



HIGH POINT
LAND COMPANY



FOR SALE

CLAYTON COUNTY, IOWA



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



55+/- ACRES • CLAYTON COUNTY, IA

LISTING PRICE: \$310,000



DESCRIPTION:

55± Acres (Subject to Survey) | Clayton County, IA | Turkey River Frontage
High Point Land Company is pleased to present this 55± acre property, located just south of Guttenberg, Iowa, offers an excellent blend of income, recreation, and potential development.

- **Location:** Conveniently situated on a hard-surfaced road with easy access.
- **Cropland:** 52.1 FSA-certified cropland acres, carrying a strong 68.1 CSR2 rating.
- **Current Income:** Enrolled in CRP, generating \$9,388 annually.
- **Recreation:** Outstanding Turkey River frontage, providing great opportunities for fishing, kayaking, and other water recreation.
- **Potential Uses:** Build your dream home overlooking the river, create a private camp or hunting retreat, or explore the possibility of a campground or other recreational development.

This is a rare opportunity to own highly productive land with strong income, recreational value, and exceptional access to one of Northeast Iowa's most scenic rivers.



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PROPERTY FEATURES:

- River front
- Fishing
- Great Access
- Buildable
- Camp Site

PROPERTY ADDRESS:

TBD Great River Rd, Guttenberg IA, 52052

DRIVING DIRECTIONS:

From Guttenberg, Head south out of Guttenberg on US HWY 52 for 5 miles. Head east on Great River RD for 1.5 miles. The property is on the north side of Great River RD





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Clayton-ES-46 Farm

Clayton County, Iowa | T1 91N 2W | 46.41 gross acres

42.712087, -91.042716

Aerial Map



© Mapbox, © OpenStreetMap  mapbox

Soil Map



Soil Code	Soil Description	% of Map	Acres	CSR2
158	Dorchester silt loam, 0 to 2 percent slopes	60.63%	28.14	85
1158	Dorchester silt loam, channeled, 0 to 2 percent slopes	21.03%	9.76	32
490	Caneek silt loam, 0 to 2 percent slopes	16.33%	7.58	56
RIVER	Water, rivers and streams	2.00%	0.93	0
Total			46.41	68.1

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

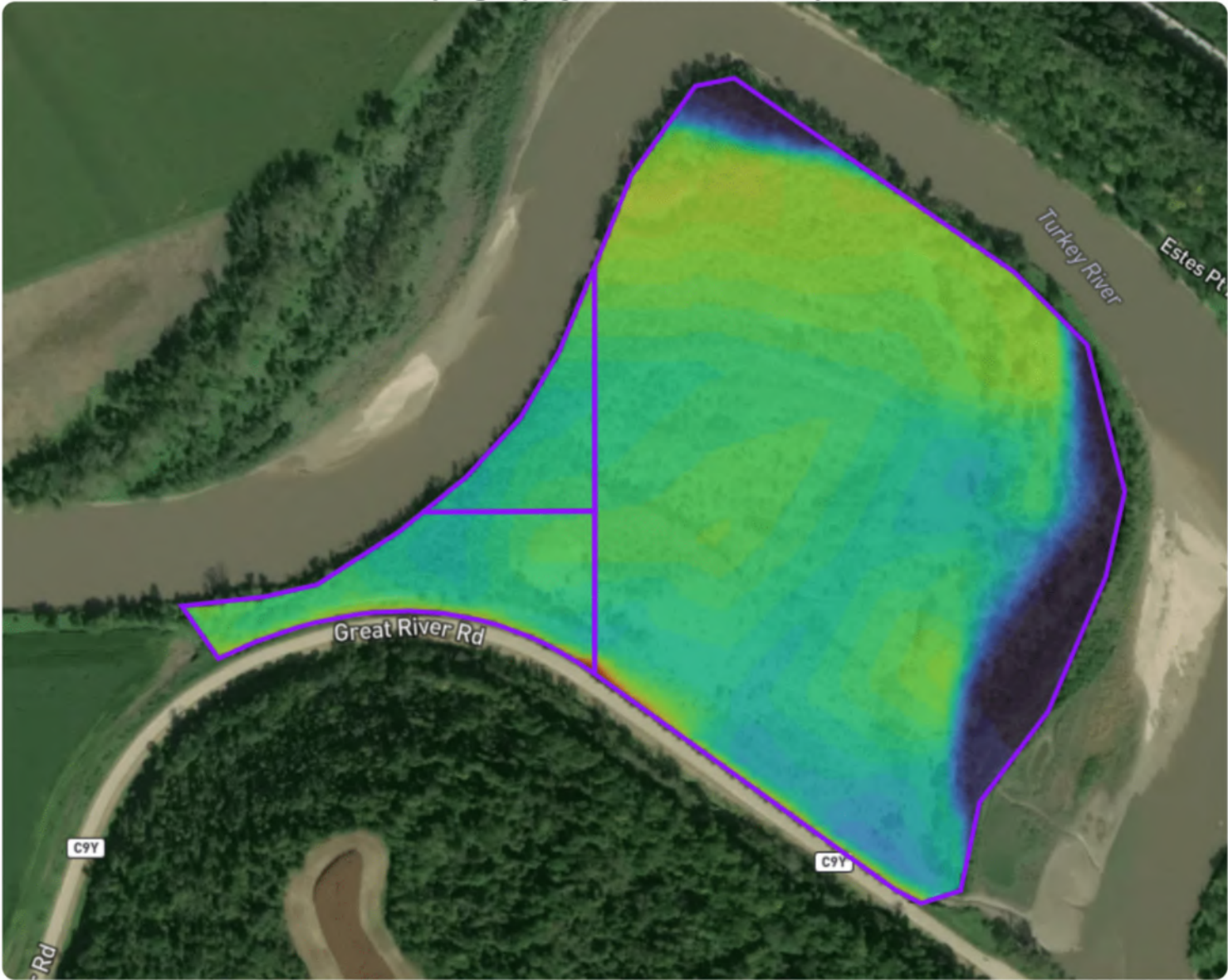


Clayton-ES-46 Farm

Clayton County, Iowa | T1 91N 2W | 46.41 gross acres

42.712087, -91.042716

Topography & Hillshade Map



© Mapbox, © OpenStreetMap mapbox

Color Legend



612 ft

622 ft

Soil Map



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



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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