



**HIGH  
POINT**

LAND COMPANY

[HighPointLandCompany.com](http://HighPointLandCompany.com)

**14.9+/- Acres  
Clayton County, IA  
Volga Township**

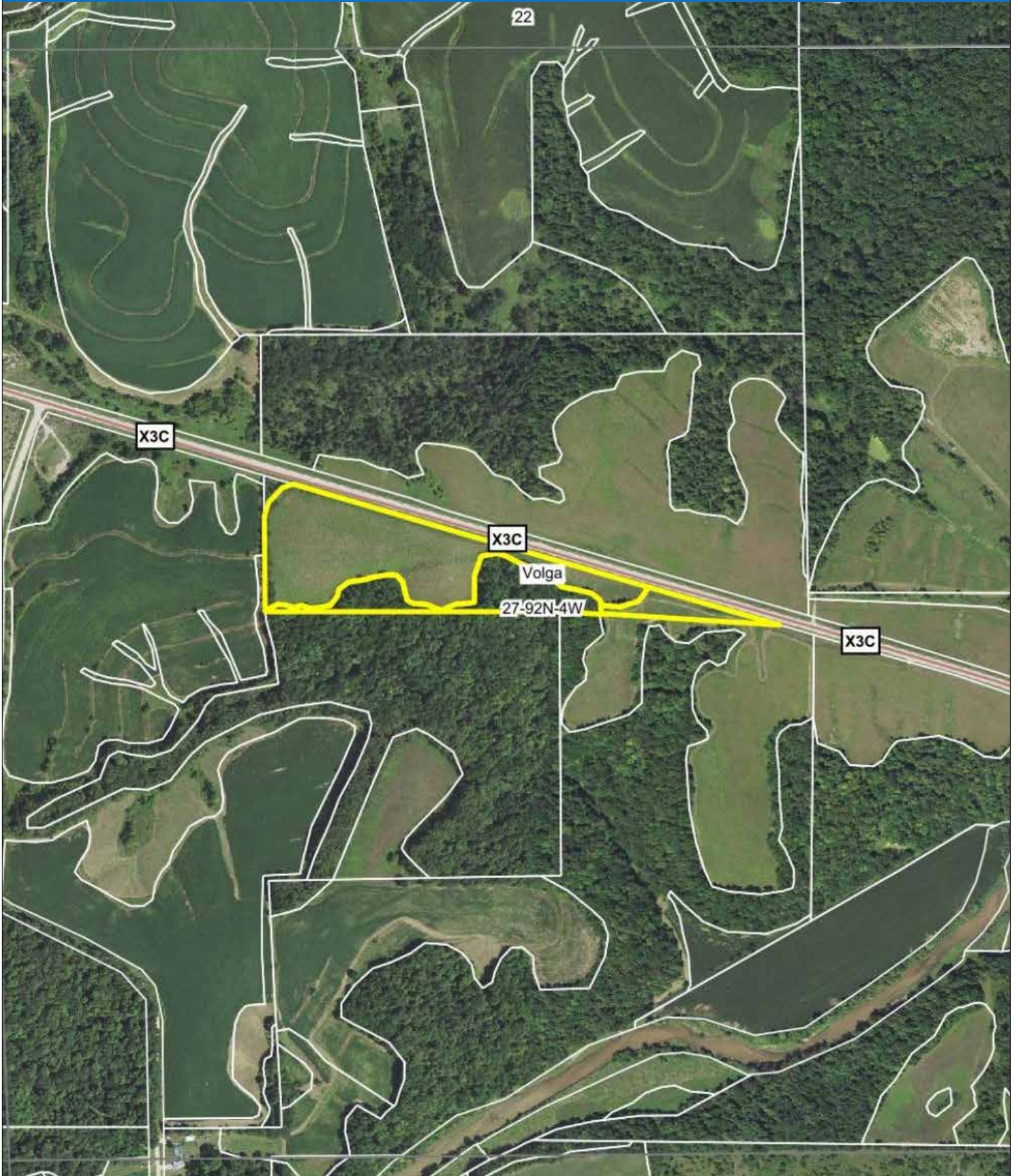


**High Point Land Company**

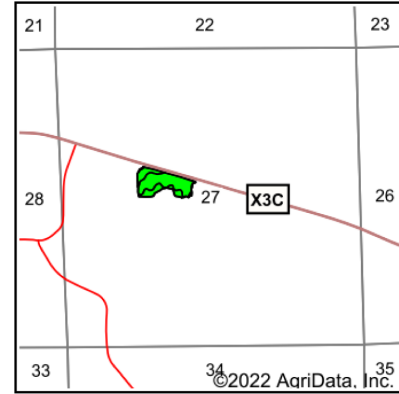
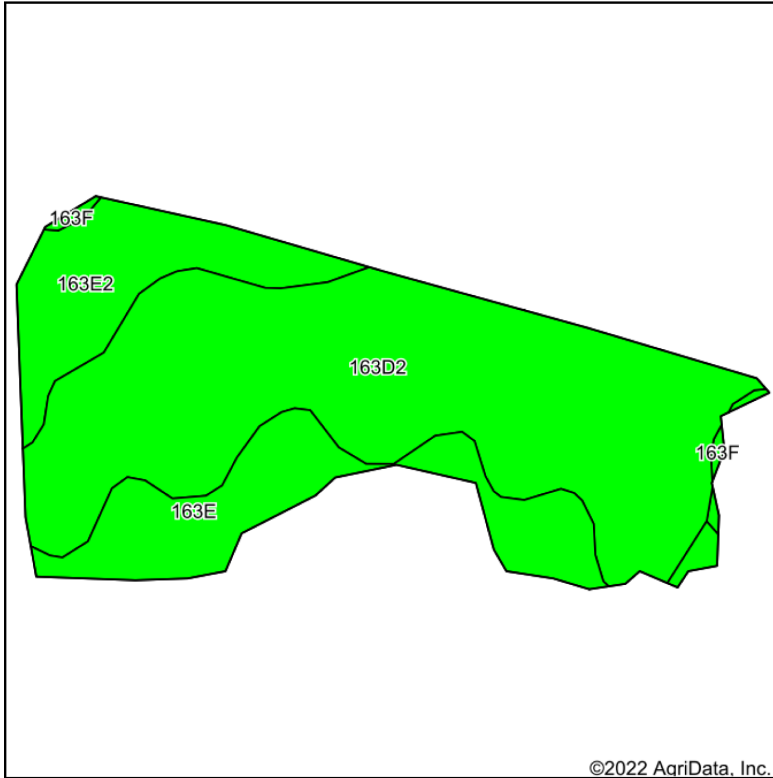
*501 South Grand Ave Charles City, IA 50616*



# FSA Map



# Soil Map



State: **Iowa**  
 County: **Clayton**  
 Location: **27-92N-4W**  
 Township: **Volga**  
 Acres: **8.57**  
 Date: **5/12/2022**



Maps Provided By:



© AgriData, Inc. 2021

www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA043, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	NonIrr Class *c	CSR2**	CSR	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	5.61	65.5%		IIIe	46	58	
163E	Fayette silt loam, 14 to 18 percent slopes	1.62	18.9%		IVe	38	50	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	1.27	14.8%		IVe	35	48	
163F	Fayette silt loam, 18 to 25 percent slopes	0.07	0.8%		VIe	21	30	
<b>Weighted Average</b>						<b>3.36</b>	<b>42.7</b>	<b>54.8</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.

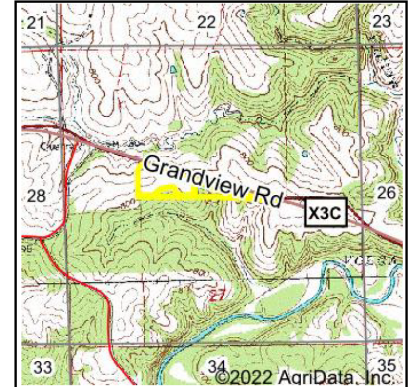
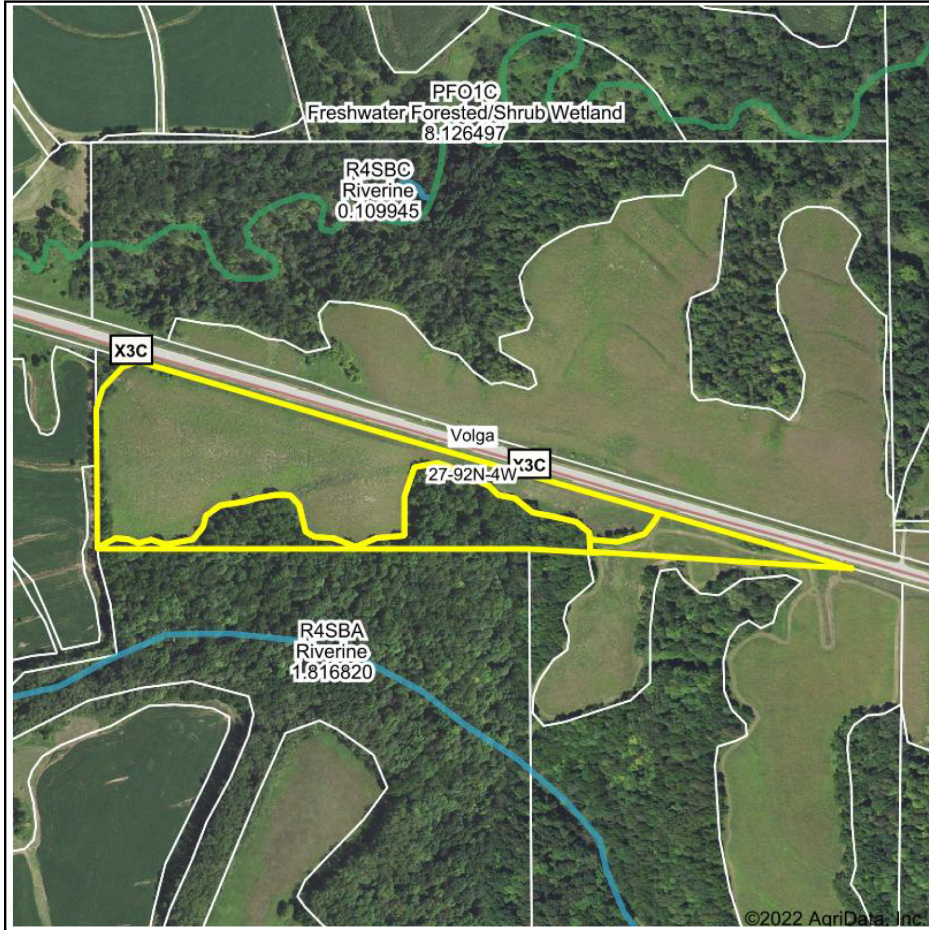


# Topo Map





# Wetlands Map



State: **Iowa**  
 Location: **27-92N-4W**  
 County: **Clayton**  
 Township: **Volga**  
 Date: **5/12/2022**



Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com



0ft 630ft 1261ft

Classification Code	Type	Acres
		Total Acres 0.00

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



# Listing Summary

## **14.9+/- Acres (8.57+/- Tillable Acres) Clayton County — Volga Township**

Located above the Volga River in Volga township of Clayton County Iowa, sit this excellent opportunity to purchase your own piece of recreational paradise. 14.9 +/- total acres consisting of 8.57 certified cropland acres enrolled in the Conservation Reserve Program, producing \$228.28 per acre of cropland, offers excellent Location and access on the south side of hard surface Grandview Road.

The 14.9 acres offers many excellent buildable sites with views for miles overlooking the Volga River valley. Beautiful buildable sites with space for large secluded food plots sitting next to a large section of timber is what everyone looks for in this type of recreational property. This area between the Volga River and Turkey river is known for incredible whitetail deer quality, large turkey population and upland game opportunities.

For more information or showings please contact Iowa Land specialist Matt Tobin at 563-451-7390 or email at [matt@highpointlandcompany.com](mailto:matt@highpointlandcompany.com)

**High Point Land Company**

*501 South Grand Ave Charles City, IA 50616*





501 South Grand Ave  
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:**  
Matt Tobin  
563-451-7390  
[Matt@highpointlandcompany.com](mailto:Matt@highpointlandcompany.com)

