

# LAND

# FOR SALE

Floyd County, IA

**68.73**  
+/- ACRES



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

SCAN FOR MORE INFO



# NICK HOPP

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Real Estate License:  
S66851000

513 W Bremer Ave  
Waverly, IA 50677



# HIGH POINT LAND COMPANY

HIGHPOINTLANDCOMPANY.COM





# Summary of Property

## 68.73+/- Acres • Floyd County, IA

**Listing Price: \$932,217**

### DESCRIPTION

High Point Land Company is honored to offer a highly productive tract of tillable land located in Rock Grove township on the Floyd/Cerro Gordo County Line. This property is located just minutes from Nora Springs, Iowa and only 7 miles East of Mason City; with excellent proximity to local grain markets.

The 68.73+/- gross acre boast an average CSR2 of 81.8 across the tillable acres generated by high composition of both Dinsdale and Klinger silty clay loam, this tract would be a fantastic addition to any farming operation. With great access to local great markets, and long straight rows, this productive land is sure to be a continued producer for years to come.

With multiple access points from 135th St and a short distance to a paved road, this farm can be efficiently farmed with today's large equipment and operators looking to expand their current footprint!

**Property Address:** TBD 135th St, Nora Springs, IA 50458

### Property Features:

- Great access
- 81.8 CSR2
- 1/2 mile from a paved road
- Excellent proximity to local grain markets

**Driving Directions:** From Nora Springs, go North on N Iowa Ave for 1 mile and turn West on 135th St.

75,000  
ACRES SOLD

# Property Photos



75,000  
ACRES SOLD

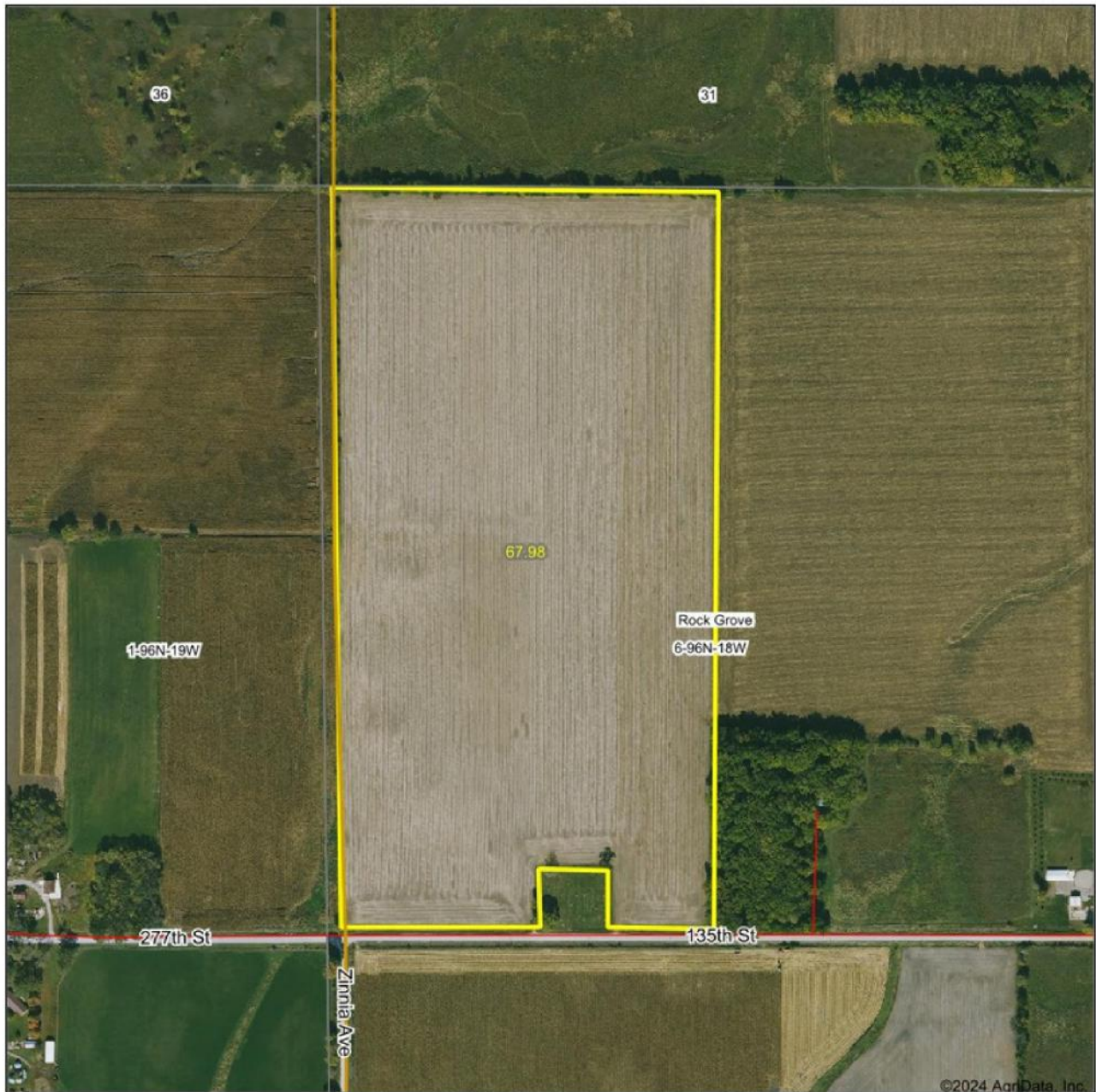
# Property Photos



75,000  
ACRES SOLD

# Aerial Map

## Aerial Map



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Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 43° 9' 57.48, -93° 1' 18.09

0ft 509ft 1018ft

6-96N-18W  
Floyd County  
Iowa

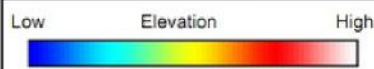
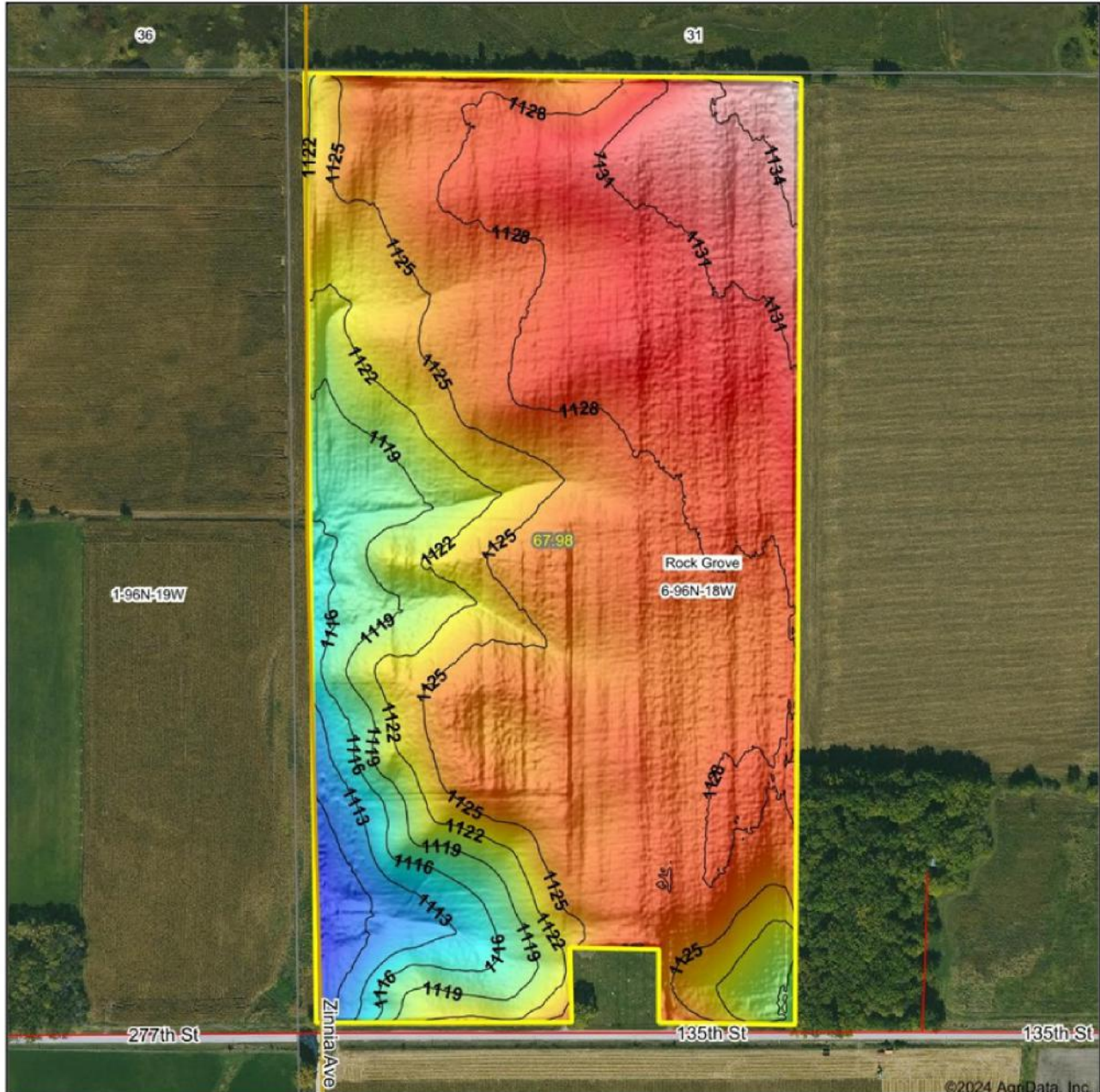


6/10/2024

75,000  
ACRES SOLD

# Topo Hillshade Map

## Topography Hillshade



Source: USGS 1 meter dem

Interval(ft): 3

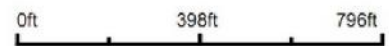
Min: 1,107.0

Max: 1,137.2

Range: 30.2

Average: 1,125.1

Standard Deviation: 5.28 ft



6/10/2024

6-96N-18W  
Floyd County  
Iowa



Maps Provided By:



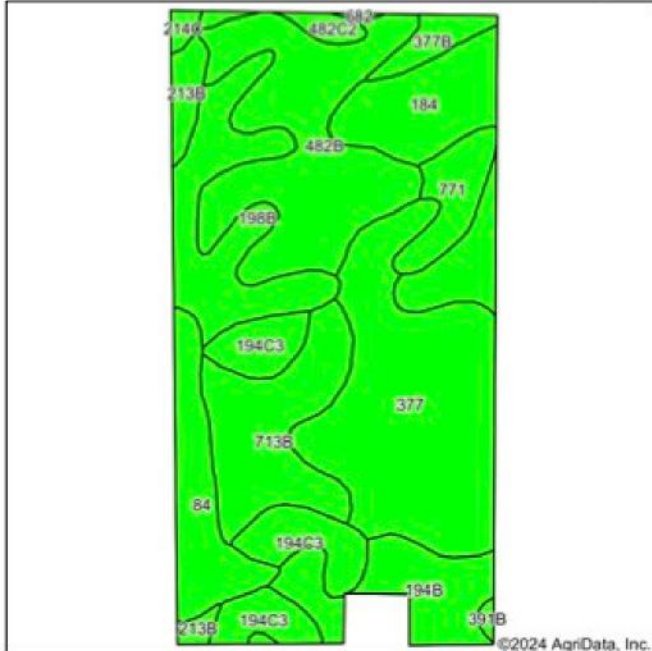
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Boundary Center: 43° 9' 57.48, -93° 1' 18.09



# Soil Map

## Soils Map



State: **Iowa**  
 County: **Floyd**  
 Location: **6-96N-18W**  
 Township: **Rock Grove**  
 Acres: **65.62**  
 Date: **6/13/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA067, Soil Area Version: 29

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	
377	Dinsdale silty clay loam, 0 to 2 percent slopes	14.48	22.1%		le	99	95	86	86	71	74	
482B	Racine loam, 2 to 5 percent slopes	11.43	17.4%		lle	76	79	66	66	55	55	
184	Klinger silty clay loam, 1 to 4 percent slopes	6.71	10.2%		lw	95	95	89	89	79	83	
713B	Winneshiek silt loam, 30 to 40 inches to limestone, till plain, 2 to 5 percent slopes	6.54	10.0%		lle	44	69	59	59	53	44	
198B	Floyd loam, 1 to 4 percent slopes	6.32	9.6%		llw	89	74	88	83	66	88	
194C3	Norville silt loam, 5 to 9 percent slopes, severely eroded	5.19	7.9%		lve	70	39	67	67	61	45	
194B	Norville silty clay loam, 2 to 5 percent slopes	4.55	6.9%		lle	80	74	76	75	73	58	
84	Clyde silty clay loam, 0 to 3 percent slopes	4.29	6.5%		llw	88	77	90	90	76	85	
771	Waubek silt loam, 0 to 2 percent slopes	2.29	3.5%		l	93	90	85	85	70	77	
213B	Rockton loam, 30 to 40 inches to limestone, till plain, 2 to 5 percent slopes	1.38	2.1%		lle	49	74	58	58	51	41	
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	1.13	1.7%		lle	94	90	88	88	68	75	
482C2	Racine loam, 5 to 9 percent slopes, moderately eroded	0.76	1.2%		llle	78	62	88	88	73	74	
214C	Rockton loam, 20 to 30 inches to limestone, till plain, 5 to 9 percent slopes	0.31	0.5%		llle	40	38	50	50	45	35	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.17	0.3%		llw	87	73	89	87	72	86	
682	Maxfield silt loam, 0 to 2 percent slopes	0.07	0.1%		llw	83		79	79	61	67	
<b>Weighted Average</b>						<b>1.82</b>	<b>81.9</b>	<b>-</b>	<b>*n 77.7</b>	<b>*n 77.1</b>	<b>*n 65.8</b>	<b>*n 66.6</b>

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

\*: CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

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

%c: Using Capabilities Class Dominant Condition Aggregation Method



# Wetlands Map

## Wetlands Map



State: Iowa  
 Location: 6-96N-18W  
 County: Floyd  
 Township: Rock Grove  
 Date: 6/10/2024

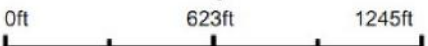


Maps Provided By:



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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/>



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