



**HIGH POINT
LAND COMPANY**



FOR SALE

CRAWFORD COUNTY, IOWA

**105.49
+/- ACRES**

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



105.49+/- ACRES • CRAWFORD COUNTY, IA

LISTING PRICE: \$950,000



DESCRIPTION:

High Point Land Company is proud to present this exceptional 105± acre property located just north of Denison. Currently utilized as improved pasture, this well-maintained farm offers an excellent opportunity for livestock producers and outdoor enthusiasts alike.

The property features high-quality grasses and mature trees covering the majority of the acreage, providing both productive grazing and natural beauty. Three ponds are strategically located throughout the farm, supplying reliable water sources for livestock while enhancing the scenic appeal of the property.

This farm is ideally suited for cow-calf producers and ranchers looking to expand their operations. In addition to its agricultural value, the property's attractive setting and convenient location offer excellent potential for a future building site or private outdoor retreat.

Opportunities to acquire a well-located, high-quality pasture farm like this are rare. Whether you're looking to grow your cow herd, invest in land, or build in a desirable rural setting, this property deserves your attention.



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PROPERTY FEATURES:

- Established pasture
- 3 ponds
- Great location on Highway 39
- Strong agricultural and recreational value
- Potential building location

PROPERTY ADDRESS:

2007 Hwy 39, Denison, IA 51442

DRIVING DIRECTIONS:

From Denison Iowa travel north on Hwy 39 for 2 miles. The property will be on the west side of the highway.





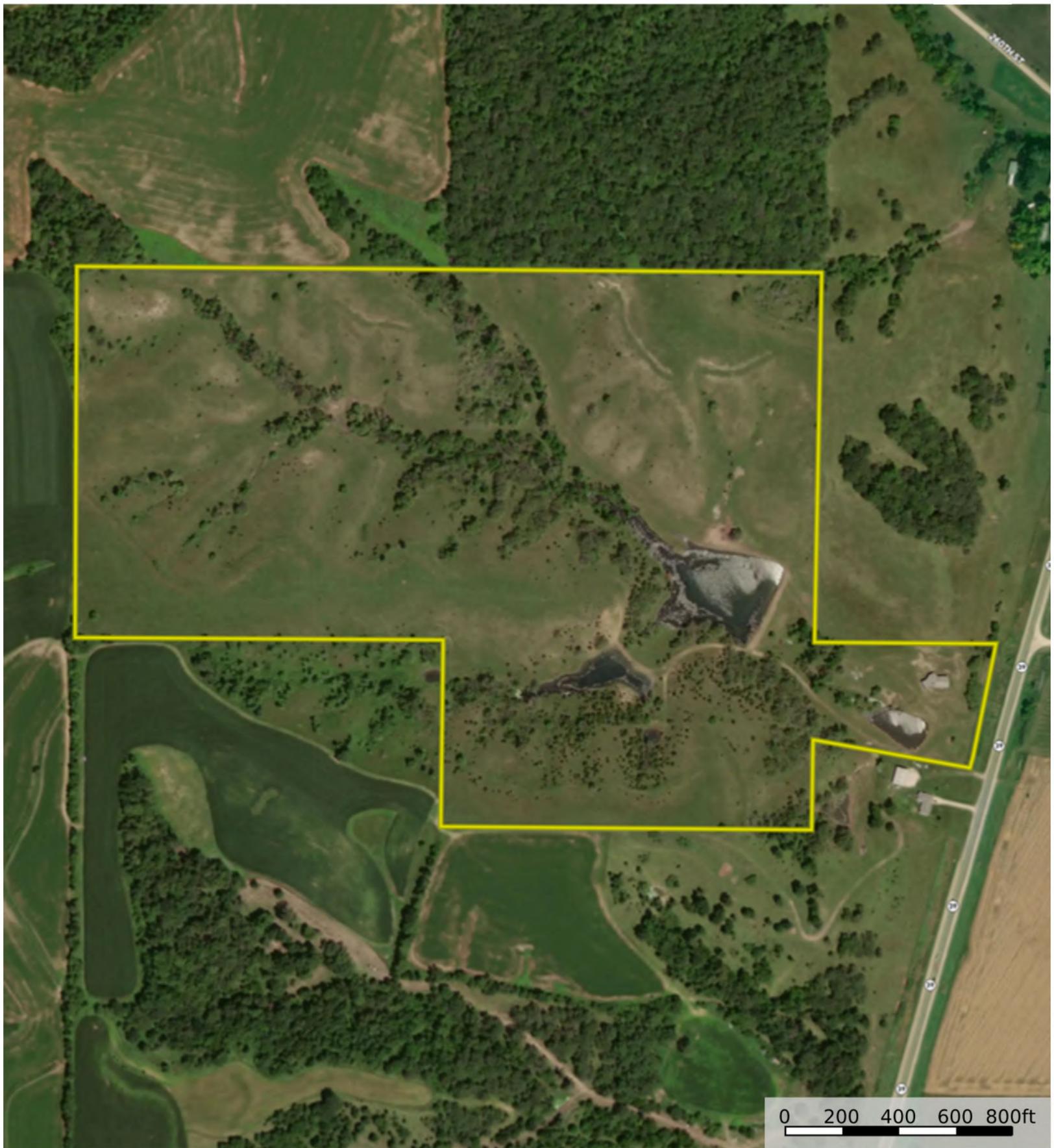
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AERIAL MAP



 Boundary

SOIL MAP

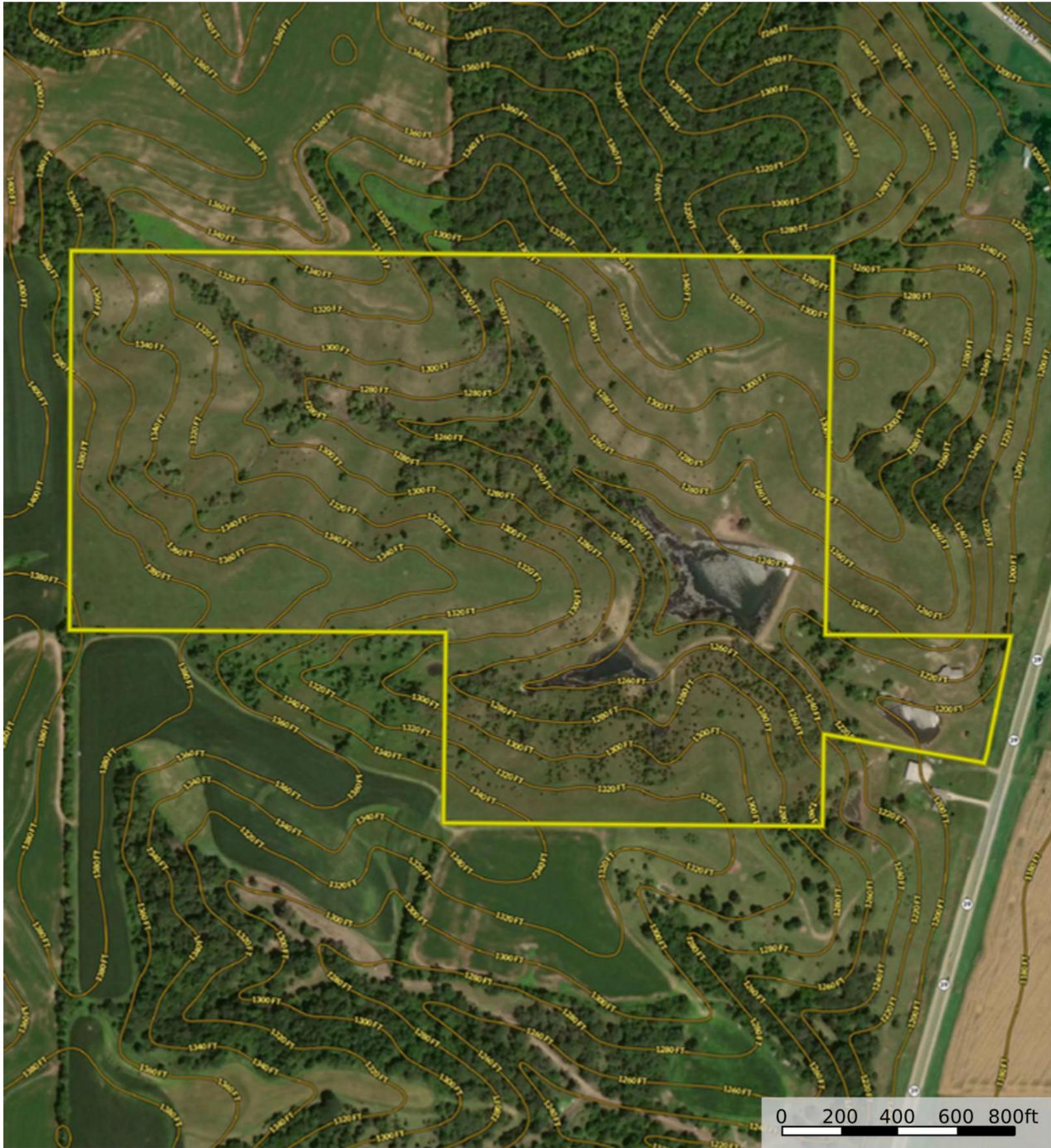


Acreage types displayed on map: Dryland, CRP, Irrigated

Soil Code	Soil Description	% of Map	Acres	CSR2
9E3	Marshall silty clay loam, 14 to 18 percent slopes, severely eroded	49.35%	49.69	45
9E2	Marshall silty clay loam, 14 to 18 percent slopes, eroded	18.14%	18.27	50
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	13.85%	13.94	92
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	10.09%	10.16	61
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	2.98%	3.00	81
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	2.62%	2.64	87
35F2	Liston-Burchard complex, 18 to 25 percent slopes, moderately eroded	0.99%	0.99	22
35G	Liston-Burchard complex, 25 to 40 percent slopes	0.80%	0.81	12
5040	Udorthents, loamy	0.74%	0.74	5
	1 other soil	0.45%	0.45	87
Total			100.69	55.5

All data courtesy SSURGO database distributed by the U.S. NRCS.

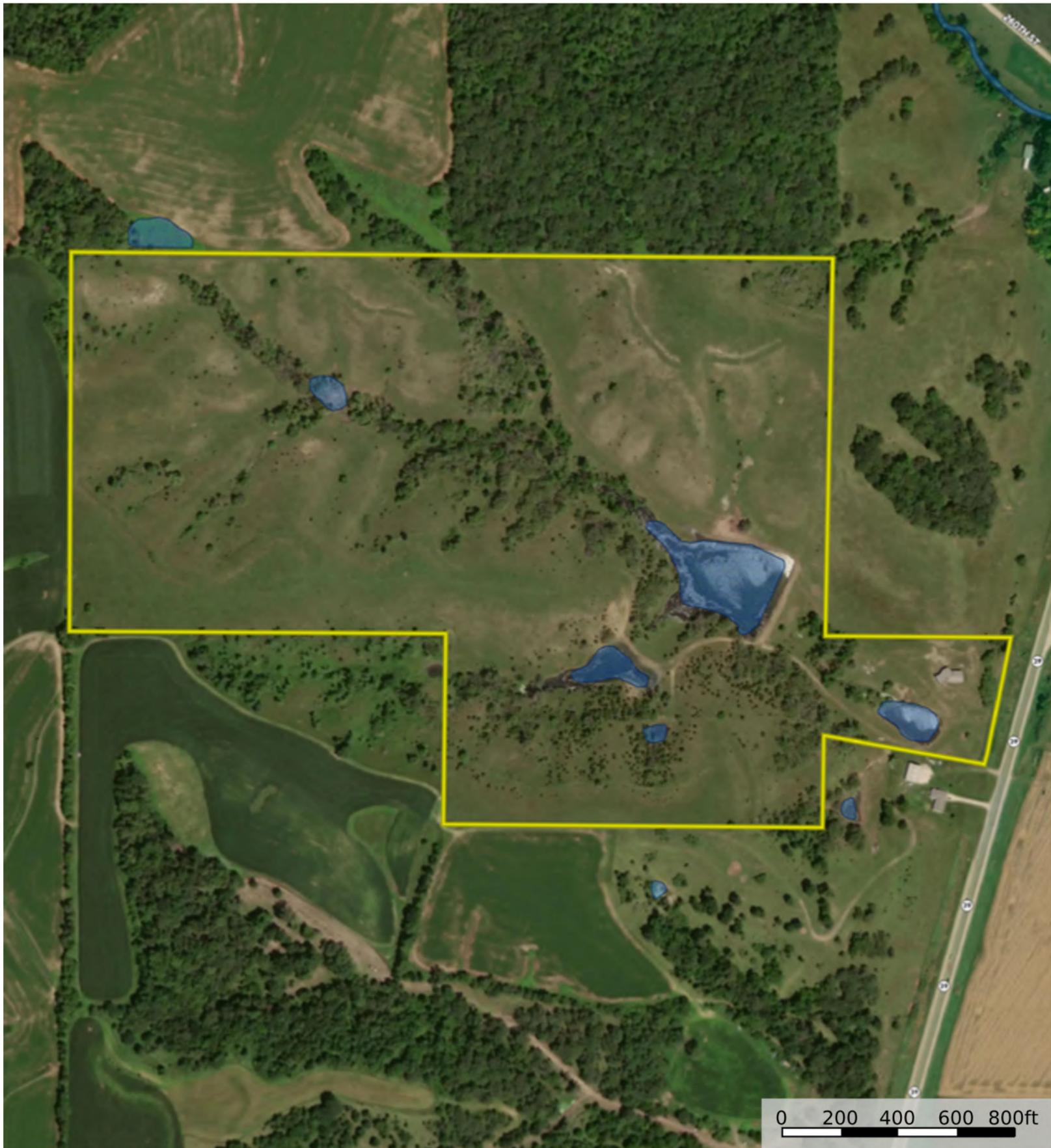
TOPOGRAPHY MAP



0 200 400 600 800ft

 Boundary

WETLANDS MAP



See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : JOHN SACHAU
CRP Contract Number(s) : None
Recon ID : 19-047-2022-29
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
108.26	0.00	0.00	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		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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NOTES

Tract Number : 3310
Description : S2SW4 23 N2NE4NW4 F1W2NW4NE4 26 GOODRICH
FSA PhysicalLocation : IOWA/CRAWFORD
ANSI PhysicalLocation : IOWA/CRAWFORD
BIA Unit RangeNumber :
CRP ContractNumber(s) : None HEL determinations not completed for all fields on the
HEL Status : tract Wetland determinations not complete None RAMON
Wetland Status : INC None None
WL Violations :
Owners :
Other Producers :
Recon ID :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
108.26	0.00	0.00	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	0.00	0.00	0.00	0.00

Abbreviated 156 Farm Record

Tract 3310 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

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In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [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 Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



- Non-Cropland
- Acres
- HEL



3
108.26
UHEL

- Common Land Unit**
- Cropland
 - Non-cropland
 - CRP

2026 Crop Year

Farm **9546**
Tract **3310**

- Welland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions



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PATRICK LENTZ

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"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