



**HIGH POINT  
LAND COMPANY**



Boundary lines are approximate

**62.75  
+/- ACRES**

**FOR SALE**

**MARSHALL COUNTY, IOWA**

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



**62.75+/- ACRES • MARSHALL COUNTY, IA**

LISTING PRICE: \$1,600,000



#### **DESCRIPTION:**

High Point Land Company is proud to present this exceptional 62.75± acre outdoor paradise located on the east side of Marshalltown. Offering a rare blend of land and water, this unique property is directly connected to Sand Lake and features nearly 47 acres of water, creating endless opportunities for recreation, relaxation, and investment potential.

Whether you're an avid angler, outdoor enthusiast, or someone looking for a private getaway, this property delivers. The expansive water access provides outstanding fishing potential along with ample space for boating, kayaking, jet skiing, and other watersports. With a mix of open water and scenic shoreline, it's an ideal setting to spend long summer days enjoying everything lake life has to offer.

The remaining acreage offers excellent space for camping, outdoor gatherings, or developing your own private retreat. Picture a cabin or campsite overlooking the water, hosting family weekends, or simply enjoying peaceful evenings surrounded by nature.



## 62.75+/- ACRES • MARSHALL COUNTY, IA

LISTING PRICE: \$1,600,000



### PROPERTY FEATURES:

- Private Lake connected to Sand Lake
- 80,000 yd<sup>3</sup> of topsoil available to sell
- Recreational opportunities
- Great for camping and a potential cabin
- Close to town

### DESCRIPTION CONTINUED:

In addition to its recreational appeal, this property offers significant income potential. An estimated 80,000 cubic yards of quality topsoil presents a valuable opportunity for excavation and resale, creating an additional revenue stream for the new owner.

Properties offering this amount of water frontage, privacy, recreational versatility, and income potential in such a convenient location are rare. Don't miss this opportunity to own a premier recreational and investment property in Marshalltown, Iowa.

### PROPERTY ADDRESS:

TBD E Main St Marshalltown, IA 50158

### DRIVING DIRECTIONS:

From Marshalltown head east on Main Street. Stop at 18th Ave and continue east for 1/4 mile. The property will be on the north side of the road.





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# Aerial Map



Boundary Center: 42° 3' 9.1, -92° 52' 31.62

0ft 853ft 1706ft

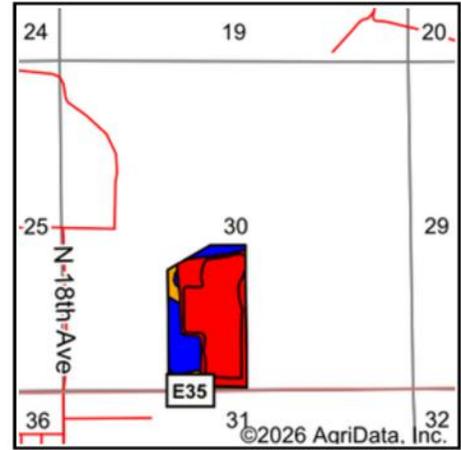
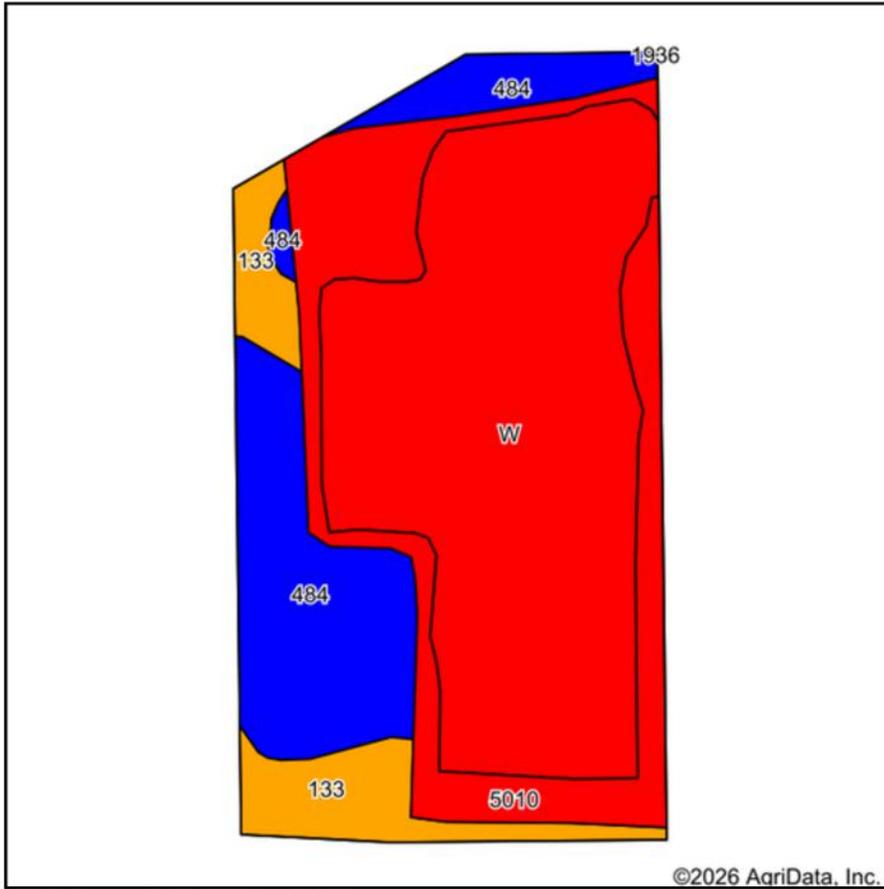
**30-84N-17W**  
**Marshall County**  
**Iowa**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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2/9/2026

# Soils Map



State: **Iowa**  
 County: **Marshall**  
 Location: **30-84N-17W**  
 Township: **Marion**  
 Acres: **62.49**  
 Date: **2/9/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IA127, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non Irr Class *c	*i Corn Bu	Alfalfa Tons	*i Soybeans Bu	Bluegrass* <sup>i</sup> Tons	All Grasses Tons	*i Water Holding Inch	CSR2**	CSR *n	NC Ov
W	Water	32.09	51.4%		> 6.5ft.			0.0	0.0	0.0	0.0	0.0	0.0	0	0	
484	Lawson silty clay loam, 0 to 2 percent slopes Pits, sand and	12.39	19.8%		> 6.5ft.	Somewhat poorly drained		219.2	5.7	63.5	3.9	6.6	12.2		84	90
5010	gravel Colo silty clay	12.31	19.7%		> 6.5ft.	Excessively drained		0.0	0.0	0.0	0.0	0.0	0.0	0	0	
133	loam, 0 to 2 percent slopes, occasionally flooded	5.70	9.1%		> 6.5ft.	Poorly drained		204.8	4.3	59.4	3.7	6.1	11.8		78	80
<b>Weighted Average</b>								<b>* 62.1</b>	<b>1.5</b>	<b>18</b>	<b>1.1</b>	<b>1.9</b>	<b>3.5</b>	<b>23.8</b>	<b>*</b>	<b>*</b>

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

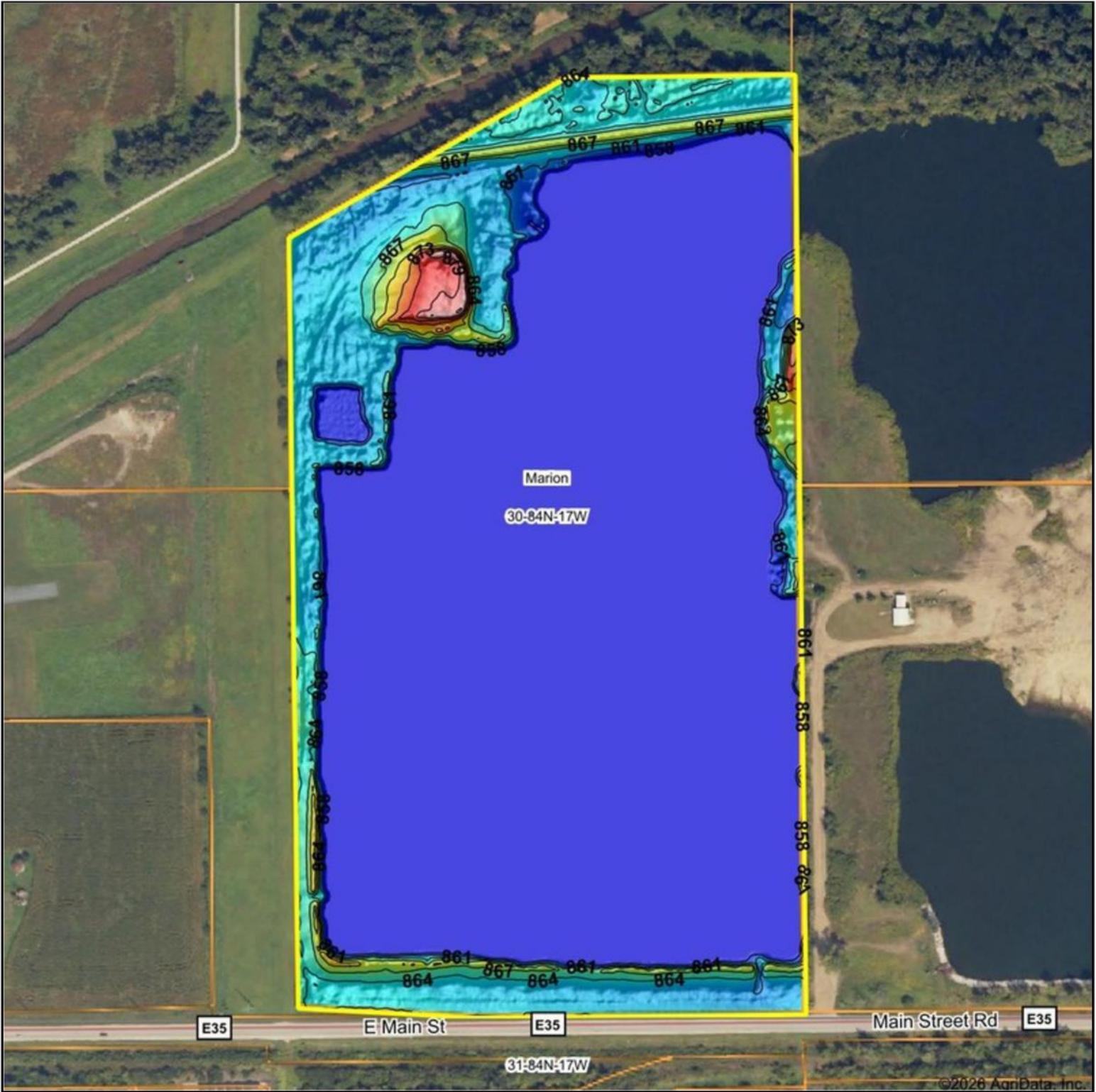
\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.\*<sup>i</sup> Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

# Topography Hillshade



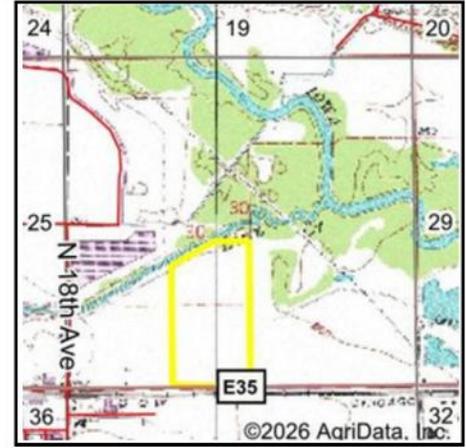
Source: USGS 1 meter dem  
 Interval(ft): 3  
 Min: 857.2  
 Max: 882.7  
 Range: 25.5  
 Average: 859.1  
 Standard Deviation: 3.64 ft



**30-84N-17W**  
**Marshall County**  
**Iowa**

Boundary Center: 42° 3' 9.1, -92° 52' 31.62

# Wetlands Map



State: **Iowa**  
 Location: **30-84N-17W**  
 County: **Marshall**  
 Township: **Marion**  
 Date: **2/9/2026**

Maps Provided By:  
  
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Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	1.00
Total Acres		1.00

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

Tract Cropland Total: 0.00 acres

2025 Program Year  
Map Created April 18, 2025

Farm **6453**  
Tract **8884**

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Abbreviated 156 Farm Record

Operator Name : BALLARD FARMS INC  
CRP Contract Number(s) : 11237  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

Farm Land Data

[REDACTED]									
[REDACTED]									
[REDACTED]									
[REDACTED]									

[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

NOTES

[REDACTED]

[REDACTED]	[REDACTED]

[REDACTED]							
[REDACTED]							











Abbreviated 156 Farm Record

Tract 10045 Continued ...

NOTES

*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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*



# 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



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