



**HIGH POINT  
LAND COMPANY**



**FOR SALE**

**BENTON COUNTY, IOWA**



641-681-8404 • 513 W BREMER AVE, WAVERLY, IA  
HIGHPOINTLANDCOMPANY.COM



## 130+/- ACRES • BENTON COUNTY, IA

LISTING PRICE: \$1,030,000



High Point Land Company is proud to represent the sale of 130± acre property in Benton County, IA. This farm offers an excellent combination of recreation, income, and long-term investment potential. With a mix of habitat and tillable acres enrolled in the Conservation Reserve Program (CRP), this farm provides strong annual income while also supporting abundant wildlife.

The diverse layout makes it ideal for hunting deer, turkey, and upland birds, with established cover and natural habitat throughout the property. Whether you are looking for a premier hunting retreat, a solid land investment, or a property that blends recreation with returns, this tract checks all the boxes.

This is a rare opportunity to own a versatile farm in a highly desirable area of Iowa.



# 130+/- ACRES • BENTON COUNTY, IA

LISTING PRICE: \$1,030,000



## PROPERTY FEATURES:

- 130± total acres
- Income-producing CRP contracts in place
- Excellent hunting opportunities
- Convenient Benton County location
- Strong agricultural and recreational value

## PROPERTY ADDRESS:

TBD 54th St, Vinton, IA 52349

## DRIVING DIRECTIONS:

From Vinton, head North on Hwy 150/24th Ave Dr. At the curve, turn left to continue onto 24th Ave Dr. for one mile. Farm place is on the right hand side of the road at the cross section of 24th Ave Dr. & 54th St.

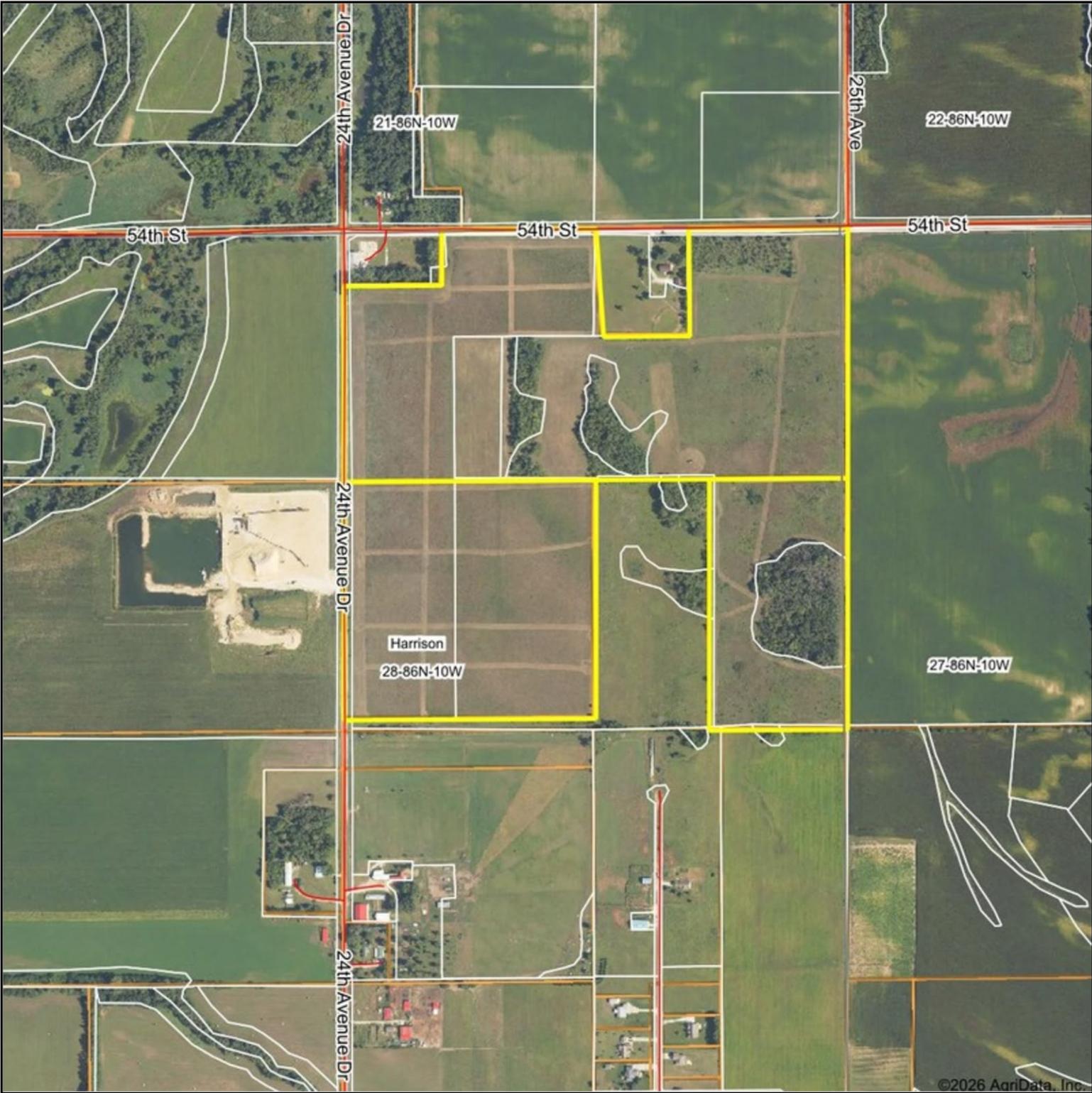




**130+/- ACRES • BENTON COUNTY, IA**  
LISTING PRICE: \$1,030,000



# Aerial Map



Boundary Center: 42° 14' 8.36, -92° 0' 44.16



**28-86N-10W**  
**Benton County**  
**Iowa**

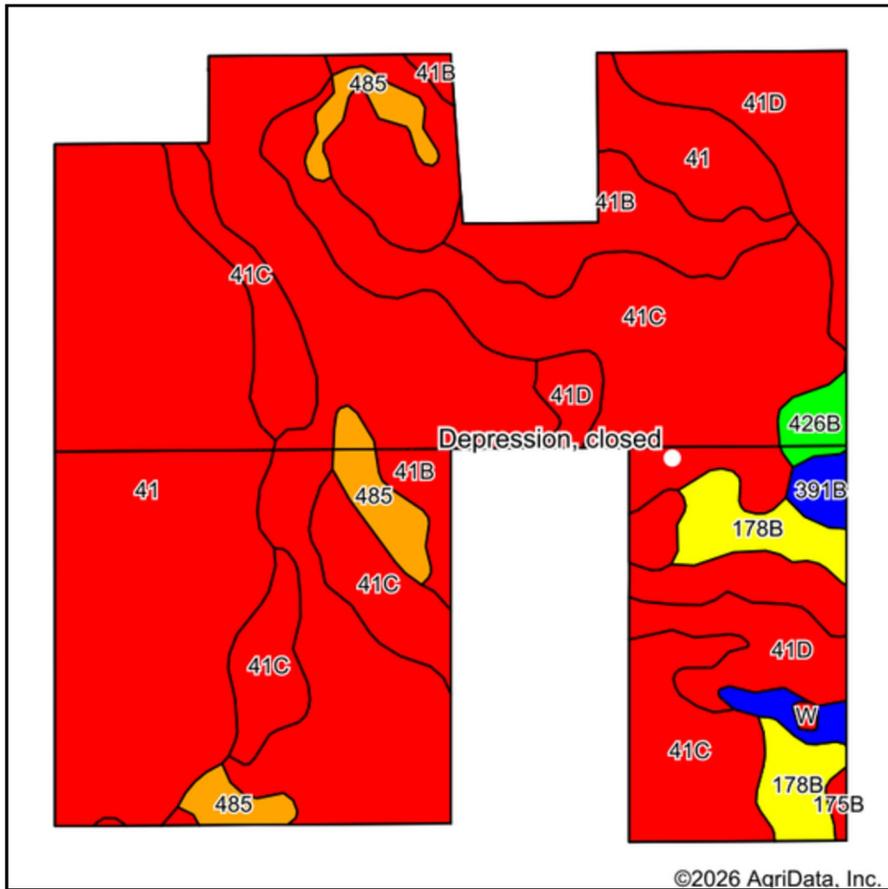


Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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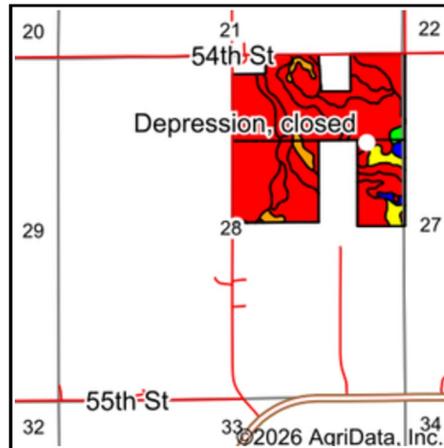
3/16/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Benton**  
 Location: **28-86N-10W**  
 Township: **Harrison**  
 Acres: **130.31**  
 Date: **3/16/2026**

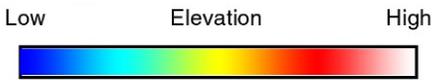
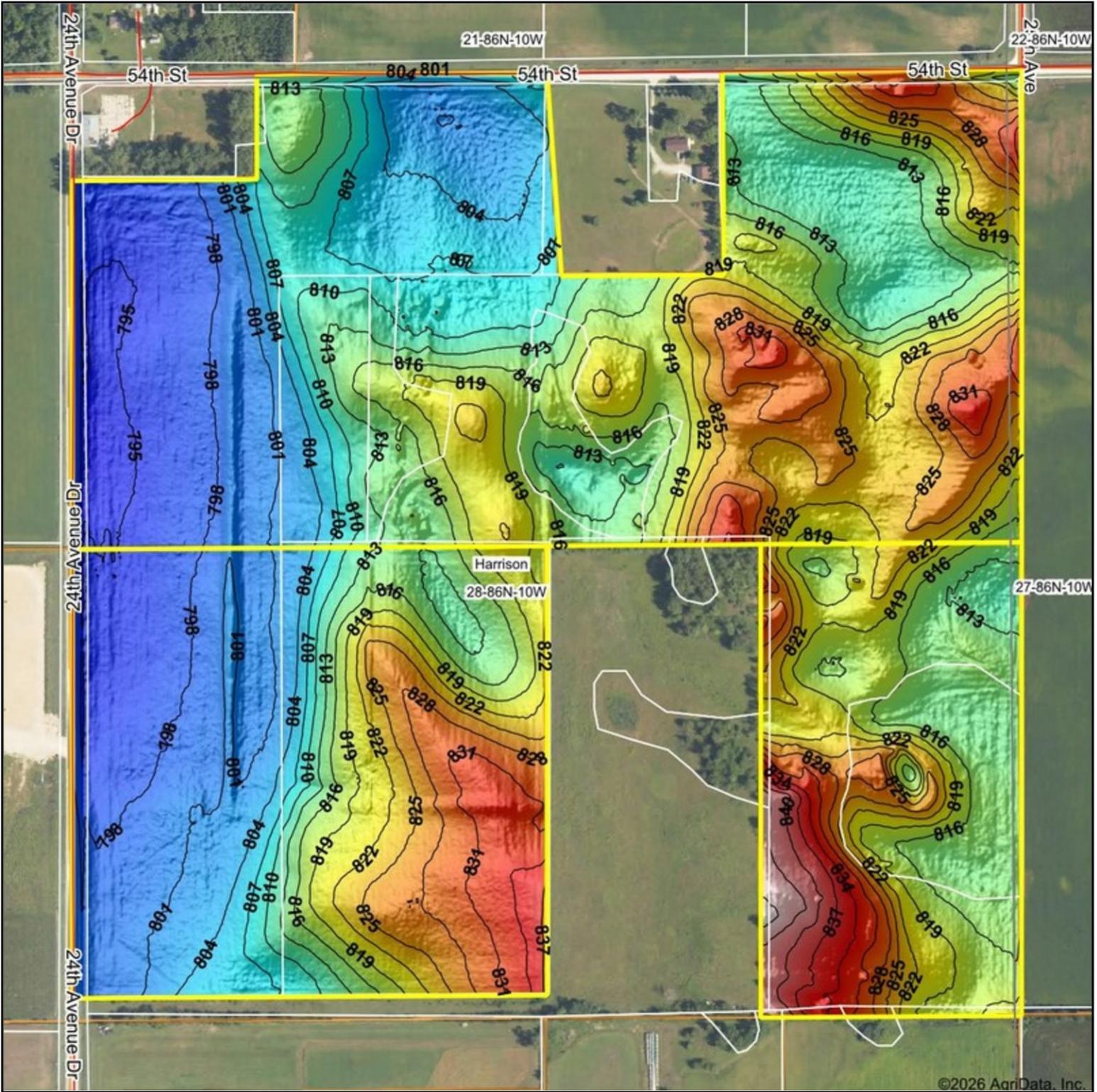


Area Symbol: IA011, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non Irr Class *c	Class *c	*i Corn* Bu	Alfalfa Tons	*i Soybeans* Bu	Bluegrass* <sup>i</sup> Tons	all Grasses Tons	*i Water Holding Inch	CSR2**
41	Sparta loamy sand, 0 to 2 percent slopes	39.65	30.3%		> 6.5ft.	Excessively drained	IVs	Ile	148.8	4.2	43.2	2.7	4.5	4.5	48
41C	Sparta loamy sand, 5 to 9 percent slopes	33.83	26.0%		> 6.5ft.	Excessively drained	IVs	Ile	124.8	3.5	36.2	2.2	3.7	4.5	37
41B	Sparta loamy sand, 2 to 5 percent slopes	32.59	25.0%		> 6.5ft.	Excessively drained	IVs	Ile	140.8	3.9	40.8	2.5	4.2	4.5	42
41D	Sparta loamy fine sand, 9 to 14 percent slopes	12.08	9.3%		> 6.5ft.	Excessively drained	VIIs		105.6	3.0	30.6	1.9	3.2	4.5	8
178B W	Waukege loam, 2 to 5 percent slopes	4.52	3.5%		2.7ft. (Strongly contrasting textural stratification)	Well drained	IIIs		177.6	5.0	51.5	3.2	5.3	7.6	64

Soils data provided by USDA and NRCS.

# Topography Hillshade



Source: USGS 1 meter dem

Interval(ft): 3

Min: 793.9

Max: 847.6

Range: 53.7

Average: 813.9

Standard Deviation: 11.29 ft



**28-86N-10W**  
**Benton County**  
**Iowa**

Boundary Center: 42° 14' 8.36, -92° 0' 44.16

Maps Provided By:

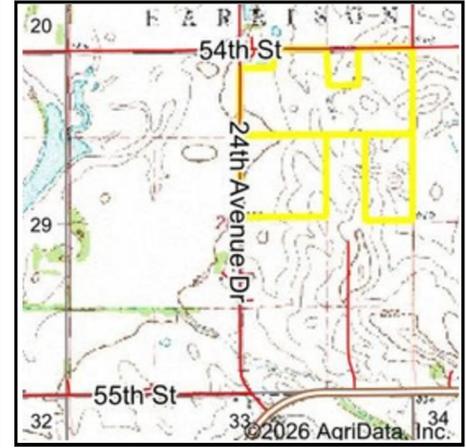
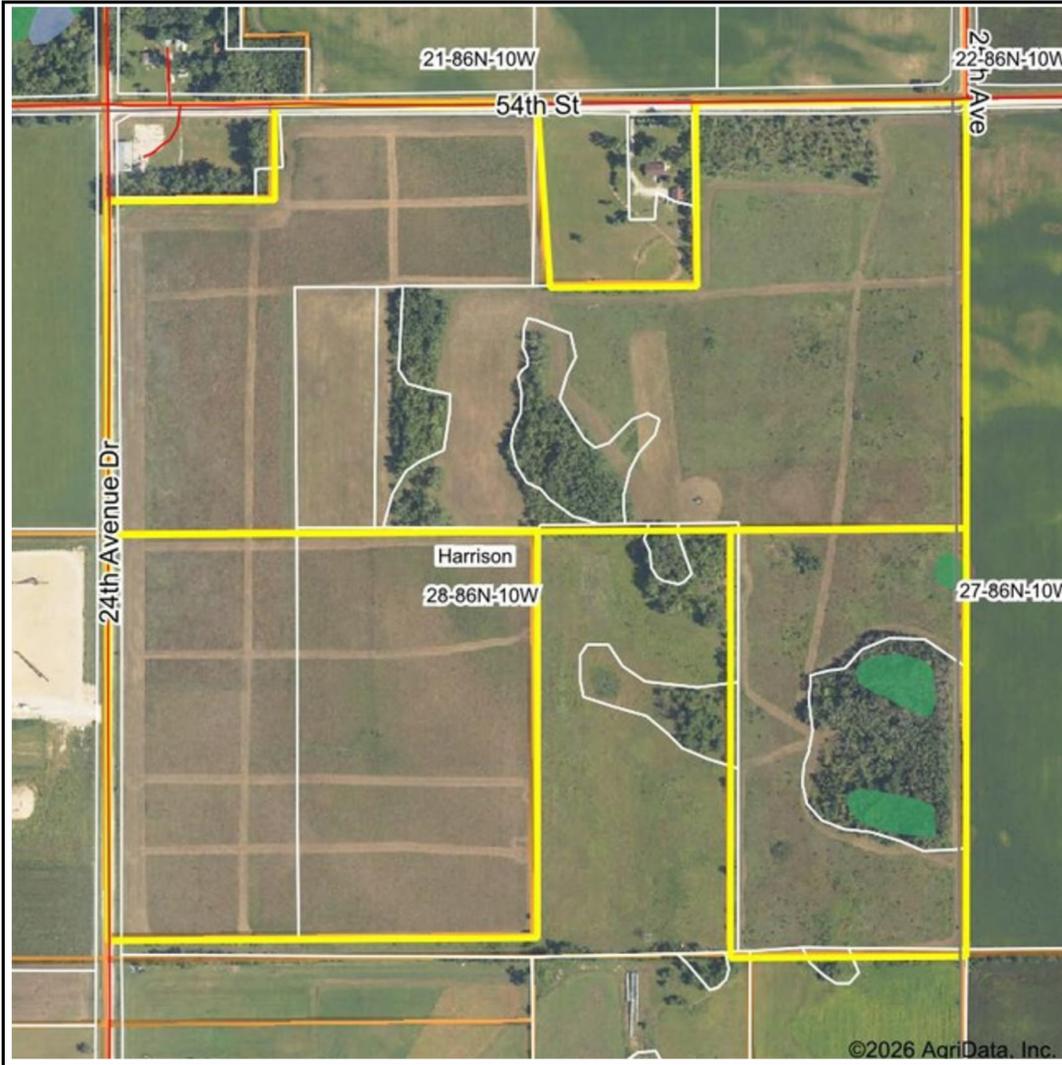


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Field borders provided by Farm Service Agency as of 5/21/2008.

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# Wetlands Map



State: **Iowa**  
 Location: **28-86N-10W**  
 County: **Benton**  
 Township: **Harrison**  
 Date: **3/16/2026**

Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Classification Code	Type	Acres
PFO1A PSS1A	Freshwater Forested/Shrub Wetland	1.39
	Freshwater Forested/Shrub Wetland	0.19
Total Acres		1.58

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



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

- Wetland Determination Identifiers**
- & - Restricted Use
  - # - Limited Restrictions
  - \* # - Exempt from Conservation Compliance Provisions
  - ") - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 114.95 acres

2025 Program Year

MapCreatedMay02,2025

Farm **6324**  
Tract **10177**

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).



Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : JULIE ANN ABEL  
CRP Contract Number(s) : 11118A, 12173A  
Recon ID : None  
Transferred From : None  
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
125.57	114.95	114.95	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	0.00	0.00		114.95	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	0.00	63.00	0	
<b>TOTAL</b>	<b>0.00</b>	<b>63.00</b>		

NOTES

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Tract Number : 10177  
Description : J3;SEC28N 86-10  
FSA PhysicalLocation : IOWA/BENTON  
ANSI PhysicalLocation : IOWA/BENTON  
BIA Unit RangeNumber :  
HEL Status :  
Wetland Status : HEL field on tract.Conservation system being actively applied  
WL Violations : Tract contains a wetland or farmed wetland None JULIE ANN  
Owners : ABEL, LINDA MAY, WADE O GIBSON JR ESTATE None None  
Other Producers :  
Recon ID :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
125.57	114.95	114.95	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	0.00	0.00	114.95	0.00	0.00	0.00

<b>CRP-1</b> (0505 -25)  <b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>	1.ST. & CO. CODE & ADMIN. LOCATION  19 011	2.SIGN-UP NUMBER  59
	3.CONTRACT NUMBER  12173A	4.ACRES FOR ENROLLMENT  50.70
5A. COUNTY FSA OFFICE ADDRESS <i>(Include Zip Code)</i>  BENTON COUNTY FARM SERVICE AGENCY 1705 WEST D STREET VINTON, IA52349-2505	6.TRACT NUMBER  10177	7.CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2023 TO: (MM-DD-YYYY) 09-30-2033
5B. COUNTY FSA OFFICE PHONE NUMBER <i>(Include Area Code):</i> (319)472-5274	8.SIGNUP TYPE: HEL Iowa	

**INSTRUCTIONS:** RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

**THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant".) The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.**

9A. Rental Rate Per Acre	\$ 138.02	10. Identification of CRP Land <i>(See Page 2 for additional space)</i>				
9B. Annual Contract Payment	\$ 6,997.00	A.Tract No.	B.Field No.	C.Practice No.	D. Acres	E. Total Estimated Cost-S ha re
9C. First Year Payment	\$	10177	0004	CP4D	45.70	\$ 6,215.00
<i>(Item 9C is applicable only when the first year payment is prorated.)</i>		10177	0005	CP4D	2.50	\$ 340.00
		10177	0006	CP4D	2.50	\$ 340.00

**11.PARTICIPANTS(If more than three individuals are signing, see Page 3.)**

A(1) PARTICIPANT'S NAME AND ADDRESS <i>(Include Zip Code)</i> JULIE A ABEL 2975 N STATE HIGHWAY 125 STRAFFORD, MO65757-8111	(2) SHARE 33.34 %	(3)SIGNATURE (By)	(4)TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS <i>(Include Zip Code)</i> LINDA S. MAY 139 HALLS HOLLOW RD PROCTOR, AR72376-9796	(2) SHARE 33.33%	(3)SIGNATURE (By)	(4)TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS <i>(Include Zip Code)</i> WADE O GIBSON JR ESTATE C/O JULIE ABEL, EXECUTOR PO BOX 146 PROCTOR, AR72376-0146	(2) SHARE 33.33 %	(3)SIGNATURE (By)	(4)TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)

<b>12. CCC USE ONLY</b>	A.SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
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**NOTE: Privacy Act Statement:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985(16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/ or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

**Paperwork Reduction Act (PRA) Statement:** The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <https://www.usda.gov/oascr/how-to-file-a-program-discrimination-complaint> and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Oail StoS 941 Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov).

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# PATRICK LENTZ

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PATRICK@HIGHPOINTLANDCOMPANY.COM

"High Point Land Company is the premier land real estate auction firm, specializing in everything from highly productive tillable farm ground to expansive recreational properties, ranches, and more. Founded by Jacob Hart, a seasoned expert in land transactions, High Point has built a reputation for excellence in 1031 exchanges, real estate investment, and auction services. With a career spanning hundreds of thousands of acres sold, Jacob's deep industry knowledge and strategic approach have made him a trusted authority in the field.

Recognizing that exceptional service requires a strong support system, Jacob built a dedicated team to ensure every client receives top-tier expertise and guidance. Our team works collaboratively, managing every stage of the process—from initial contact and strategic marketing to skilled negotiations and a seamless closing. This team-driven approach allows us to provide comprehensive service, ensuring that no detail is overlooked.

At High Point Land Company, our clients are our top priority. We are committed to understanding their unique goals and delivering results with efficiency and professionalism. Through clear and consistent communication, we guide our clients through every step of their transaction, making the process as smooth and stress-free as possible. Whether buying or selling, our clients can trust that they have a knowledgeable and dedicated team working in their best interest."

SCAN TO SEE  
OUR LISTINGS



# HIGH POINT LAND COMPANY