



**HIGH POINT  
LAND COMPANY**



**103.04  
+/- ACRES**

**FOR SALE**

**WINNESHIEK COUNTY, IA**

319-240-6121 • 513 W BREMER AVE, WAVERLY, IA  
HIGHPOINTLANDCOMPANY.COM



# 103.04+/- ACRES • WINNESHIEK COUNTY, IA

LISTING PRICE: \$1,009,792



High Point Land Company is proud to present the Shindelar Farm — a property that has been thoughtfully stewarded with conservation in mind and is now available on the public market. This farm showcases many of the region's most desirable features, including a picturesque acreage setting along a hard-surfaced road. With a balanced mix of top-tier recreational opportunities, productive tillable ground, and income-generating CRP acres, this well-rounded property offers exceptional versatility.

One of the strongest attributes of this property is its prime location. Situated directly off W14, the convenient access via a paved road significantly enhances its appeal. The established building site includes a well and septic system, offering a fantastic opportunity to restore the existing farmhouse to its full potential. Nestled within a mature grove of oaks and native hardwoods, the setting is truly picturesque.

The farm's diversity continues on the west side of the road, where a great mix of timber and potential pastureland awaits. Of the total acres being offered for sale, approximately 65 are considered to be certified cropland and are currently in row crop production or enrolled in various CRP programs. Many of these acres are well-suited for hay production, pasture, or strategically placed food plots — ideal for both recreational use and agricultural expansion.

In addition to the productive land, the property features several natural springs, making it a rare opportunity to own a Winneshiek County farm with multiple live water sources. Whether enjoyed in their current state, used to build a pond, or to support livestock, these springs undeniably add significant value to the farm.



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## PROPERTY FEATURES:

- **Prime Location on Hard-Surfaced Road:** Direct access to W14 offers convenience and year-round accessibility.
- **Established Building Site:** Includes well and septic; ideal for restoring the existing farmhouse or building new.
- **Scenic Setting:** Mature oak and hardwood grove provides a picturesque and secluded atmosphere.
- **Recreational & Income Potential:** Combination of tillable acres, timber, and CRP land supports both outdoor recreation and steady income streams.

## DRIVING DIRECTIONS:

From Spillville, head 1.5 mile South and the farm will be on either side of the road





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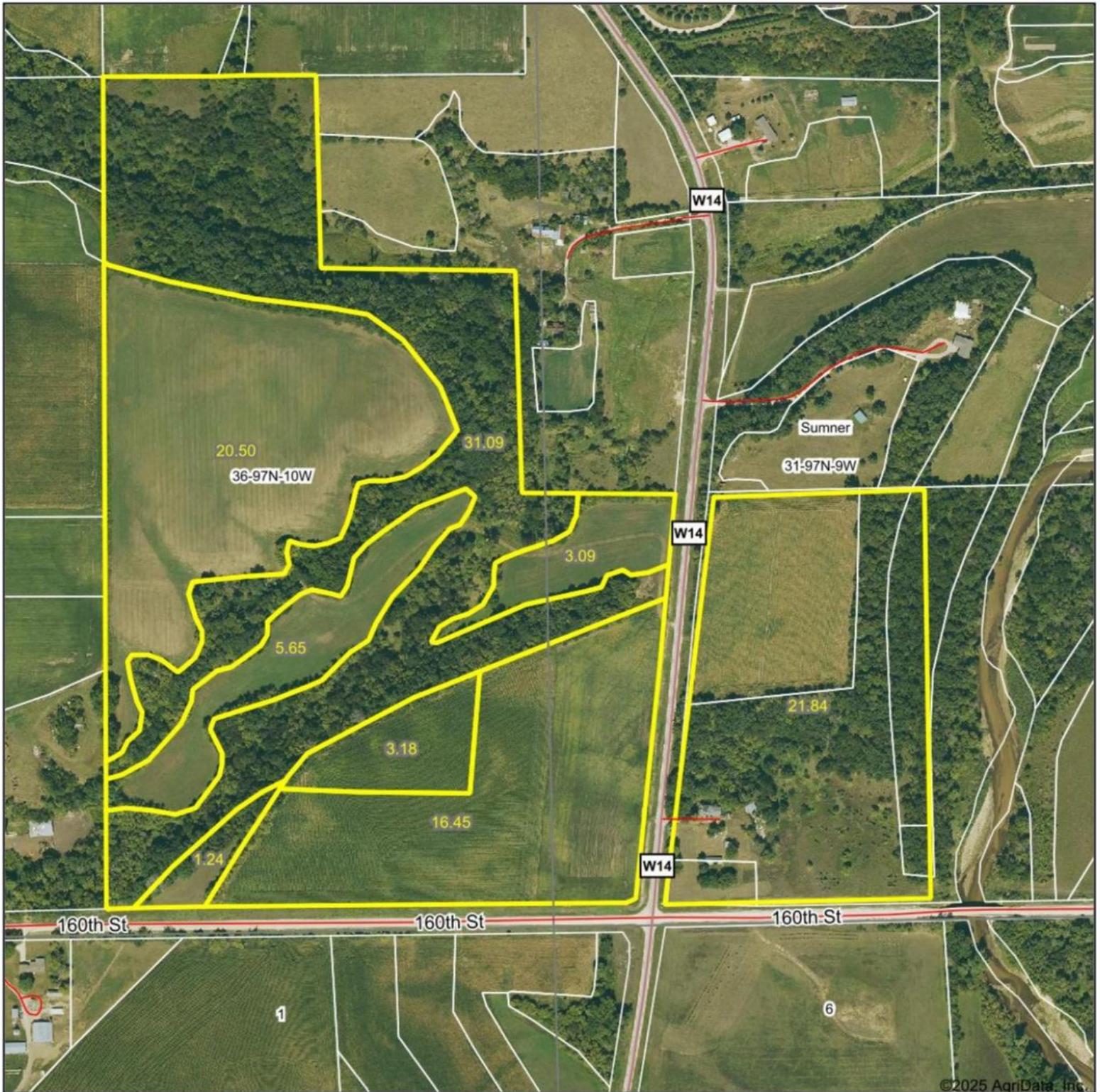
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# Aerial Map



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Maps Provided By:



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Boundary Center: 43° 10' 21.91, -91° 57' 48.31

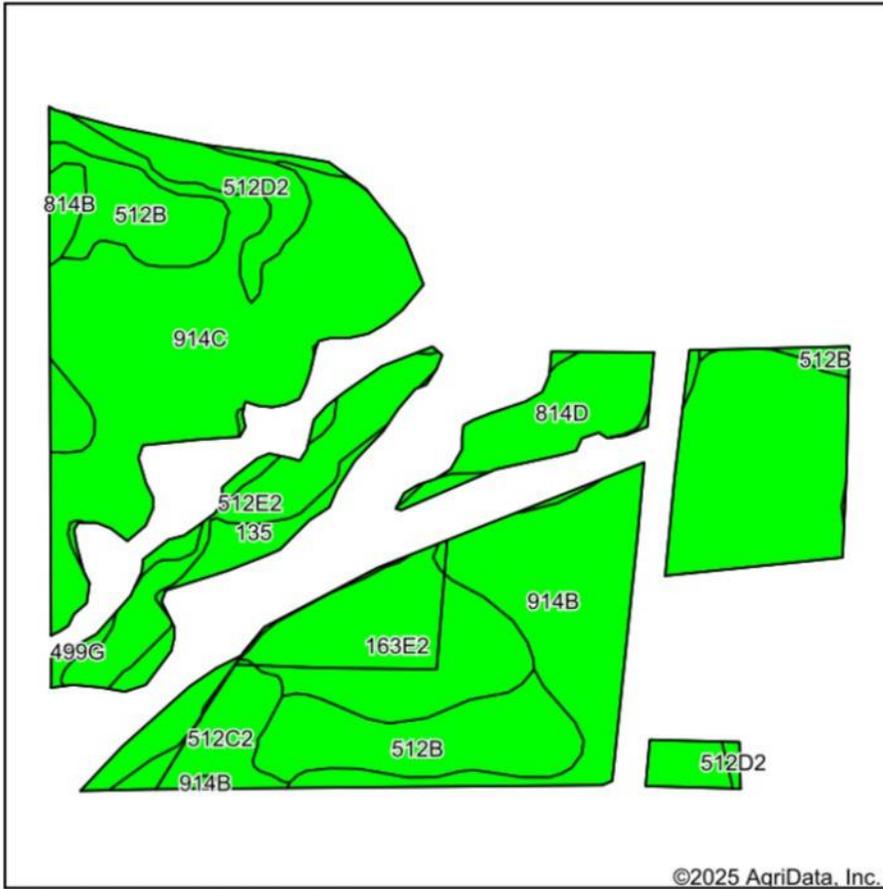
**36-97N-10W**  
**Winneshiek County**  
**Iowa**



9/25/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



State: **Iowa**  
 County: **Winneshiek**  
 Location: **36-97N-10W**  
 Township: **Sumner**  
 Acres: **58.37**  
 Date: **9/25/2025**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA191, Soil Area Version: 33

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
914B	Winneshiek loam, 2 to 5 percent slopes	14.92	25.6%		Ile	38	53	58	58	57	43
914C	Winneshiek loam, 5 to 9 percent slopes	14.60	25.0%		IIle	38	33	59	59	58	46
512B	Marlean loam, 2 to 5 percent slopes	7.15	12.2%		IIle	62	45	64	63	63	62
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	6.12	10.5%		IVe	35	46	74	74	62	58
512E2	Marlean loam, 14 to 18 percent slopes, moderately eroded	3.51	6.0%		Vlle	16	5	53	53	51	47
814D	Rockton loam, 9 to 14 percent slopes	2.79	4.8%		IVe	23	13	64	62	63	50
499G	Nordness silt loam, 14 to 40 percent slopes	2.54	4.4%		Vlls	5	5	20	20	19	12
512D2	Marlean loam, 9 to 14 percent slopes, moderately eroded	2.13	3.6%		Vle	33	5	57	57	56	52
512C2	Marlean loam, 5 to 9 percent slopes, moderately eroded	2.03	3.5%		IVe	52	20	61	60	60	55
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	1.45	2.5%		IIw	65	78	87	87	51	66
814B	Rockton loam, 2 to 5 percent slopes	1.13	1.9%		Ile	52	57	67	65	66	52

Soils data provided by USDA and NRCS.



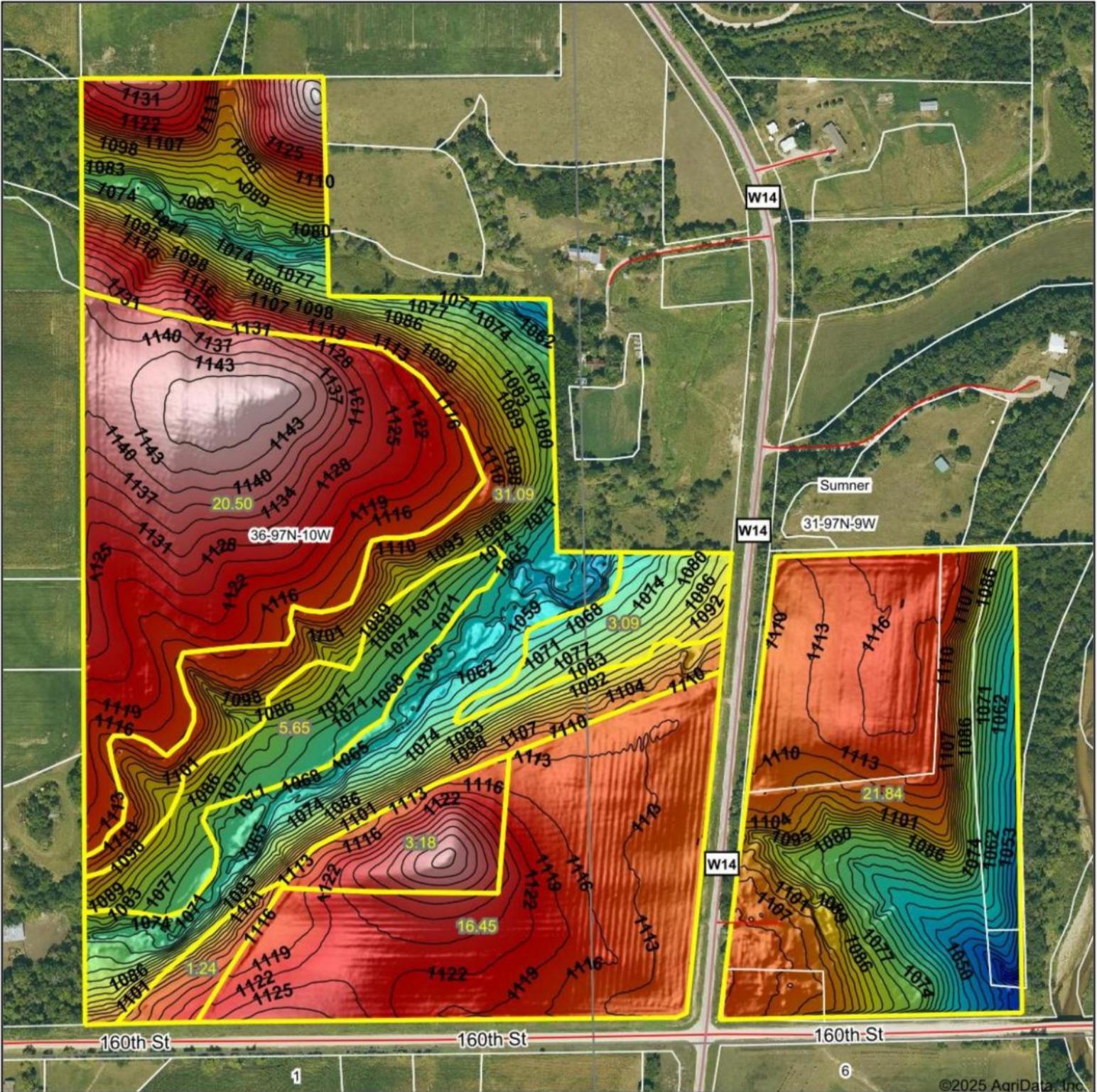
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
<b>Weighted Average</b>						<b>3.41</b>	<b>38.4</b>	<b>37.2</b>	<b>*n 60</b>	<b>*n 59.7</b>	<b>*n 56.9</b>	<b>*n 48.4</b>

\*\*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 Hillshade

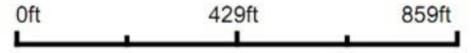


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Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem  
Interval(ft): 3  
Min: 1,027.7  
Max: 1,153.1  
Range: 125.4  
Average: 1,104.1  
Standard Deviation: 24.05 ft

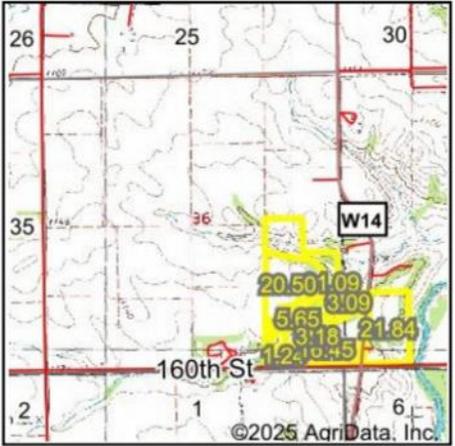
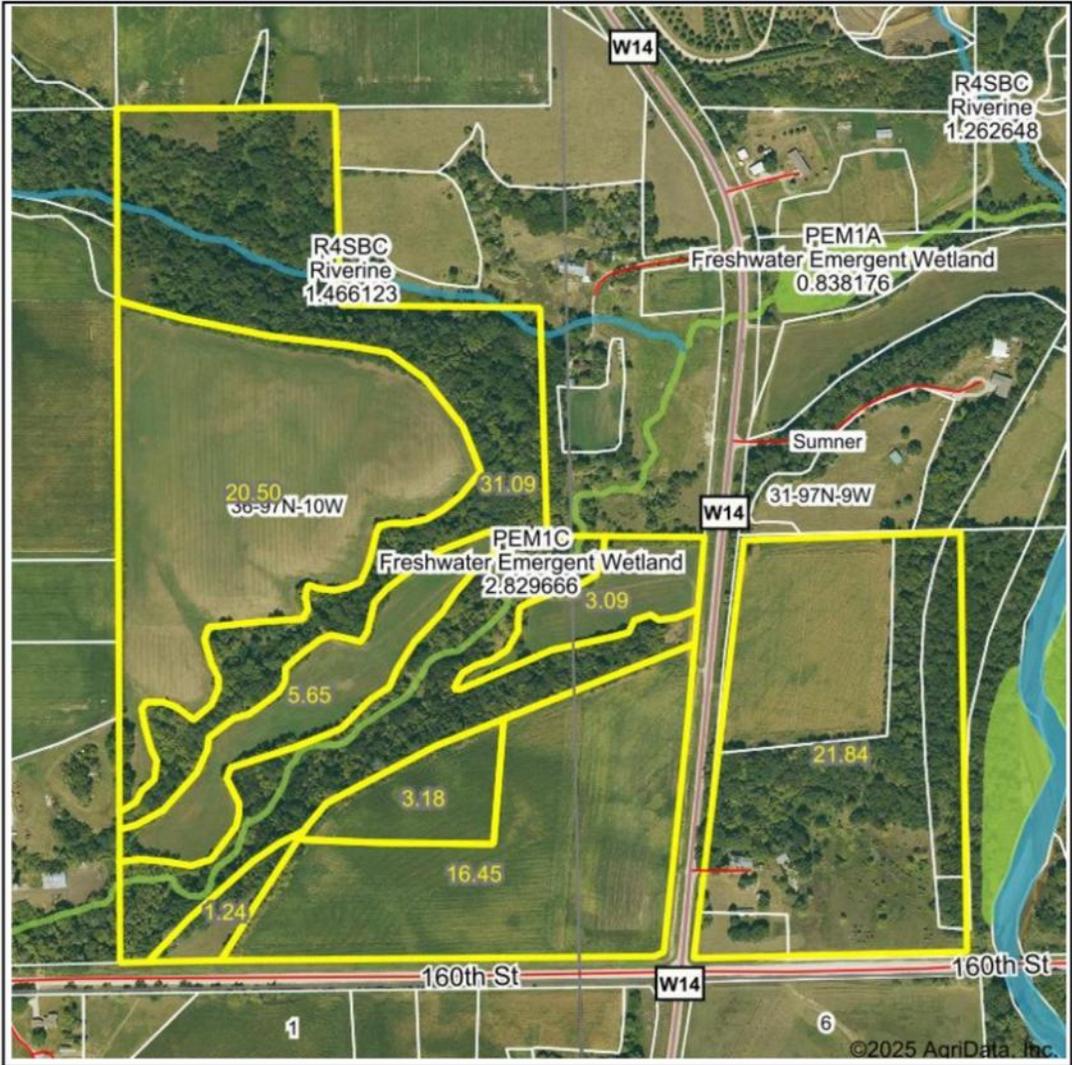


**36-97N-10W**  
**Winneshiek County**  
**Iowa**

Boundary Center: 43° 10' 21.91, -91° 57' 48.31

Field borders provided by Farm Service Agency as of 5/21/2008.

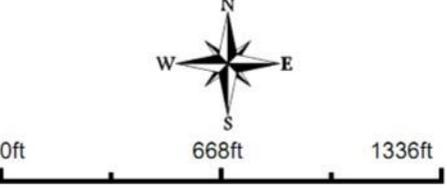
# Wetlands Map



State: **Iowa**  
 Location: **36-97N-10W**  
 County: **Winneshiek**  
 Township: **Summer**  
 Date: **9/25/2025**


**HIGH POINT**  
 LAND COMPANY  
 Maps Provided By:  

**surety**  
CUSTOMIZED ONLINE MAPPING  
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Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	0.96
R4SBC	Riverine	0.39
<b>Total Acres</b>		<b>1.35</b>

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

Field borders provided by Farm Service Agency as of 5/21/2008.



# NICK HOPP

319-240-6121

NICK@HIGHPOINTLANDCOMPANY.COM

Nick has spent his entire career in Agriculture and has been fortunate enough to work with clients all across the country and beyond; from the pivots of Southern Kansas, to the plains of Western Canada. Growing up in New Hampton, IA, Nick and his wife wanted to raise their family close to home and have continued to reside in Northern Iowa. Shortly after finishing college at The University of Northern Iowa, Nick started investing in land. After a number of his own farm land transactions, he decided to follow his passion and join the High Point team! Whether it's buying or selling land, Nick understands what it takes to get it done right, and looks forward to working with you!

*"Nick was very thorough and always very pleasant to work with. We felt he had our family in our best interest when selling our families farm. Nick also was very intelligent in understanding farmland, sales and the location which the property is being sold."*

**-DEAN K.**



LIC: #S66851000

SCAN TO SEE  
MY LISTINGS



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