



HIGH POINT
LAND COMPANY



FOR SALE

BENTON COUNTY, IOWA



641-681-8404 • 513 W BREMER AVE, WAVERLY, IA
HIGHPOINTLANDCOMPANY.COM



130+/- ACRES • BENTON COUNTY, IA

LISTING PRICE: \$1,030,000



High Point Land Company is proud to represent the sale of 130± acre property in Benton County, IA. This farm offers an excellent combination of recreation, income, and long-term investment potential. With a mix of habitat and tillable acres enrolled in the Conservation Reserve Program (CRP), this farm provides strong annual income while also supporting abundant wildlife.

The diverse layout makes it ideal for hunting deer, turkey, and upland birds, with established cover and natural habitat throughout the property. Whether you are looking for a premier hunting retreat, a solid land investment, or a property that blends recreation with returns, this tract checks all the boxes.

This is a rare opportunity to own a versatile farm in a highly desirable area of Iowa.



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PROPERTY FEATURES:

- 130± total acres
- Income-producing CRP contracts in place
- Excellent hunting opportunities
- Convenient Benton County location
- Strong agricultural and recreational value

PROPERTY ADDRESS:

TBD 54th St, Vinton, IA 52349

DRIVING DIRECTIONS:

From Vinton, head North on Hwy 150/24th Ave Dr. At the curve, turn left to continue onto 24th Ave Dr. for one mile. Farm place is on the right hand side of the road at the cross section of 24th Ave Dr. & 54th St.

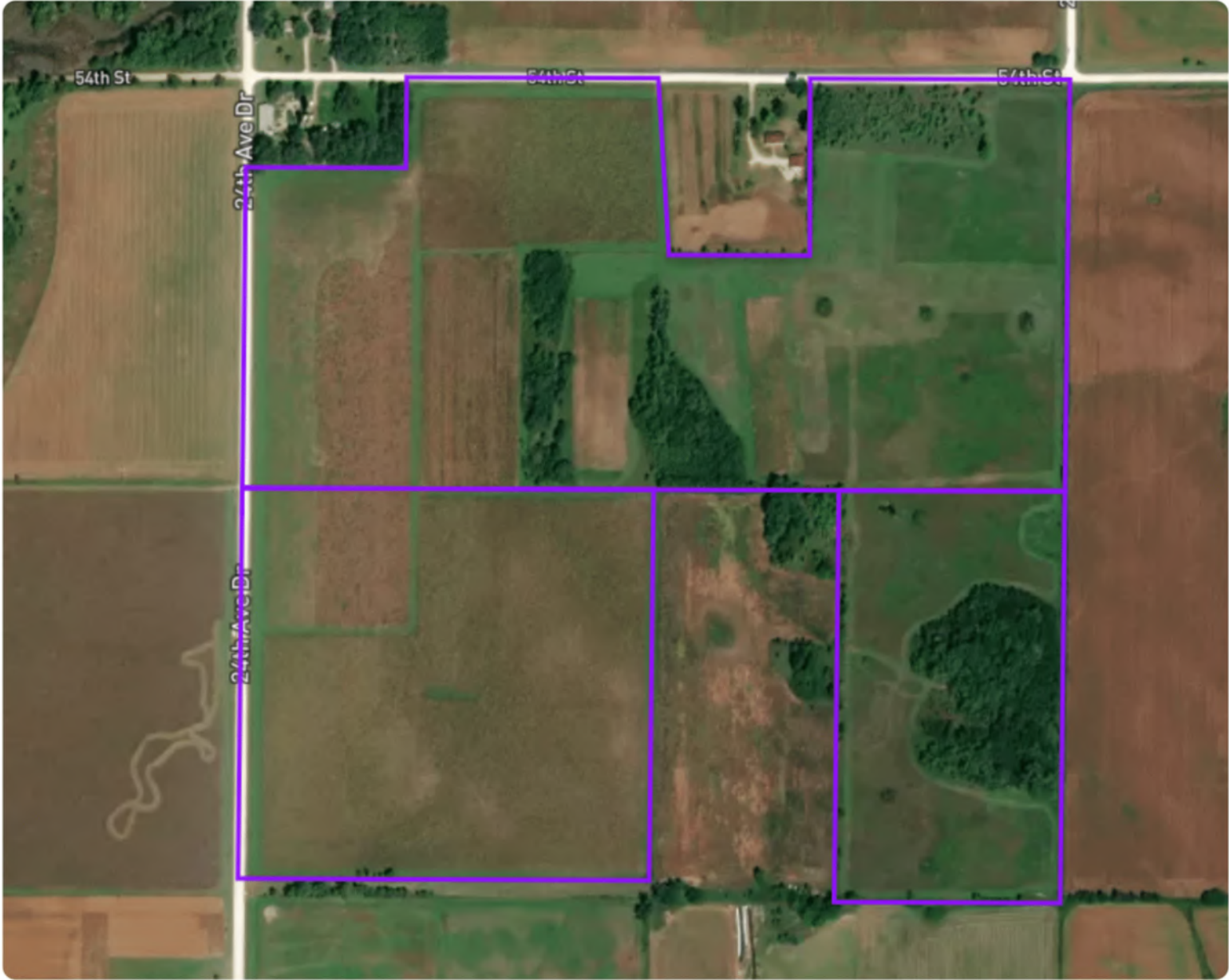




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Aerial Map



© Mapbox, © OpenStreetMap  mapbox

Soil Map



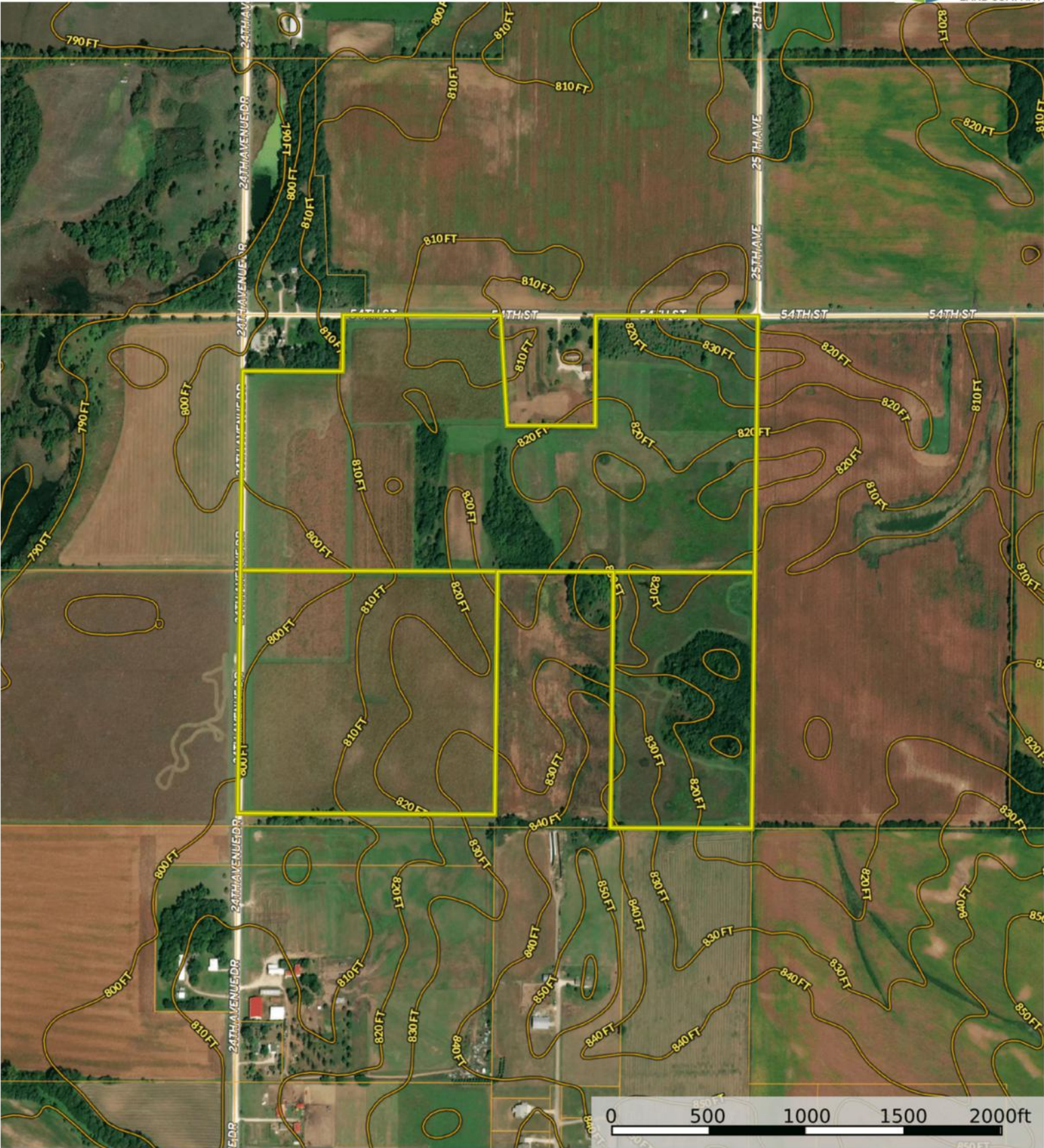
Soil Code	Soil Description	% of Map	Acres	CSR2
 41C	Sparta loamy sand, 5 to 9 percent slopes	49.88%	2.09	37
 41	Sparta loamy sand, 0 to 2 percent slopes	27.68%	1.16	48
 41B	Sparta loamy sand, 2 to 5 percent slopes	22.43%	0.94	42
Total			4.19	41.2

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

TOPOGRAPHY MAP



Iowa, 130 AC +/-

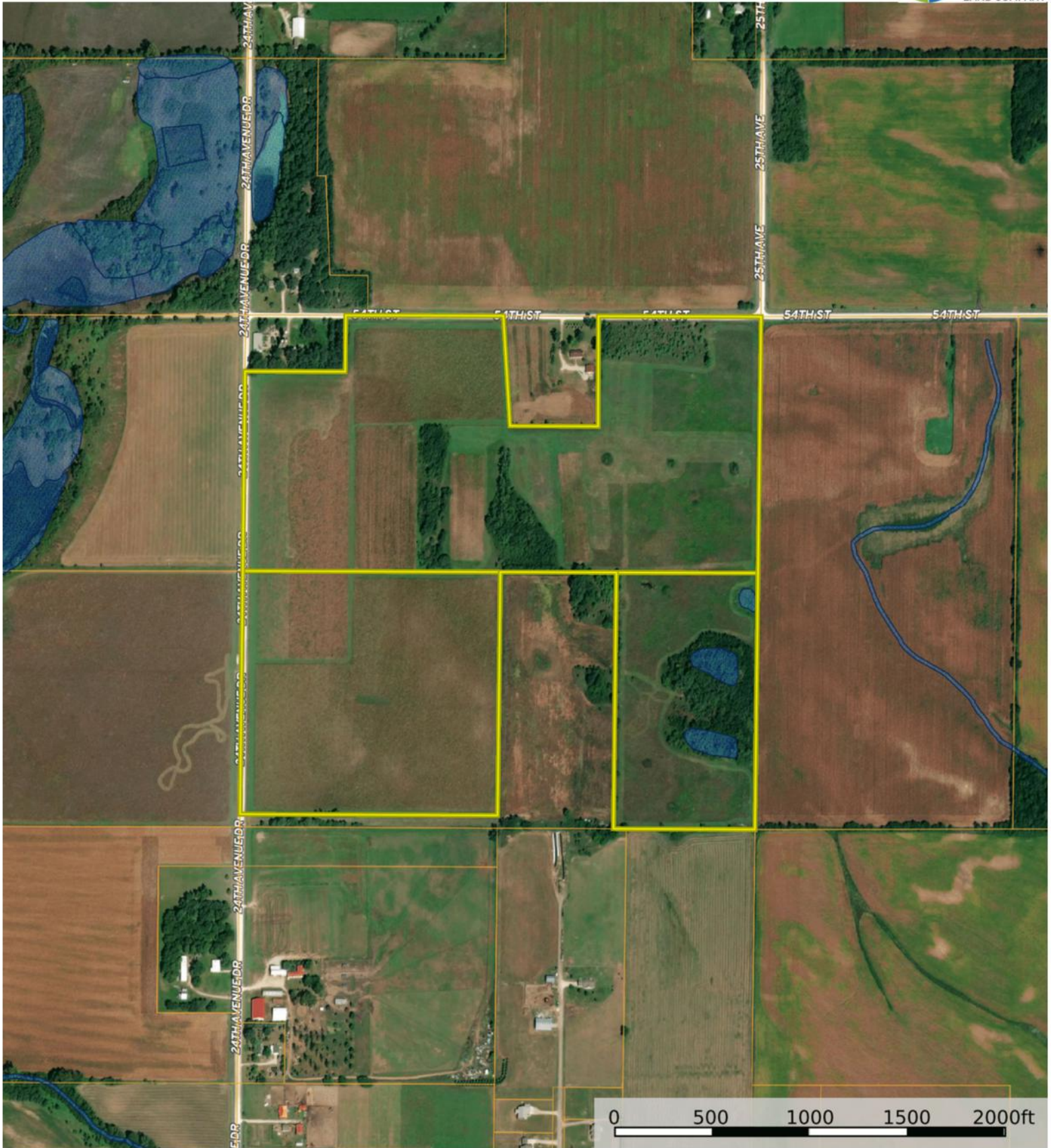


Boundary 1 Boundary 2 Boundary 3

WETLANDS MAP



Iowa, 130 AC +/-



- Boundary 1
- Boundary 2
- Boundary 3
- Wetlands
- Riparian



PATRICK LENTZ

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"High Point Land Company is the premier land real estate auction firm, specializing in everything from highly productive tillable farm ground to expansive recreational properties, ranches, and more. Founded by Jacob Hart, a seasoned expert in land transactions, High Point has built a reputation for excellence in 1031 exchanges, real estate investment, and auction services. With a career spanning hundreds of thousands of acres sold, Jacob's deep industry knowledge and strategic approach have made him a trusted authority in the field.

Recognizing that exceptional service requires a strong support system, Jacob built a dedicated team to ensure every client receives top-tier expertise and guidance. Our team works collaboratively, managing every stage of the process—from initial contact and strategic marketing to skilled negotiations and a seamless closing. This team-driven approach allows us to provide comprehensive service, ensuring that no detail is overlooked.

At High Point Land Company, our clients are our top priority. We are committed to understanding their unique goals and delivering results with efficiency and professionalism. Through clear and consistent communication, we guide our clients through every step of their transaction, making the process as smooth and stress-free as possible. Whether buying or selling, our clients can trust that they have a knowledgeable and dedicated team working in their best interest."

SCAN TO SEE
OUR LISTINGS



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