

LAND

FOR SALE

Bremer County, IA

81
+/- ACRES



H **HIGH POINT**
LAND COMPANY
HIGHPOINTLANDCOMPANY.COM



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Scan for more info!



NOAH HOPP
319-240-9257
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SUMMARY OF PROPERTY

81+/- Acres • Bremer County, IA

Listing Price: \$915,000

Description: High Point Land Company is honored to present an exceptional opportunity to purchase an 81+/- acre property in picturesque Bremer County, Iowa, offering a harmonious blend of productive farmland, serene timberland, and comfortable rural living.

This property features 32.74+/- acres of FSA Certified cropland which is currently in production and is primarily made up of the soils of Readlyn Silt loam and Kenyon Loam. Boasting an astounding CSR2 of 90.5, this cropland makes it perfect for your agricultural ventures and is ideal for both seasoned farmers and newcomers to agriculture. In addition to the cropland, you'll find approximately 46+/- acres of lush timber, providing a peaceful retreat for nature enthusiasts and a haven for wildlife. Whether you're interested in hunting, hiking, or simply enjoying the beauty of the outdoors, this timberland is a treasure.

Nestled within this expansive property is a charming 1,719 square foot house that is situated on a 2+/- acre building site. The residence offers a comfortable and inviting living space and provides ample room for your family. With scenic views of the surrounding land, you'll experience the perfect blend of rural tranquility and convenient living.

Don't miss this rare opportunity to own a diverse and productive piece of land in Bremer County, IA. Whether you're looking to expand your farming operations, enjoy outdoor recreation, or settle into a peaceful rural home, this property has it all. For more information, please contact Iowa Land Specialists Noah Hopp at 319-240-9257 or Nick Hopp at 319-240-6121.

Property Address: 1461 110th St, Plainfield, IA 50666

Property Features:

- Located in Bremer County, IA
- Section 2 – Polk Township
- 32.74+/- Acres Tillable
- 90.5 CSR2
- 46.36+/- Timber Acres
- Forest Reserve Exemption
- 1719 Sqft House
- Rural living

Driving Directions: From Horton, IA head North on Easton mile for 3 miles. Turn East onto 110th St for 0.5 miles. Property will be on the North side of the road.

100,000
ACRES SOLD

PROPERTY PHOTOS





PROPERTY PHOTOS



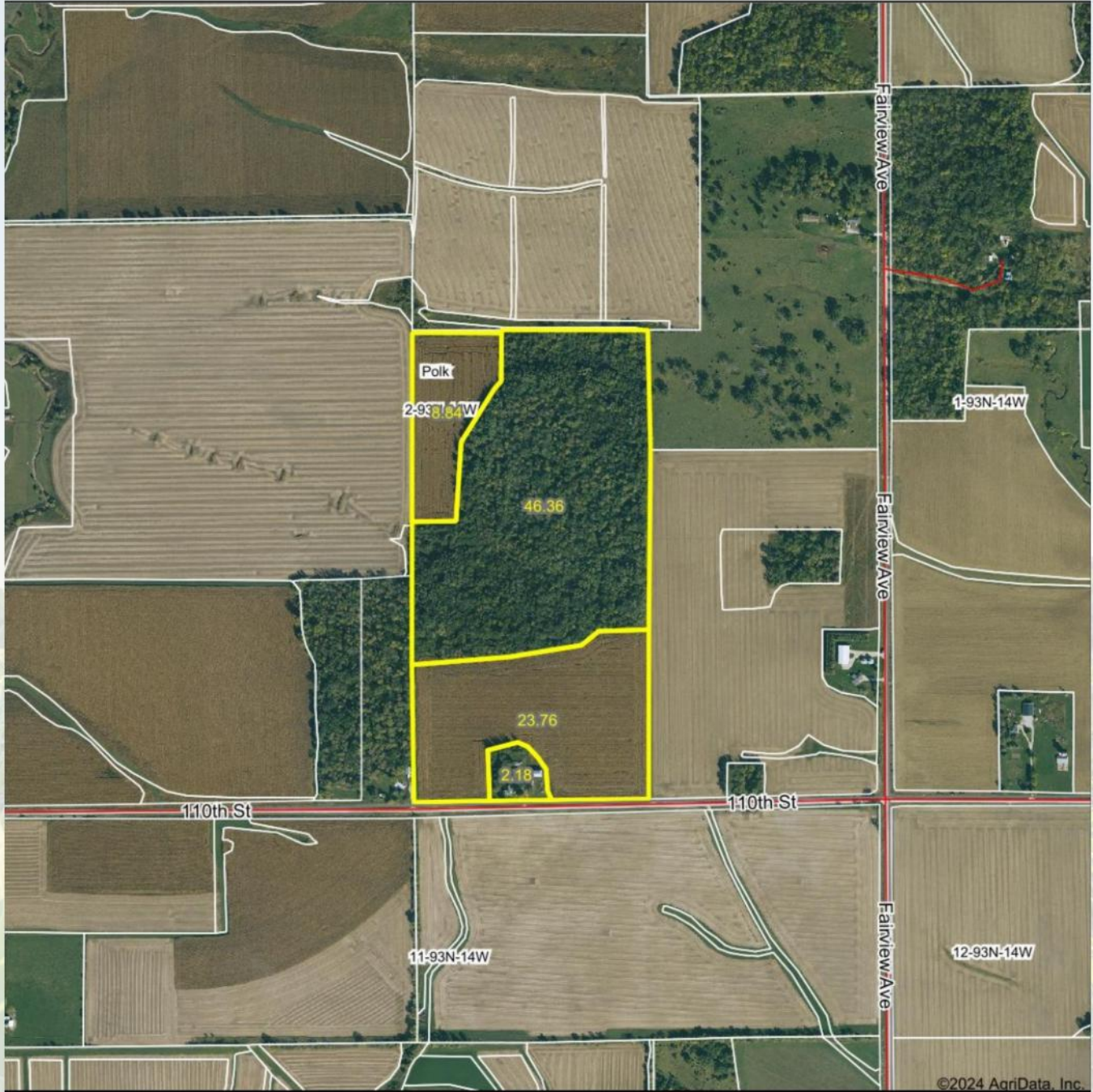
100,000
ACRES SOLD

PROPERTY PHOTOS



100,000
ACRES SOLD

AERIAL MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 42° 53' 41.95, -92° 27' 48.25

0ft 877ft 1754ft

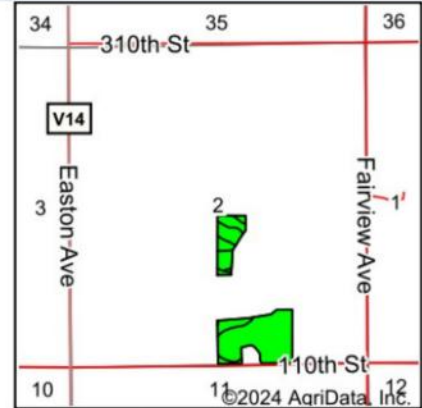
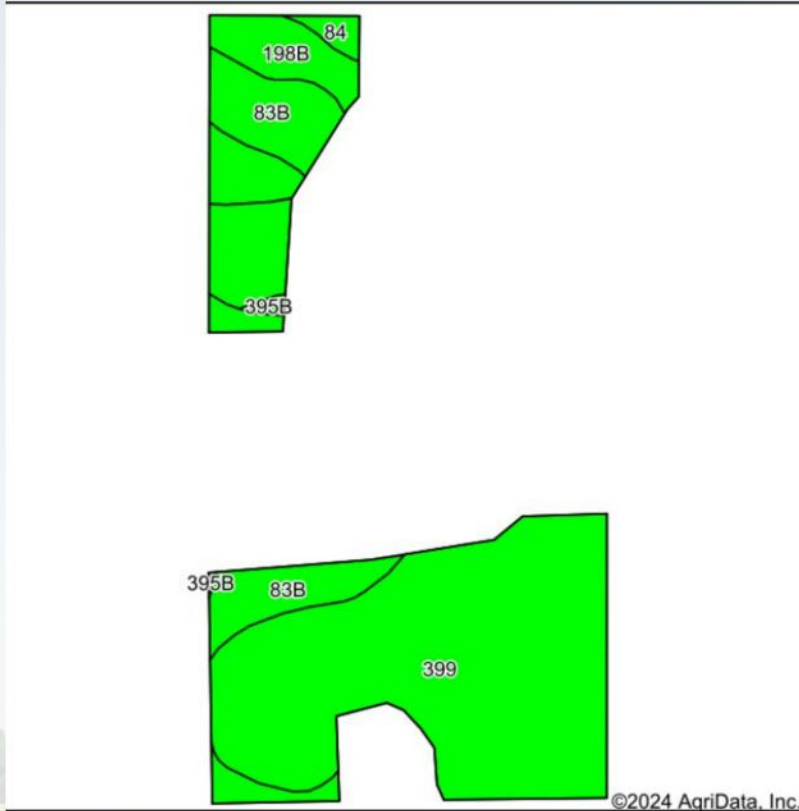
2-93N-14W
Bremer County
Iowa



6/27/2024



SOIL MAP



State: **Iowa**
 County: **Bremer**
 Location: **2-93N-14W**
 Township: **Polk**
 Acres: **32.6**
 Date: **6/27/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA017, Soil Area Version: 28

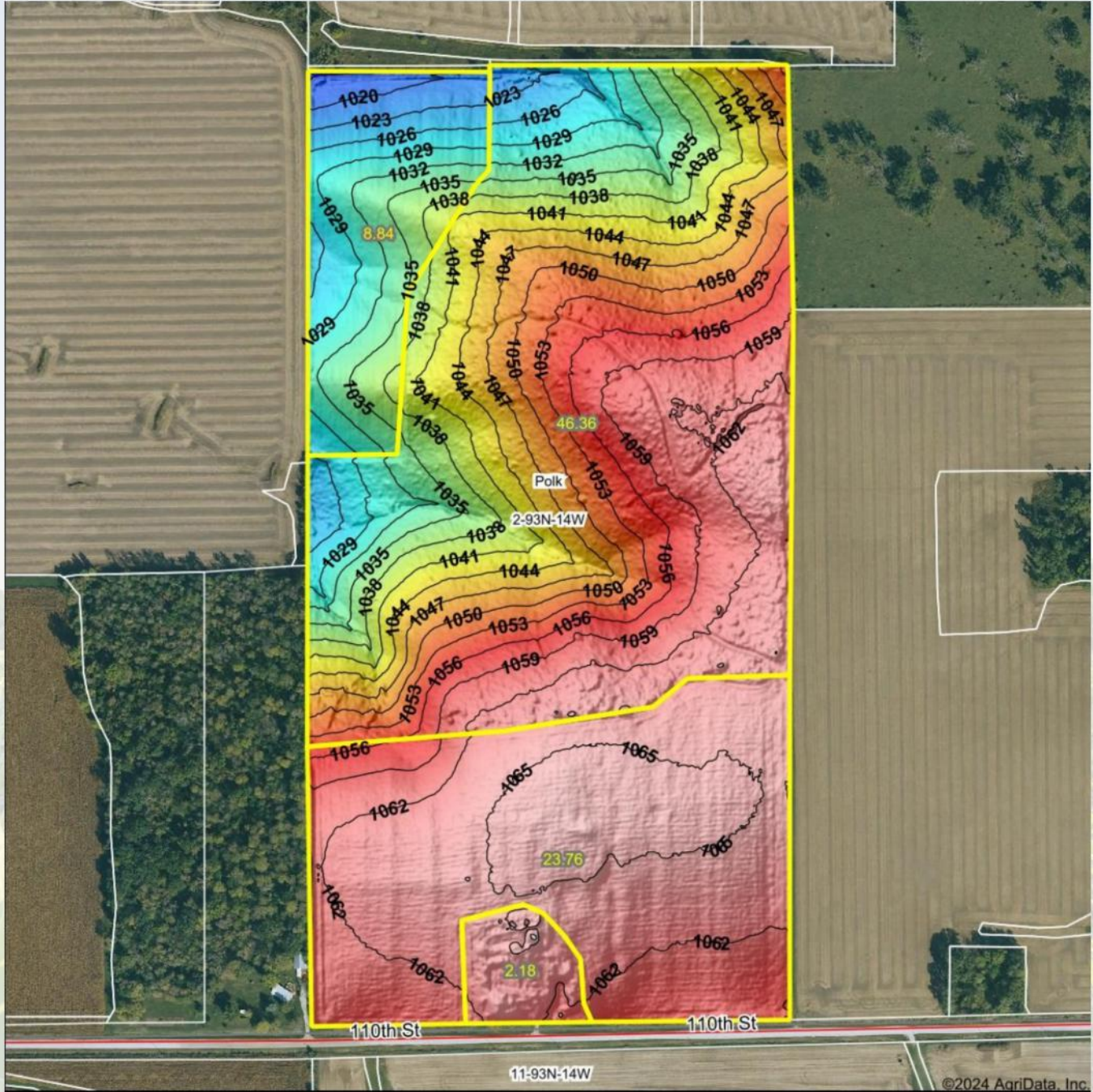
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
399	Readlyn silt loam, 1 to 3 percent slopes	20.81	63.8%		lw	91	80	80	65	68	
83B	Kenyon loam, 2 to 5 percent slopes	7.43	22.8%		lle	90	89	89	71	77	
198B	Floyd loam, 1 to 4 percent slopes	3.29	10.1%		llw	89	88	83	66	88	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.45	1.4%		llw	87	89	87	72	86	
84	Clyde silty clay loam, 0 to 3 percent slopes	0.44	1.3%		llw	88	90	90	76	85	
395B	Marquis loam, 2 to 5 percent slopes	0.18	0.6%		lle	91	90	90	74	80	
Weighted Average						1.36	90.5	*n 83.2	*n 82.6	*n 66.8	*n 72.6

*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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Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 1,014.3
 Max: 1,069.6
 Range: 55.3
 Average: 1,050.8
 Standard Deviation: 13.32 ft



2-93N-14W
 Bremer County
 Iowa

Boundary Center: 42° 53' 41.95, -92° 27' 48.25

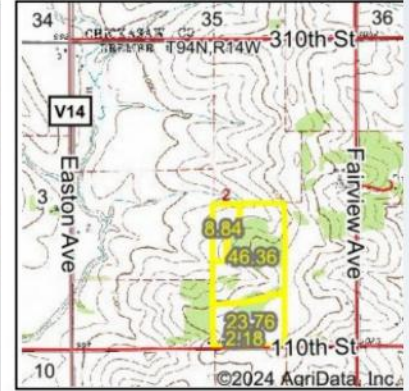


 Maps Provided By:
 

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WETLANDS MAP



State: Iowa
 Location: 2-93N-14W
 County: Bremer
 Township: Polk
 Date: 6/27/2024



Classification Code	Type	Acres
R4SBC	Riverine	0.03
Total Acres		0.03

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



BREMER COUNTY, IA



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