



HIGH POINT
LAND COMPANY



FOR SALE

MONROE COUNTY, IOWA



608-306-1788 • 513 W BREMER AVE, WAVERLY, IA
HIGHPOINTLANDCOMPANY.COM



97+/- ACRES • MONROE COUNTY, IA

LISTING PRICE: \$613,950



DESCRIPTION:

High Point Land Company is proud to present this 97+/- acre income-producing farm located in Wayne Township, Monroe County, Iowa. Tucked away on a secluded dead-end road, this premier Southern Iowa property offers the perfect blend of consistent income and world-class hunting potential, a rare combination that appeals to both investors and outdoorsmen alike.

The farm features 52.18 FSA-certified cropland acres, currently enrolled in the Conservation Reserve Program (CRP), boasting a CSR2 of 44. This established stand of CRP is thriving, with native grasses reaching up to six feet tall in areas creating ideal habitat for upland birds and trophy whitetails.

A small creek winds through the southeast corner of the property, adding valuable water and diversity to the landscape. Surrounded by mature Walnuts, Cottonwoods, and young Oak groves, the timber offers exceptional hunting opportunities in a well-known neighborhood for big Southern Iowa bucks.

From the north end of the property, take in sweeping views of Monroe County's picturesque countryside. Whether you're looking for a rock-solid investment, a hunting retreat, or both, this property delivers.

More information coming soon regarding the CRP contract.



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PROPERTY FEATURES:

- Income generating
- Excellent hunting
- Seclusion
- Dead end access
- Beautiful views

PROPERTY ADDRESS:

TBD 555 Trail, Melrose, IA 52569

DRIVING DIRECTIONS:

From Albia, Head west on US Hwy 34 for 9 miles. Turn North onto 555 trail and continue north for roughly 4 miles. Then head east on the dead end, level B Maintenance road. Proceed east for half of a mile and the farm will be located on the South side of the road.





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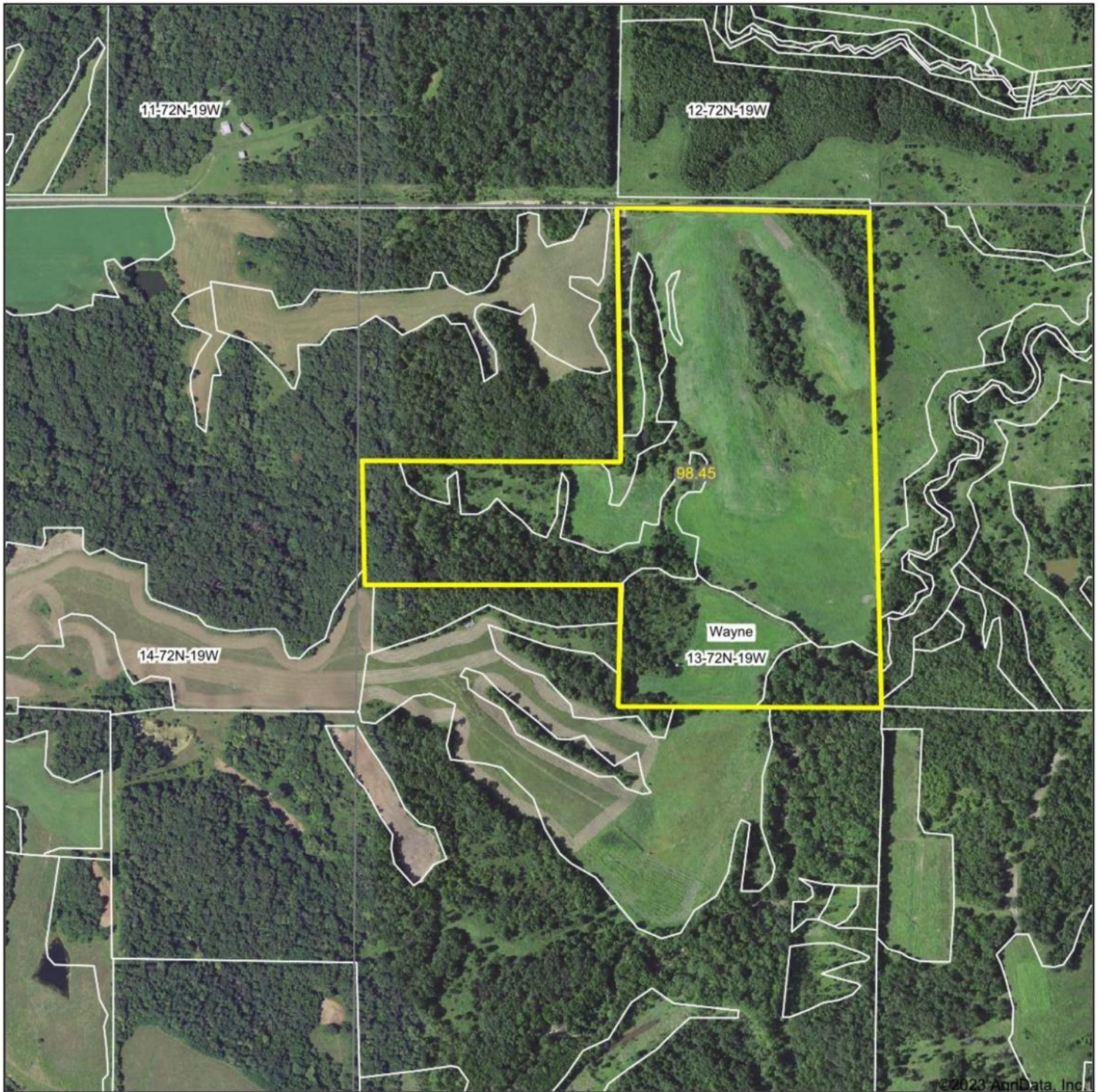
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Aerial Map



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Boundary Center: 41° 2' 26.89, -92° 59' 53.77

13-72N-19W
Monroe County
Iowa

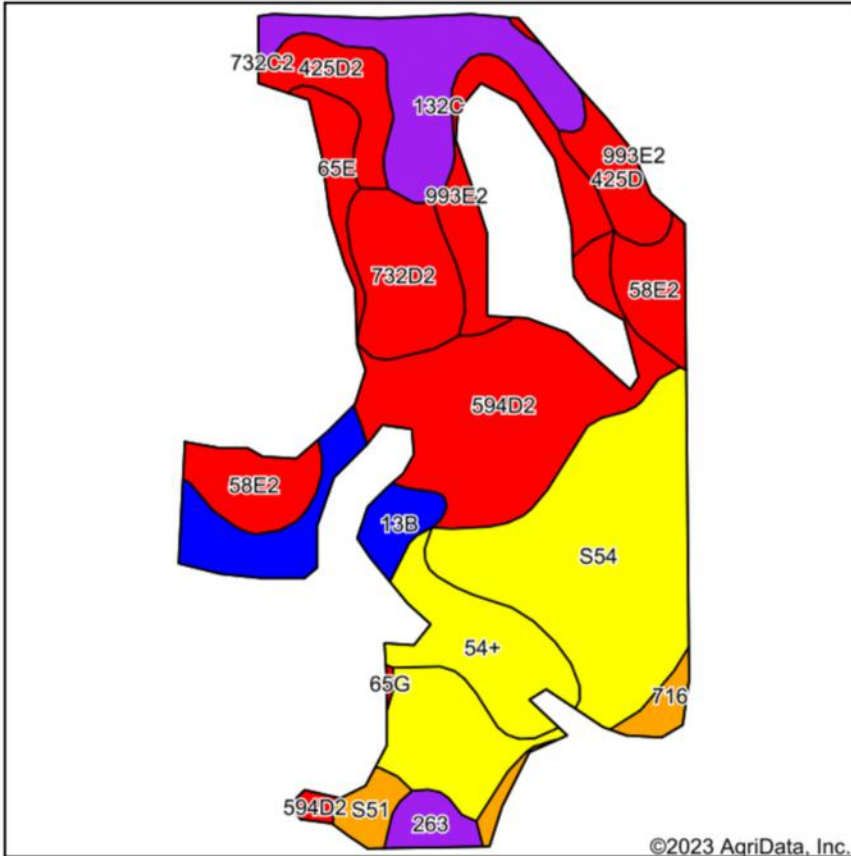
0ft 807ft 1615ft



11/6/2023

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Monroe**
 Location: **13-72N-19W**
 Township: **Wayne**
 Acres: **52.18**
 Date: **11/6/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA135, Soil Area Version: 31

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
S54	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	13.93	26.7%		Ilw	68		74	74	61	67
594D2	Galland loam, heavy loess, 9 to 14 percent slopes, moderately eroded	9.02	17.3%		IVe	19	5	68	68	55	49
132C	Weller silt loam, 5 to 9 percent slopes	4.87	9.3%		Ille	59	44	85	85	74	73
54+	Zook silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded, overwash	3.77	7.2%		Ilw	68	70	73	66	35	73
58E2	Douds loam, heavy loess, 14 to 18 percent slopes, moderately eroded	3.70	7.1%		Vle	34	18	76	76	56	57
732D2	Weller silty clay loam, 9 to 14 percent slopes, moderately eroded	3.37	6.5%		IVe	34	28	78	78	67	63
13B	Olmitz-Colo-Vesser complex, 2 to 5 percent slopes	3.32	6.4%		Ilw	82	60	74	70	52	71
993E2	Gara-Armstrong loams, 14 to 18 percent slopes, moderately eroded	2.73	5.2%		Vle	28	5	66	65	55	49
425D2	Keswick loam, 9 to 14 percent slopes, moderately eroded	1.98	3.8%		IVe	9	12	56	56	55	41
425D	Keswick loam, 9 to 14 percent slopes	1.62	3.1%		IVe	8	16	62	62	58	48
65E	Lindley loam, 14 to 18 percent slopes	1.23	2.4%		Vle	33	30	71	71	61	60
263	Okaw silt loam, heavy till, 0 to 2 percent slopes, rarely flooded	0.93	1.8%		Illw	52	53	69	69	68	60
716	Lawson-Quiver-Nodaway complex, 0 to 2 percent slopes, occasionally flooded	0.91	1.7%		Ilw	78		88	79	51	86
S51	Vesser silt loam, 0 to 2 percent slopes, occasionally flooded	0.80	1.5%		Ilw	75		94	75	39	94
Weighted Average					3.31	48	*	*n 73.2	*n 72	*n 57.7	*n 62.1

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

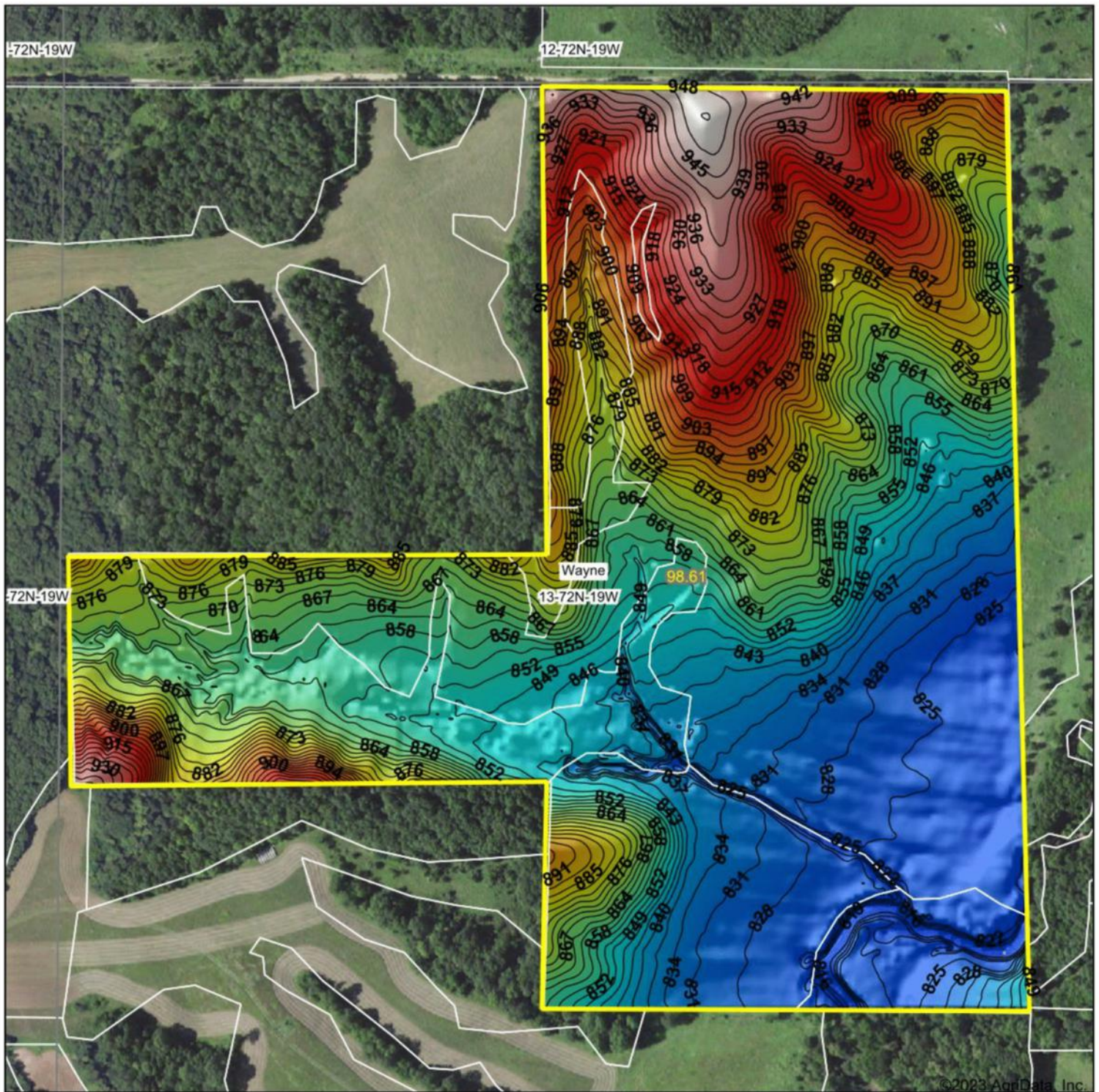
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3

Min: 813.2

Max: 951.1

Range: 137.9

Average: 866.6

Standard Deviation: 33.73 ft



11/6/2023

13-72N-19W
Monroe County
Iowa

Boundary Center: 41° 2' 26.89, -92° 59' 53.77

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

Wetlands Map



State: **Iowa**
 Location: **13-72N-19W**
 County: **Monroe**
 Township: **Wayne**
 Date: **11/6/2023**



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0ft 679ft 1357ft

Classification Code	Type	Acres
R4SBC	Riverine	1.95
PFO1A	Freshwater Forested/Shrub Wetland	1.79
Total Acres		3.74

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



ETHAN STUBBS

608-306-1788

ETHAN@HIGHPOINTLANDCOMPANY.COM

Growing up in Northeast Iowa, Ethan grew a passion for chasing whitetail deer and wild turkeys at a young age. Deciding to turn this passion into a career, Ethan traveled all over the world capturing hunts with a camera. Fast forward to today, Ethan has continued his passion outdoors and will continue to work in the outdoor space selling farms in Iowa.

"I had the pleasure of working with Ethan Stubbs. Being an out-of-state seller, I felt very comfortable with his knowledge and expertise. The transaction was incredibly smooth, and he was always available to answer any questions I had. Highly recommend Ethan!"



"We sell farms, it's what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client's largest financial transaction of their lives. It's our job to get it done right."



LIC#: S71472000

SCAN TO SEE
MY LISTINGS



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