



HIGH POINT
LAND COMPANY



35.92
+/- ACRES

FOR SALE

WASHINGTON COUNTY, IOWA

563-451-7390 • 513 W BREMER AVE, WAVERLY, IA
HIGHPOINTLANDCOMPANY.COM



35.92+/- ACRES • WASHINGTON COUNTY, IA

LISTING PRICE: \$294,544



DESCRIPTION:

Presenting an excellent opportunity to own 35.92+/- taxable acres located in Marion Township, just north of Wayland, Iowa. This productive Washington County farm features 35.92 FSA cropland acres boasting a strong CSR2 rating of 66, with quality soils primarily consisting of Clinton silty clay loam and Keomah silt loam. The tillable acres were previously enrolled in the Conservation Reserve Program (CRP), and with the contract now expired, the new owner will have the flexibility to farm these acres starting with the 2026 growing season and beyond. The property has seen tile and terrace improvements to promote efficient drainage and maintain soil productivity.

Conveniently located at the intersection of paved 320th Street and Orange Avenue, this tract offers an ideal blend of agricultural and development potential. Whether you're looking to expand your farming operation, build your dream home, or establish a rural business, this property provides excellent access and location — only 6 miles south of Washington, Iowa. With its strong soils, proven improvements, and versatile setting, this Washington County farm is a valuable investment for both farmers and land buyers alike.



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PROPERTY FEATURES:

- 35.92 taxable acres
- 35.78 FSA certified cropland acres
- 66 CSR2
- Expired CRP contract
- Open to farm or lease for 2026 growing season
- Excellent buildable sites with excellent access off Orange Ave
- Great location 6 miles south of Washington Iowa

PROPERTY ADDRESS:

TBD 320th St, Wayland, IA 52654

DRIVING DIRECTIONS:

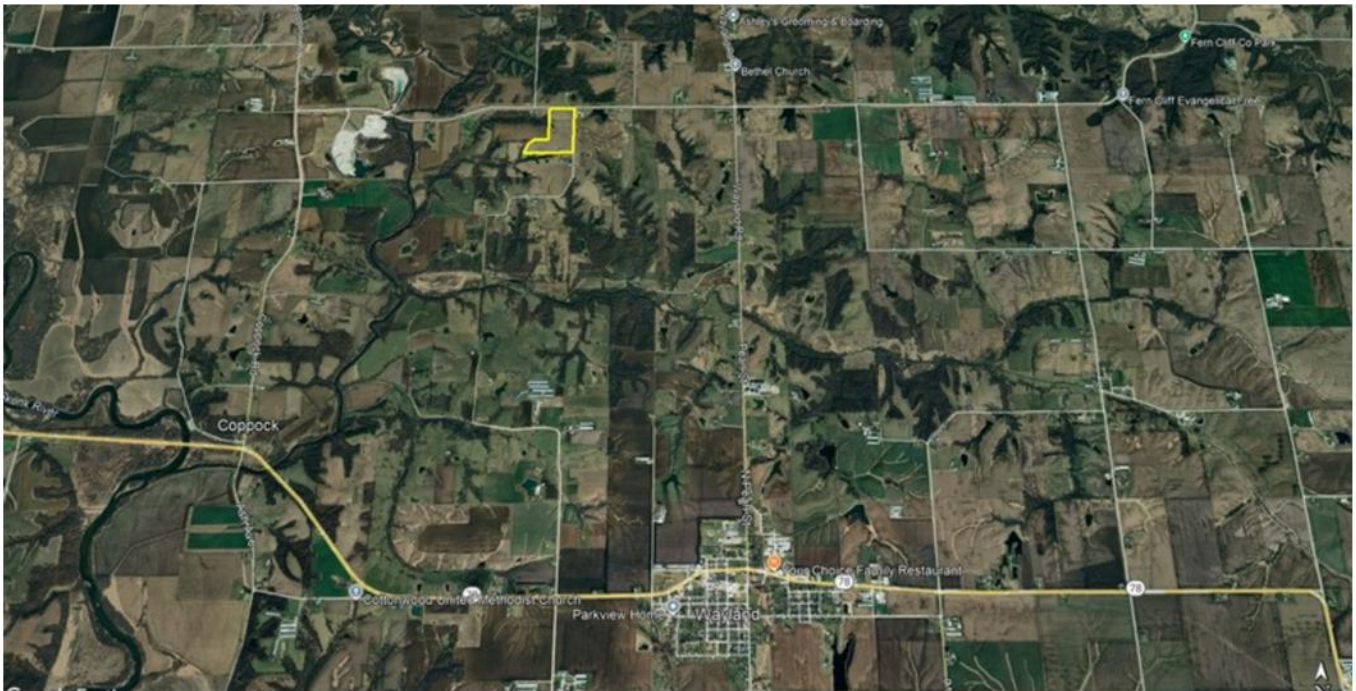
From Crawfordsville, Travel West on 305th Street 3.1 miles, Turn Left on Fern Cliff Road (Which turns into 320th Street), travel 5.3 miles, Turn Left on Orange Avenue and the farm lays on the right (West) side of the road.





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AERIAL MAP



Washington-MT-0 Farm

Washington County, Iowa | 29 74N 7W | 35.92 gross acres

41.18941, -91.679949



Washington-MT-0

Washington County, Iowa



35.00

Production
acres



3 Parcels



35.92

Gross acres



66.0 Soil rating



Using the camera
on your mobile
device, scan the
above QR code to
view this web page.
Or [click here](#).

SOILS MAP



Washington-MT-0 Farm

Washington County, Iowa | 29 74N 7W | 35.92 gross acres

© 41.18941, -91.679949

Soil Map



Soil Code	Soil Description	% of Map	Acres	CSR2
80C3	Clinton silty clay loam, 5 to 9 percent slopes, severely eroded	23.71%	8.30	62
180	Keomah silt loam, 0 to 2 percent slopes	19.91%	6.97	81
80B	Clinton silt loam, 2 to 5 percent slopes	18.57%	6.50	80
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	15.69%	5.49	69
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	10.63%	3.72	46
80D3	Clinton silty clay loam, 9 to 14 percent slopes, severely eroded	8.69%	3.04	39
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	2.80%	0.98	22
Total			35.0	66.0

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

TOPOGRAPHY MAP

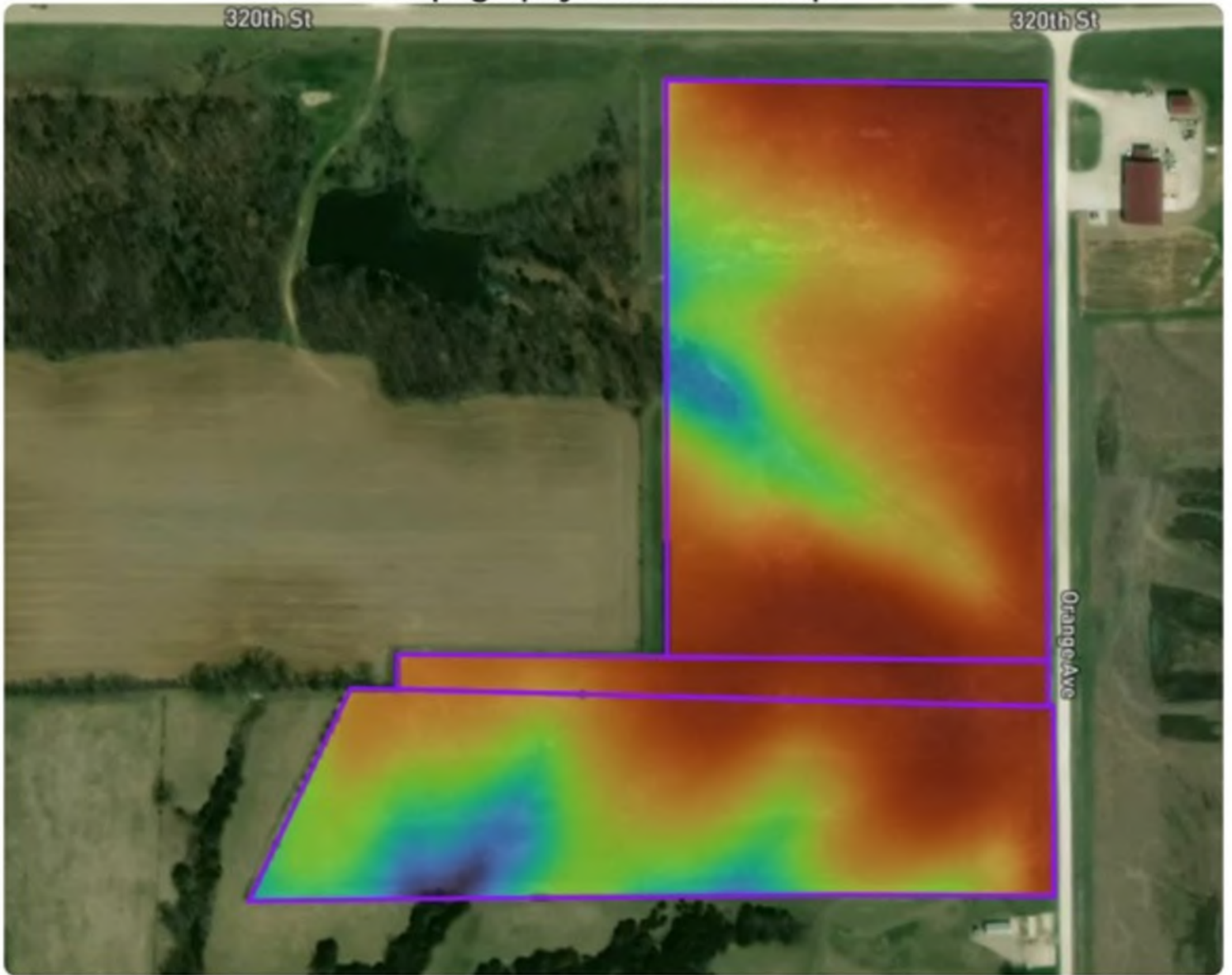


Washington-MT-0 Farm

Washington County, Iowa | 29 74N 7W | 35.92 gross acres

41.18941, -91.679949

Topography & Hillshade Map



© Mapbox, © OpenStreetMap © mapbox

Color Legend



WETLANDS MAP



Washington-MT-0 Farm

Washington County, Iowa | 29 74N 7W | 35.92 gross acres

© 41.18941, -91.679949

FEMA Flood Hazards Map



© Mapbox, © OpenStreetMap © mapbox

156EZ

IOWA
WASHINGTON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6994

Prepared : 12/10/25 10:48 AM CST

Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : BRIAN H STEELE
CRP Contract Number(s) : None
Recon ID : 19-183-2022-72
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
37.20	35.78	35.78	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	35.78		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
Oats	2.47	0.00	50	
Corn	31.20	0.00	124	
TOTAL	33.67	0.00		

NOTES

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Tract Number : 12014

Description : Marion Twp Sec 29
FSA Physical Location : IOWA/WASHINGTON
ANSI Physical Location : IOWA/WASHINGTON
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BRIAN H STEELE, HEATHER SHARP-STEEL
Other Producers : None
Recon ID : 19-183-2022-71

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
37.20	35.78	35.78	0.00	0.00	0.00	0.00	0.0

156EZ

IOWA
WASHINGTON
Form: FSA-156EZ



United States Department of Agriculture
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Abbreviated 156 Farm Record

FARM : 6994
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Crop Year : 2026

Tract 12014 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	35.78	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	2.47	0.00	50
Corn	31.20	0.00	124
TOTAL	33.67	0.00	

NOTES

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USDA MAP



United States
Department of
Agriculture

Washington 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

Tract Cropland Total: 35.78 acres

2025 Program Year

Map Created February 13, 2025

Farm 6994

Tract 12014

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MATT TOBIN

563-451-7390

MATT@HIGHPOINTLANDCOMPANY.COM

Growing up in Eastern Iowa, Matt has a long history of enjoying the outdoors with friends and family. After playing football for the Hawkeyes and graduating from the University of Iowa with a Geoscience degree, Matt continued his football career in the NFL for 6 years. After traveling the country while playing football, Matt and his wife knew they wanted to move home and raise a family in Eastern Iowa. Matt has a passion for scouting and hunting whitetail deer and appreciates the ability for Iowa land to provide many opportunities. After a number of his own land transactions, Matt decided to follow his passion and obtain a real estate license in the State of Iowa and join the High Point team! If you or someone you know is interested in buying or selling land in Eastern Iowa, Matt would like the opportunity to assist you!

"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."



SCAN TO SEE
MY LISTINGS



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