



**HIGH POINT  
LAND COMPANY**



**FOR SALE**

**FLOYD COUNTY, IOWA**

**22.9**  
**+/- ACRES**

319-315-6693 • 513 W BREMER AVE, WAVERLY, IA  
[HIGHPOINTLANDCOMPANY.COM](http://HIGHPOINTLANDCOMPANY.COM)



## 22.9+/- ACRES • FLOYD COUNTY, IA

LISTING PRICE: \$730,000



### **DESCRIPTION:**

Tucked along the scenic Winnebago River, this Floyd County property offers a serene slice of heaven surrounded by abundant wildlife and natural beauty. As you pull into the property, you're greeted by peaceful views of your private pond and open landscape, instantly setting the tone for the tranquility that awaits.

The spacious 4-bedroom, 2.5 bath home provides plenty of room to grow, with breathtaking river views from most windows. Whether you're enjoying a quiet morning coffee or watching wildlife pass through, nature is always front and center. Inside, the home features custom oak flooring with cherry wood accents and oak cabinetry in the kitchen, adding warmth and timeless character throughout.

Outdoor enthusiasts will appreciate the extensive hiking trails winding through the property, along with 5.15 certified acres of tillable farmland-perfect for a potential income opportunity. Launch your kayak directly from the riverbank, spend your afternoons fishing, or simply explore and unwind on your own land.

The property also includes a 28x48 shed with garage doors and a partially insulated section, ideal for a workshop, heated storage, or a future man cave. Take in the surrounding beauty from both the upper and lower decks, perfect for entertaining or peaceful evenings overlooking the river.



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## PROPERTY FEATURES:

- Winnebago River front
- Private pond
- Scenic views
- Abundant wildlife
- 5.15 certified tillable acres
- 4 bedroom 2.5 bathrooms
- Additional shed

## DESCRIPTION CONTINUED:

Whether you're an avid outdoorsman, wildlife enthusiast, or someone seeking a forever home in a tightly held riverfront location, this property is truly one of a kind. Opportunities like this along the Winnebago River are rare-don't miss your chance to own this exceptional retreat.

## PROPERTY ADDRESS:

1074 190th St, Rockford, IA 50468

## DRIVING DIRECTIONS:

Head west through Rockford Iowa on West Main Ave till you come to Winnebago road. Then head north on Winnebago road till you come to the Red Ball road intersection. Next take Red Ball road north to 190th street. Lastly head west on 190th street 2 miles to the big bend in the road and the driveway is on the westside of the road.





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# AERIAL MAP

Jim Dow  
Iowa, AC +/-



Boundary 1

# TOPOGRAPHY MAP

Jim Dow  
Iowa, AC +/-



Boundary 1

# WETLANDS MAP

Jim Dow  
Iowa, AC +/-



Boundary 1      Wetlands      Riparian



# BRIAN JORGENSEN

319 - 315 - 6693

BRIANJORGENSEN@HIGHPOINTLANDCOMPANY.COM

Brian grew up in southeast Minnesota, where his dad instilled in him a lifelong passion for the outdoors. After high school, Brian attended Minnesota North College and earned a degree in Natural Resources. Not long after, he met his wife, and together they've built a wonderful life with their four children.

Throughout his career, Brian has worked primarily in sales and operations management, gaining extensive experience in leadership, customer relations, and business development. Today, Brian and his family call Waverly, Iowa home where they continue to enjoy the outdoors, community, and everything this part of the Midwest has to offer.

*"It's rare that you see a company with 5 stars in Google reviews. Now that I've worked with High Point Land Company to sell my farmland, and have seen how hard they work to sell land for a great price, I agree with the ratings. They advertised in papers, on radio, the Internet, and with flyers and signs in several counties, and they made buyers they have a relationship with aware of the sale. Their guidance throughout the process was spot-on, and they kept us informed of progress in the months leading up to the on-line auction. In the end, we received an excellent offer and the entire process was flawless. We couldn't be happier with how things worked out, and are convinced the selling price was much better than if we had simply listed the land for sale.."*

PAUL S.



SCAN TO SEE  
MY LISTINGS



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