



**HIGH POINT**  
LAND COMPANY



**170.66**  
+/- ACRES

**FOR SALE**

**MITCHELL COUNTY, IOWA**

319-559-2345 • 513 W BREMER AVE, WAVERLY, IA  
HIGHPOINTLANDCOMPANY.COM



**170.66+/- ACRES • MITCHELL COUNTY, IA**

LISTING PRICE: \$2,400,000



**DESCRIPTION:**

Discover this exceptional 170.66± acre farm offering a strong mix of tillable cropland, income-producing CRP acres, and outstanding recreational opportunities. Located in a highly desirable agricultural area, this property provides both reliable annual income and excellent hunting potential.

The balance of tillable and CRP acres makes this a versatile investment—ideal for both the active farmer and the investor seeking steady returns with wildlife and hunting appeal. The CRP acres provide strong habitat for deer and pheasant, making this a perfect blend of productivity and recreation.

Whether you're looking to expand your current operation, add an income-producing investment to your portfolio, or enjoy exceptional outdoor recreation, this property offers a rare opportunity.

Don't miss your chance to own a well-balanced farm with proven income and natural beauty!





# 170.66+/- ACRES • MITCHELL COUNTY, IA

LISTING PRICE: \$2,400,000



## PROPERTY FEATURES:

- Total Acres: 170.66+/-
- Tillable Acres: 95.59+/-
- CRP Acres: 59.29+/- enrolled in the Conservation Reserve Program
- CRP Income: \$14,592 annually
- Overall CSR2: 62.8

## PROPERTY ADDRESS:

TBD Addison Ave, Riceville, IA 50466

## DRIVING DIRECTIONS:

Head east through Riceville, Iowa on highway 9 until you come to Addison Ave. Next go north on Addison Ave for 1 mile and farm is on the west side of the road.





**170.66+/- ACRES • MITCHELL COUNTY, IA**

LISTING PRICE: \$2,400,000

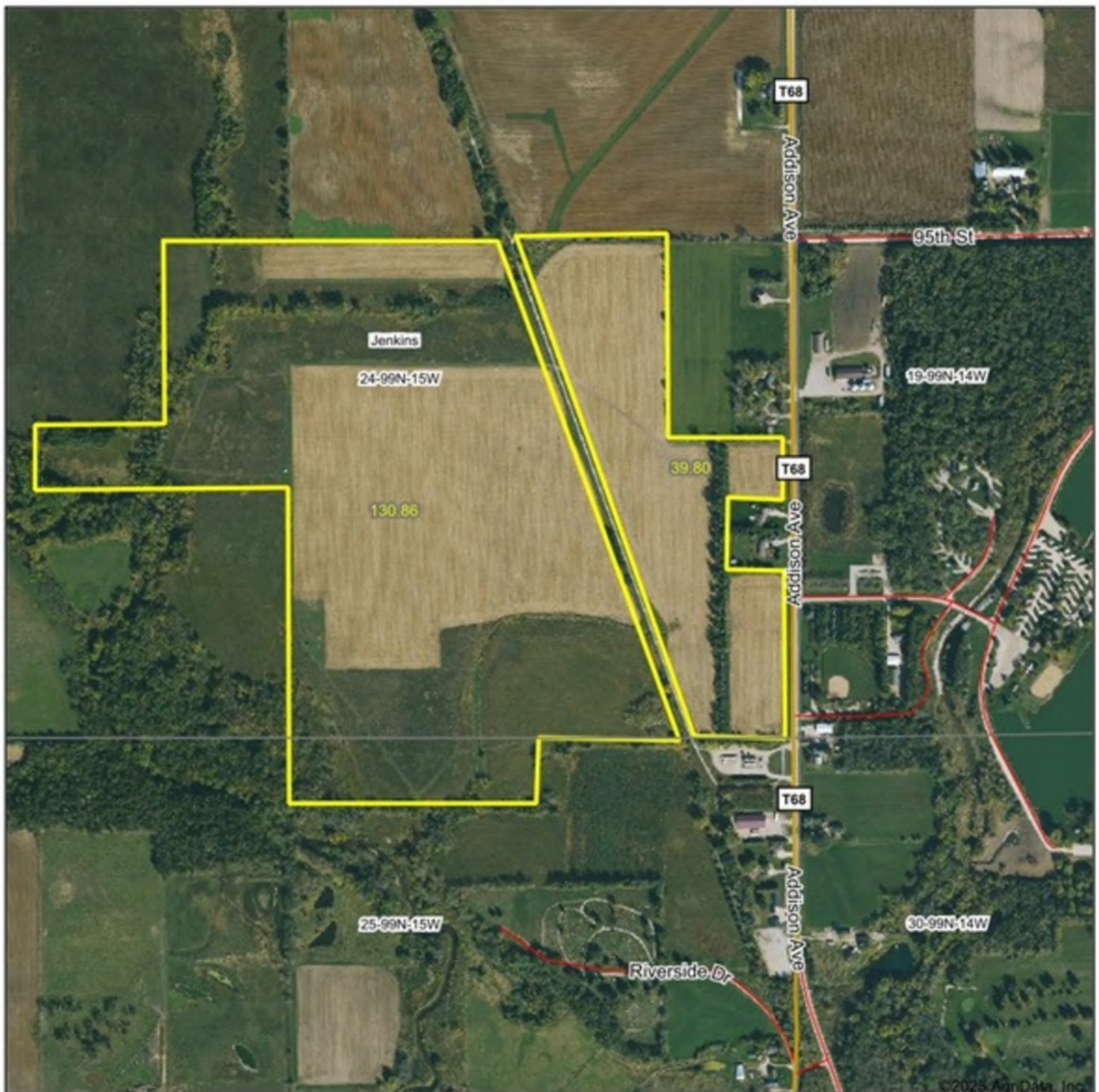


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HIGHPOINTLANDCOMPANY.COM



# AERIAL MAP

## Aerial Map



©2025 AgriData, Inc.



Maps Provided By:  
**surety**  
CUSTOMER ONLINE MAPPING  
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Boundary Center: 43° 22' 27.41, -92° 33' 42.25

24-99N-15W  
Mitchell County  
Iowa

0ft 820ft 1640ft

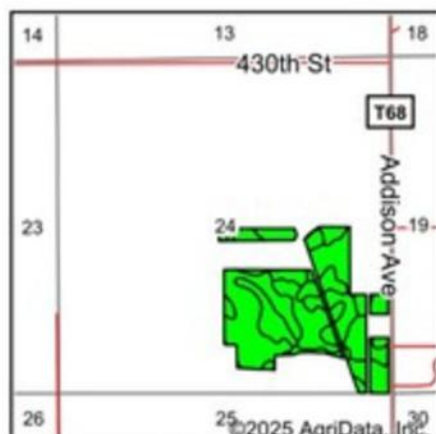
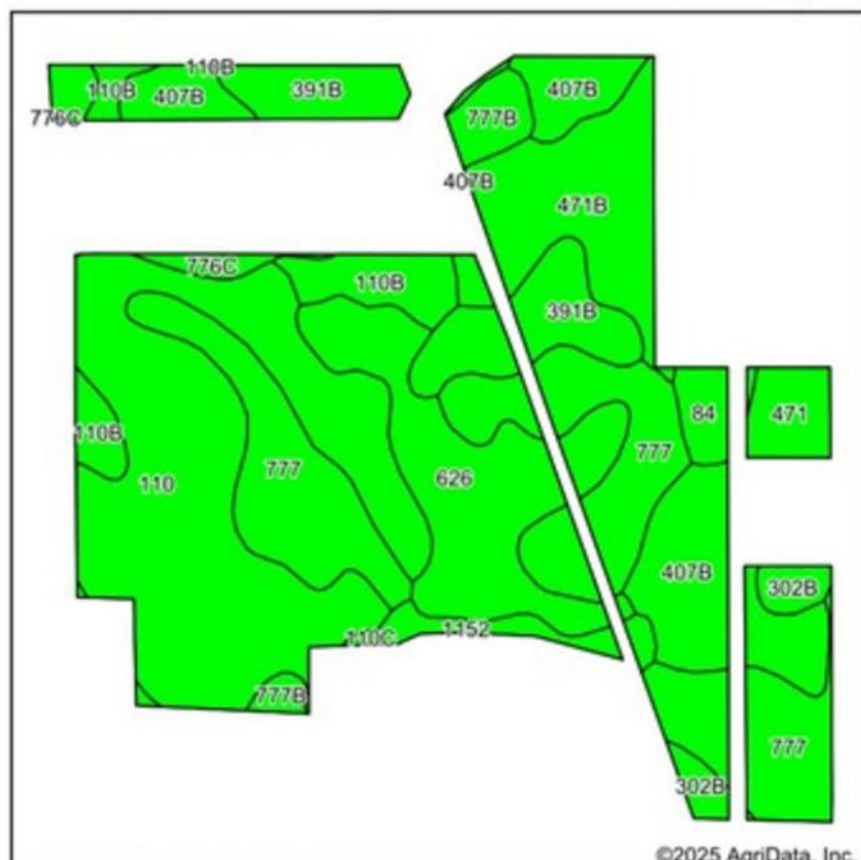


10/24/2025



# SOILS MAP

## Soils Map



State: **Iowa**  
 County: **Mitchell**  
 Location: **24-99N-15W**  
 Township: **Jenkins**  
 Acres: **95.59**  
 Date: **10/24/2025**



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.

Area Symbol: IA131, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
110	Lamont fine sandy loam, 0 to 2 percent slopes	24.97	26.2%		Ills	57	52	69	69	62	51	
777	Wapsie loam, 0 to 2 percent slopes	19.87	20.8%		lls	55	58	65	65	61	42	
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	11.21	11.7%		lls	53	65	81	81	70	55	1
407B	Schley silt loam, 1 to 4 percent slopes	9.97	10.4%		llw	81	73	89	89	78	82	
471B	Oran loam, 2 to 5 percent slopes	8.26	8.6%		lw	74	78	80	80	63	62	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	7.12	7.4%		llw	87	75	89	87	72	86	
110B	Lamont fine sandy loam, 2 to 5 percent slopes	4.03	4.2%		llle	52	47	68	68	62	50	
777B	Wapsie loam, 2 to 5 percent slopes	2.02	2.1%		llle	50	53	64	64	61	41	
471	Oran loam, 0 to 2 percent slopes	2.01	2.1%		lw	79	83	80	80	63	63	
1152	Marshall clay loam, 0 to 2 percent slopes, rarely flooded	1.60	1.7%		llw	54	66	81	81	65	60	
302B	Coggon loam, 2 to 5 percent slopes	1.58	1.7%		llle	76	73	88	88	72	77	

Soils data provided by USDA and NRCS.

# SOILS MAP

Maps Provided By:



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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
84	Clyde silty clay loam, 0 to 3 percent slopes	1.34	1.4%		Ilw	88	73	90	90	76	85	
776C	Lilah sandy loam, 3 to 9 percent slopes	0.82	0.9%		IVe	5	5	43	43	40	24	
303B	Pinicon loam, 1 to 4 percent slopes	0.65	0.7%		Ilw	80	78	81	80	75	75	
110C	Lamont fine sandy loam, 5 to 9 percent slopes	0.14	0.1%		IIle	47	32	68	68	61	50	
Weighted Average					2.21	62.8	62	*n 74.9	*n 74.7	*n 65.5	*n 57.4	*n 0.1

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

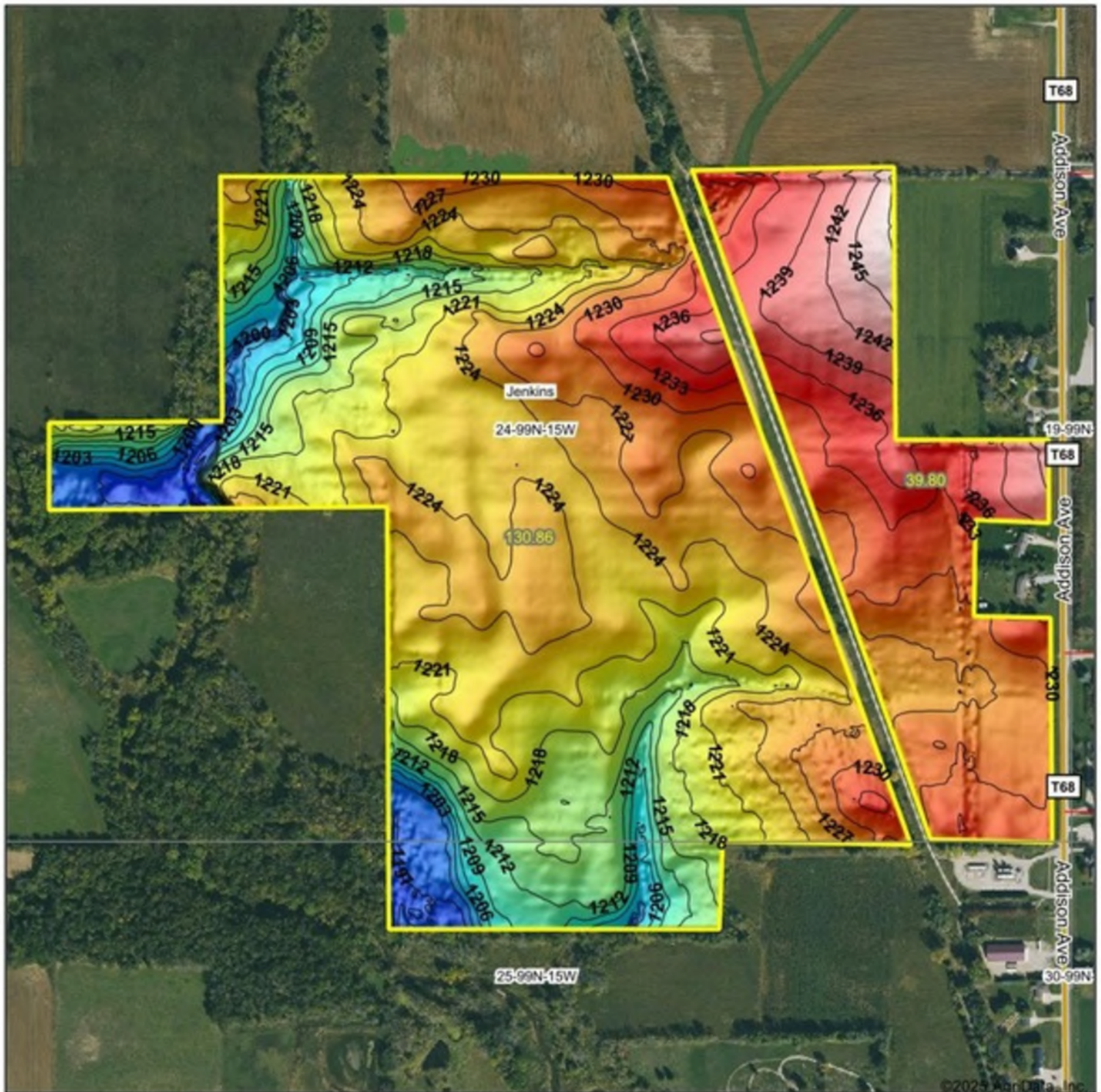
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

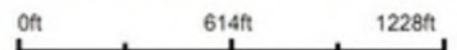


# TOPOGRAPHY MAP

## Topography Hillshade



Source: USGS 3 meter dem  
Interval(ft): 3  
Min: 1,191.9  
Max: 1,248.6  
Range: 56.7  
Average: 1,222.8  
Standard Deviation: 9.71 ft



10/24/2025

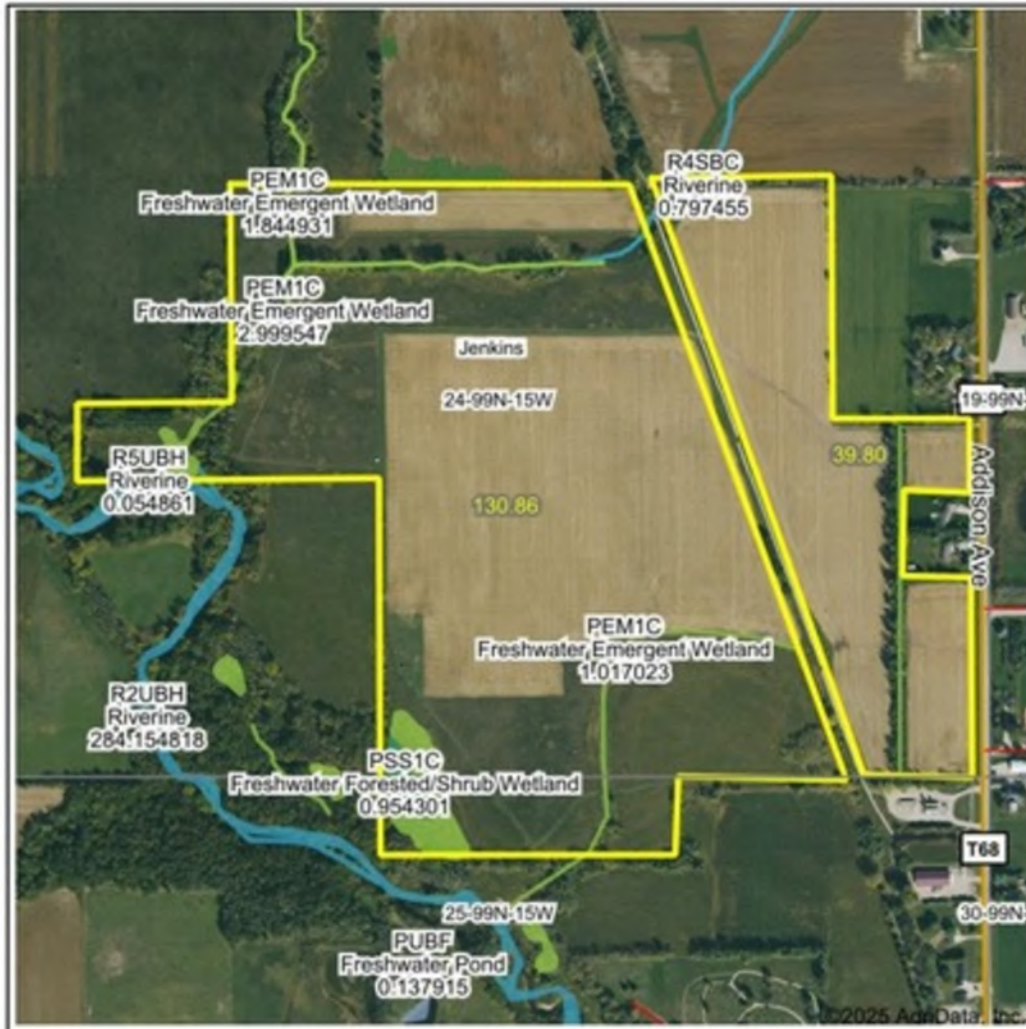
24-99N-15W  
Mitchell County  
Iowa

Boundary Center: 43° 22' 27.41, -92° 33' 42.25



# WETLANDS MAP

## Wetlands Map



State: Iowa  
Location: 24-99N:15W  
County: Mitchell  
Township: Jenkins  
Date: 10/24/2025



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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0ft 937ft 1873ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	5.09
PSS1C	Freshwater Forested/Shrub Wetland	0.95
PEM1Cx	Freshwater Emergent Wetland	0.70
R4SBC	Riverine	0.29
R5UBH	Riverine	0.03
R2UBH	Riverine	0.01
Total Acres		7.07

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

# 156EZ

Form: FSA-156EZ



Farm Service Agency

Prepared : 10/27/25 10:32 AM CST

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Crop Year : 2026

Operator Name : CALEB DUANE HOLDEMAN  
CRP Contract Number(s) : 11478A, 11964  
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
176.03	155.47	155.47	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	96.48	0.00			58.99	0.00	0.00	0.00

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	94.40	0.40	136	
<b>TOTAL</b>	<b>94.40</b>	<b>0.40</b>		

### NOTES

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Tract Number : 654  
Description : S1/2 S24-99-15 JENKINS  
FSA Physical Location : IOWA/MITCHELL  
ANSI Physical Location : IOWA/MITCHELL  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : P THOMAS MASON, ALICE M MASON  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
176.03	155.47	155.47	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	96.48	0.00	58.99	0.00	0.00	0.00





## Abbreviated 156 Farm Record

## Tract 654 Continued ...

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	94.40	0.40	136
<b>TOTAL</b>	<b>94.40</b>	<b>0.40</b>	

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



Department of  
Agriculture

# Mitchell 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: 155.47 acres

2025 Program Year

Map Created April 17, 2025

Farm 594

Tract 654

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).




<b>CRP-1</b> (01-08-24)		<b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 15 111	2. SIGN-UP NUMBER 61
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>				3. CONTRACT NUMBER <b>1196A</b>	4. ACRES FOR ENROLLMENT 49.60
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) NICHOLAS COUNTY FARM SERVICE AGENCY 1525 MAIN ST OSAGE, IA 50451-1820				6. TRACT NUMBER 654	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) <b>10/01/2024</b> TO: (MM-DD-YYYY) <b>09/30/2039</b>
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): 6411732-3735				8. SIGNUP TYPE SAFE - IA Gaining Ground SAFE A.M.	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 248.65	A.M.	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 12,333.00	Initial	A. Tract No	B. Field No	C. Practice No	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$		654	0006 ✓	CP38E-4D	12.20	\$ 1,659.00
(Item 9C is applicable only when the first year payment is prorated.)			654	0007 ✓	CP38E-4D	0.30	\$ 41.00
			654	0008 ✓	CP38E-4D	2.20	\$ 299.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)				
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) ALICE H. MASON 21311 BELLEVILLE RD CHESTERTON, ND 58426-3511	(2) SHARE 100.00 %	(3) SIGNATURE (By) e Signed by Alice Mason For, if applicable On 03-15-24	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY Spouse	(5) DATE (MM-DD-YYYY) 03-15-24
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) P. H. MASON 21311 BELLEVILLE RD CHESTERTON, ND 58426-3511	(2) SHARE 0.00 %	(3) SIGNATURE (By) e Signed by Alice Mason For, if applicable On 03-15-24	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY Spouse	(5) DATE (MM-DD-YYYY) 03-15-24
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE 	B. DATE (MM-DD-YYYY) 03-15-24
------------------	---	----------------------------------

**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

**Paperwork Reduction Act (PRA) Statement:** The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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**MAR 15 2024**

Date Printed: 03/15/2024

## Page 16 of 16

Date Printed 03/13/2024



<b>CRP-1</b> (12-02-19)		<b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation		<b>1. ST. &amp; CO. CODE &amp; ADMIN. LOCATION</b> 19 131		<b>2. SIGN-UP NUMBER</b> 50	
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>				<b>3. CONTRACT NUMBER</b> 11478A		<b>4. ACRES FOR ENROLLMENT</b> 9.39	
<b>5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)</b> MITCHELL COUNTY FARM SERVICE AGENCY 1525 MAIN ST OSAGE, IA 50461-1824				<b>6. TRACT NUMBER</b> 654		<b>7. CONTRACT PERIOD</b> FROM: (MM-DD-YYYY) 10-01-2017 TO: (MM-DD-YYYY) 09-30-2032	
<b>5B. COUNTY FSA OFFICE PHONE NUMBER</b> (Include Area Code): (641) 732-3735				<b>8. SIGNUP TYPE:</b> Continuous			
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.							
<b>9A. Rental Rate Per Acre</b> \$ 240.61		<b>10. Identification of CRP Land (See Page 2 for additional space)</b>					
<b>9B. Annual Contract Payment</b> \$ 2,259.00		<b>A. Tract No.</b>		<b>B. Field No.</b>		<b>C. Practice No.</b>	
<b>9C. First Year Payment</b> \$		654		0004		CP21	
(Item 9C is applicable only when the first year payment is prorated.)		654		0011		CP21	
<b>11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)</b>							
<b>A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</b> P THOMAS MASON 23991 MELITOTA RD CHESTERMONT, MD 21620-3834		<b>(2) SHARE</b> 0.00 %		<b>(3) SIGNATURE (By)</b> 		<b>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</b>	
<b>B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</b> ALICE M MASON 23991 MELITOTA RD CHESTERMONT, MD 21620-3834		<b>(2) SHARE</b> 100.00 %		<b>(3) SIGNATURE (By)</b> 		<b>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</b>	
<b>C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</b>		<b>(2) SHARE</b>		<b>(3) SIGNATURE (By)</b>		<b>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</b>	
<b>12. CCC USE ONLY</b>		<b>A. SIGNATURE OF CCC REPRESENTATIVE</b> 					<b>B. DATE</b> (MM-DD-YYYY) 7-6-2026

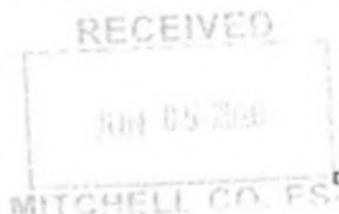
**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

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Date Printed: 05/13/2020



# 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.**



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