



**HIGH POINT
LAND COMPANY**



FOR SALE

CLAYTON COUNTY, IOWA



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



30+/- ACRES • CLAYTON COUNTY, IA

LISTING PRICE: \$249,000



DESCRIPTION:

High Point Land Company is honored to present this 30+/- acre diverse property in Clayton County, IA. Just south of Osterdock, IA, tucked into a distinct landscape of productive farmland and quality wildlife habitat, this 30-acre property offers an exceptional blend of income potential and premier hunting features. The farm includes 13.64 acres of productive tillable ground, providing an excellent opportunity for row crop income or the perfect location to establish strategic food plots designed to attract and hold wildlife throughout the season.

Complementing the tillable acres are 16.36+/- acres of beautiful south-facing timber, a highly desirable terrain feature for whitetail and turkey habitat. The timbered ridges are accented by natural rock ledges and scattered cedar trees, creating ideal bedding areas and natural travel corridors that deer and other wildlife seek out. The south-facing slope allows the timber to warm quickly during colder months, making it a prime bedding location and a consistent draw for mature bucks.

While modest in size, this property is packed with big hunting potential. With its combination of tillable acres, thick bedding cover, natural terrain features, and strong food plot opportunities, this tract is perfectly suited for the hunter or outdoor enthusiast looking for a manageable property that hunts far bigger than its footprint. A rare opportunity to own a small-acreage farm with proven habitat characteristics and outstanding recreational appeal.



30+/- ACRES • CLAYTON COUNTY, IA

LISTING PRICE: \$249,000



PROPERTY FEATURES:

- 13.64+/- Tillable
- 16.36 +/- Quality Timber
- Food Plot Potential
- Whitetail Haven
- South Facing Hillside
- Rock ledges and cedars for ideal bedding habitat

PROPERTY ADDRESS:

TBD 355th St, Colesburg, IA 52035

DRIVING DIRECTIONS:

From Osterdock, head south on Osterdock Rd for 2 miles, take a left on 355th St, property on your left, look for signs.

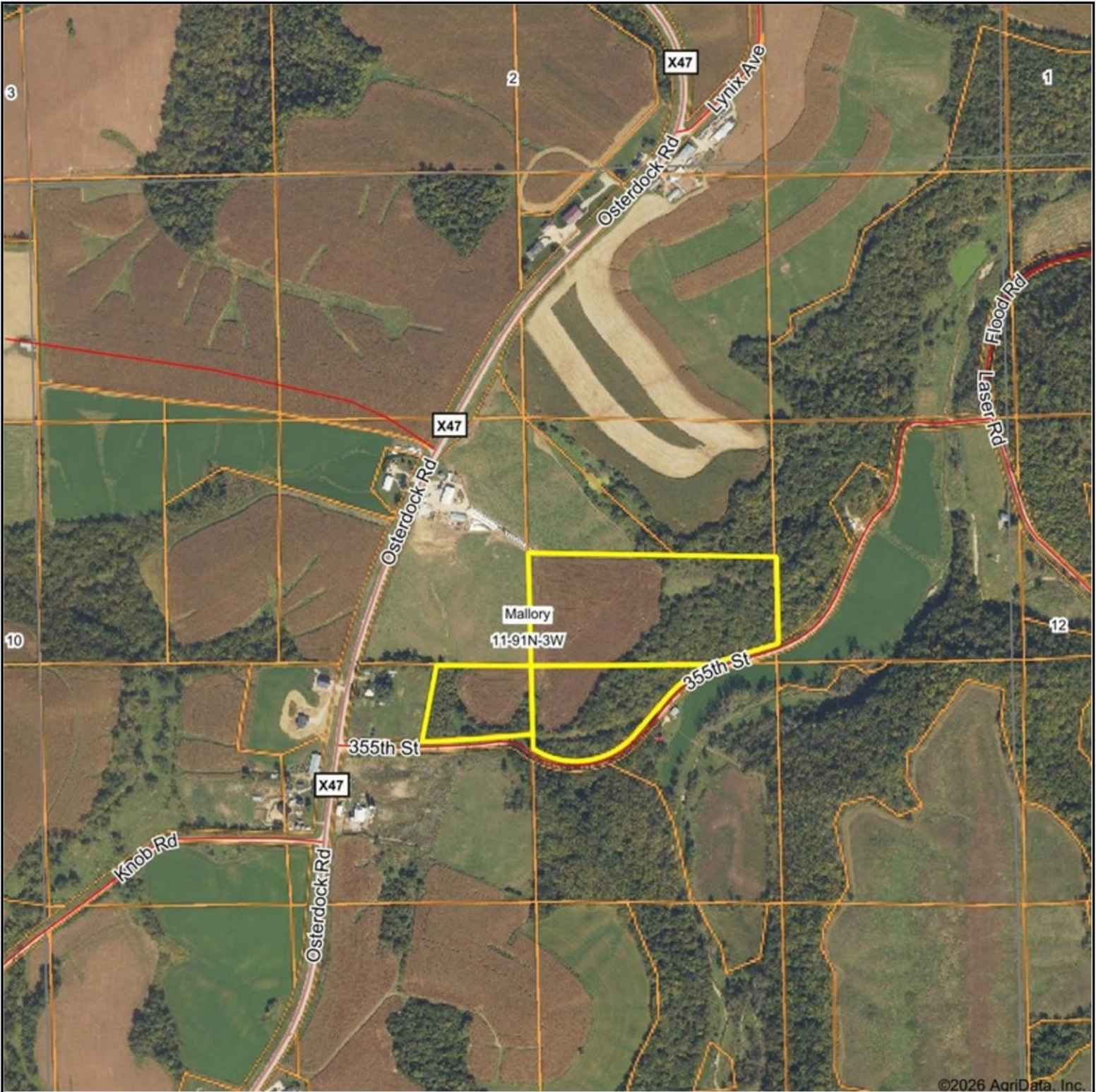




30+/- ACRES • CLAYTON COUNTY, IA
LISTING PRICE: \$249,000



AERIAL MAP



©2026 AgriData, Inc.

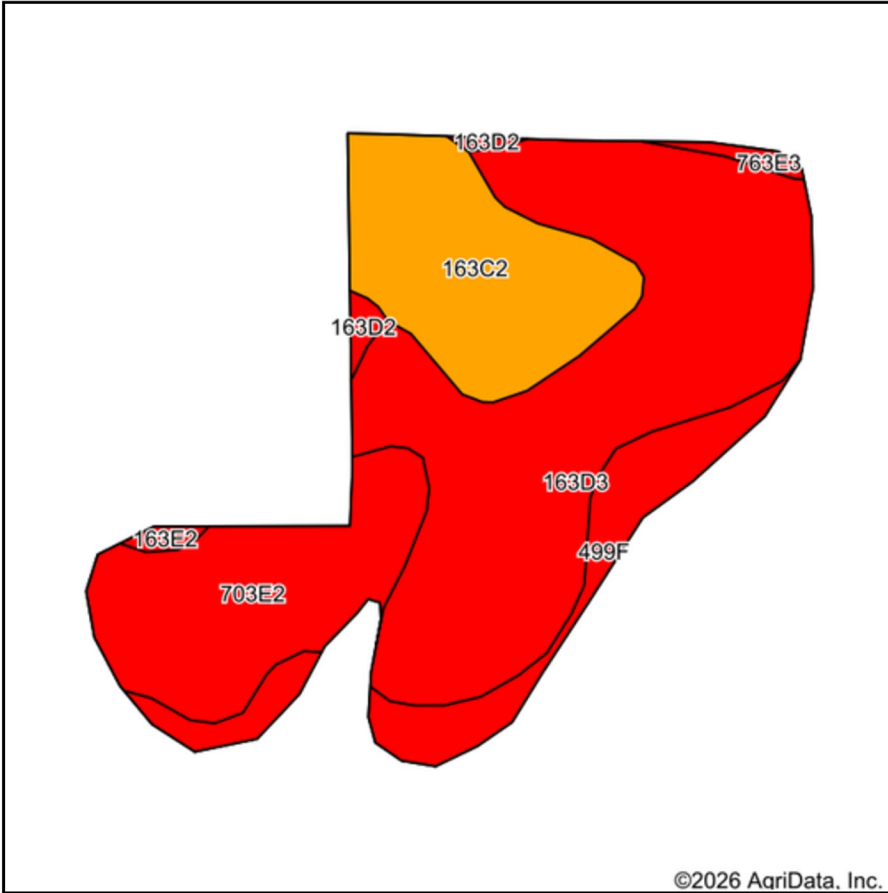
Boundary Center: 42° 42' 38.25, -91° 9' 37.65

0ft 841ft 1682ft

11-91N-3W
Clayton County
Iowa



SOILS MAP



State: **Iowa**
 County: **Clayton**
 Location: **11-91N-3W**
 Township: **Mallory**
 Acres: **13.64**
 Date: **3/11/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IA043, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans* Bu	Bluegrass*i Tons	Tall Grasses Tons	*i Water Holding Inch	CSR2**	CSR	*n NCCP Overa
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	6.65	48.8%		> 6.5ft.	Well drained	IVe	153.6	4.3	44.5	2.8	4.6	11.4	40	55	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	2.61	19.1%		> 6.5ft.	Well drained	IIIe	193.6	5.4	56.1	3.5	5.8	11.6	72	68	
703E2	Dubuque silt loam, 14 to 18 percent slopes, moderately eroded	2.58	18.9%		2.2ft. (Lithic bedrock)	Well drained	IVe							8		
499F	Nordness silt loam, 14 to 25 percent slopes	1.49	10.9%		1.2ft. (Lithic bedrock)	Well drained	VIIIs	88.0	2.5	25.5	1.6	2.6	2.3	5	5	

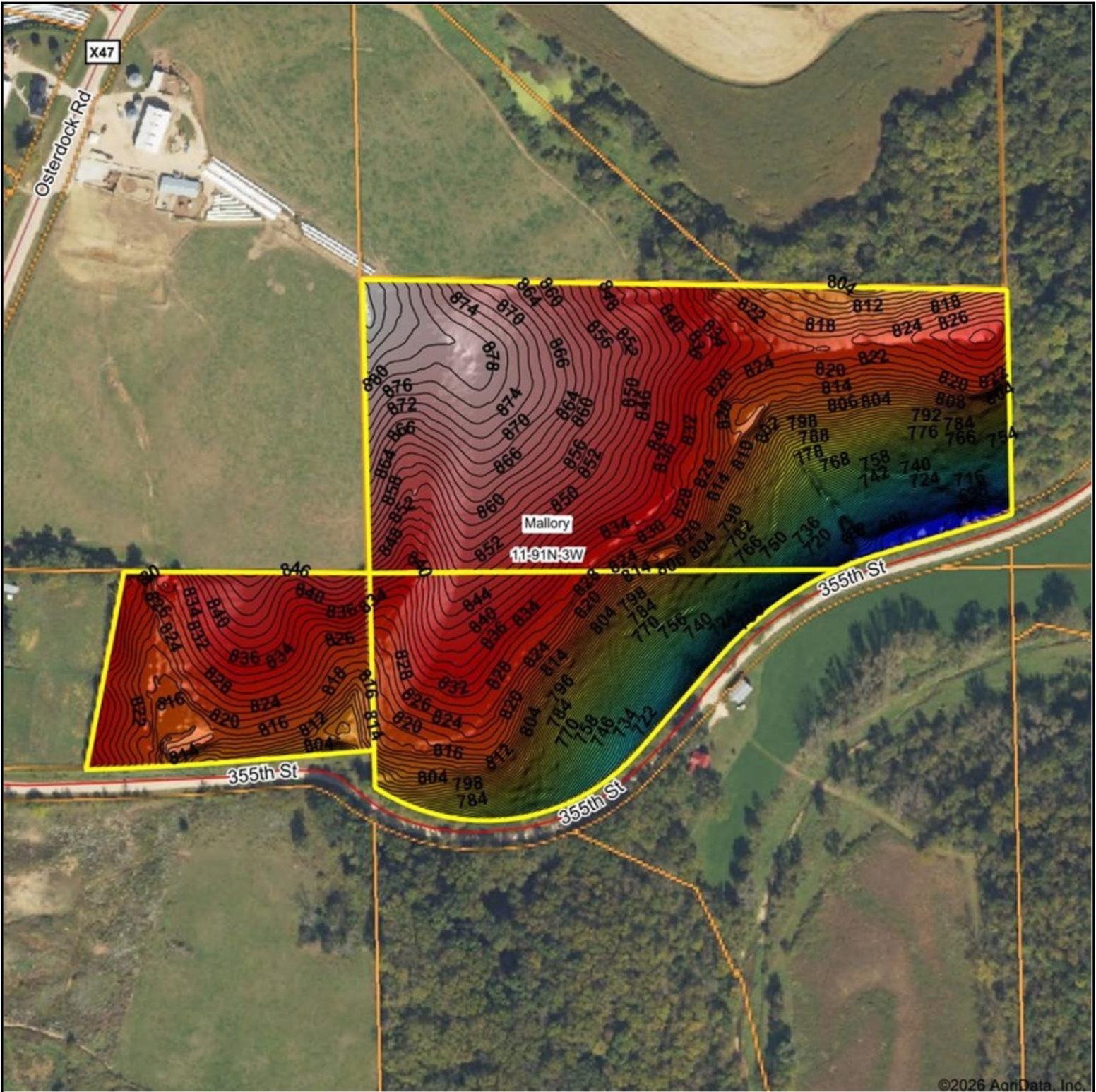
Soils data provided by USDA and NRCS.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non Irr Class *c	*i Corn Bu	*j Alfalfa Tons	*i Soybeans Bu	Bluegrass *i Tons	all Grasses Tons	*i Water Holding Inch	CSR2**	CSR	*n NCCP Overa	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	0.13	1.0%		> 6.5ft.	Well drained	IIIe	164.8	4.6	47.8	3.0	4.9	11.6	46	58		
763E3	Exette silt loam, 14 to 18 percent slopes, severely eroded Fayette silt	0.10	0.7%		> 6.5ft.	Well drained	VIe	142.4	4.0	41.3	2.6	4.3	12.7	40	40		
163E2	loam, 14 to 18 percent slopes, moderately eroded	0.08	0.6%		> 6.5ft.	Well drained	IVe	140.8	3.9	40.8	2.5	4.2	11.6	35	48		
Weighted Average								4.14	125	3.5	36.2	2.3	3.7	8.3	36.3	*	*n 66

**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.*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

TOPOGRAPHY HILLSHADE



©2026 AgriData, Inc.

Low Elevation High



Source: USGS 1 meter dem

Interval(ft): 2

Min: 670.5

Max: 888.9

Range: 218.4

Average: 816.9

Standard Deviation: 44.09 ft

0ft 324ft 648ft



3/11/2026

11-91N-3W
Clayton County
Iowa

Boundary Center: 42° 42' 38.25, -91° 9' 37.65

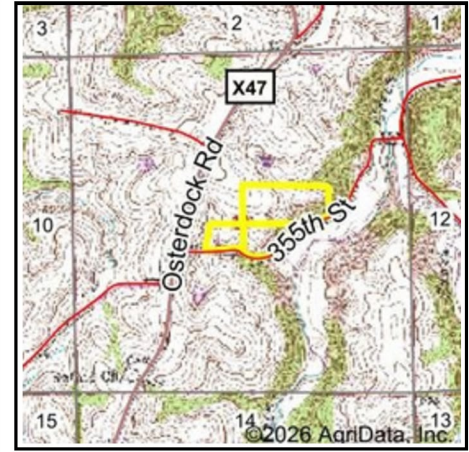
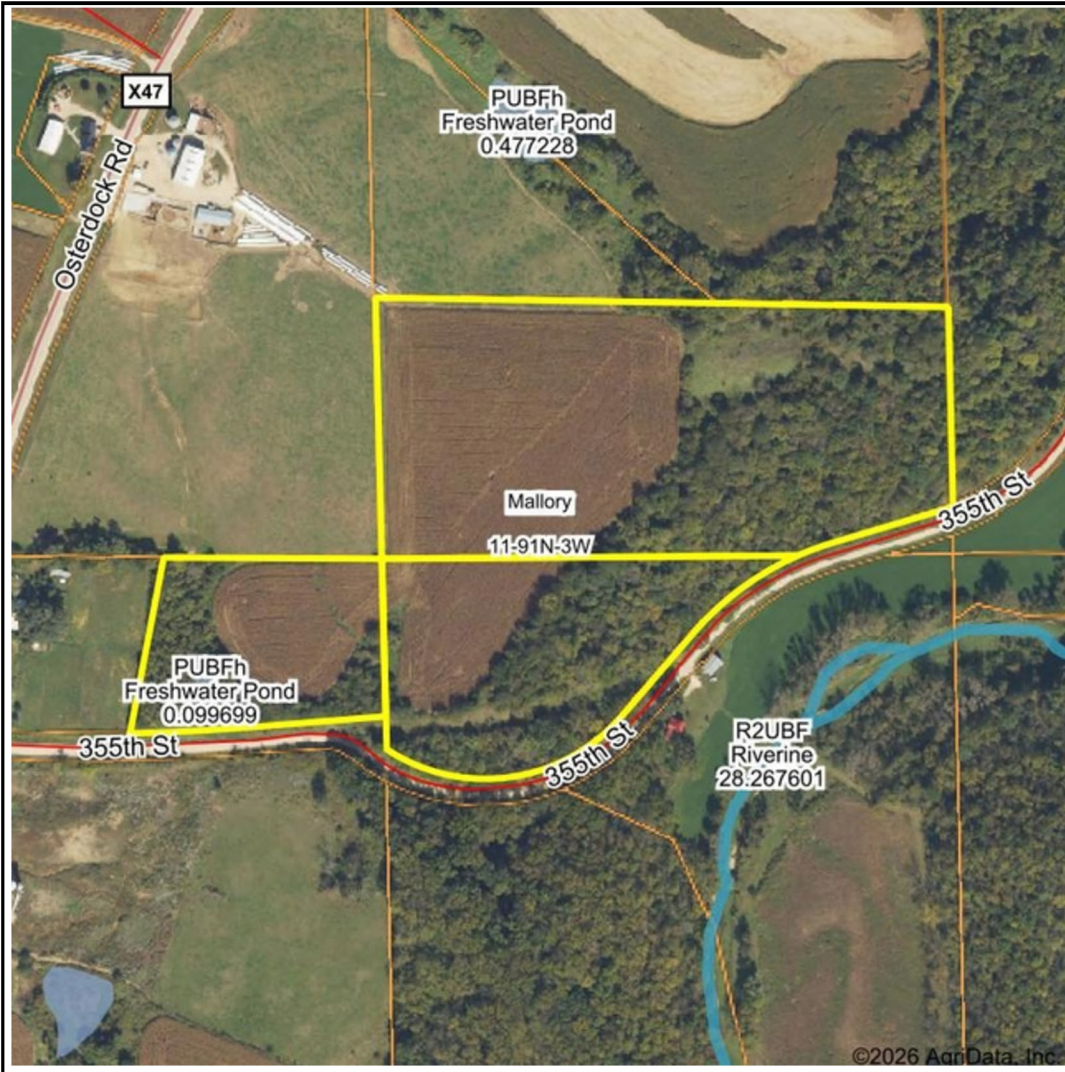
Maps Provided By:



© AgriData, Inc. 2025

www.AgriDataInc.com

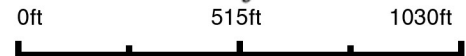
WETLANDS MAP



State: **Iowa**
 Location: **11-91N-3W**
 County: **Clayton**
 Township: **Mallory**
 Date: **3/11/2026**

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com



Classification Code	Type	Acres
PUBFh	Freshwater Pond	0.10
Total Acres		0.10

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



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