



HIGH POINT
LAND COMPANY



FOR SALE

CLAYTON COUNTY, IOWA

563-451-7390 • 513 W BREMER AVE, WAVERLY, IA
HIGHPOINTLANDCOMPANY.COM



78.77+/- ACRES • CLAYTON COUNTY, IA

LISTING PRICE: \$779,000



Located in Section 17 of Highland Township, Clayton County, Iowa, this 78.77-acre property offers an excellent opportunity to own a highly productive and well-balanced farm in Northeast Iowa. With 63.0 FSA-certified cropland acres, the farm boasts fertile soils made up primarily of Fayette silt loam and Downs silt loam, carrying an average CSR2 of 54.8 across the tillable ground. The productive cropland makes up approximately 80% of the farm, providing a strong income stream and making this a solid addition to any farmland investment portfolio. The remaining 15.77 acres consist of timberland, offering outstanding recreational opportunities, including exceptional deer and turkey hunting. The diverse landscape makes this property appealing to both farmers and outdoor enthusiasts. Conveniently located just one mile south of Highway 56, with direct access off Birch Road, the farm offers excellent access and is positioned near multiple local grain markets, helping to reduce transportation costs and improve profitability. Whether you're looking to expand your existing row crop operation, invest in quality Iowa farmland, or secure a recreational property with income potential, this Clayton County farm checks all the boxes. Don't miss your chance to own a premium tract of land in a highly sought-after region of Iowa.



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PROPERTY FEATURES:

- 78.77 Total acres
- 63.0 FSA Cropland Acres
- 54.8 CSR2
- Located 1 mile South of Highway 52, 8 miles West of Elkader
- Excellent access of Birch Road
- 80% productive tillable acres
- Exceptional Deer and Turkey hunting

PROPERTY ADDRESS:

TBD Birch Rd, Volga, IA 52077

DRIVING DIRECTIONS:

From Elkader, Travel West on Highway 56 9 miles, Turn Left (South), on Birch Road, Travel 1 mile and the farm lays on the Left (East) side of the road.





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AERIAL MAP

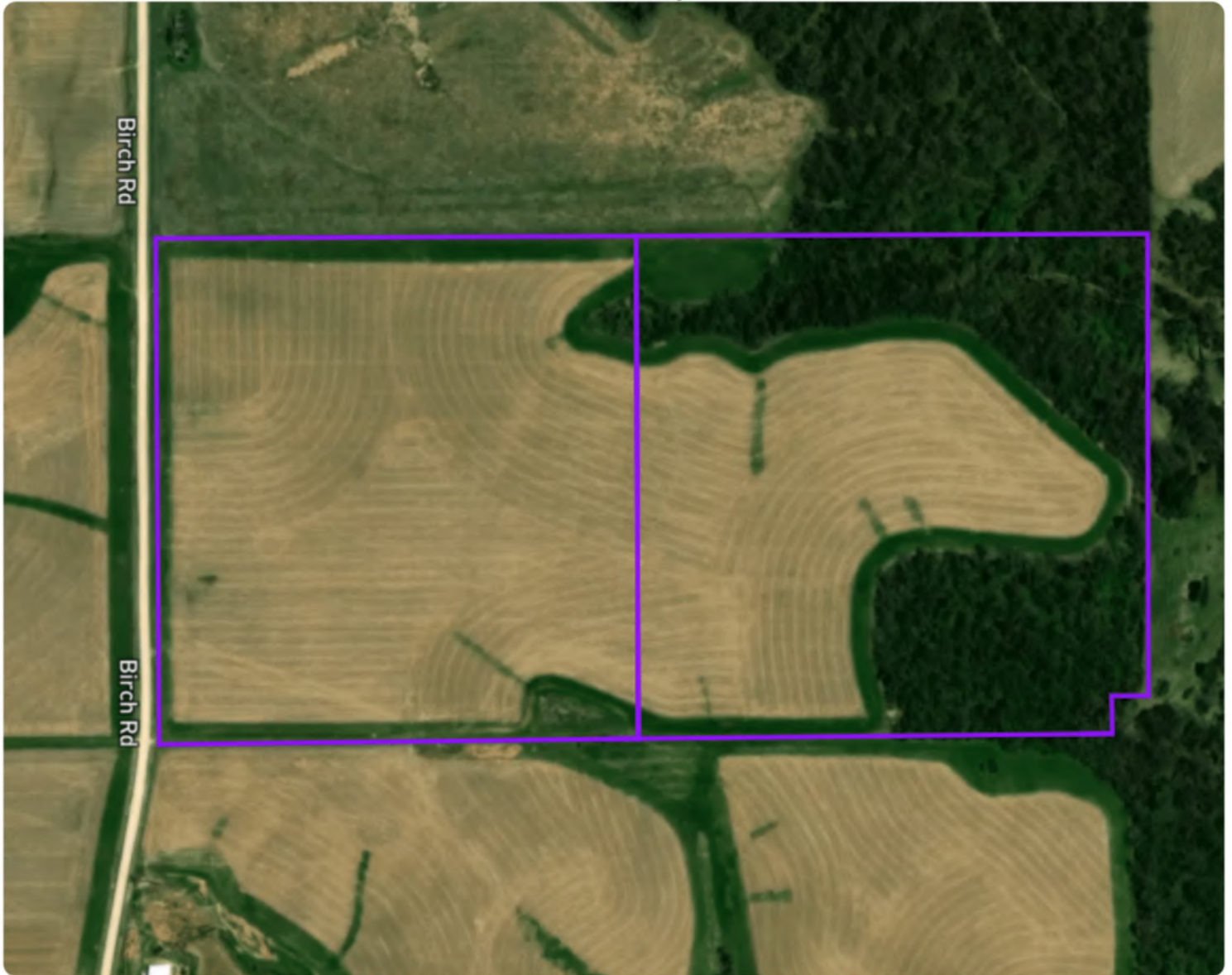


Field #1 Farm

Clayton County, Iowa | 17 93N 6W | 78.77 gross acres

42.871402, -91.568119

Aerial Map



© Mapbox, © OpenStreetMap mapbox

SOILS MAP

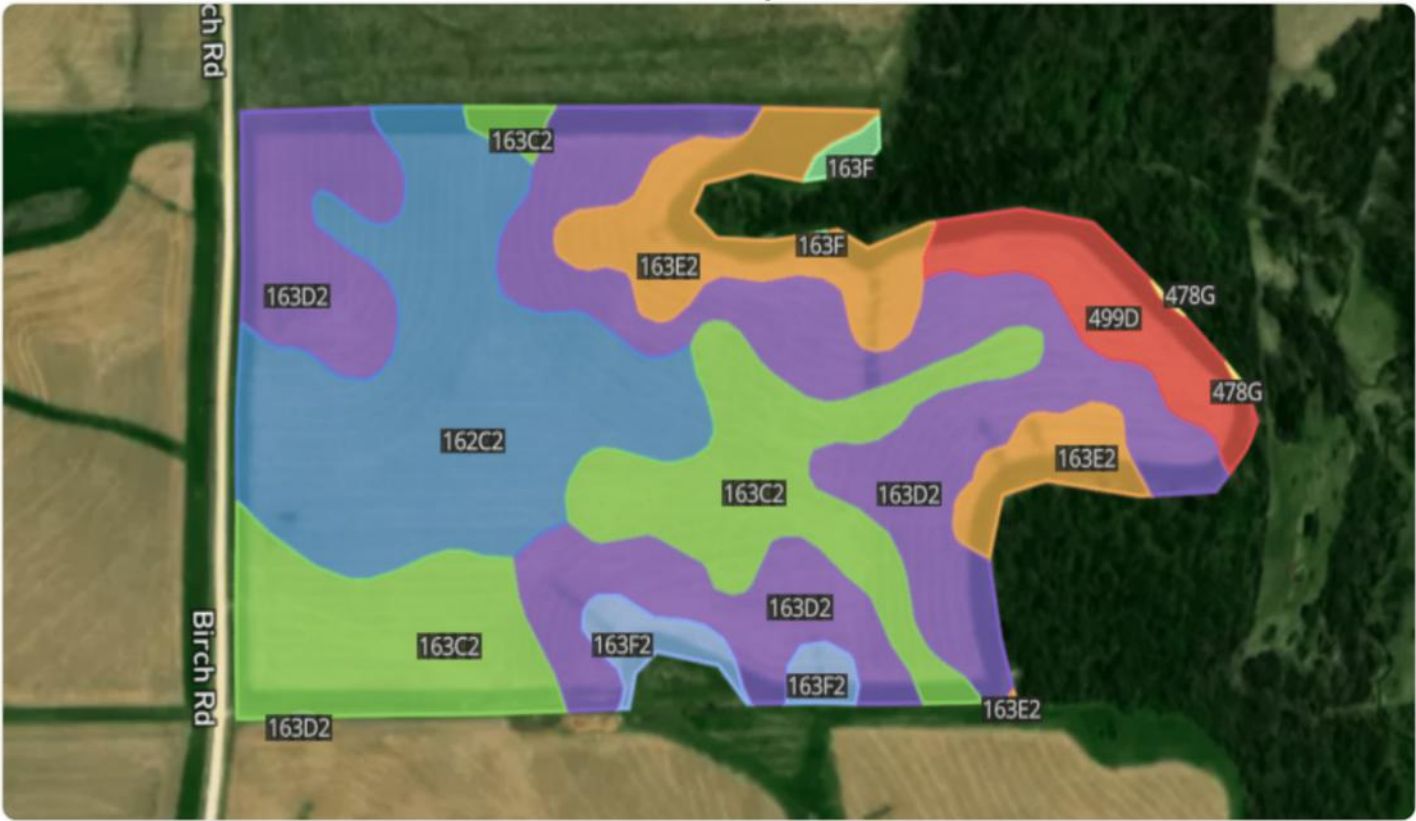


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Soil Map



Soil Code	Soil Description	% of Map	Acres	CSR2
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	35.50%	21.87	46
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	23.34%	14.38	80
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	21.47%	13.23	72
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	10.53%	6.49	35
499D	Nordness silt loam, 5 to 14 percent slopes	6.22%	3.83	5
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	2.39%	1.47	18
163F	Fayette silt loam, 18 to 25 percent slopes	0.49%	0.30	21
478G	Rock outcrop-Nordness complex, 25 to 60 percent slopes	0.06%	0.04	5
Total			61.61	54.8

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

TOPOGRAPHY MAP

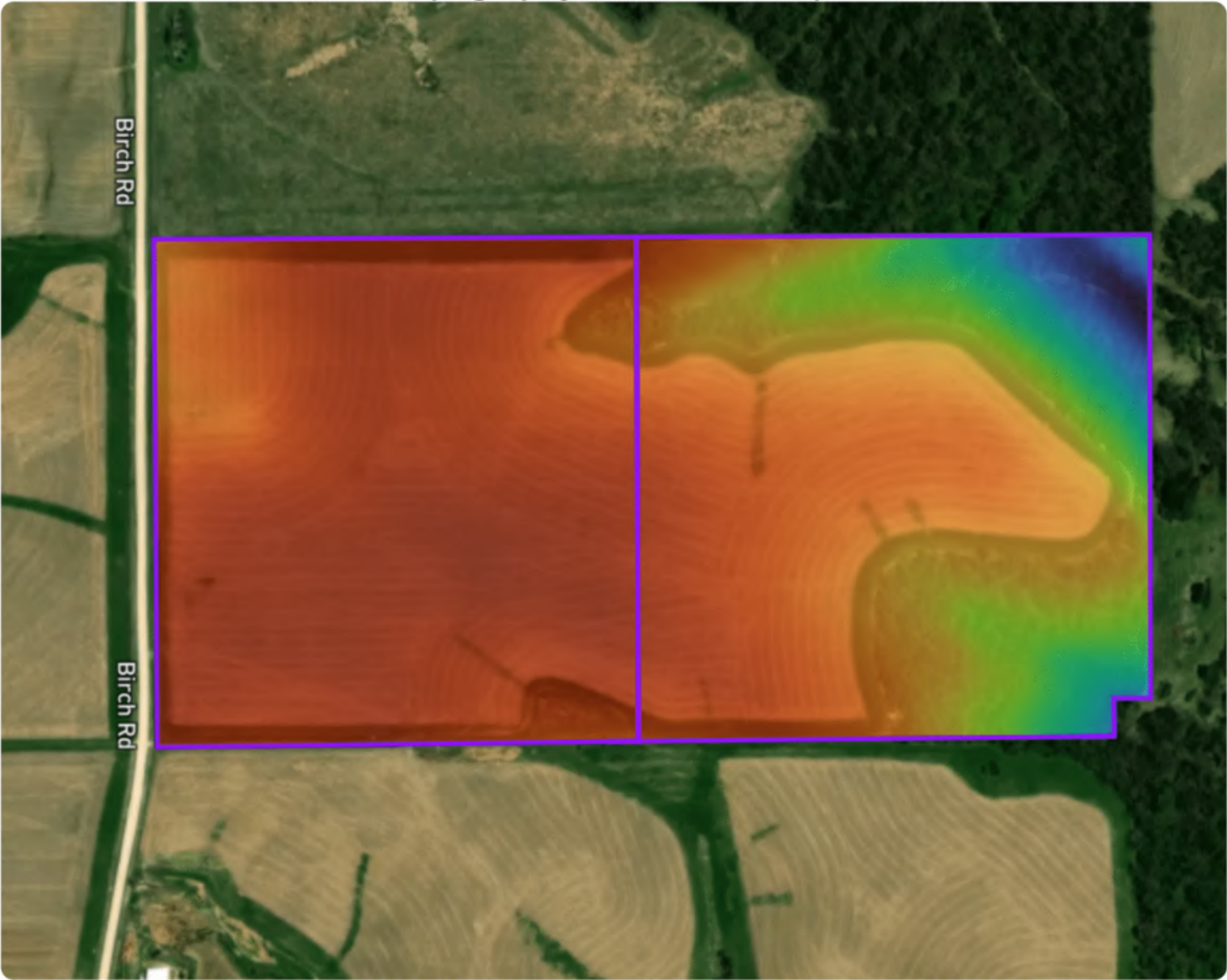


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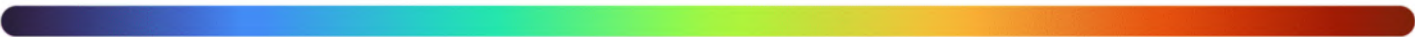
42.871402, -91.568119

Topography & Hillshade Map



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Color Legend



1,039 ft

1,192 ft

WETLANDS MAP

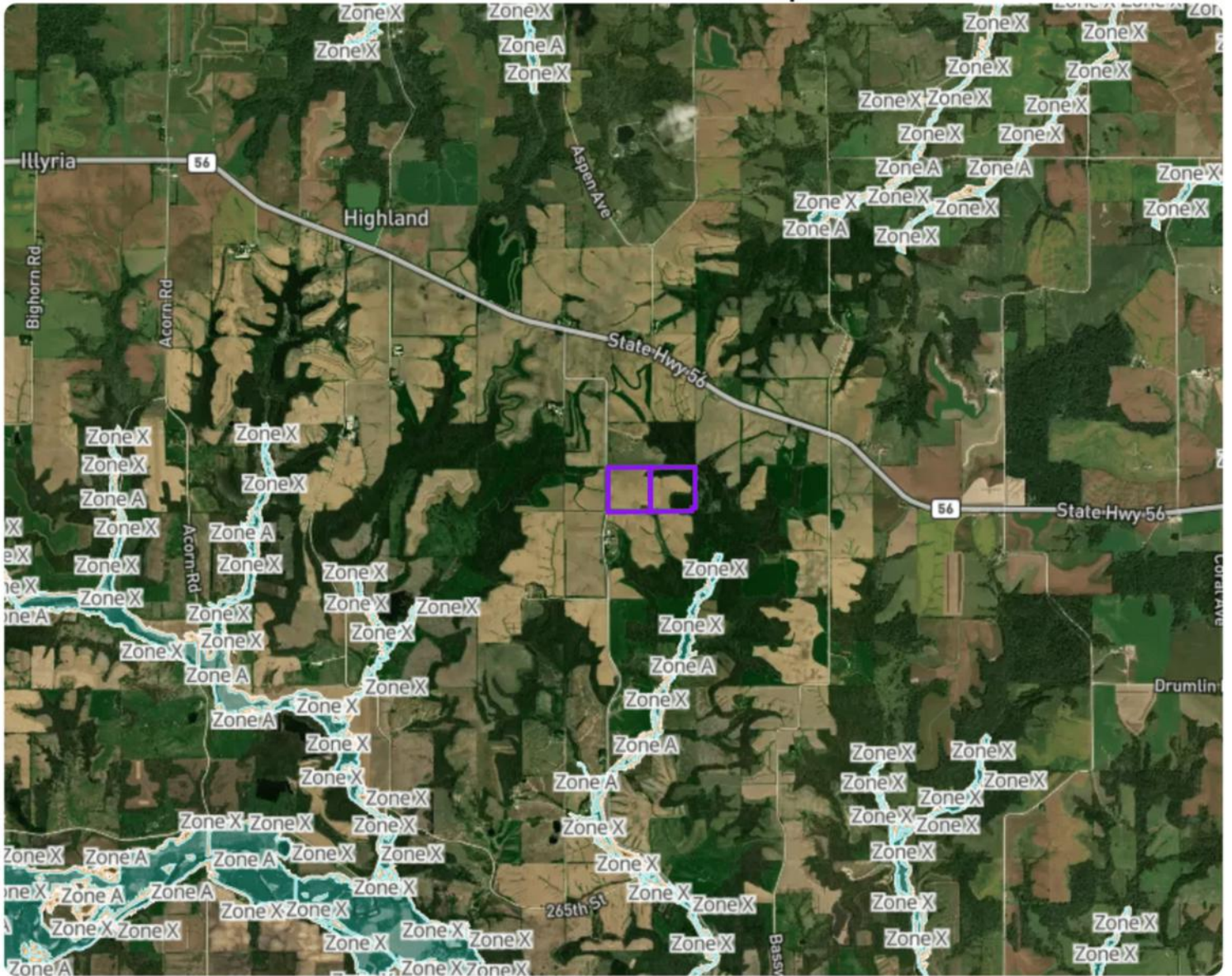


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FEMA Flood Hazards Map



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MATT TOBIN

563-451-7390

MATT@HIGHPOINTLANDCOMPANY.COM

Growing up in Eastern Iowa, Matt has a long history of enjoying the outdoors with friends and family. After playing football for the Hawkeyes and graduating from the University of Iowa with a Geoscience degree, Matt continued his football career in the NFL for 6 years. After traveling the country while playing football, Matt and his wife knew they wanted to move home and raise a family in Eastern Iowa. Matt has a passion for scouting and hunting whitetail deer and appreciates the ability for Iowa land to provide many opportunities. After a number of his own land transactions, Matt decided to follow his passion and obtain a real estate license in the State of Iowa and join the High Point team! If you or someone you know is interested in buying or selling land in Eastern Iowa, Matt would like the opportunity to assist you!

"We sell farms, it's what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client's largest financial transaction of their lives. It's our job to get it done right."



SCAN TO SEE
MY LISTINGS



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