

LAND FOR SALE

Allamakee County, IA

83.2
+/- ACRES



CODY SCHWEINEFUS

SCAN FOR
MORE INFO

563-379-3398

CODY@HIGHPOINTLANDCOMPANY.COM



**HIGH POINT
LAND COMPANY**

HIGHPOINTLANDCOMPANY.COM



REAL ESTATE LICENSE:
#S71735000



SUMMARY OF PROPERTY

83.2+/- Acres • Allamakee County, Iowa

Listing Price: \$875,000

Description: High Point Land Company is honored to present this one-of-a-kind recreational fit property located in Allamakee County, IA. Located just outside Dorchester, IA, and close proximity to the Upper Iowa River, this property is one of the most versatile hunting tracks you can step foot on.

This property consists of 83.2+/- deeded and unrestricted acres of dense mixed timber throughout the entirety. The gated entrance leads up to a newly redone 1 story living quarters with a detached garage. The 1200 square foot living quarters consists of 3 beds and 1 bath with a deck overlooking the acreage. The house and garage have had many improvements over the last 3 years. Improvements include a new roof, new siding, 100% spray foamed, as well as cosmetic upgrades throughout. Set back in the timber makes this one of the most peaceful layouts anyone could ask for.

The hunting on the farm is exceptional for a tract of this size. The current owner has had many Boone and Crockett bucks on camera in the last 3 years on this property. The property is also brimming with turkeys among other wildlife and has extensive water improvements to ensure the wildlife have everything they need to stay here. Consisting of 7 acres of food plots, thick mixed timber, 3 redneck blinds, and a great trail system, makes this one of the best turn-key hunting tracts in this area. With the timber being so thick not only allows for great bedding but the farm can be hunted any day regardless of the wind. Whether you are looking for an excellent hunting farm or a small acreage, this could be the one for you!

If you are interested in more information or a private showing on this rare opportunity, please give Land Specialist Cody Schweinefus a call at 563-379-3398 or email cody@highpointlandcompany.com.

Property Address: 2428 Green Leaf Rd, Dorchester, IA 52140

Property Features:

- Beautiful redone 1-story cabin and garage
- Thick mixed timber for great bedding
- Excellent hunting
- Established food plots
- Great trail system
- Close proximity to the Upper Iowa River
- Loaded with deer and turkeys all year round
- 3 Redneck Blinds
- Secluded
- Rental opportunity

Driving Directions: From Waukon, head north on Hwy 76 for 10 miles, turn right onto Grand View Rd, go 1.5 miles, turn left onto Green Leaf Rd, travel 2.7 miles, the property is on your left-hand side.

100,000
ACRES SOLD

PROPERTY PHOTOS



100,000
ACRES SOLD

PROPERTY PHOTOS



100,000
ACRES SOLD

PROPERTY PHOTOS



100,000
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PROPERTY PHOTOS



100,000
ACRES SOLD

AERIAL PHOTOS



100,000
ACRES SOLD

AERIAL MAP



Maps Provided By:



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Boundary Center: 43° 25' 1.96, -91° 27' 51.49

0ft 644ft 1288ft

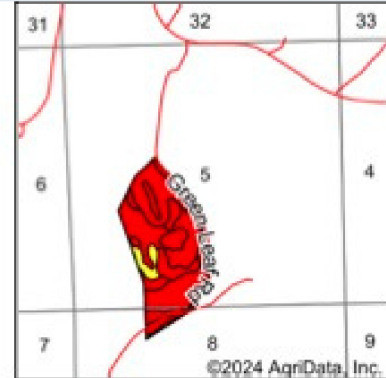
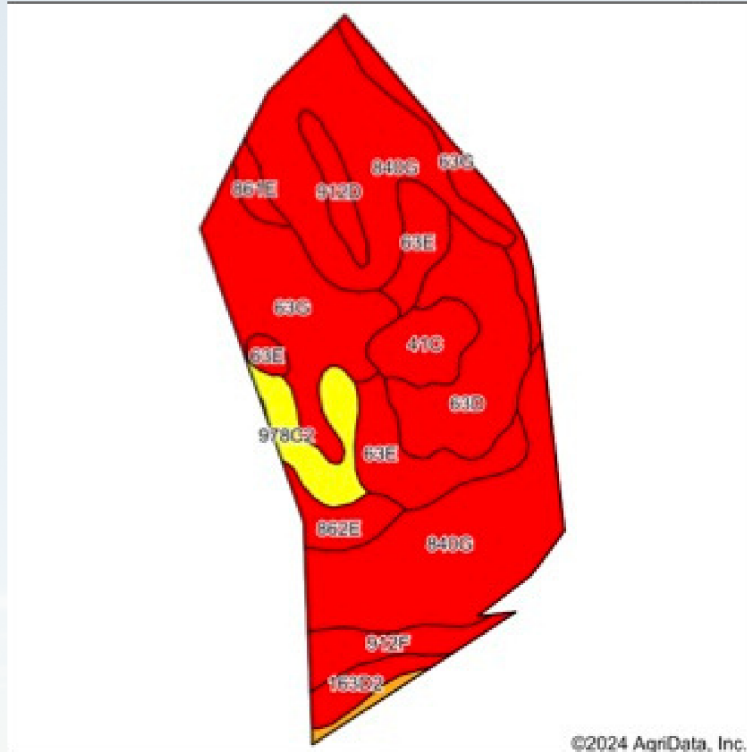
5-99N-5W
Allamakee County
Iowa



7/13/2024



SOIL MAP



State: **Iowa**
 County: **Allamakee**
 Location: **5-99N-5W**
 Township: **French Creek**
 Acres: **83.56**
 Date: **7/13/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA005, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class %c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Com	*n NCCPI Small Grains	*n NCCPI Soybeans	
840G	Lacrescent silt loam, 25 to 70 percent slopes	31.25	37.3%		Vllc	5	5	12	12	11	6	
63G	Chelsea loamy sand, 25 to 45 percent slopes	14.96	17.8%		Vlls	5	5	7	7	7	4	
63D	Chelsea loamy sand, 9 to 14 percent slopes	9.86	11.8%		Vls	7	11	28	28	27	23	
63E	Chelsea loamy sand, 14 to 18 percent slopes	8.44	10.1%		Vlls	7	5	28	28	27	24	
978C2	Festina silt loam, 6 to 12 percent slopes, moderately eroded	4.22	5.1%		lllc	63		80	80	70	70	
41C	Sparta sand, 5 to 9 percent slopes	3.56	4.3%		IVs	33	25	43	43	39	22	
912F	Paintcreek silt loam, 18 to 30 percent slopes	3.11	3.7%		Vlc	5	5	26	26	22	19	
862E	Churchtown loam, 14 to 18 percent slopes	2.43	2.9%		IVe	44	55	77	77	68	67	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	2.05	2.5%		lllc	46	58	78	78	66	62	
912D	Paintcreek silt loam, 9 to 14 percent slopes	2.00	2.4%		IVe	23	13	57	51	56	48	
861E	Yellowriver silt loam, 14 to 18 percent slopes	1.06	1.3%		IVe	39	50	71	71	66	61	
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	0.62	0.7%		lllc	80	73	85	85	72	72	
Weighted Average						6.19	13.1	-	*n 25.8	*n 25.6	*n 23.6	*n 19.2

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

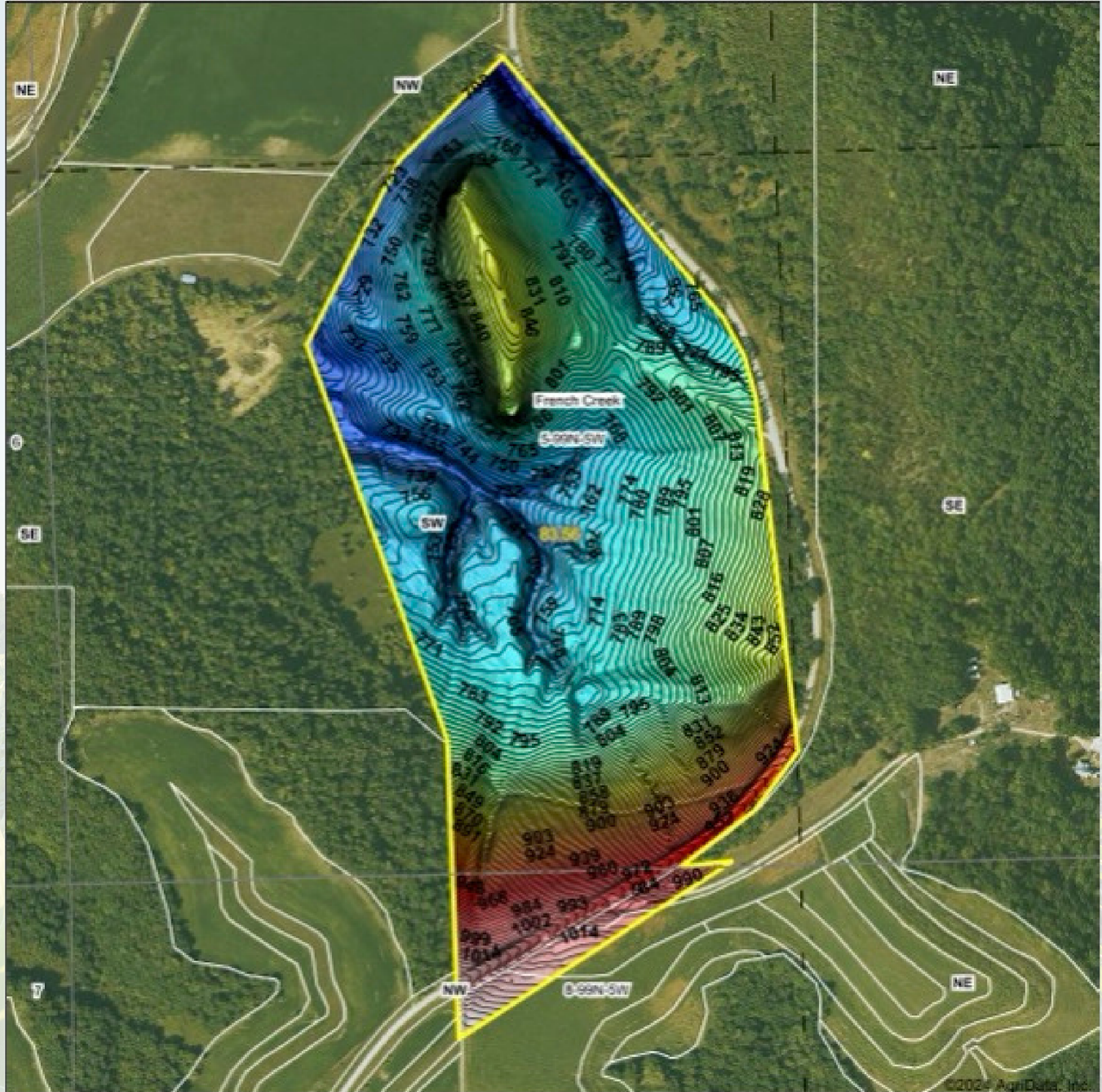
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

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

%c: Using Capabilities Class Dominant Condition Aggregation Method

100,000
ACRES SOLD

TOPO HILLSHADE MAP



Maps Provided By



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Source: USGS 3 meter dem

Interval(ft): 3

Min: 682.8

Max: 1,057.3

Range: 374.5

Average: 812.6

Standard Deviation: 76.38 ft

0ft 566ft 1112ft



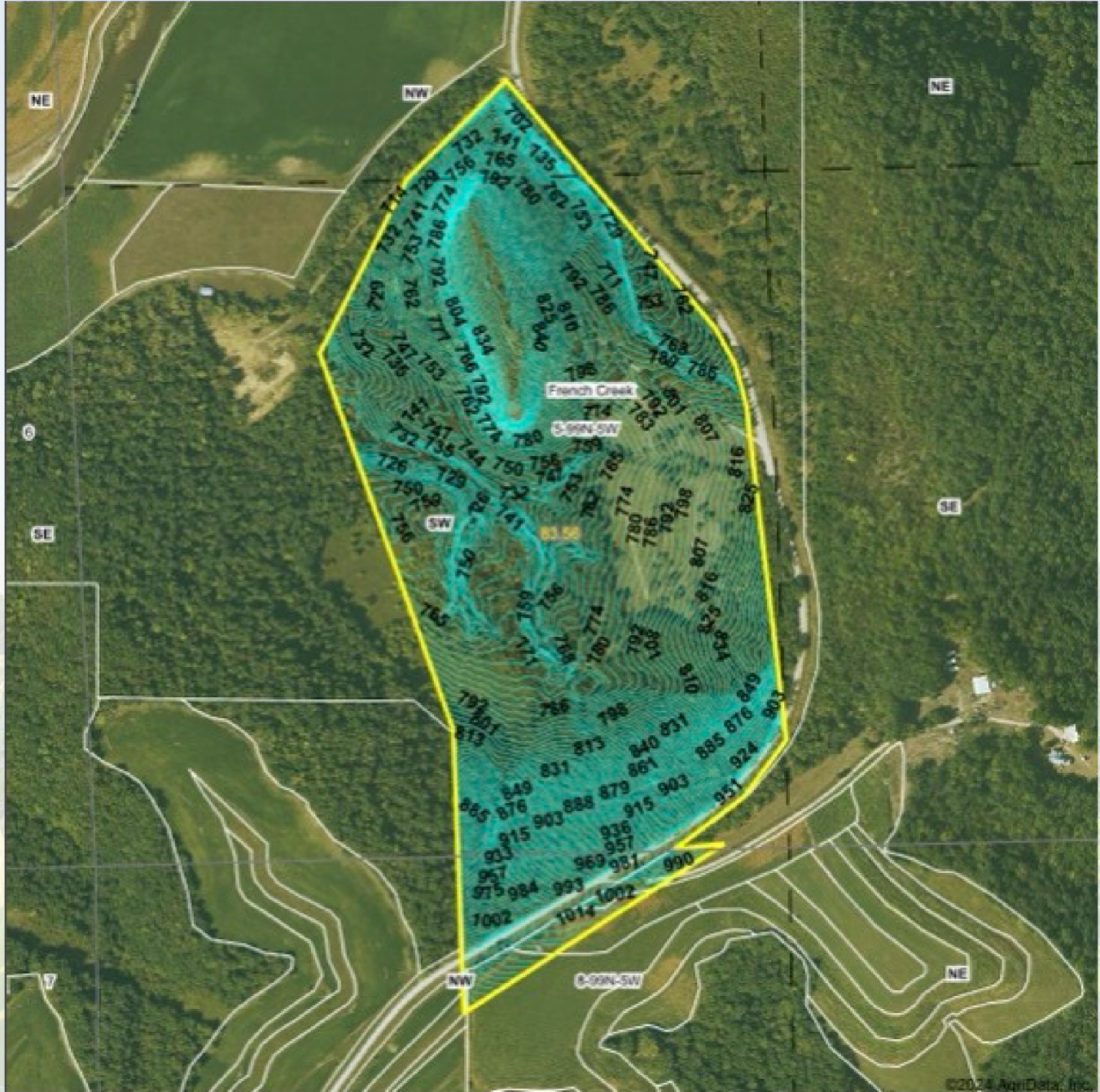
7/13/2024

5-99N-5W
Allamakee County
Iowa

Boundary Center: 43° 25' 1.96, -91° 27' 51.49

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TOPO CONTOUR MAP



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Maps Provided By
surety
CUSTOMER ONLINE MAPPING

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