

LAND

FOR SALE

Winneshiek County, Iowa

55.68
+/- ACRES



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HIGH POINT
LAND COMPANY

HIGHPOINTLANDCOMPANY.COM

SCAN FOR
MORE INFO



REAL ESTATE LICENSE:
#S66851000



SUMMARY OF PROPERTY

55.68+/- Acres • Winneshiek County, Iowa

Listing Price: \$825,000

Description: Located in Winneshiek County, renowned for its fertile soils and picturesque landscapes, this farm represents a rare opportunity to own prime agricultural land in a highly sought-after area. Whether you're looking to expand your farming operation, build your country estate, or invest in highly sought after farmland, this property promises endless possibilities.

This 55.68 +/- net taxable acre farm is located on Oil Well Road, just East of Decorah, IA in the highly coveted area of Frankville Township. Boasting 52.78 acres of meticulously maintained certified cropland, this property presents a rare opportunity for local operators and investors alike.

The cropland consists majorly of Downs and Fayette Silt Loams, with the current crop being a great testament to the lands fertility and productivity. The entire field also benefits from a comprehensive pattern tiling, ensuring optimal drainage and productivity.

Beyond its agricultural prowess, this property offers outstanding potential for residential development. Several elevated building sites throughout the farm offer panoramic views of the surrounding countryside, making them perfect for constructing a dream home or a rural retreat.

Access to the property is facilitated by multiple entry points, accommodating large equipment with ease – an invaluable asset for efficient farming operations.

Don't miss out on this chance to own a piece of Iowa's agricultural heritage in Winneshiek County, IA!

Property Address: TBD Oil Well Rd, Decorah, IA 52101

Property Features:

- .75 miles North of Hwy 9
- Just East of Decorah, IA
- 54.1 CSR2
- Pattern tiled

Driving Directions: From Decorah, IA head East on Hwy 9 approximately 3 miles, then turn North on Oil Well Road. in .75 miles the farm will be on your East.

****Property lines are approximate****

100,000
ACRES SOLD

PROPERTY PHOTOS



100,000
ACRES SOLD

PROPERTY PHOTOS



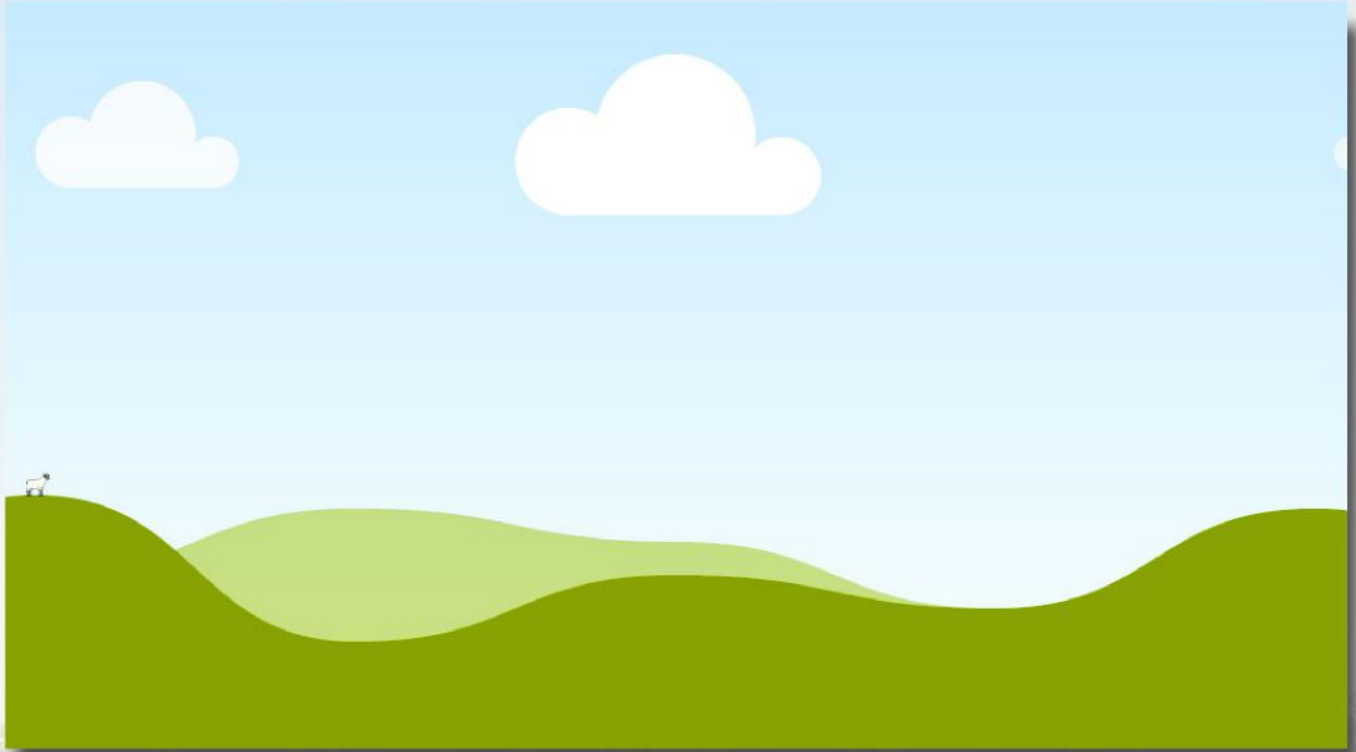
100,000
ACRES SOLD

PROPERTY PHOTOS





AERIAL PHOTOS



100,000
ACRES SOLD

AERIAL MAP



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Maps Provided By:



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Boundary Center: 43° 15' 13.62, -91° 41' 20.24

0ft 429ft 858ft

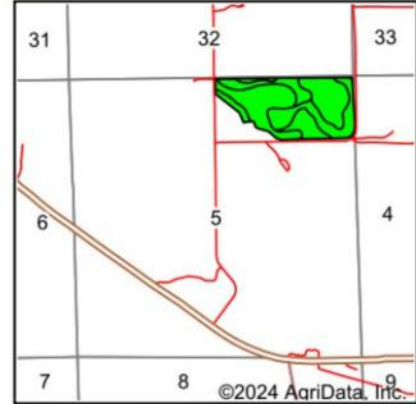
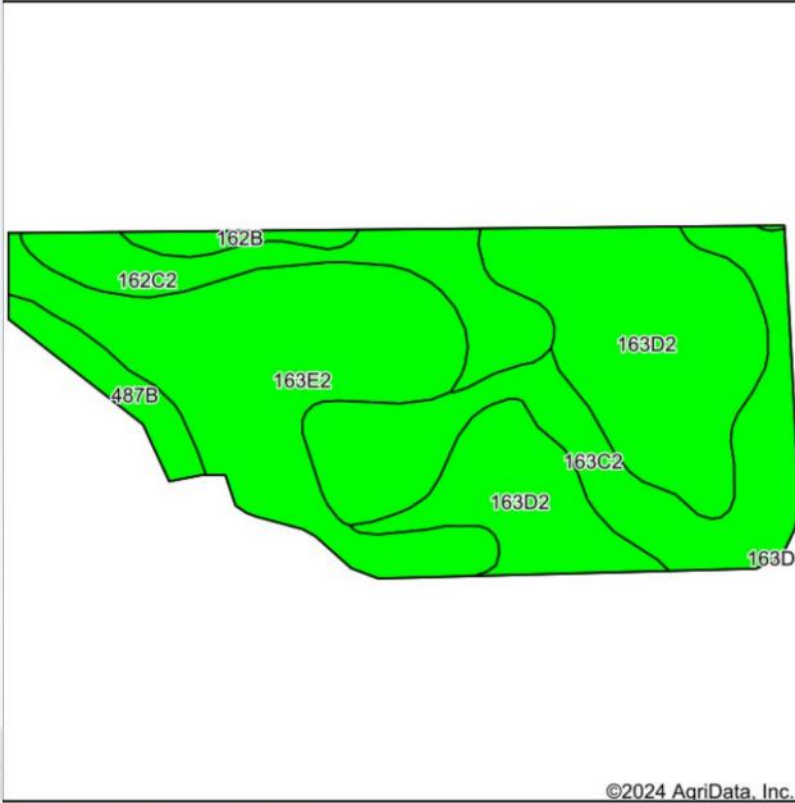
5-97N-7W
Winneshiek County
Iowa



7/2/2024



SOIL MAP



State: **Iowa**
 County: **Winneshiek**
 Location: **5-97N-7W**
 Township: **Frankville**
 Acres: **55.68**
 Date: **7/2/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: IA191, Soil Area Version: 32

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	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	17.89	32.1%		Ille	46	56	78	78	66	62	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	16.52	29.7%		IVe	35	46	74	74	62	58	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	12.08	21.7%		Ille	72	66	81	81	69	66	
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	6.02	10.8%		Ille	80		85	85	72	72	
487B	Otter-Worthen complex, 1 to 4 percent slopes	2.19	3.9%		Ilw	79	68	81	69	54	75	
162B	Downs silt loam, 2 to 6 percent slopes	0.98	1.8%		Ile	90	88	90	90	78	82	
Weighted Average						3.24	54.1	*-	*n 78.6	*n 78.1	*n 65.9	*n 63.6

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

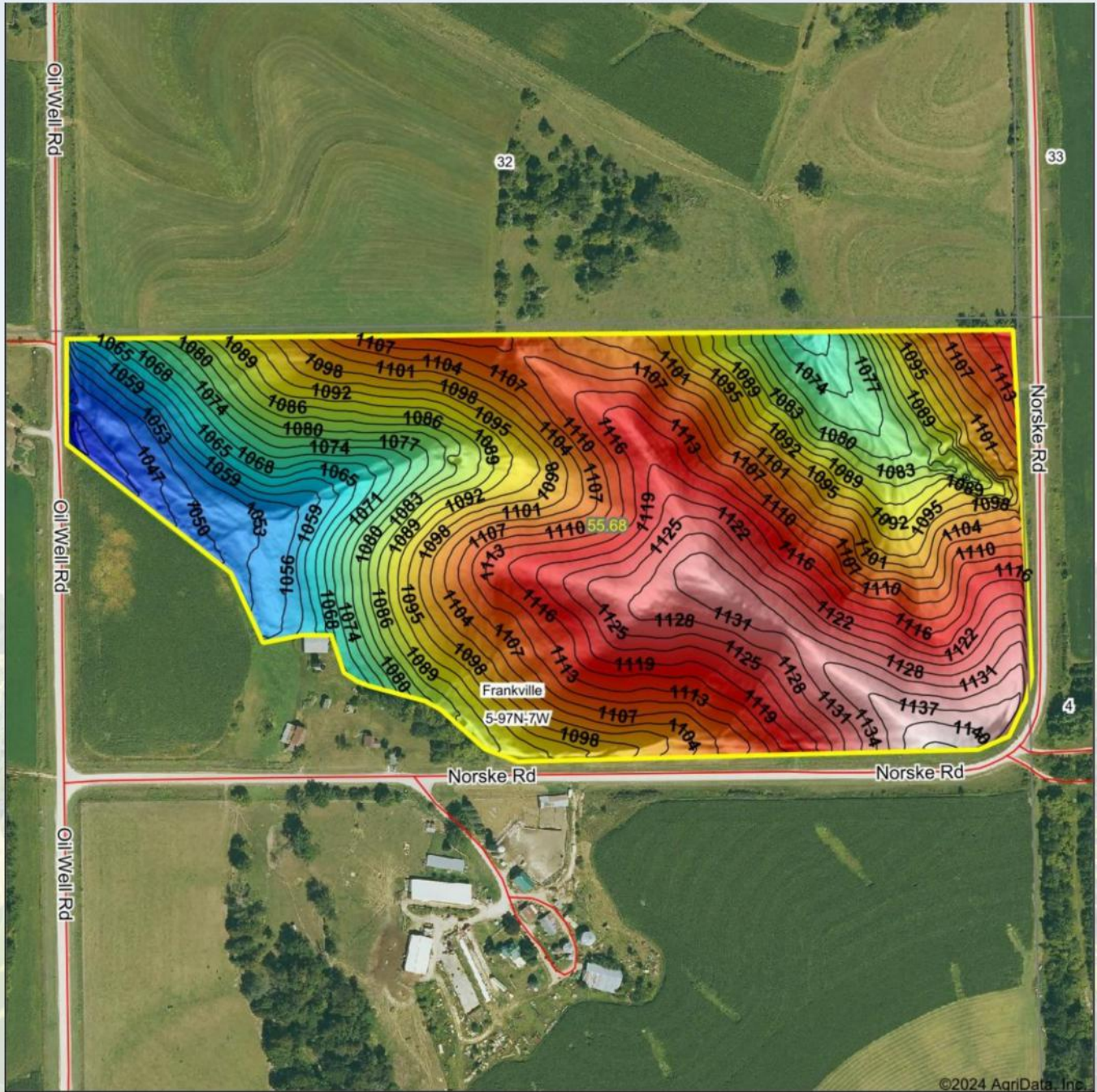
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

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

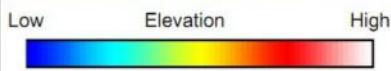
*c: Using Capabilities Class Dominant Condition Aggregation Method

**100,000
ACRES SOLD**

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 3

Min: 1,037.5

Max: 1,144.1

Range: 106.6

Average: 1,098.5

Standard Deviation: 23.16 ft

0ft 416ft 831ft



7/2/2024

5-97N-7W
Winneshiek County
Iowa

Boundary Center: 43° 15' 13.62, -91° 41' 20.24



WETLANDS MAP



State: **Iowa**
 Location: **5-97N-7W**
 County: **Winneshiek**
 Township: **Frankville**
 Date: **7/2/2024**



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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/>

100,000
ACRES SOLD

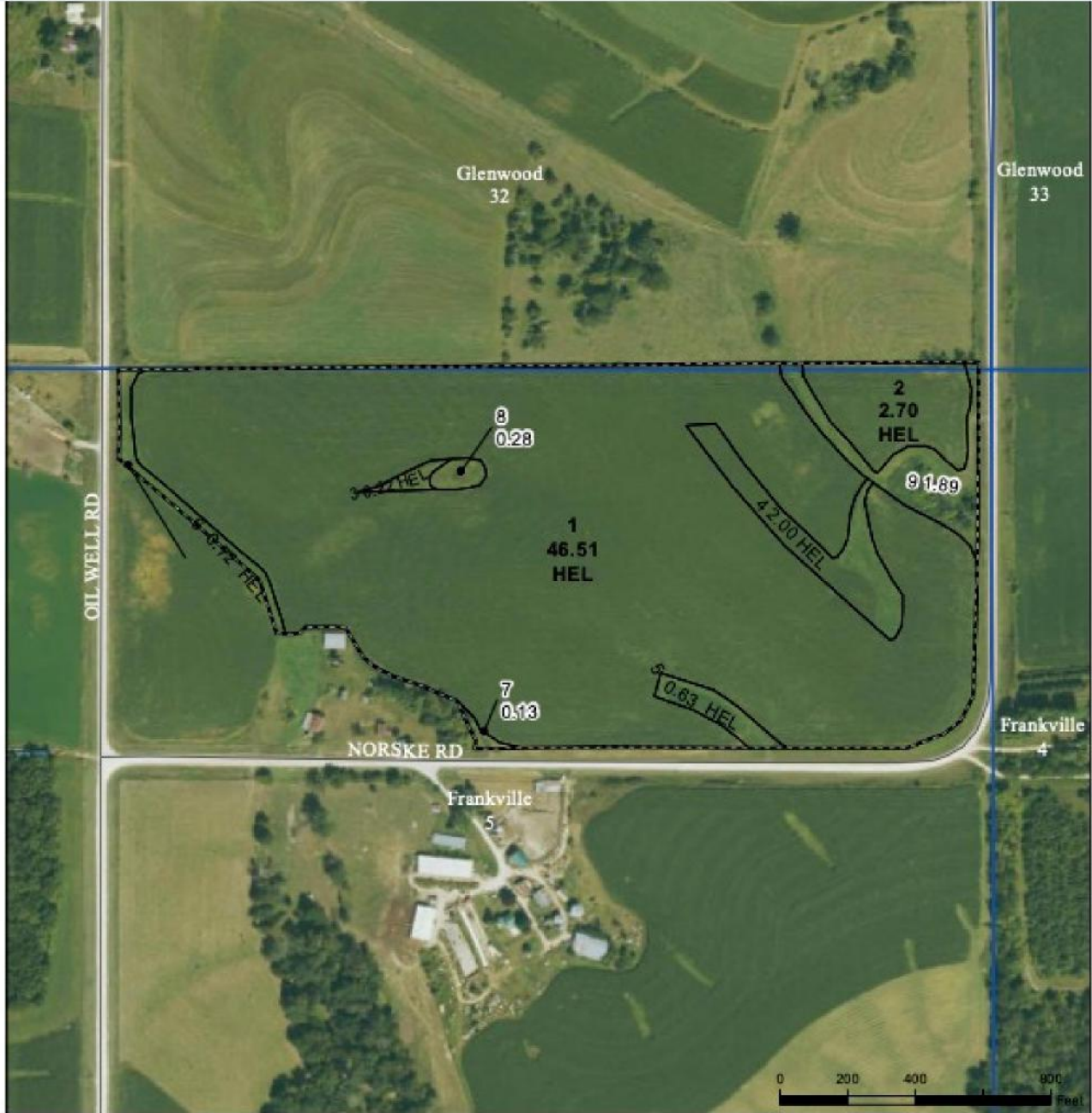
TILE MAP



2024 Progra



USDA MAP



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 52.78 acres

2024 Program Year

Map Created March 08, 2024

Farm 10350

Tract 5913

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) Imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

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