



**HIGH POINT  
LAND COMPANY**



Boundary lines are approximate

**FOR SALE**

**HARDIN COUNTY, IOWA**

**147.69  
+/- ACRES**

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



**147.69+/- ACRES • HARDIN COUNTY, IA**

LISTING PRICE: \$2,150,000



**DESCRIPTION:**

High Point Land Company is proud to offer this exceptional 147.69+/- acre property located in Southwest of Iowa Falls in Hardin County, Iowa. This versatile and well-maintained farm presents a rare opportunity for both investors and producers. The farm offers a balanced income stream with productive tillable ground complemented by CRP acres generating annual income.

Situated less than 5 miles from Iowa Falls on I Ave, this property boasts excellent access to local grain markets, making it an ideal addition for crop and livestock producers seeking both productivity and convenience. The current crop's robust performance is a testament to the farm's superior fertility and soil management. The land features a remarkable CSR2 average of 80.1, reflecting its high-quality and fertile soils, which include Webster-Nicollet complex and Nicollet/Clarion/Webster loams. These premium soil types are known for their excellent productivity and reliability.



# 147.69+/- ACRES • HARDIN COUNTY, IA

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## PROPERTY FEATURES:

- Strong 80.1 CSR2 Average
- Productive Tillable Acres + CRP Income
- Excellent Access to Grain Markets
- Premium Soil Types
- Highly Desirable Location

## DESCRIPTION CONTINUED:

This offering represents a rare opportunity to acquire a top-tier farming property in an area where such high-quality land is cherished and held by generations. Don't miss out on the chance to secure this prime agricultural asset in Hardin County, where exceptional farmland is a prized commodity!

## PROPERTY ADDRESS:

TBD I Ave, Iowa Falls, IA 50126

## DRIVING DIRECTIONS:

From Iowa Falls, head South on Jefferson Hwy Heritage Bwy/River St. Go 1 mile and turn right onto 140th St/Brooks Rd. Continue for 3 miles and turn South onto I Ave. The property will be on the East side of the road.





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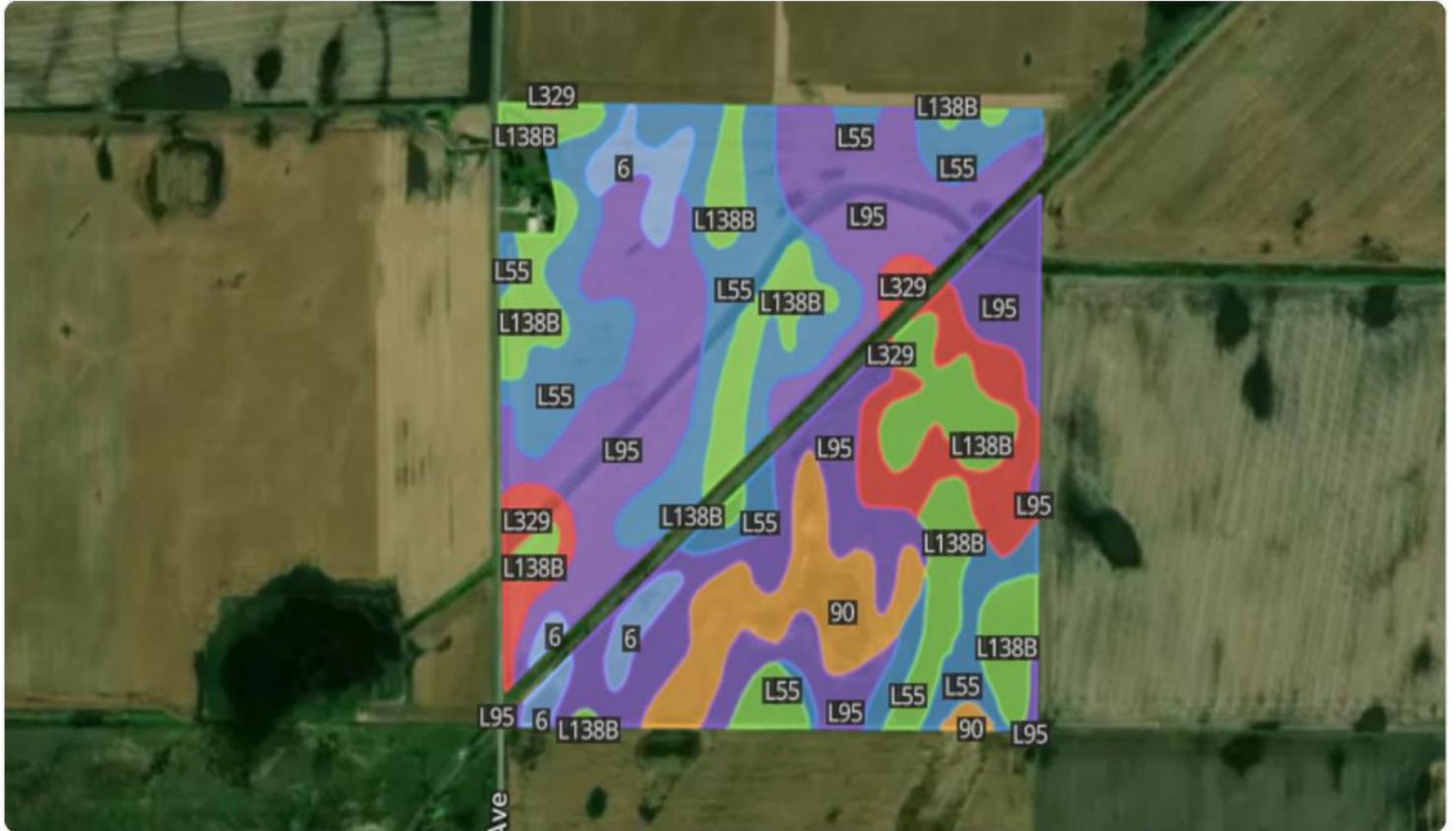


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## AERIAL MAP



**SOIL MAP**



Soil Code	Soil Description	% of Map	Acres	CSR2
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	37.21%	55.68	75
L55	Nicollet loam, 1 to 3 percent slopes	22.73%	34.01	91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	19.08%	28.57	88
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	8.58%	12.84	89
90 6	Okoboji mucky silt loam, 0 to 1 percent slopes	8.21%	12.28	56
L107	Okoboji silty clay loam, 0 to 1 percent slopes	4.18%	6.26	59
	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	0.01%	0.02	88
<b>Total</b>			<b>149.66</b>	<b>80.1</b>

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



# TOPOGRAPHY MAP



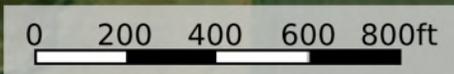
 Boundary 2     Boundary 1



# WETLANDS MAP



- Boundary 2
- Boundary 1
- 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



# HIGH POINT LAND COMPANY