



**HIGH POINT**  
LAND COMPANY



**FOR SALE**

**CHICKASAW COUNTY, IOWA**



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



**71.11+/- ACRES • CHICKASAW COUNTY, IA**

LISTING PRICE: \$1,022,400



**DESCRIPTION:**

Located in the heart of Chickasaw County, the Johnson Farm features some of the finest soil types the region has to offer. This exceptional tract is being brought to the public market for the first time in many generations and is the type of legacy farm that will likely be held for many more to come.

With convenient access off paved 110th Street, the farm offers excellent proximity to local grain markets and smooth accessibility for large equipment and semis. The property itself lies beautifully, with long, straight rows, clean lines, and outstanding farmability. Well cared for over the years, the farm has been tiled at 70-foot spacings (per the owner), offering a strong foundation for the next operator to continue its high level of productivity.

The Kenyon and Readlyn loam soils provide an ideal base for maximum yield potential, producing an impressive 86.7 CSR2 across the tillable acres.





## 71.11+/- ACRES • CHICKASAW COUNTY, IA

LISTING PRICE: \$1,022,400



### PROPERTY FEATURES:

- 71.11± Net Taxable Acres with updated abstract and completed survey on the acreage
- 86.7 CSR2 average on high-quality Kenyon & Readlyn loam soils
- 70-foot tile spacings per seller—strong drainage and farmability
- Great access to 110th Street, ideal for semis and large equipment
- Highly productive, well-maintained tract with long, straight rows and excellent field

### DESCRIPTION CONTINUED:

The acreage site has already been surveyed off, and a plat will be provided. The portion being sold totals 71.11± Net Taxable Acres. The abstract is currently being updated, creating a smooth path for a timely and efficient closing (prior to year end is possible).

This is a rare chance to acquire a top-quality farm in a tightly held area—an opportunity that will not remain on the market for long.

### PROPERTY ADDRESS:

TBD Jasper Ave, New Hampton, IA 50659

### DRIVING DIRECTIONS:

Head east out of Alta Vista, Iowa 5 miles on Highway B22/110th street. The farm is located at the crossroads of B22 and Jasper Avenue on the south side of the road.







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LISTING PRICE: \$1,022,400



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HIGHPOINTLANDCOMPANY.COM



# AERIAL MAP

## Aerial Map



Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2025 [www.AgridataInc.com](http://www.AgridataInc.com)

Boundary Center: 43° 11' 40.47, -92° 21' 17.38

26-97N-13W  
Chickasaw County  
Iowa

0ft 429ft 858ft



11/24/2025

# SOILS MAP

## Soils Map



State: **Iowa**  
 County: **Chickasaw**  
 Location: **26-97N-13W**  
 Township: **Washington**  
 Acres: **72**  
 Date: **11/24/2025**



**HIGH POINT**  
 LAND COMPANY

Maps Provided By



**surety**  
 CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025

www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA037, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	*n NCCPI Overall
83B	Kenyon loam, 2 to 5 percent slopes	17.20	23.9%		lle	90	84								89
399	Readlyn silt loam, 1 to 3 percent slopes	16.77	23.3%		lw	91									80
391B	Clyde-Floyd complex, 1 to 4 percent slopes	11.26	15.6%		llw	87	72								89
471	Oran loam, 0 to 2 percent slopes	10.37	14.4%		lw	79	84								80
84	Clyde clay loam, 0 to 3 percent slopes	6.53	9.1%		llw	88	74								90
83C	Kenyon loam, 5 to 9 percent slopes	4.88	6.8%		llle	85	69	10.6	6.4	188	3.7	90.5	6.2	48.5	88

Soils data provided by USDA and NRCS.

# SOILS MAP

Maps Provided By:



© AgriData, Inc. 2005

www.AgridataInc.com

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Brome grass alfalfa AUM	Brome grass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth brome grass AUM	Soybeans Bu	*n NCCPI Overall
471B	Oran loam, 2 to 5 percent slopes	3.56	4.9%		lw	74	79								80
783C	Cresco loam, 5 to 9 percent slopes	1.43	2.0%		llle	81	46								86
Weighted Average					1.66	86.7	*.	0.7	0.4	12.7	0.3	6.1	0.4	3.3	*n 85.1

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

\*. CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

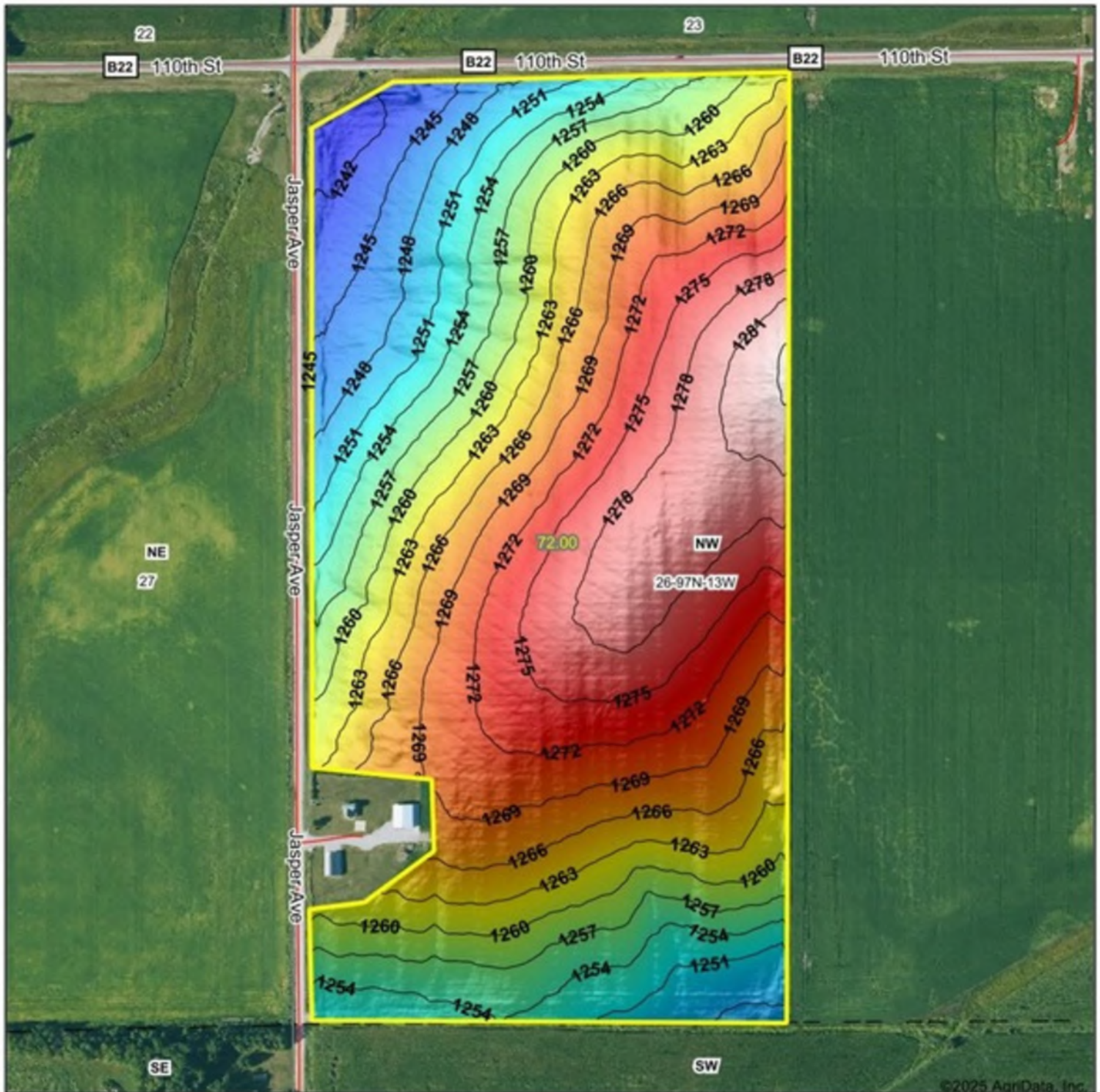
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

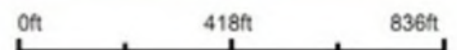


# TOPOGRAPHY MAP

## Topography Hillshade



Source: USGS 1 meter dem  
Interval(ft): 3  
Min: 1,240.7  
Max: 1,284.5  
Range: 43.8  
Average: 1,263.9  
Standard Deviation: 10.33 ft



26-97N-13W  
Chickasaw County  
Iowa

Boundary Center: 43° 11' 40.47, -92° 21' 17.38

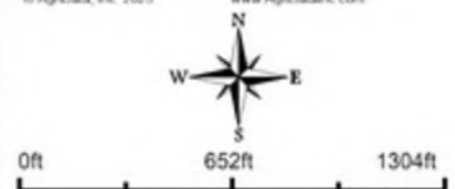


# WETLANDS MAP

## Wetlands Map



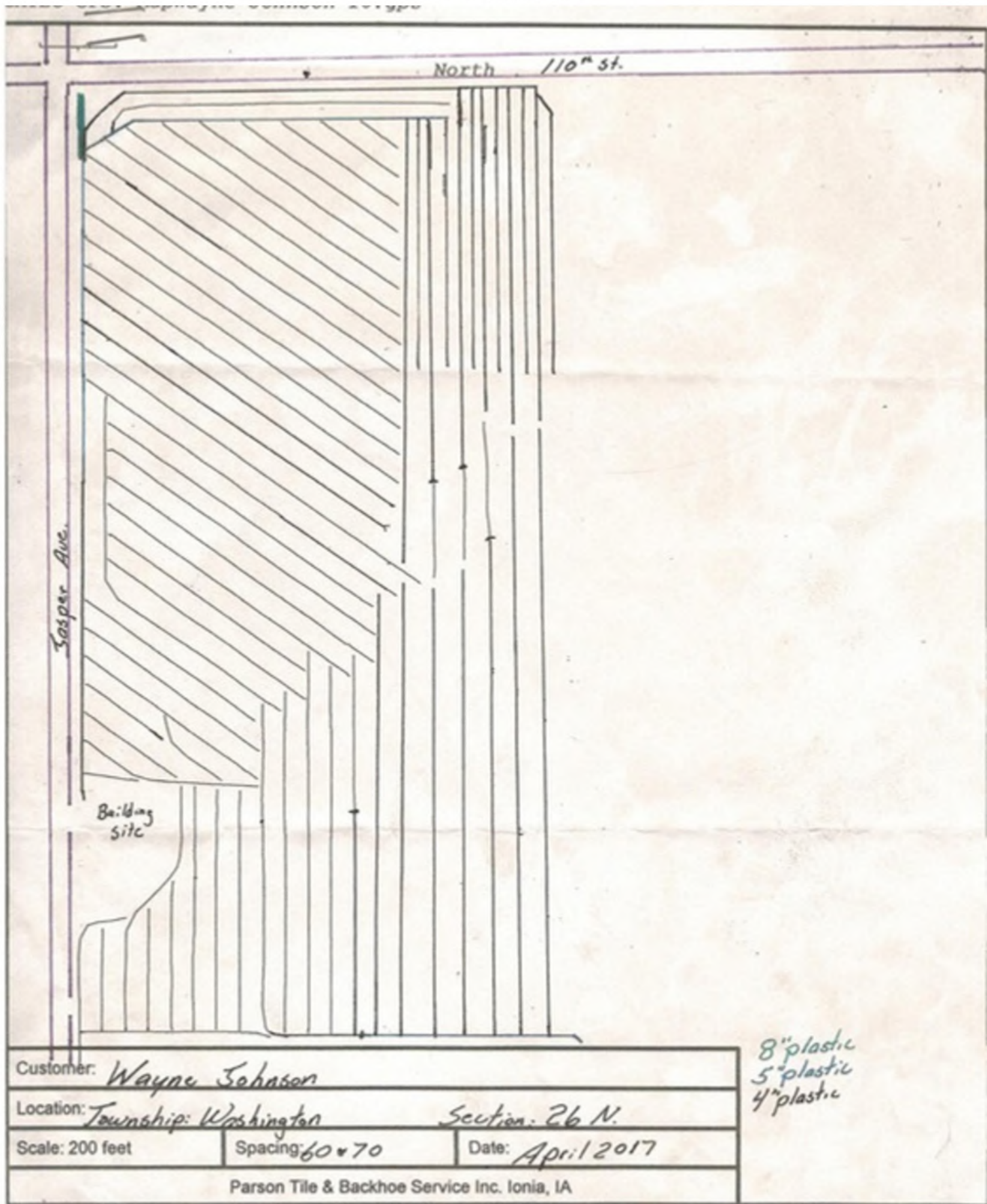
State: **Iowa**  
 Location: **26-97N-13W**  
 County: **Chickasaw**  
 Township: **Washington**  
 Date: **11/24/2025**



Classification Code	Type	Acres
PEM1Cx	Freshwater Emergent Wetland	0.02
Total Acres		0.02

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

# TILE MAP

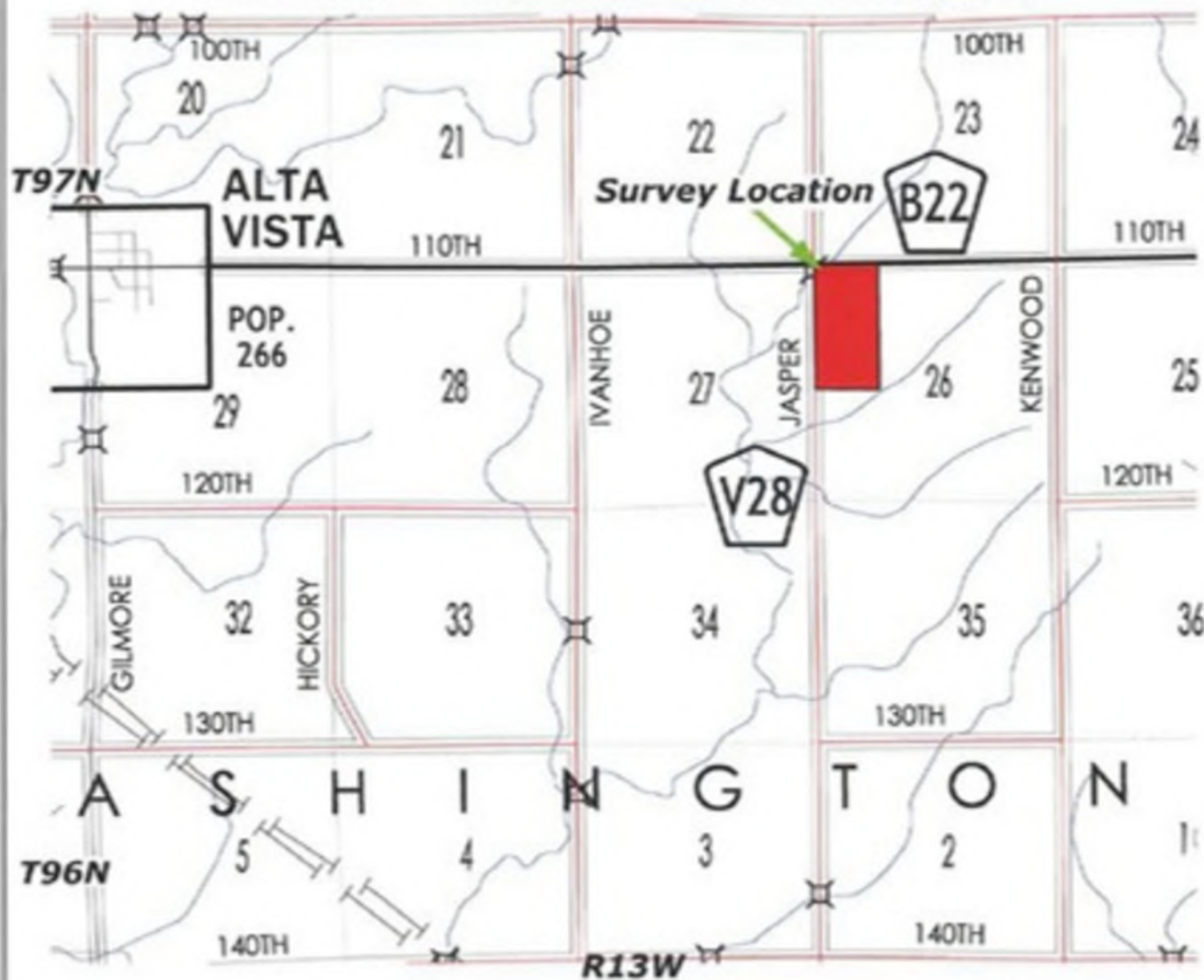




# 2016 PLAT SURVEY

Plat of Survey

**Parcel B in the SW 1/4 - NW 1/4 and Retracement of the W 1/2 - NW 1/4 of Section 26 - T97N - R13W, Chickasaw County, Iowa.**



## Basis of Bearing:

The Coordinate Basis for this survey and the subsequent Basis of Bearing is the Iowa State Plane Coordinate System North Zone (1401) Horizontal Control NAD 83 (1996), Vertical Control NAVD83 (Geoid 96C). Control was acquired by localizing into the Chickasaw County GPS Control System utilizing Points 225, 226, 232, 234 and projecting from the cross of 233-226 and 234-225.

Scale factor 1.000066771 applied.

Projection Point:

Northing = 3899485.856' / Easting = 5228750.172'

## Notes:




See Sheet 1 for Location Map.  
See Sheet 2 for Section Control.  
See Sheet 3 for Parcel B Details.  
See Sheet 4 for Legal Descriptions.



## Map Not to Scale

Map Courtesy of the Iowa Department of Transportation  
<http://www.iowadot.gov/maps/>

## LEGEND

	= Section Corner Found
	= Section Corner Set
	= Set 5/8\"/>
	= Survey Boundary Line
RPC, YPC, OPC	= Red, Yellow or Orange Plastic Cap
(0.00')	= Recorded Dimension

Survey was completed on June 29, 2016.

FB: Chickasaw County 7, Pgs. 74-75

ELS (Project Number: 2016-093)

Sheet: 1



**Herald-Reicks Surveying**

10 East Main Street  
New Hampton IA 50659  
641-394-2725

2206 East Bremer Avenue  
Waverly IA 50677  
319-483-5187

[www.hrsurveying.com](http://www.hrsurveying.com)



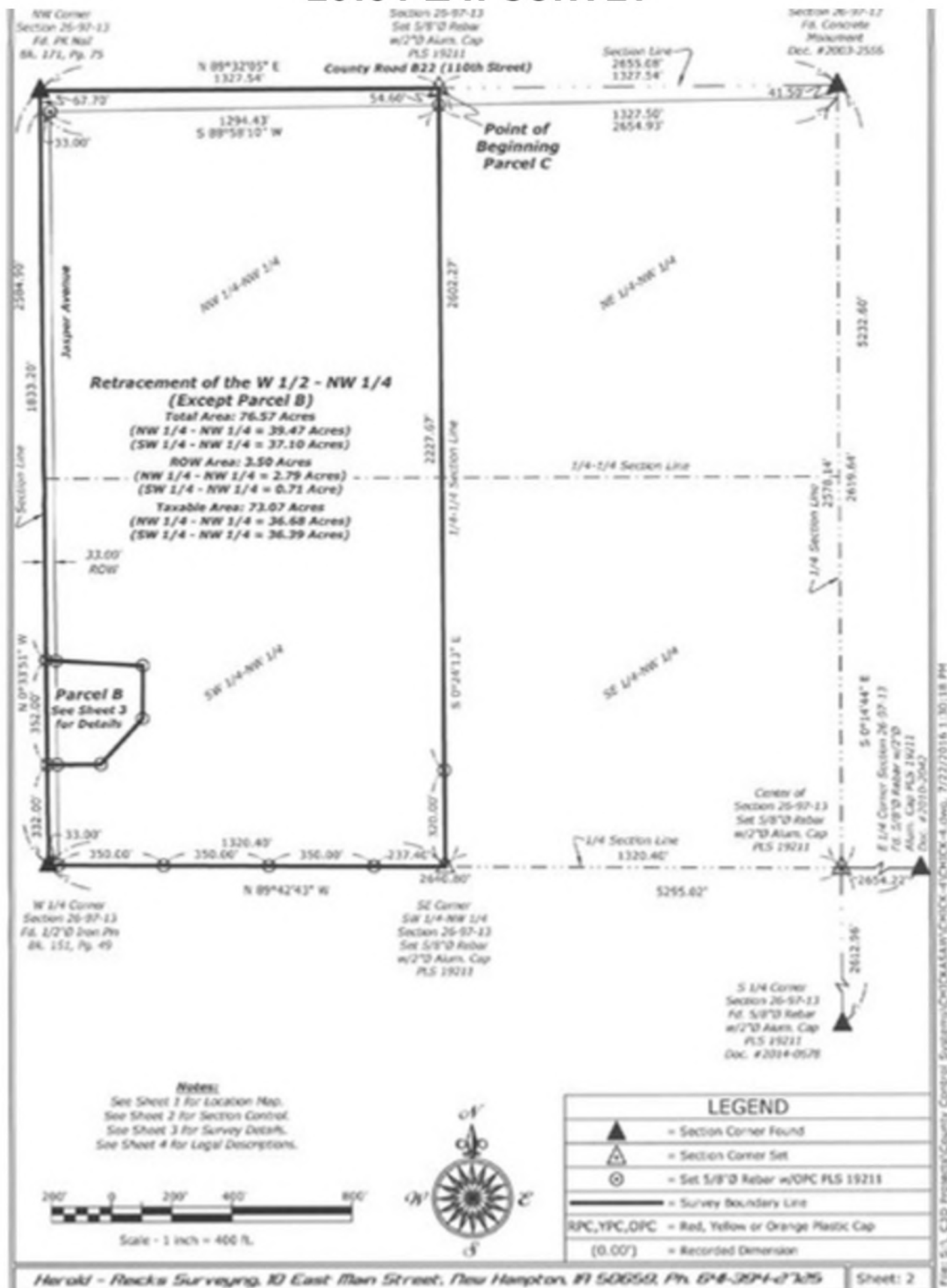
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

*Kirk D. Reicks* 7-22-16  
Kirk D. Reicks Date:

License number 19211

My license renewal date is December 31, 2016.  
Sheets covered by this seal: 1-4

## 2016 PLAT SURVEY





# 2016 PLAT SURVEY



**Notes:**  
 See Sheet 1 for Location Map.  
 See Sheet 2 for Section Control.  
 See Sheet 3 for Survey Details.  
 See Sheet 4 for Legal Descriptions.



LEGEND	
	= Section Corner Found
	= Section Corner Set
	= Set 5/8\"/>
	= Survey Boundary Line
RPC, YPC, OPC = Red, Yellow or Orange Plastic Cap	
D.O. ONLY = Respected Dimension	

# 2016 PLAT SURVEY

## Legal Description:

**Parcel B** in the Southwest Quarter of the Northwest Quarter of Section 26, Township 97 North, Range 13 West of the 5th P.M., Chickasaw County, Iowa, and more particularly described as follows:

Commencing at the West Quarter Corner of said Section;

Thence **North 00°33'51" West, 332.00 feet** along the West Line of said Quarter-Quarter Section to the Point of Beginning;

Thence continuing **North 00°33'51" West, 352.00 feet** along said West Line;

Thence **South 86°49'31" East, 322.00 feet**;

Thence **South 00°20'25" West, 179.00 feet**;

Thence **South 42°10'38" West, 207.00 feet**;

Thence **South 89°26'09" West, 178.00 feet** to the Point of Beginning.

Containing **2.26 Acres**, including 0.27 Acre of County Road V28 (Jasper Avenue) Right-of-Way, subject to any easements recorded or unrecorded.

**Retracement** of the West Half of the Northwest Quarter of Section 26, Township 97 North, Range 13 West of the 5th P.M., Chickasaw County, Iowa, (Except Parcel B, per this attached survey) and more particularly described as follows:

Beginning at the Northeast Corner of said West Half;

Thence **South 00°24'13" East, 2602.27 feet** along the East Line of said West Half to the Southeast Corner thereof;

Thence **North 89°42'43" West, 1320.40 feet** along the South Line of said West Half to the West Quarter Corner of said Section;

Thence **North 00°33'51" West, 332.00 feet** along the West Line of said West Half;

Thence **North 89°26'09" East, 178.00 feet**;

Thence **North 42°10'38" East, 207.00 feet**;

Thence **North 00°20'25" East, 179.00 feet**;

Thence **North 86°49'31" West, 322.00 feet** to said West Line;

Thence **North 00°33'51" West, 1900.91 feet** along said West Line to the Northwest Corner of said Section;

Thence **North 89°32'05" East, 1327.54 feet** along the North Line of said West Half to the Point of Beginning.

Containing **76.57 Acres**, including 3.50 Acres of County Road B22 (110th Street) and Jasper Avenue Right-of-Way, subject to any easements recorded or unrecorded.

Note: The Bearings and Distances indicated in this Legal Description are to the Monuments "Found or Set" as indicated on the attached "Plat of Survey" and the calls along the courses in this Description are to those Monuments as indicated.



# 2016 PLAT SURVEY

APPLICATION FOR PROPOSED DIVISION OF LAND  
CHICKASAW COUNTY LAND USE DEPARTMENT  
1928 LINN DRIVE P.O. Box 214  
NEW HAMPTON, IOWA 50659  
(641) 394-2406

<b>APPLICATION FOR PROPOSED DIVISION OF LAND</b> This Application shall be submitted with all survey plats. Completion of this Application and payment of any non-refundable fees are required before any division of land can be processed.			
Applicant: <b>Wayne L. Johnson</b>			
Address: 2260 Linn Ave., PO Box 174, New Hampton, IA 50659			
Quarter: NW	Section: 26	Township: 97	Range: 13
Within Quarter Section: W 1/2		Parcel Letter(s): B	
Real Estate Parcel Number: 19-03-26-2-25-001			
Presently Zoned As: <b>County is Unzoned</b>			
Proposed Use of Land: Division of existing homestead			
Is this a Property Line Adjustment: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
Attorney who will prepare required legal document(s): Name: Jeremy L. Thompson			
Address: 801 Commerce Drive, Decorah, IA 52101			
Telephone Number: 563-382-2984			
Licensed Iowa Land Surveyor who will prepare plat(s): Name: <b>Kirk D. Reicks, PLS 19211</b>			
Address: HRS - 10 E. Main Street, New Hampton, IA 50659			
Telephone Number: 641-394-2725			
Owner's Signature: <i>Wayne L. Johnson</i>		Date: 7-22-16	

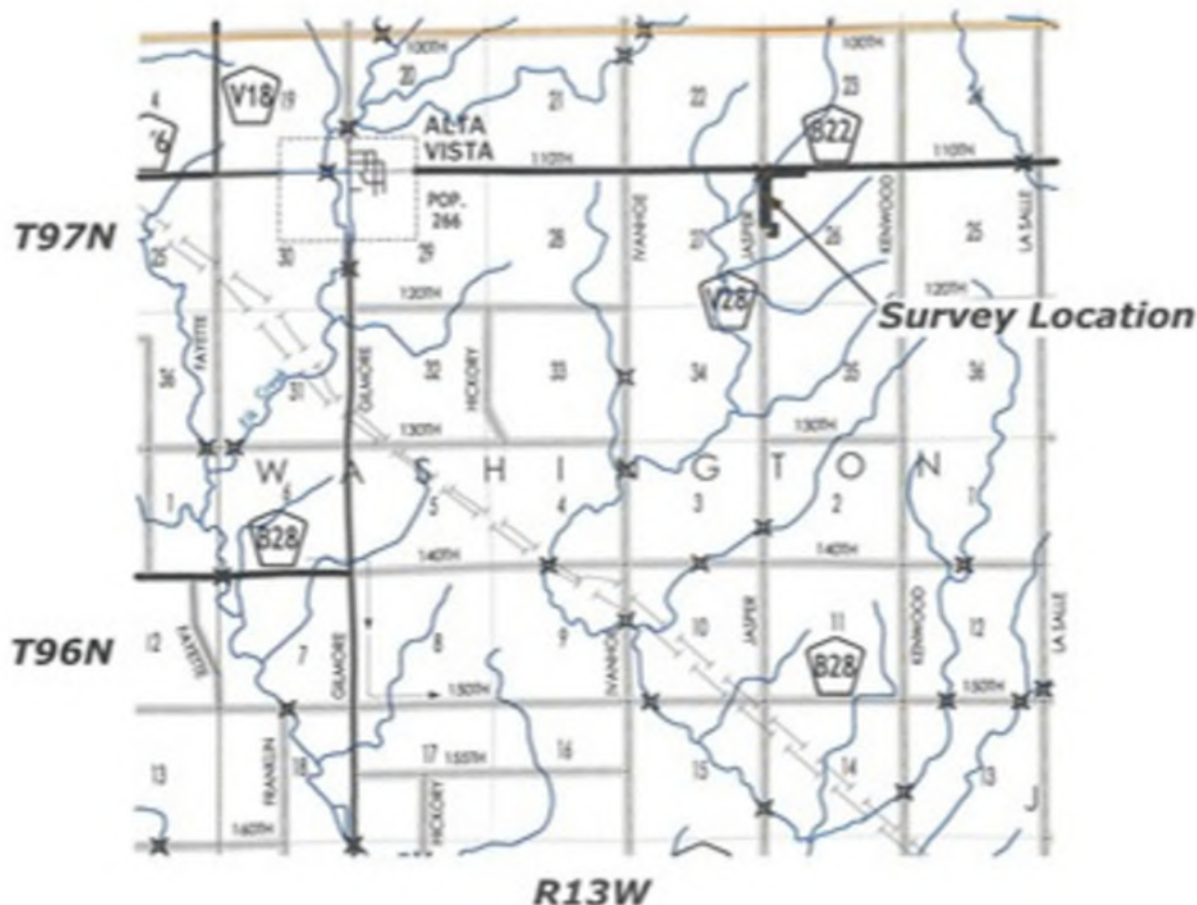
COUNTY USE ONLY:				
County Office	Division/ <del>Property Line</del> Adjustment	Minor Subdivision	Major Subdivision	Signature/Comments
Assessor				
Auditor				
Engineer				
Sanitarian				
Administrator	<i>SS</i>			<i>Dan Selt</i>

Effective Date 7/6/2011

# 2025 PLAT SURVEY

Plat of Survey

**Parcel 2025-51 in the West 1/2 of the NW 1/4  
Section 26 - T97N - R13W, Chickasaw County, Iowa.**



## Basis of Bearing:

The Coordinate Basis for this survey and the subsequent Basis of Bearing is the Iowa State Plane Coordinate System North Zone (1401), Horizontal Control NAD 83 (1996), (U.S. Survey Feet), Vertical Control NAVD88 (Geoid 96C). Control was acquired by localizing into the Chickasaw County GPS Control System utilizing Points 225, 226, 233, 234. Projected from intersection of lines 233-226 and 234-225. Scale factor 1.000066771 applied. Projection Point: Northing = 3,899,485.87' Easting = 5,228,750.17'

## Notes:

See Sheet 1 for Location Map.  
See Sheet 2 for Section Control.  
See Sheet 3 for Survey Details.  
See Sheet 4 for Legal Description(s).



## Map Not to Scale

Map Courtesy of the Iowa Department of Transportation <http://www.iowadot.gov/maps/>

## LEGEND

▲	= Section Corner (Found or Set)
⊙	= Set 5/8"Ø Rebar w/OPC PLS 19211
⊠	= Fd. 5/8"Ø Rebar w/OPC PLS 19211
(0.00)	= Record Dimension
RPC, YPC, OPC, BPC	= Red, Yellow, Orange, Blue Plastic Cap
—	= Survey Boundary Line

Fieldwork was completed on August 15, 2025.

FB: Chickasaw 14, Page(s) 17-18

KLD Project Number: 2025-089 Sheet: 1 of 4



**Herold-Reicks  
Surveying**

New Hampton 641-394-2725  
Waverly 319-483-5187  
Clear Lake 641-231-8092  
[www.hrsurveying.com](http://www.hrsurveying.com)



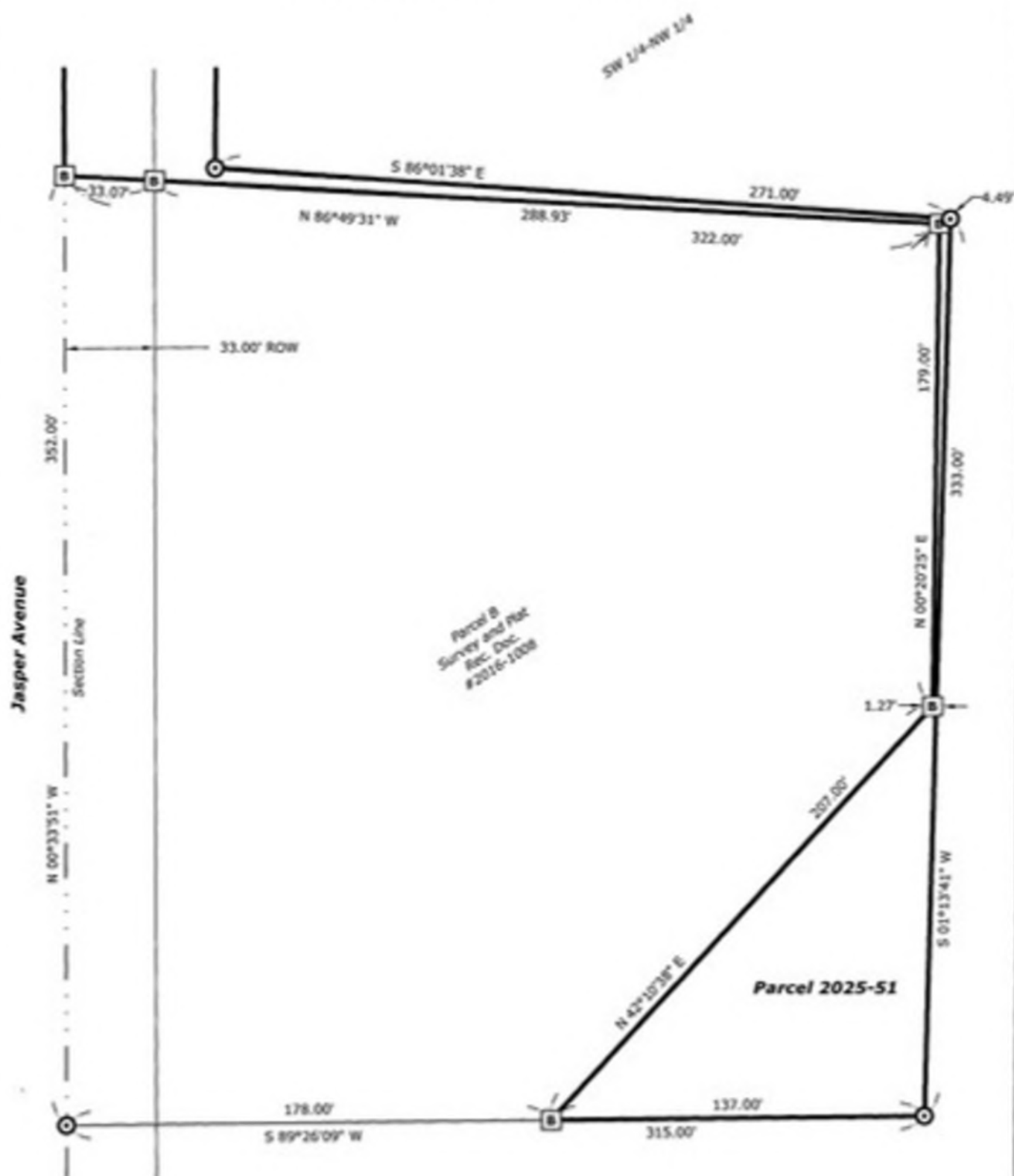
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.  
*Kirk D. Reicks* 9-5-2025  
Kirk D. Reicks Date:  
License Number 19211  
My license renewal date is December 31, 2026.  
Sheets covered by this seal: 1-4



**Parcel 2025-51 in the West 1/2 of the NW 1/4  
Section 26 - T97N - R13W, Chickasaw County, Iowa.**



# 2025 PLAT SURVEY



LEGEND	
	= Section Corner (Found or Set)
	= Set 5/8" Rebar w/OPC PLS 19211
	= Fd. 5/8" Rebar w/OPC PLS 19211
(0.00')	= Record Dimension
RPC, YPC, OPC, BPC	= Red, Yellow, Orange, Blue Plastic Cap
	= Survey Boundary Line



# 2025 PLAT SURVEY

*Plat of Survey*

**Parcel 2025-51 in the West 1/2 of the NW 1/4  
Section 26 - T97N - R13W, Chickasaw County, Iowa.**

**Legal Description(s):**

**Parcel 2025-51** in the West Half of the Northwest Quarter of Section 26, Township 97 North, Range 13 West of the 5<sup>th</sup> P.M., Chickasaw County, Iowa, and more particularly described as follows:

Beginning at the Northwest Corner of said Section;

Thence **North 89°32'05" East, 1327.54 feet** along the North Line of said West Half to the Northeast Corner thereof;

Thence **South 00°24'13" East, 62.60 feet** along the East Line of said West Half;

Thence **South 88°58'10" West, 604.46 feet;**

Thence **South 88°26'11" West, 456.55 feet;**

Thence **South 62°15'14" West, 212.00 feet;**

Thence **South 12°36'05" West, 74.00 feet;**

Thence **South 00°33'51" East, 1233.00 feet;**

Thence **South 00°13'15" West, 419.00 feet;**

Thence **South 86°01'38" East, 271.00 feet;**

Thence **South 01°13'41" West, 333.00 feet** to the Easterly Extension of the South Line of Parcel B, as recorded in Document #2016-1008, on file in the Chickasaw County Recorder's Office, New Hampton, Iowa;

Thence **South 89°26'09" West, 137.00 feet** along said Easterly Extension to the Southeast Corner of said Parcel B;

Thence **North 42°10'38" East, 207.00 feet;**

Thence **North 00°20'25" East, 179.00 feet;**


Thence **North 86°49'31" West, 322.00 feet** all along said Parcel B to the Northwest Corner thereof, also being the West Line of said West Half;



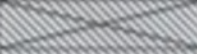






Thence **North 00°33'51" West, 1900.90 feet** along said West Line to the Point of Beginning.

Containing **5.21 Acre(s)**, including 3.25 Acre(s) of County Road B22 (110th Street) and Jasper Avenue Right-of-Way, subject to any easements recorded or unrecorded.

# 2025 PLAT SURVEY

(641) 394-2813

APPLICATION FOR PROPOSED DIVISION OF LAND			
This Application shall be submitted with all survey plats. Completion of this Application and payment of any non-refundable fees are required before any division of land can be processed.			
Applicant: Wayne L. Johnson			
Address: 2260 Linn Ave, PO Box 174, New Hampton, IA 50659			
Within Quarter: NW	Section: 26	Township: 97	Range: 13
Parent Real Estate Parcel Number(s): 19-03-26-2-25-001			
New Surveyed Parcel Number(s): 2025-51			
Presently Zoned As: County is Unzoned			
Proposed Use of Land: Separate Tillable land from grass buffer strip and road right-of-way. Balance of tillable land to be conveyed in the future.			
Is this a Retracement Survey: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
Is there a driveway in place or will a driveway need to be put in place: Driveways are in place.			
Attorney who will prepare required legal document(s):			
Name: Jeremy L. Thompson			
Address: 801 Commerce Drive, Decorah, IA 52101			
Telephone Number: 563-382-2984			
Licensed Iowa Land Surveyor who will prepare survey(s) / plat(s):			
Name: Kirk D. Reicks, PLS 19211			
Address: 10 East Main Street, New Hampton, IA 50659			
Telephone Number: 641-394-2725			
Owner's Signature: 		Date: 8-20-25	

COUNTY USE ONLY:				
County Office	Simple Split / Retracement	Minor Subdivision	Major Subdivision	Signature/Comments
Assessor		9-9-2025		
Auditor		9-9-2025		
Engineer		9-9-2025		
Env. Health		9-10-2025		
Administrator		9-9-2025		

Additional Notes: THE PARENT PARCEL WAS SURVEYED BY A RETRACEMENT SURVEY 12-15-2016 AS FOUND IN BOOK 2016-1702. PARCEL B WAS SURVEYED OFF FROM THE ORIGINAL PARENT PARCEL 7-22-2016 AS RECORDED IN BOOK 2016-1268. THE PROPOSED LAND DIVISION IS TO SEPARATE THE GRASS STRIP FROM THE PARENT PARCEL AND MAINTAIN THIS AS PART OF AND INCLUDED WITH PARCEL D. THE TILLABLE SHOULD THEN BE SOLD OFF

Administrative Decision:



# 2025 PLAT SURVEY



## CHICKASAW COUNTY LAND USE DEPARTMENT

8 East Prospect  
PO BOX 94  
NEW HAMPTON, IOWA 50659-0214  
641-394-2813

RESOLUTION 09-15-25-40

A RESOLUTION APPROVING THE MINOR SUBDIVISION PLAT OF:

PARCEL 2025-51 IN THE W1/2 OF THE NW1/4 OF SECTION 26 ALL IN TOWNSHIP 97 NORTH, RANGE 13 WEST OF THE 5<sup>TH</sup> P.M., CHICKASAW COUNTY, IOWA

WHEREAS, ON THE 15<sup>th</sup> day of September, 2025 at a regular meeting by the Board of Supervisors, Chickasaw County, Iowa a minor subdivision plat of

PARCEL 2025-51 IN THE W1/2 OF THE NW1/4 OF SECTION 26 ALL IN TOWNSHIP 97 NORTH, RANGE 13 WEST OF THE 5<sup>TH</sup> P.M., CHICKASAW COUNTY, IOWA  
Was presented.

WHEREAS, the minor subdivision plat of

PARCEL 2025-51 IN THE W1/2 OF THE NW1/4 OF SECTION 26 ALL IN TOWNSHIP 97 NORTH, RANGE 13 WEST OF THE 5<sup>TH</sup> P.M., CHICKASAW COUNTY, IOWA  
Has now been considered and should be approved.

NOW THEREFORE, it is hereby resolved by the Board of Supervisors, Chickasaw County, Iowa that said Minor Subdivision Plat be approved, accepted and the Chairman is hereby directed to certify this Resolution of Approval.

PASSED AND APPROVED on this 15<sup>th</sup> DAY of SEPTEMBER, 2025.

  
\_\_\_\_\_  
Chairman, Board of Supervisors

ATTEST:  
  
\_\_\_\_\_  
Auditor





# 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



**HIGH  
POINT**  
LAND COMPANY

319-315-6693 • 513 W BREMER AVE, WAVERLY, IA  
HIGHPOINTLANDCOMPANY.COM