

LAND

FOR SALE

Des Moines County, IA

67.91
+/- ACRES

Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



ELLIOTT VANDENBERG
319-520-7776

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HIGH POINT
LAND COMPANY
HIGHPOINTLANDCOMPANY.COM

Real Estate License:
S71453000

513 W Bremer Ave
Waverly, IA 50677





Summary of Property

67.91+/- Acres • Des Moines County, IA

Listing Price: \$579,000

DESCRIPTION

High Point Land Company is thrilled to present this 67.91 +/- acre farm in southeast Iowa. This property is located in Des Moines County, approximately 12 miles north of Burlington and 3 miles south of Sperry, just east of US 61.

If you are looking for an exceptional recreational farm, that has great income potential, you really need to take a look at this one. This area rarely has land that comes for sale and is known for its giant whitetails.

You enter the property into a 28-acre crop field from the east, just off of 110th Avenue. This would make a great building site if you are looking for a spot to build your dream home. In the southwest corner of the field, there is a secluded pocket which would make an excellent food plot location. With access from the east and a northwest wind, you could hunt this area without disturbing any of your farm.

As you continue west on the farm and leave the crop field, you enter into thick pockets of cover consisting of cedars, pin oaks, grasses, briars, and undergrowth. These thick pockets of cover, so close to the food source, make an ideal bedding location for wildlife. Throughout this entire area, there are rutted-out travel corridors with staggering amounts of wildlife sign.

Continuing west, the terrain falls down into multiple creek systems that snake through the farm. The creek system separates the thick cover ridges from the big open ridges. These creeks are a natural highway for wildlife. After crossing the creeks, the farm begins to rise back up into big, beautiful ridges that run to the property's western boundary. The ridges are full of enormous oaks, hickories, and walnut trees.

Throughout the farm, there are great stand locations with lots of natural pinch points. When looking on satellite you can see that this farm's layout is super and could be shaped into whatever you desire. It's hard to find a piece of this size that features this much diversity. Be sure to check out the trail cam pictures – you won't want to miss them! Call or text Elliott Vandenberg with High Point Land Company at 319-520-7776, so you can see this farm in person!

Property Address:

TBD 110th Ave Sperry, IA 52650

Property Features:

- Beautiful Building Site Opportunities
- Tillable Income
- Close to Town, Fuel, Restaurants, and Equipment
- Food Plot Locations
- Harvestable Timber
- Great Natural Pinch Points for Stand Locations
- 75.1 CSR2 on Tillable Acres
- Excellent Hunting
- Great pond site on the south end of the tillable

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



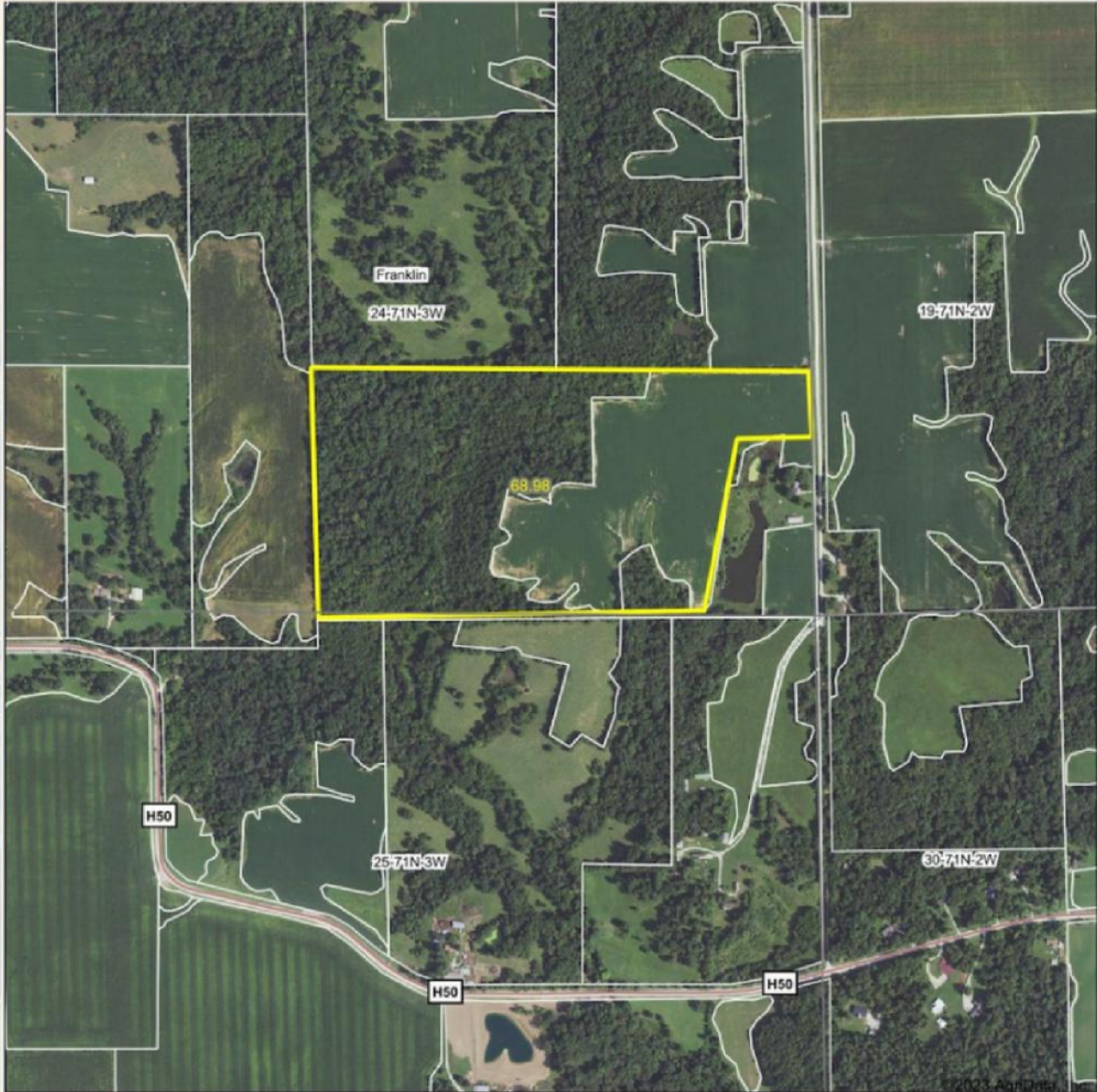
75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Aerial Map



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008

Boundary Center: 40° 55' 46.78, -91° 8' 46.17

0ft 833ft 1666ft

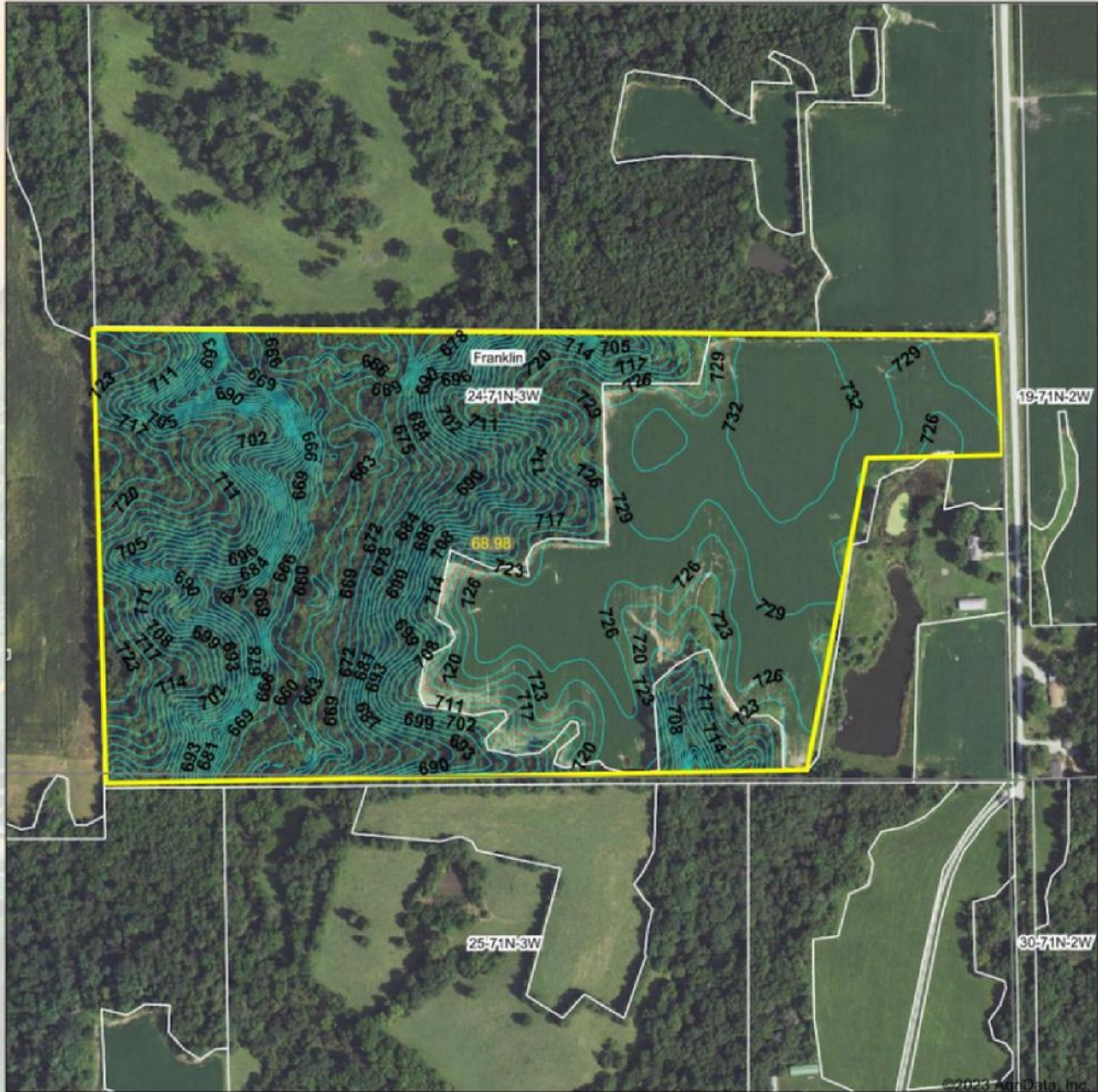
24-71N-3W
Des Moines County
Iowa



9/20/2023

75,000
ACRES SOLD

Topo Contours Map



Maps Provided by:



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

Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 655.4

Max: 733.5

Range: 78.1

Average: 707.6

Standard Deviation: 23.23 ft

0ft 458ft 916ft



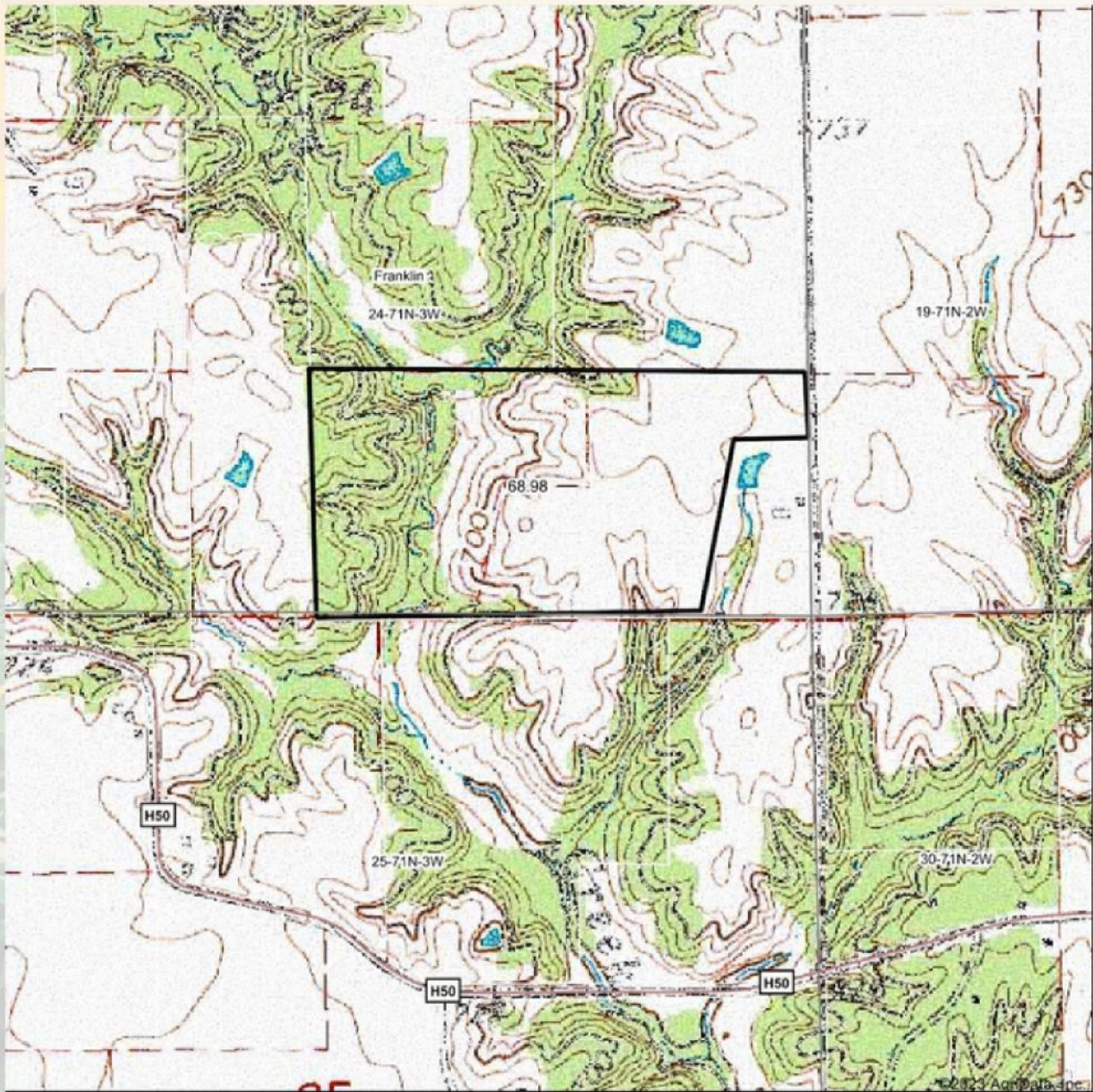
9/20/2023

24-71N-3W
Des Moines County
Iowa

Boundary Center: 40° 55' 46.78, -91° 8' 46.17

75,000
ACRES SOLD

Topo Map



 **HIGH POINT**
LAND COMPANY

Maps Provided by
 **surety**
CUSTOMIZED ONLINE MAPPING
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Map Center: 40° 55' 43.7, -91° 8' 47.14

0ft 833ft 1666ft

24-71N-3W
Des Moines County
Iowa

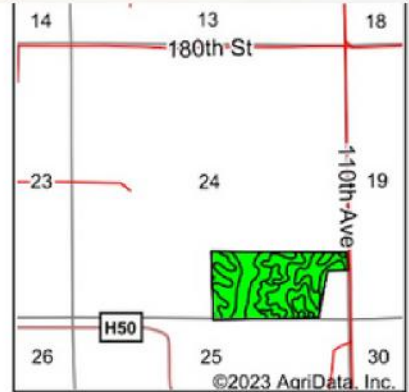
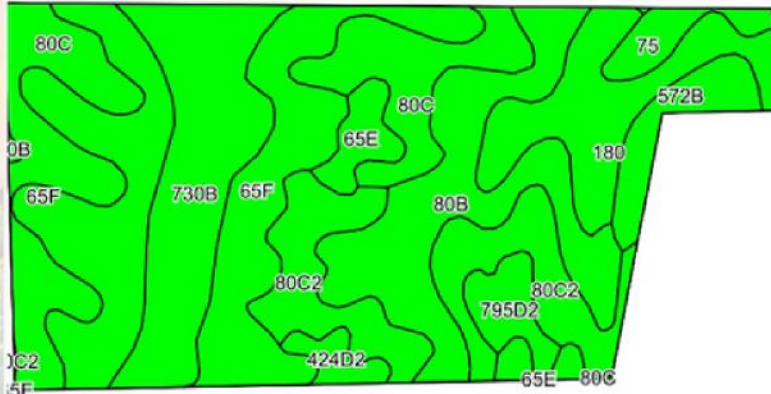


9/20/2023

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



Soils Map



State: Iowa
 County: Des Moines
 Location: 24-71N-3W
 Township: Franklin
 Acres: 68.98
 Date: 9/20/2023



Soils data provided by USDA and NRCS.

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Area Symbol: IA057, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
65F	Lindley loam, 18 to 25 percent slopes	16.02	23.2%		Vile	14	10	58	58	40	43	
80C	Clinton silt loam, 5 to 9 percent slopes	11.00	15.9%		Ille	72	65	79	79	68	70	
80B	Clinton silt loam, 2 to 5 percent slopes	10.09	14.6%		Ile	80	80	82	82	71	73	
730B	Nodaway-Cantril-Klum complex, 2 to 5 percent slopes	8.90	12.9%		Ilw	73	50	80	79	59	72	
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	8.40	12.2%		Ille	69	60	74	74	63	61	
180	Keomah silt loam, 1 to 3 percent slopes	6.14	8.9%		Iw	76	76	90	90	78	75	
572B	Inton silt loam, 2 to 5 percent slopes	2.37	3.4%		Ile	80	77	94	94	79	86	
65E	Lindley loam, 14 to 18 percent slopes	2.06	3.0%		Vle	31	30	71	71	59	56	
795D2	Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded	1.66	2.4%		IVe	8	9	64	64	58	41	
75	Givin silt loam, 1 to 3 percent slopes	1.42	2.1%		Iw	80	75	90	90	80	82	
424D2	Lindley-Keswick loams, 9 to 14 percent slopes, moderately eroded	0.92	1.3%		IVe	27	15	66	66	57	50	
Weighted Average						3.53	56.9	50.4	*n 75	*n 74.9	*n 61	*n 63.7

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

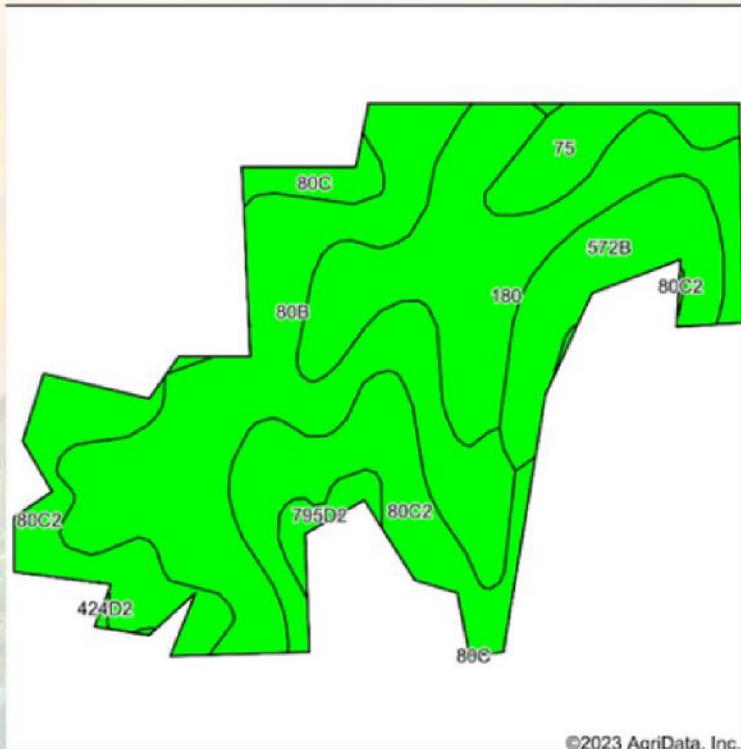
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

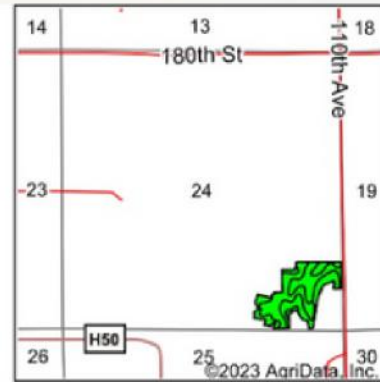
Soils data provided by USDA and NRCS.



Tillable Map



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State: Iowa
 County: Des Moines
 Location: 24-71N-3W
 Township: Franklin
 Acres: 28.03
 Date: 9/20/2023



Soils data provided by USDA and NRCS.

Area Symbol: IA057, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
80B	Clinton silt loam, 2 to 5 percent slopes	9.72	34.7%		lie	80	80	82	82	71	73	
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	6.39	22.8%		llie	69	60	74	74	63	61	
180	Keomah silt loam, 1 to 3 percent slopes	6.27	22.4%		lw	76	76	90	90	78	79	
572B	Inton silt loam, 2 to 5 percent slopes	2.98	10.6%		lie	80	77	94	94	79	86	
75	Givin silt loam, 1 to 3 percent slopes	1.50	5.4%		lw	80	75	90	90	80	82	
80C	Clinton silt loam, 5 to 9 percent slopes	0.64	2.3%		llie	72	65	79	79	68	70	
795D2	Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded	0.53	1.9%		lVe	8	9	64	64	58	47	
Weighted Average						2.01	75.1	72.3	*n 83.3	*n 83.3	*n 71.8	*n 72.9

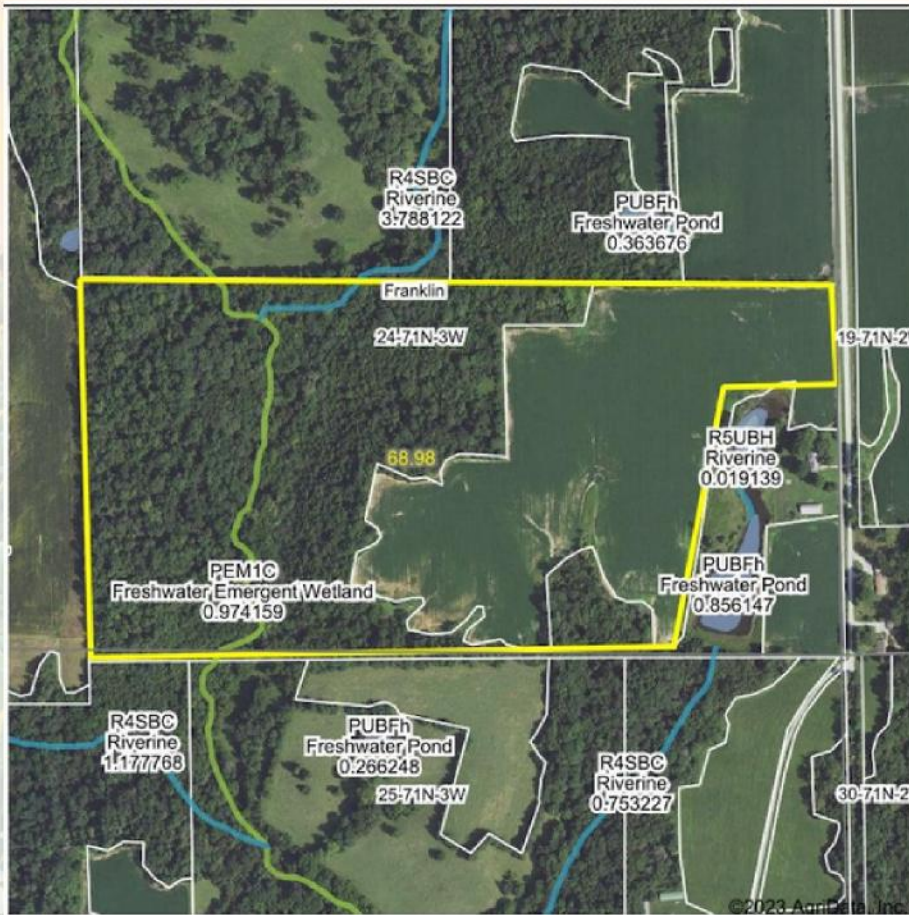
**IA has updated the CSR values for each county to CSR2.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



Wetlands Map



State: Iowa
 Location: 24-71N-3W
 County: Des Moines
 Township: Franklin
 Date: 9/20/2023



0ft 666ft 1332ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	0.74
R4SBC	Riverine	0.19
Total Acres		0.93

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

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