

LAND FOR SALE

Decatur County, IA

26.18
+/- ACRES



ETHAN STUBBS

608-306-1788

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**HIGH POINT
LAND COMPANY**

HIGHPOINTLANDCOMPANY.COM

SCAN FOR
MORE INFO



REAL ESTATE LICENSE:
S71472000



SUMMARY OF PROPERTY

26.18+/- Acres • Decatur County, IA

Listing Price: \$175,000

Description: Welcome to this versatile 26.18+/- acre tract located just south of Leon. This expansive piece of land offers a multitude of opportunities for its new owner. Whether you're envisioning a buildable site for your dream home, a starter farm for a first-time farmer, a beautiful pasture for horses, or a serene recreational retreat, this property has the potential to fulfill your aspirations.

The land is conveniently situated close to the charming small town of Leon, providing easy access to local amenities while offering the tranquility and space of rural living. The open fields and gentle rolling terrain create a picturesque setting that is both inviting and functional.

Property Address: 24796 230th St, Leon, IA 50144

Property Features:

- 26.18+/- acres of prime land
- Ideal for building a custom home
- Perfect for a starter farm or agricultural use
- Excellent pasture for horses
- Great for recreational activities and a peaceful retreat
- Proximity to the small town of Leon with its local amenities

100,000
ACRES SOLD

PROPERTY PHOTOS



100,000
ACRES SOLD

PROPERTY PHOTOS



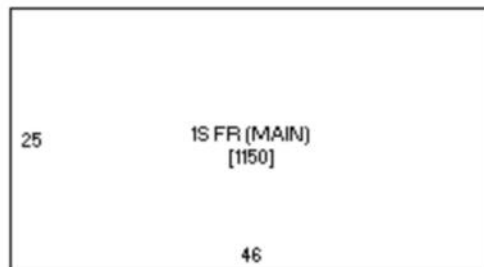
100,000
ACRES SOLD

PROPERTY PHOTOS





PROPERTY MAPS

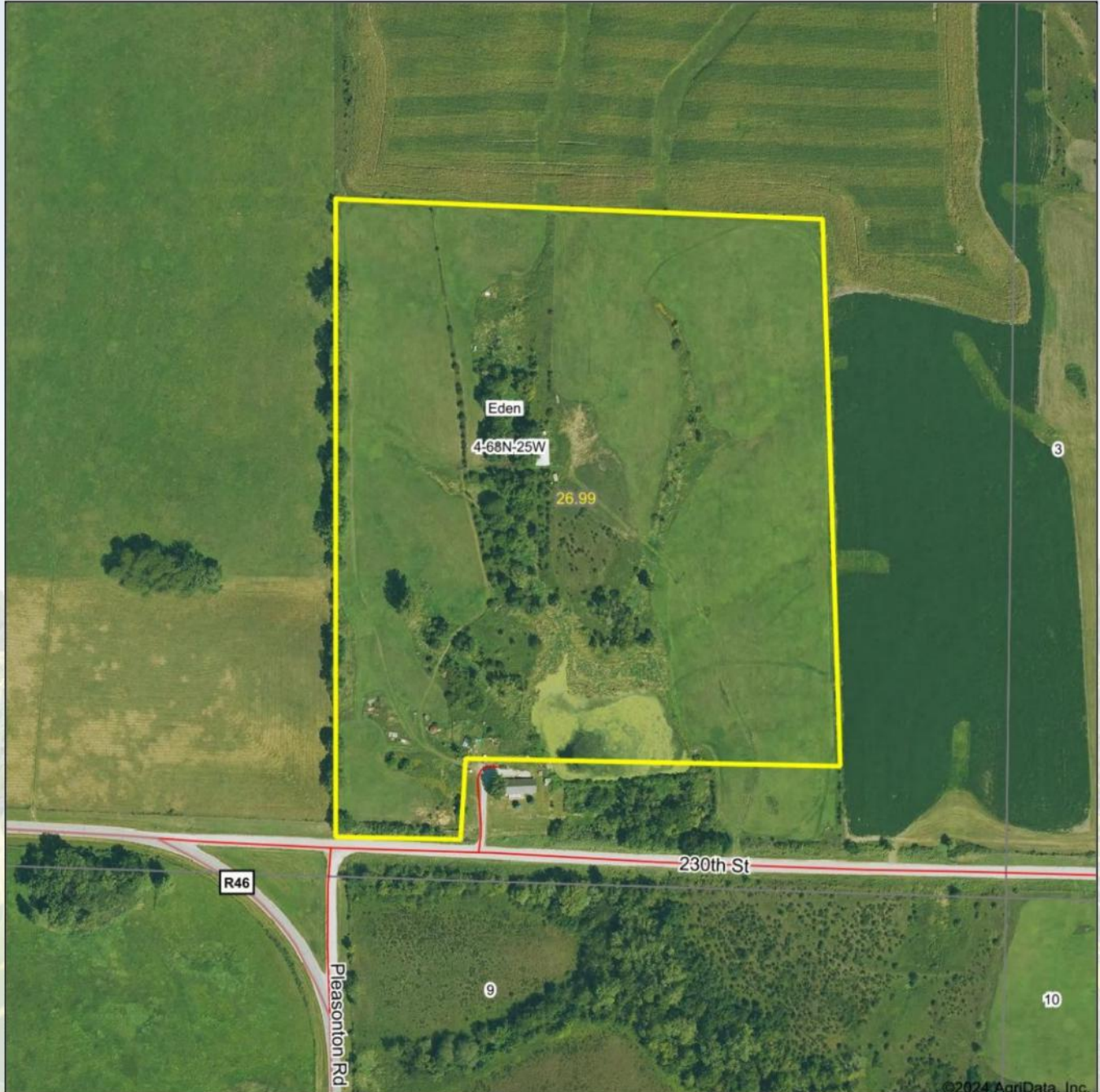


46 LF 1S BRK

Sketch of Pin 1104400004

100,000
ACRES SOLD

AERIAL MAP



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 40° 42' 43.91, -93° 43' 55.81

4-68N-25W
Decatur County
Iowa

0ft 318ft 635ft

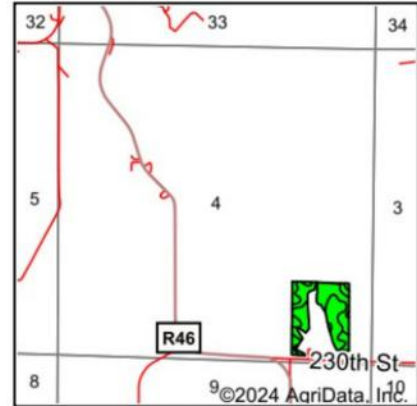
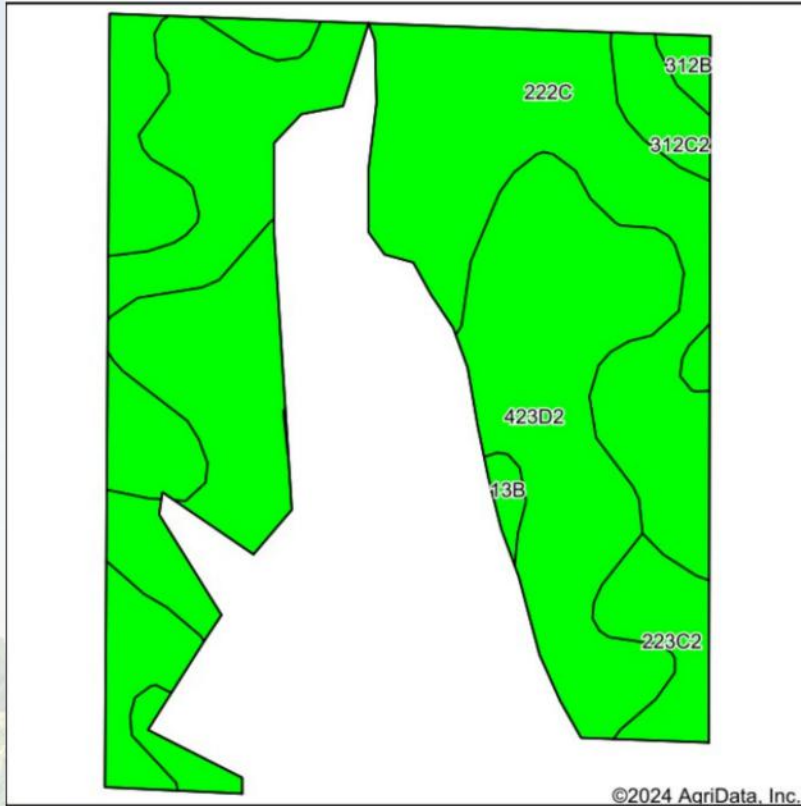


6/25/2024



SOIL MAP

Soils Map



State: **Iowa**
 County: **Decatur**
 Location: **4-68N-25W**
 Township: **Eden**
 Acres: **17.67**
 Date: **6/25/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: IA053, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
222C	Clarinda silty clay loam, 5 to 9 percent slopes	8.00	45.3%		IVw	31	59	59	53	50	
423D2	Bucknell clay loam, 9 to 14 percent slopes, moderately eroded	6.90	39.0%		IVe	8	60	57	60	44	
312C2	Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded	1.59	9.0%		IIIe	56	62	62	59	57	
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.86	4.9%		IVw	45	60	60	51	46	
312B	Seymour silt loam, 2 to 5 percent slopes	0.17	1.0%		IIIe	64	70	70	70	65	
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	0.15	0.8%		IIw	76	79	76	55	73	
Weighted Average						3.88	25.6	*n 60	*n 58.8	*n 56.4	*n 48.4

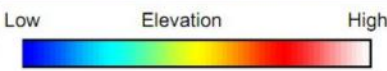
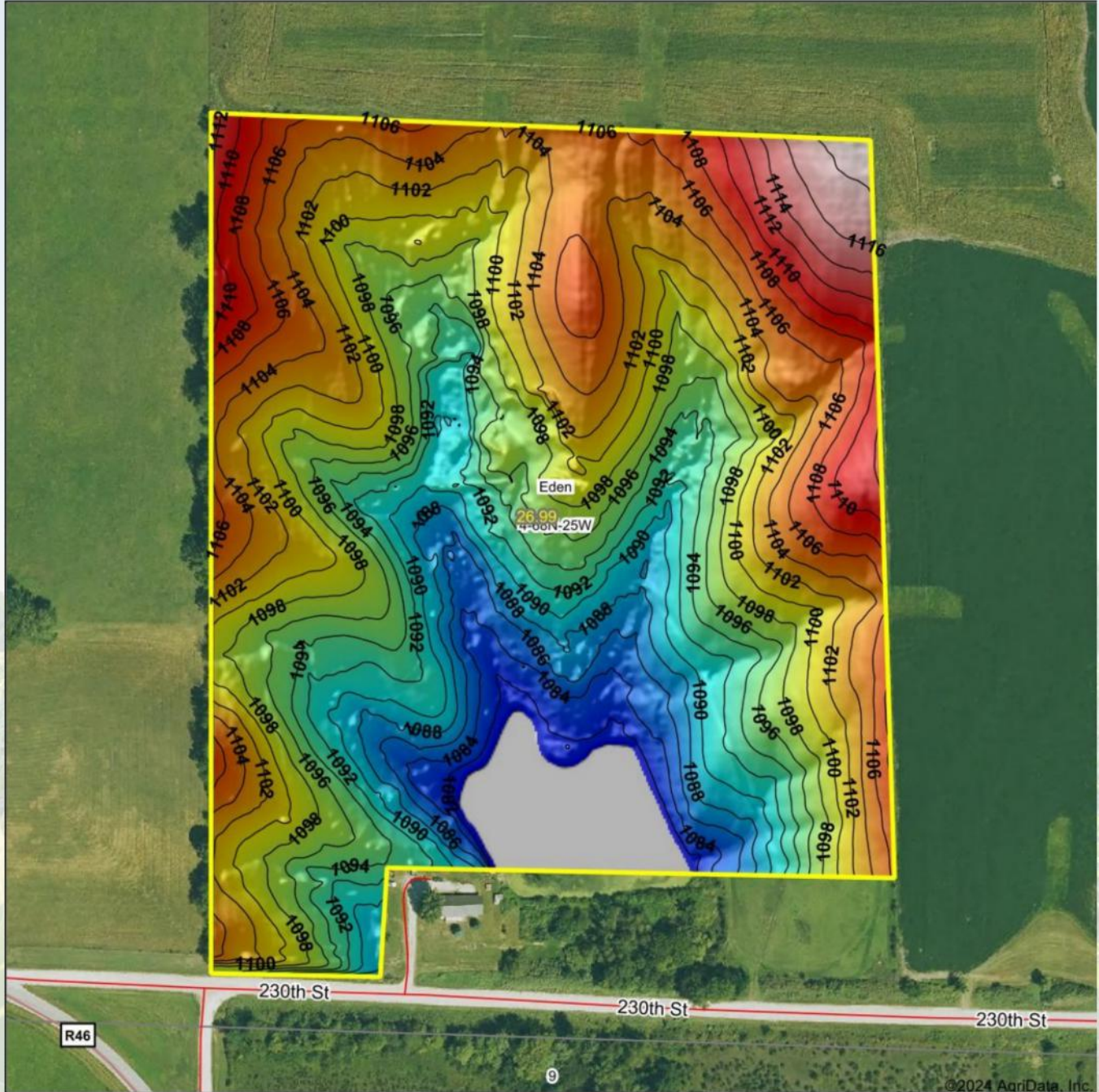
**IA has updated the CSR values for each county to CSR2.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

100,000
ACRES SOLD

TOPOGRAPHY MAP



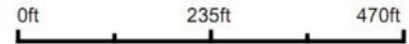
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CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 2
Min: 1,080.7
Max: 1,119.4
Range: 38.7
Average: 1,097.6
Standard Deviation: 8.3 ft



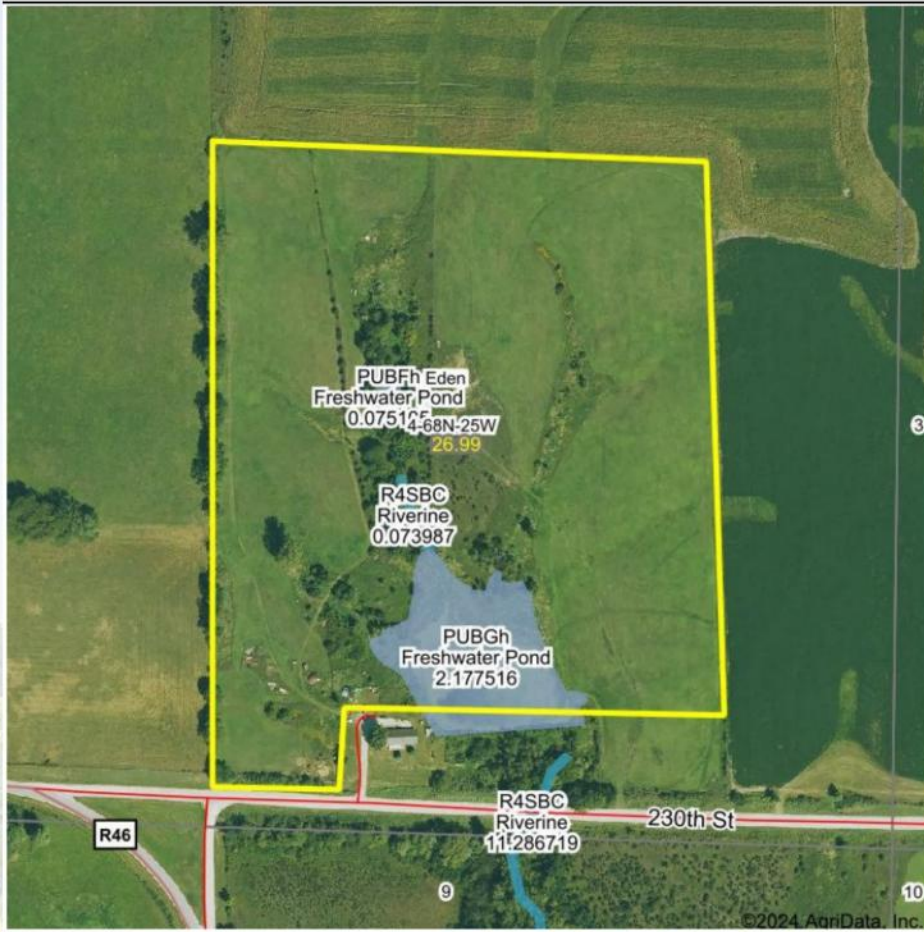
4-68N-25W
Decatur County
Iowa

Boundary Center: 40° 42' 43.91, -93° 43' 55.81



WETLANDS MAP

Wetlands Map



State: Iowa
 Location: 4-68N-25W
 County: Decatur
 Township: Eden
 Date: 6/25/2024



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0ft 386ft 772ft

Classification Code	Type	Acres
PUBGh	Freshwater Pond	1.88
PUBFh	Freshwater Pond	0.08
R4SBC	Riverine	0.07
Total Acres		2.03

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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