



HIGH POINT
LAND COMPANY



FOR SALE

WORTH COUNTY, IA

73.97
+/- ACRES

319-240-6121 • 513 W BREMER AVE, WAVERLY, IA
HIGHPOINTLANDCOMPANY.COM



73.97+/- ACRES • WORTH COUNTY, IA

LISTING PRICE: \$796,392



DESCRIPTION:

High Point Land Company is proud to present an excellent opportunity to expand your operation or add a high-quality farmland investment to your portfolio with this well-positioned 72.84+/- acre tract located in Kensett Township, Worth County, Iowa.

This highly-productive farm features 72.84 acres of certified cropland with an impressive 65.5 CSR2, showcasing strong fertility and long-term production potential. The property boasts productive soil types, including Floyd loam, known for its consistent yield capabilities and excellent drainage.

Field efficiency is a standout with long rows and clean fence lines, complemented by great access from both ends of the property. The open field layout offers straightforward field operations, with great flexibility to be efficiently operated.

An existing wind easement adds significant appeal by offering the potential for future income, further enhancing the return on investment for both operators and farmland investors alike.

This is a unique opportunity to acquire a well-maintained, highly-productive tract of Iowa farmland that offers both immediate operational value and long-term investment potential, set in a strong and proven agricultural region



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PROPERTY FEATURES:

- 72.84+/- Acres of Certified Cropland
- 65.5 CSR2
- Productive Soil Types (Including Floyd Loam)
- Long Rows & Clean Fence Lines
- Excellent Access from Both Ends
- Wind Easement in Place – Future Income Potential
- Located in Kensett Township, Worth County, IA

PROPERTY ADDRESS:

TBD Nuthatch Ave, Kensett, IA 50448

DRIVING DIRECTIONS:

Head west out of Kensett, IA approximately 1 mile and Turn North on Nuthatch Ave.





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Aerial Map





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Maps Provided By:



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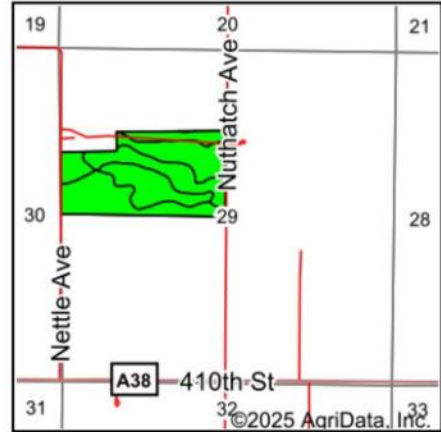
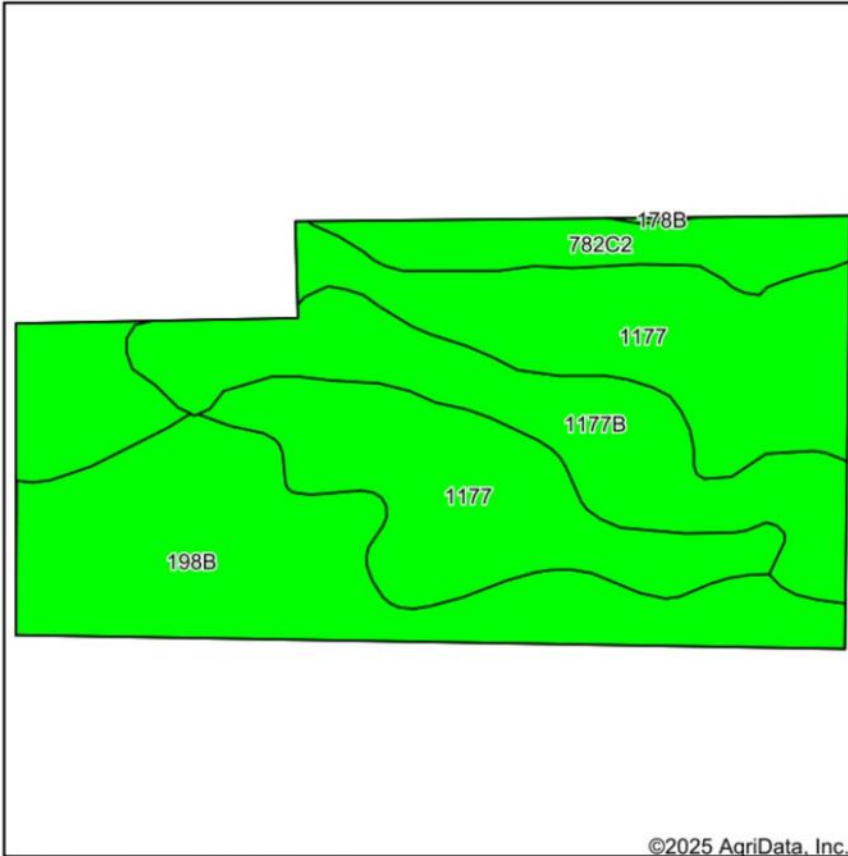
Boundary Center: 43° 21' 58.16, -93° 14' 8.15

29-99N-20W
Worth County
Iowa



6/24/2025

Soils Map



State: Iowa
 County: Worth
 Location: 29-99N-20W
 Township: Kensett
 Acres: 73.97
 Date: 6/24/2025



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IA195, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Brome grass alfalfa AUM	Brome grass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth brome grass AUM	Soybeans Bu	*n NCCPI Overall
1177	Saude loam, 0 to 2 percent slopes	32.48	43.8%		IIls	60									79
198B	Floyd loam, 1 to 4 percent slopes	20.92	28.3%		IIlw	89									88
1177B	Saude loam, 2 to 5 percent slopes	14.54	19.7%		IIls	55									71
782C2	Donnan silt loam, 5 to 9 percent slopes, moderately eroded	5.96	8.1%		IIIle	38	30	5.9	3.5	135	2.4	54	4.1	39	71
178B	Waukee loam, 2 to 5 percent slopes, rarely flooded	0.07	0.1%		IIls	64	74								82
Weighted Average					2.08	65.5	*-	0.5	0.3	10.9	0.2	4.4	0.3	3.1	*n 80.1

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

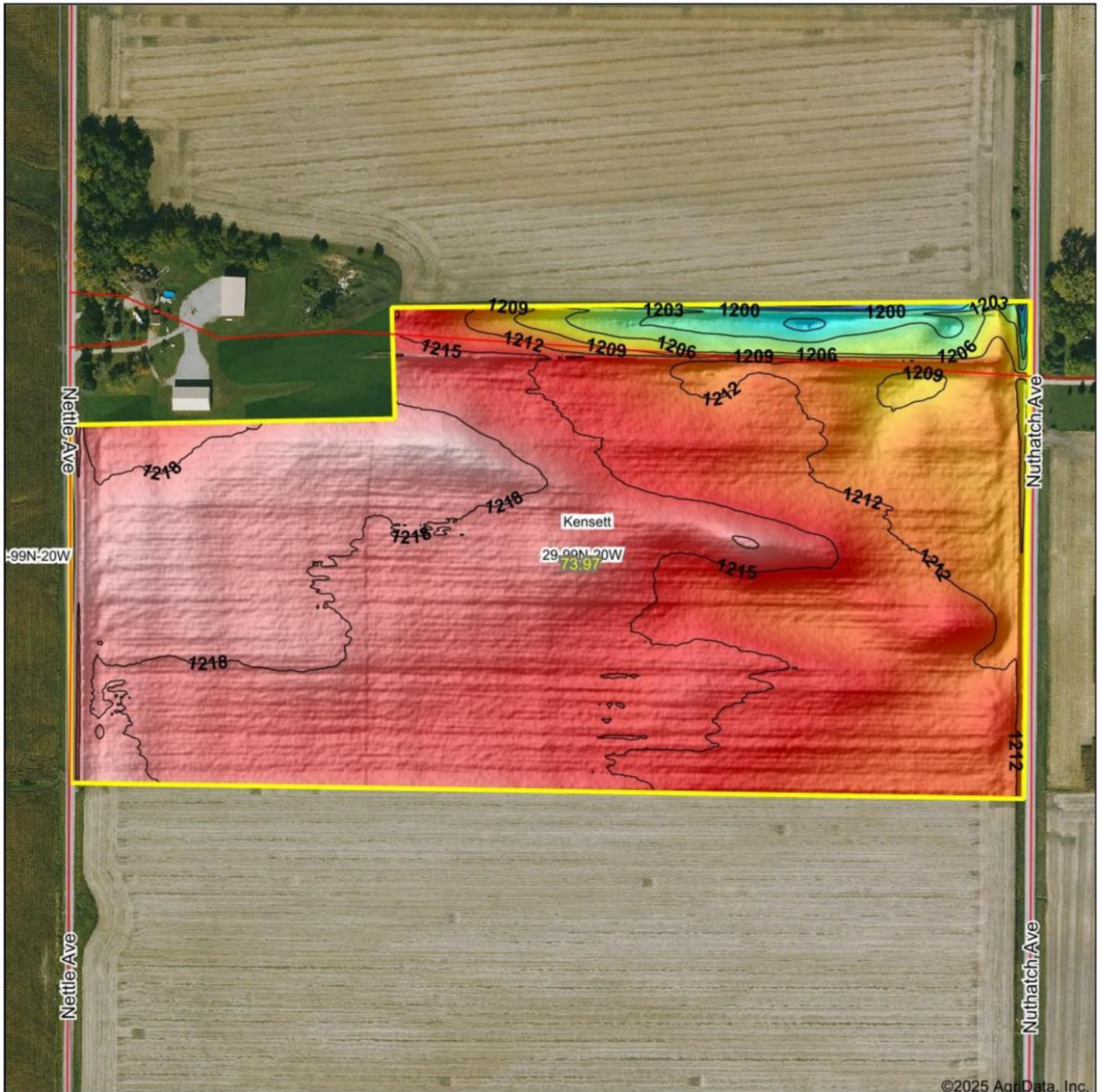
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



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Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,193.1
Max: 1,221.6
Range: 28.5
Average: 1,214.7
Standard Deviation: 3.87 ft



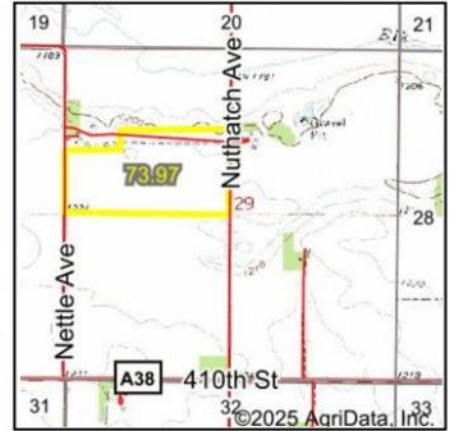
6/24/2025

29-99N-20W
Worth County
Iowa

Boundary Center: 43° 21' 58.16, -93° 14' 8.15

WETLANDS MAP

Wetlands Map



State: **Iowa**
 Location: **29-99N-20W**
 County: **Worth**
 Township: **Kensett**
 Date: **6/24/2025**



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0ft 666ft 1332ft

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/>



NICK HOPP

319-240-6121

NICK@HIGHPOINTLANDCOMPANY.COM

Nick has spent his entire career in Agriculture and has been fortunate enough to work with clients all across the country and beyond; from the pivots of Southern Kansas, to the plains of Western Canada. Growing up in New Hampton, IA, Nick and his wife wanted to raise their family close to home and have continued to reside in Northern Iowa. Shortly after finishing college at The University of Northern Iowa, Nick started investing in land. After a number of his own farm land transactions, he decided to follow his passion and join the High Point team! Whether it's buying or selling land, Nick understands what it takes to get it done right, and looks forward to working with you!

"Nick was very thorough and always very pleasant to work with. We felt he had our family in our best interest when selling our families farm. Nick also was very intelligent in understanding farmland, sales and the location which the property is being sold."

-DEAN K.



LIC: #S66851000

SCAN TO SEE
MY LISTINGS



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