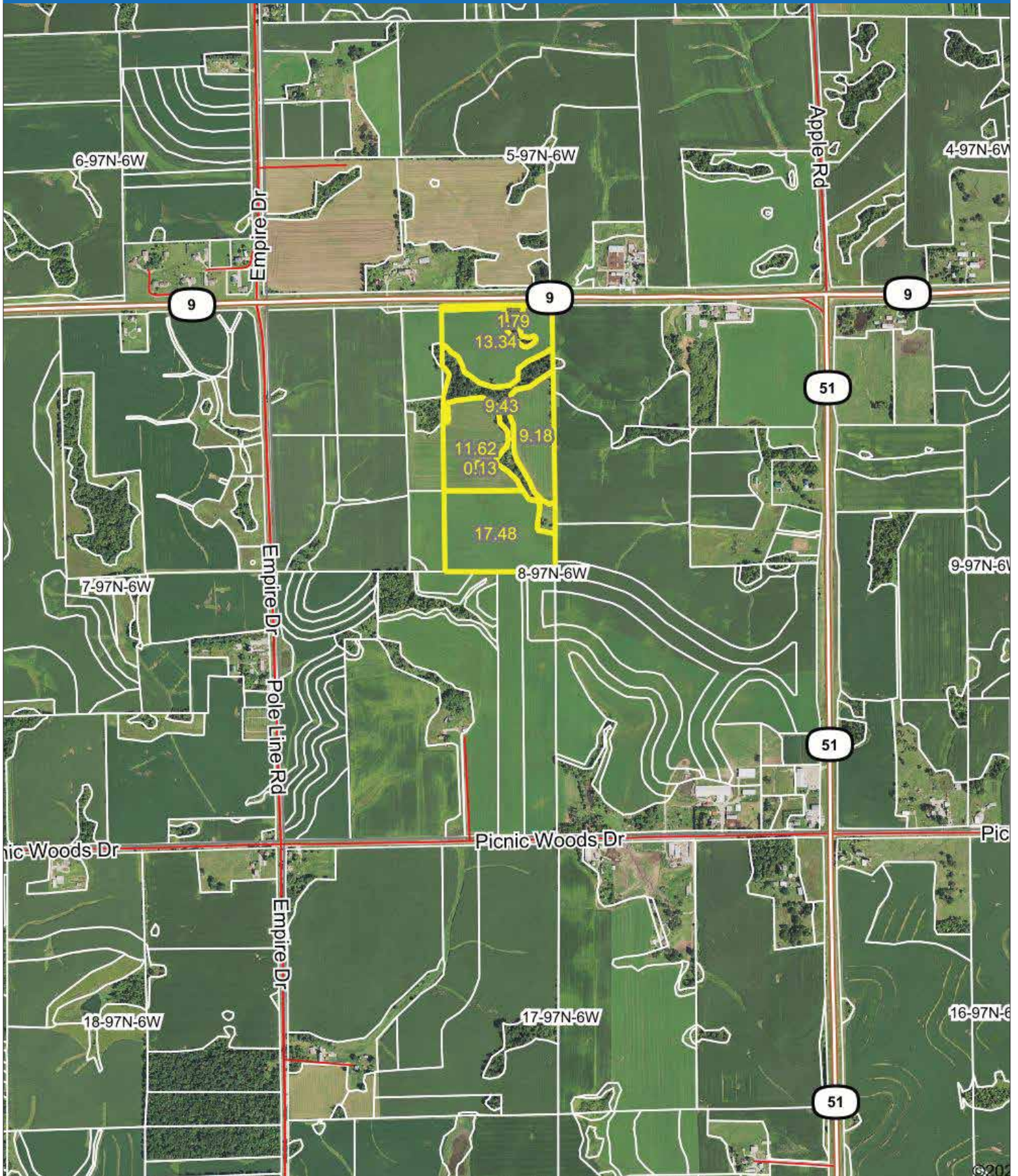
Valuation

	2021	2020	2019	2018	2017	2016
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Land	\$101,000	\$100,800	\$100,800	\$154,300	\$154,300	\$169,300
- Exempt	\$0	\$0	\$0	\$0	\$0	\$0
= Total Assessed Value	\$101,000	\$100,800	\$100,800	\$154,300	\$154,300	\$169,300

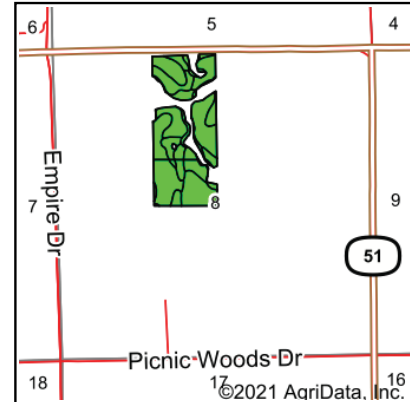
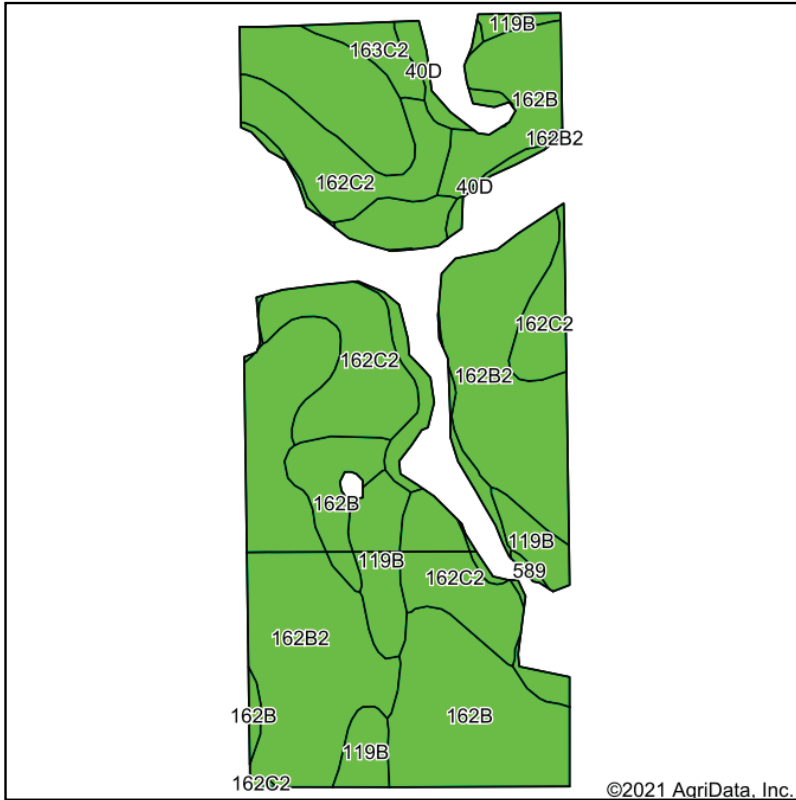
Taxation

	2019 Pay 2020-2021	2018 Pay 2019-2020	2017 Pay 2018-2019	2016 Pay 2017-2018
Classification	Agriculture	Agriculture	Agriculture	Agriculture
Taxable Value	\$82,135	\$86,612	\$84,013	\$80,417
x Levy Rate (per \$1000 of value)	22.38329	22.40730	22.38048	22.98658
= Gross Taxes Due	\$1,838.45	\$1,940.74	\$1,880.25	\$1,848.51
- Credits	(\$46.86)	(\$45.75)	(\$48.79)	(\$43.60)
= Net Taxes Due	\$1,792.00	\$1,894.00	\$1,832.00	\$1,804.00

FSA Map



Soil Map



State: **Iowa**
 County: **Allamakee**
 Location: **8-97N-6W**
 Township: **Ludlow**
 Acres: **51.62**
 Date: **4/12/2021**

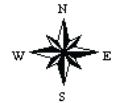


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Maps Provided By:



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Soils data provided by USDA and NRCS.

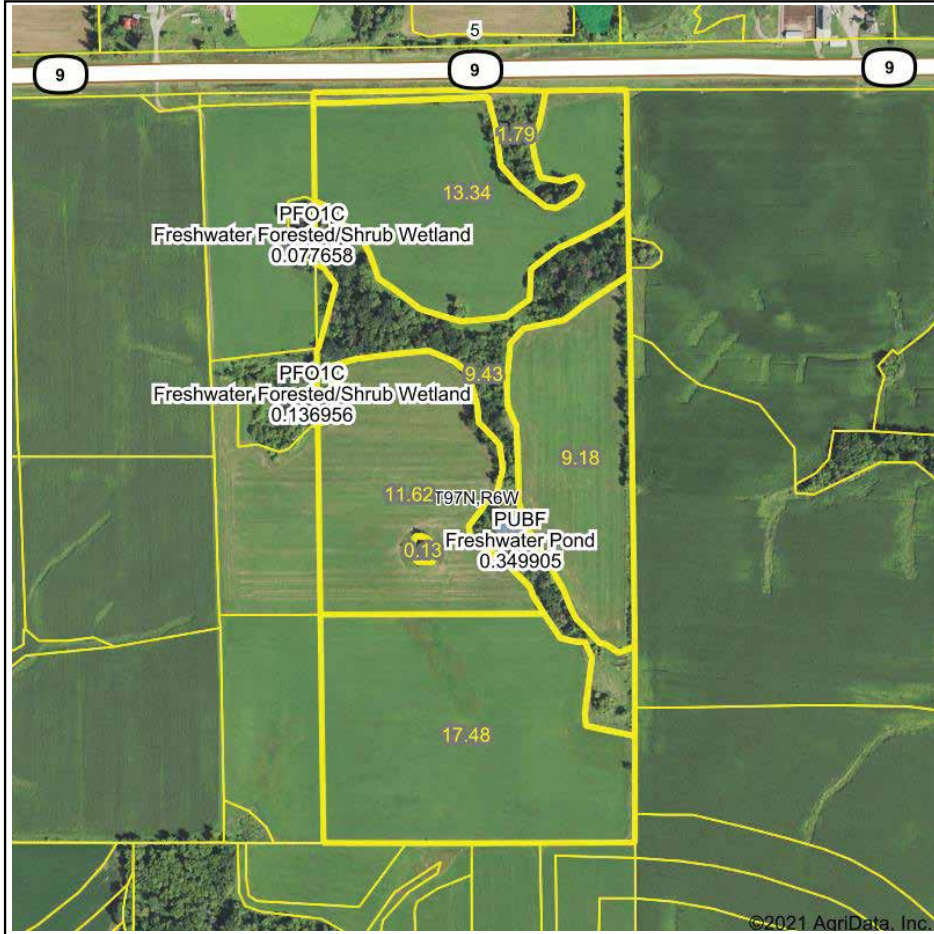
Area Symbol: IA005, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	NonIrr Class *c	CSR2**	CSR
162B2	Downs silt loam, 2 to 6 percent slopes, moderately eroded	21.52	41.7%		Ile	87	88
162B	Downs silt loam, 2 to 6 percent slopes	11.10	21.5%		Ile	90	90
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	11.06	21.4%		IIle	80	73
119B	Muscatine silt loam, 1 to 4 percent slopes	4.41	8.5%		Ile	95	95
40D	Fayette silt loam, karst, 2 to 14 percent slopes	2.48	4.8%		VIle	5	5
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	0.92	1.8%		IIle	72	68
589	Otter silt loam, 0 to 2 percent slopes	0.13	0.3%		IIw	78	85
Weighted Average						82.6	81.5

**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.

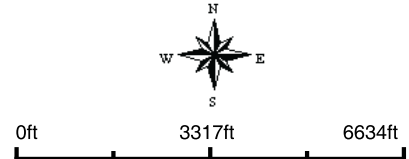
Wetlands Map



State: **Iowa**
 Location: **8-97N-6W**
 County: **Allamakee**
 Township: **Ludlow**
 Date: **4/12/2021**


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 Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Classification Code	Type	Acres
PUBF	Freshwater Pond	0.35
PFO1C	Freshwater Forested/Shrub Wetland	0.06
Total Acres		0.41

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

Summary of Listing Strategy

60+/- Acres (51+/- Tillable Acres) Allamakee County — Ludlow Township

Multiple Possibilities! With its convenient location between Waukon and Decorah and the benefit of being on a hard surface road make it hard to ignore the obvious convenience for a potential building site. The added benefit of beautiful, mature oaks in the draws, many recreational benefits and the ability to get back off the highway would make this an ideal property to call home. The tillable land consists of mainly Downs Silt Loam, and boasts a CSR2 rating of 82. This is a good representation of the high quality soils in the area. The tillable land is currently being farmed for the 2021 season, and that lease will be discussed with potential buyers.

Contact Iowa Land Specialist, Nick Hopp, at 319-240-6121 or Nick@highpointlandcompany.com for more details.

High Point Land Company
501 South Grand Ave Charles City, IA 50616



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Charles City, IA 50616



“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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