



HIGH POINT
LAND COMPANY



FOR SALE

BUENA VISTA COUNTY, IOWA

135.24
+/- ACRES

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



135.24+/- ACRES • BUENA VISTA, IA

LISTING PRICE: \$1,800,000



DESCRIPTION:

High Point Land Company is honored to present an exceptional opportunity to acquire a premier tract of highly productive farmland in Buena Vista County, Iowa. Ideally located just northeast of Newell, this farm represents the kind of high-quality agricultural property that rarely comes to market.

This outstanding tract consists of 135.24± acres with an impressive CSR2 rating of 83.3. The farm is comprised primarily of Nicollet, Canisteo, and Clarion soils—all renowned for their excellent fertility and strong yield potential. Access is convenient with road frontage along 250th Avenue, and the property is strategically positioned near multiple grain markets, ensuring efficiency and flexibility for your crop-marketing needs.



135.24+/- ACRES • BUENA VISTA, IA

LISTING PRICE: \$1,800,000



PROPERTY FEATURES:

- 135.24+/- acres
- Nearly 100% tillable acres
- 83.3 CSR2
- Well maintained farm
- Great access

DESCRIPTION CONTINUED:

Whether you're expanding your operation or seeking a dependable farmland investment, this farm checks all the boxes of a highly sought-after agricultural asset.

PROPERTY ADDRESS:

TBD 250th St, Fonda, IA 50540

DRIVING DIRECTIONS:

From Newell Iowa head east on Highway 7 till 250th Ave. Turn north on 250th and drive 4.5 miles. The farm will be on the west side.



Critchett, David
Iowa, AC +/-

AERIAL MAP



Boundary

SOILS MAP



 Boundary

SOILS MAP

 Boundary 132.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
55	Nicollet clay loam, 1 to 3 percent slopes	46.96	35.41	89.0	0	81	1
507	Canisteo clay loam, 0 to 2 percent slopes	34.55	26.06	84.0	0	82	2w
138B	Clarion loam, 2 to 6 percent slopes	22.92	17.29	89.0	0	83	2e
390	Waldorf silty clay loam, 0 to 2 percent slopes	21.54	16.24	69.0	0	70	2w
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.87	3.67	59.0	0	76	3w
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	1.39	1.05	83.0	0	69	3e
107	Webster clay loam, 0 to 2 percent slopes	0.37	0.28	86.0	0	83	2w
TOTALS		132.6(100%	83.28	-	79.52	1.69

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



1 2 3 4 5 6 7 8

'Wild Life' • • • • • • • •

Forestry • • • • • • •

Limited • • • • • • •

Moderate • • • • • •

Intense • • • • •

Limited • • • •

Moderate • • •

Intense • •

Very Intense •

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

TOPOGRAPHY MAP



Boundary



The information contained herein was obtained from sources deemed to be reliable. Land of™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

WETLANDS MAP

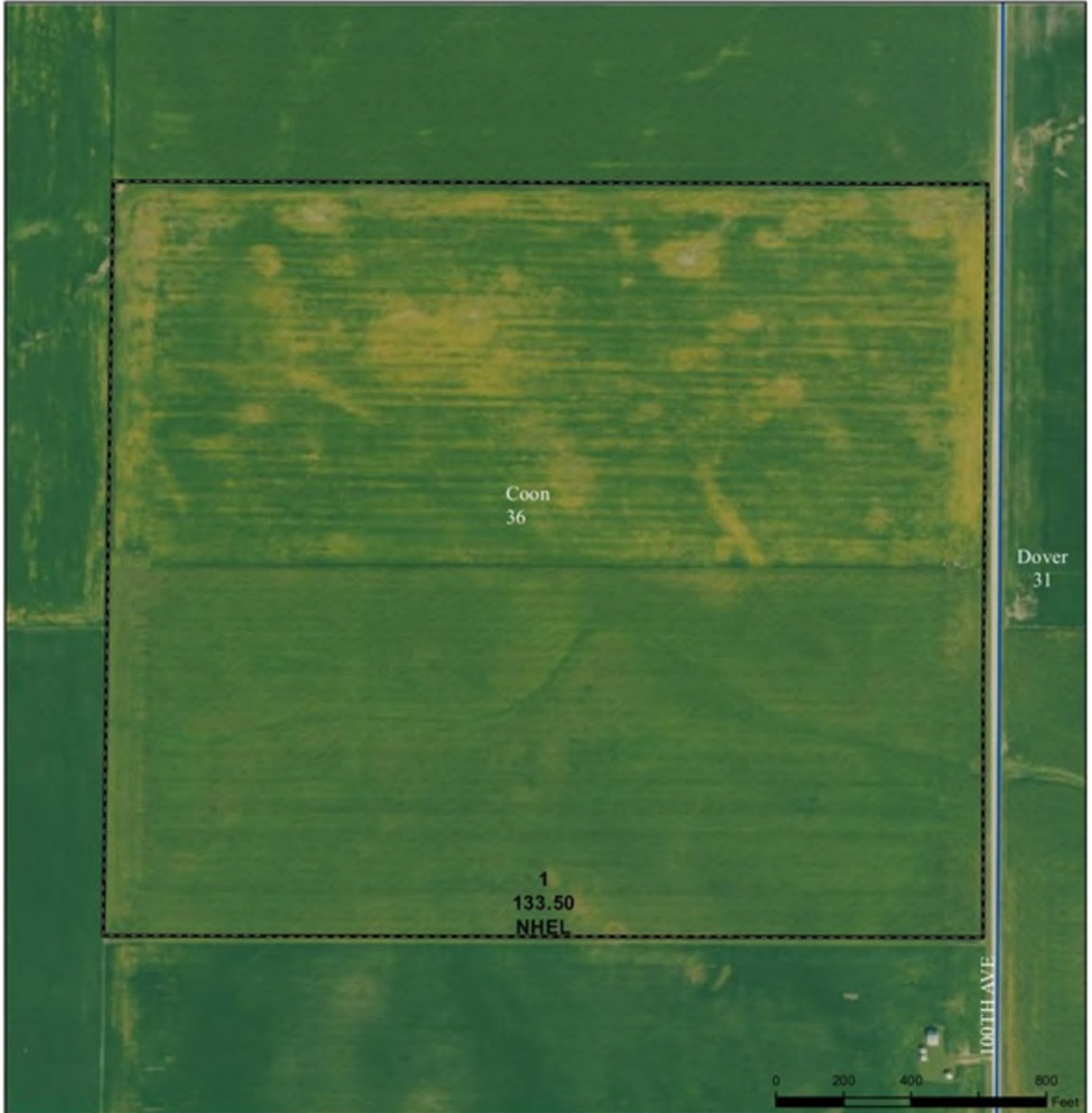


USDA MAP



United States
Department of
Agriculture

Buena Vista County, Iowa



Legend

- ☐ Non-Cropland ☐ CRP ☐ Iowa PLSS
☐ Cropland ☐ Tract Boundary ☐ Iowa Roads

Wetland Determination Identifiers

- ☐ Restricted Use
☐ Limited Restrictions
☐ Exempt from Conservation
☐ Compliance Provisions

Irrigation

- ☐ Non irrigated
☐ Irrigated

Intended Use

- ☐ Grain
☐ Seed
☐ Forage

Shares

- ☐ Percent ☐
☐ Name(s) ☐

Tract Cropland Total: 133.50 acres

"Options only for certification maps & valid if filled in"

2025 Program Year

Map Created April 03, 2025

Farm 4310

Tract 4220

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

156EZ

IOWA
BUENA VISTA
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4310

Prepared : 12/2/25 7:51 AM CST

Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : M & M DEGNER FARMS LLC
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
133.50	133.50	133.50	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	133.50		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	67.20	0.00	161	
Soybeans	66.30	0.00	44	
TOTAL	133.50	0.00		

NOTES

--

Tract Number : 4220

Description : S2NE4 & N2SE4 36-91-35 COON
FSA Physical Location : IOWA/BUENA VISTA
ANSI Physical Location : IOWA/BUENA VISTA
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ROBERT P SNYDER TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
133.50	133.50	133.50	0.00	0.00	0.00	0.00	0.0

156EZ

IOWA
BUENA VISTA
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4310
Prepared : 12/2/25 7:51 AM CST
Crop Year : 2026

Tract 4220 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	133.50	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	67.20	0.00	161
Soybeans	66.30	0.00	44
TOTAL	133.50	0.00	

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 responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. 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.



PATRICK LENTZ

641-681-8404

PATRICK@HIGHPOINTLANDCOMPANY.COM

"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

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