

# LAND

# FOR SALE

Bremer County, IA



**7.37**  
+/- ACRES

Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 319-559-2345

SCAN FOR MORE INFO



## TANNER KNOWLTON

### 641-330-7727

Tanner@HighPointLandCompany.com



## HIGH POINT LAND COMPANY

HIGHPOINTLANDCOMPANY.COM



Real Estate License:  
S68105000

513 W Bremer Ave  
Waverly, IA 50677





# Summary of Property

## 7.37+/- Acres • Bremer County, IA

**Listing Price: \$84,900**

### **DESCRIPTION**

High Point Land Company is proud to present the opportunity to purchase your own affordable slice of Bremer County recreational land in an area where land is in tight hands with incredible deer history to boot.

Conveniently located in the heart of the Cedar Valley between Waverly, Janesville, and Denver, the Lucky 7 presents the opportunity to hunt much bigger than it is, pulling deer from the entire Cedar River Valley. Adjacent to the Ingawanis Woodland and Scout Camp where hunting is not allowed, gives the owner of this tract the opportunity to be nearly the only hunter in the entire section. The property is accessed off of 260th St, permitting for a new driveway has already been obtained by the current owner. The property's current enrollment in the Forest Reserve Program results in zero annual property taxes due.

### **Property Address**

TBD 260th St, Janesville, IA 50647

### **Property Features**

- Southern access from 260th St
- \$0 Annual Property Taxes
- Incredible deer history

### **Directions**

From Janesville, Head East on 275th St (C50) for 2 Miles, Turn Left (North) onto Hawthorne Ave. Continue on Hawthorne for 1.50 Miles, Follow the curve to the East, the property is on the Left, (North)side of 260th St.



100,000  
ACRES SOLD

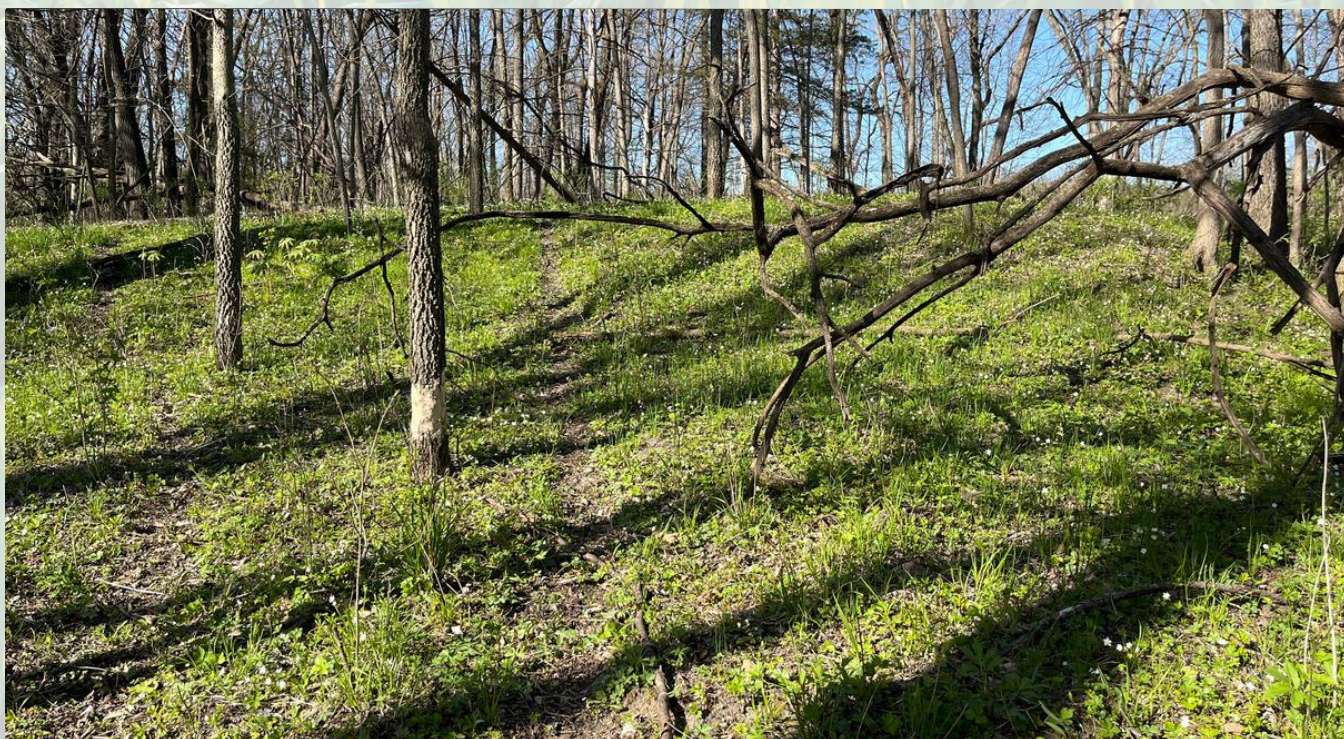
# Property Photos







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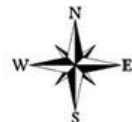
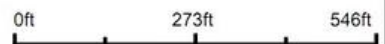
# Aerial Map

Aerial Map



Boundary Center: 42° 40' 27.9, -92° 24' 42.48

20-91N-13W  
Bremer County  
Iowa



4/24/2024

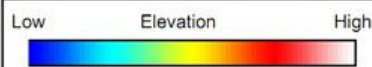
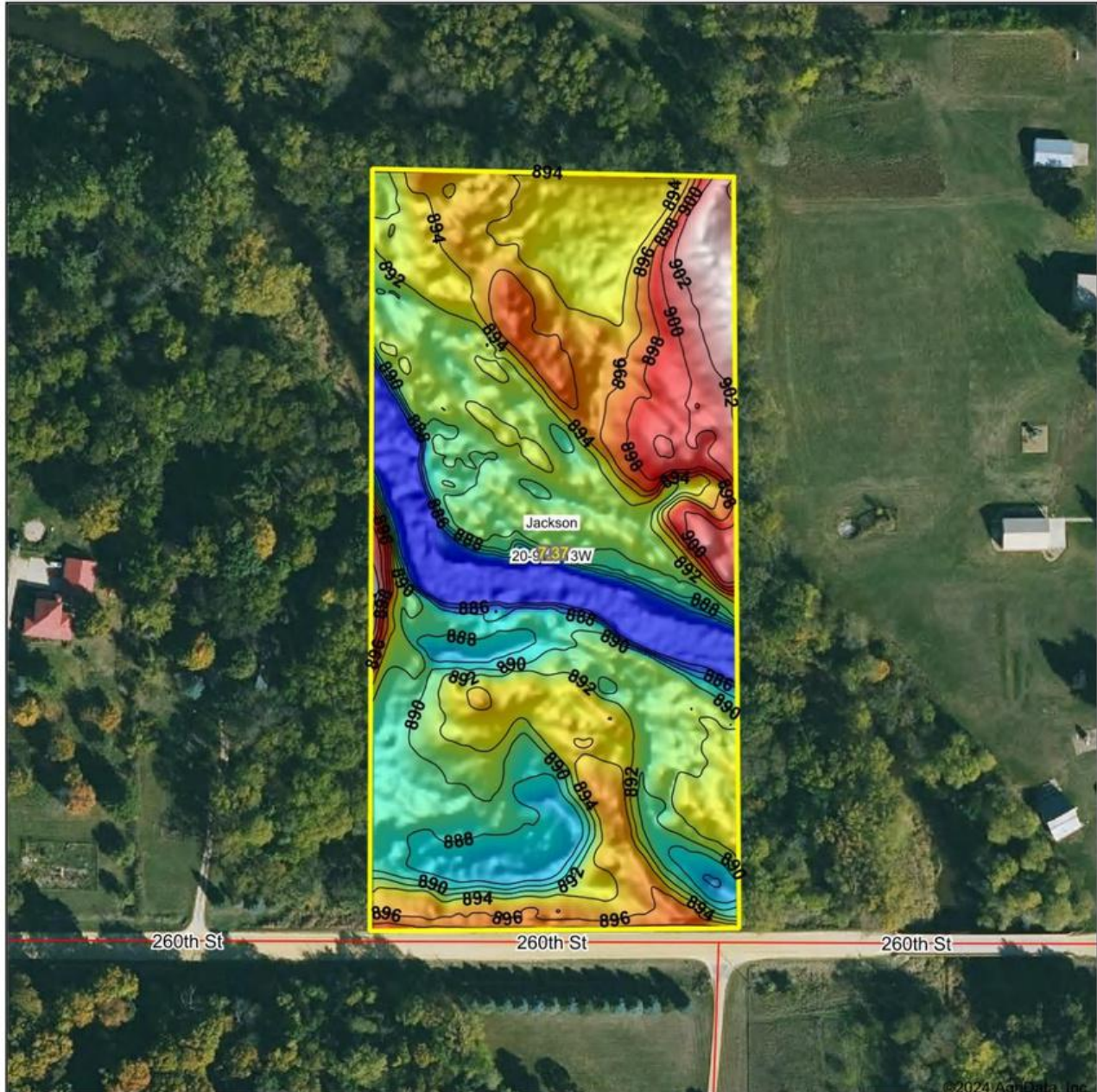
Field borders provided by Farm Service Agency as of 5/21/2008.





# Topo Hillshade Map

## Topography Hillshade



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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: 882.4

Max: 904.0

Range: 21.6

Average: 891.9

Standard Deviation: 4.66 ft



4/24/2024

20-91N-13W  
Bremer County  
Iowa

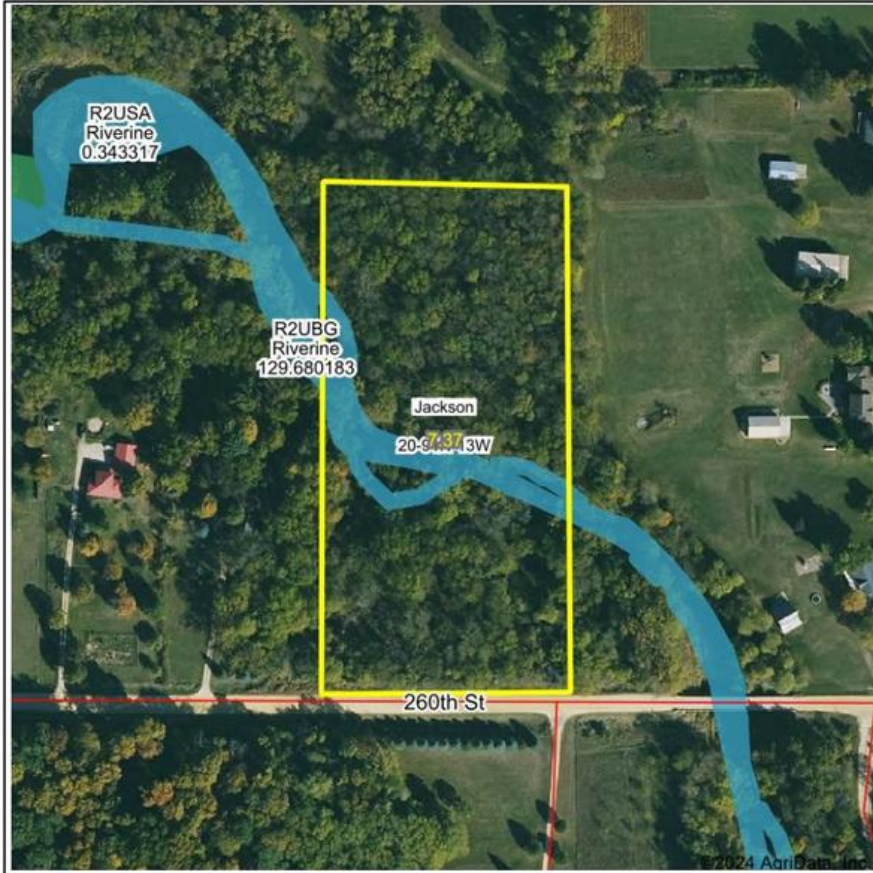
Boundary Center: 42° 40' 27.9, -92° 24' 42.48





# Wetlands Map

## Wetlands Map



State: **Iowa**  
 Location: **20-91N-13W**  
 County: **Bremer**  
 Township: **Jackson**  
 Date: **4/24/2024**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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0ft 288ft 577ft

Classification Code	Type	Acres
R2UBG	Riverine	0.80
Total Acres		0.80

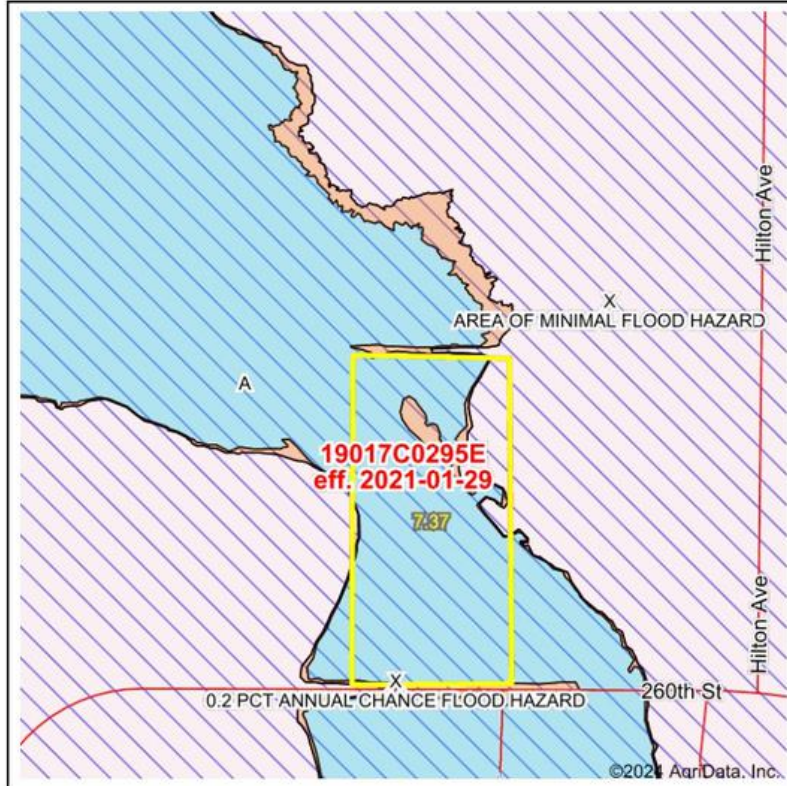
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>





# FEMA REPORT

## FEMA Report



Map Center: 42° 40' 30.98, -92° 24' 43.37  
 State: IA Acres: 7.37  
 County: Bremer Date: 4/24/2024  
 Location: 20-91N-13W  
 Township: Jackson

**HIGH POINT**  
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Maps Provided by:  
  
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Name	Number	County	NFIP Participation	Acres	Percent
Bremer County	190847	Bremer	Regular	7.37	100%
<b>Total</b>				7.37	100%

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

Zone	SubType	Description	Acres	Percent
A		100-year Floodplain	6.15	83.4%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	0.91	12.4%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.17	2.3%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.14	1.9%
<b>Total</b>			7.37	100%

Panel	Effective Date	Acres	Percent
19017C0295E	1/29/2021	7.37	100%
<b>Total</b>		7.37	100%



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