HIGH POINT
REALTY & AUCTION

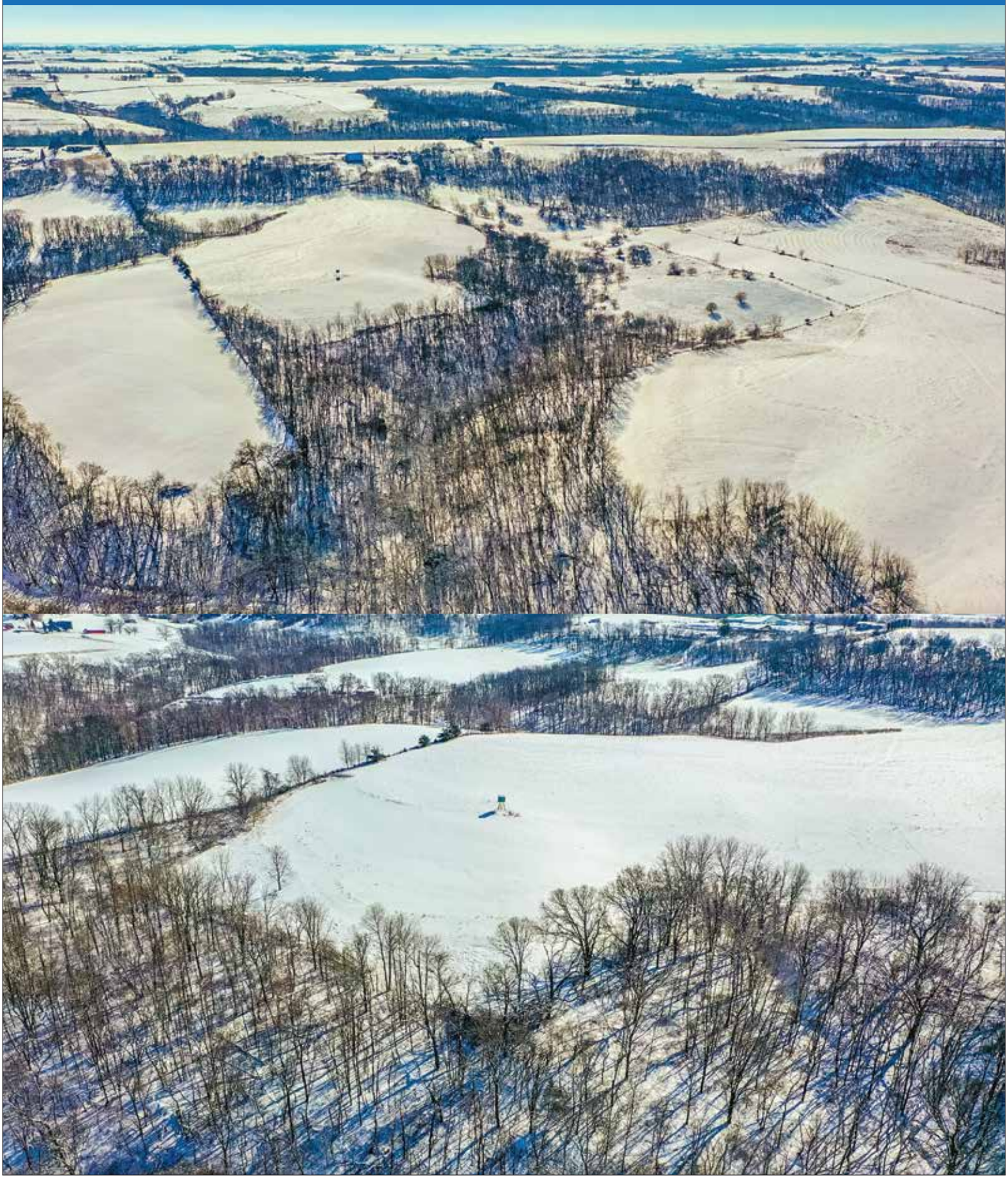
641-583-6430 www.HPRAA.com

100+/- Acres
Allamakee County, IA
Union Prairie Twp

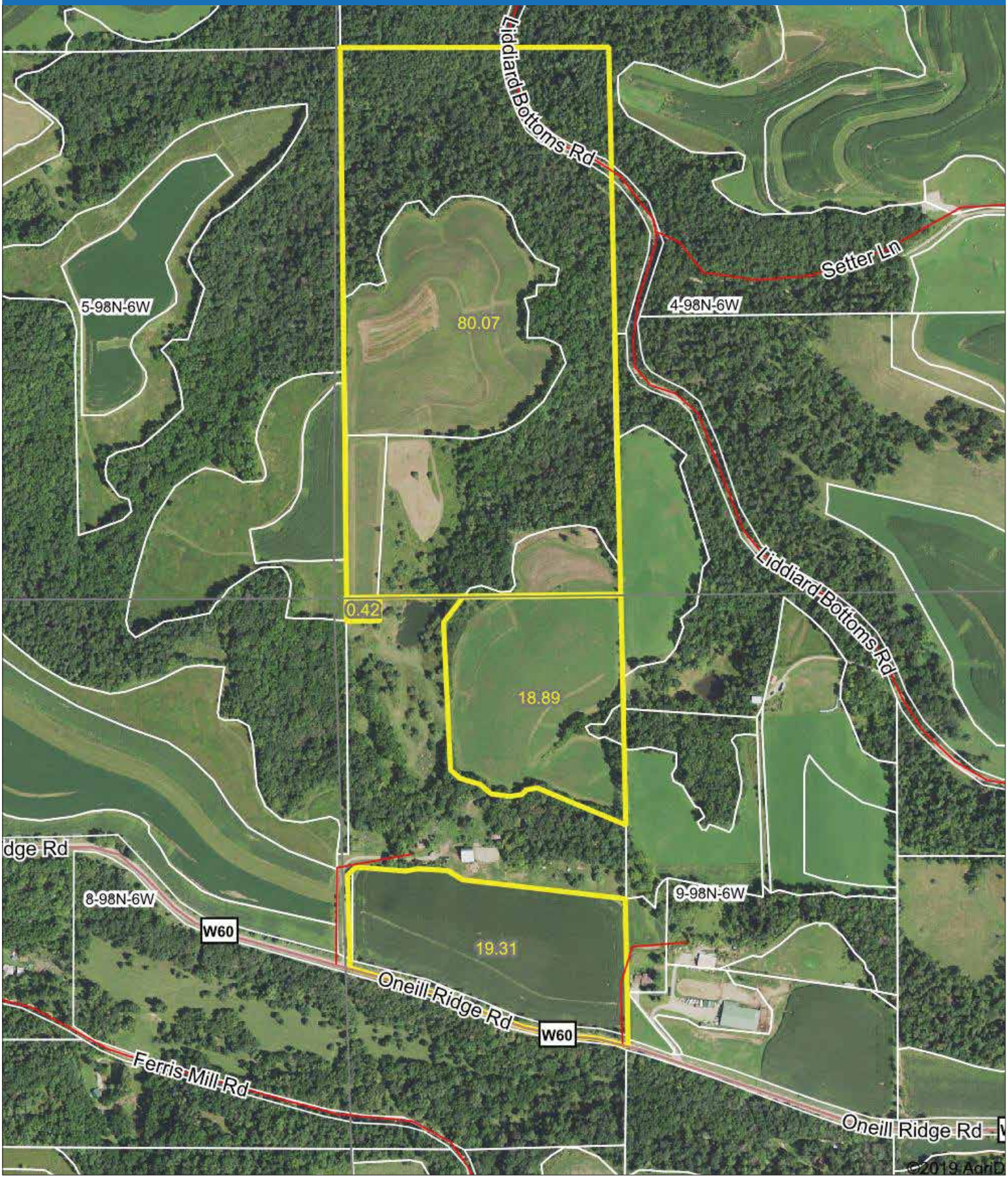
High Point Realty & Auction

501 South Grand Ave Charles City, IA 50616

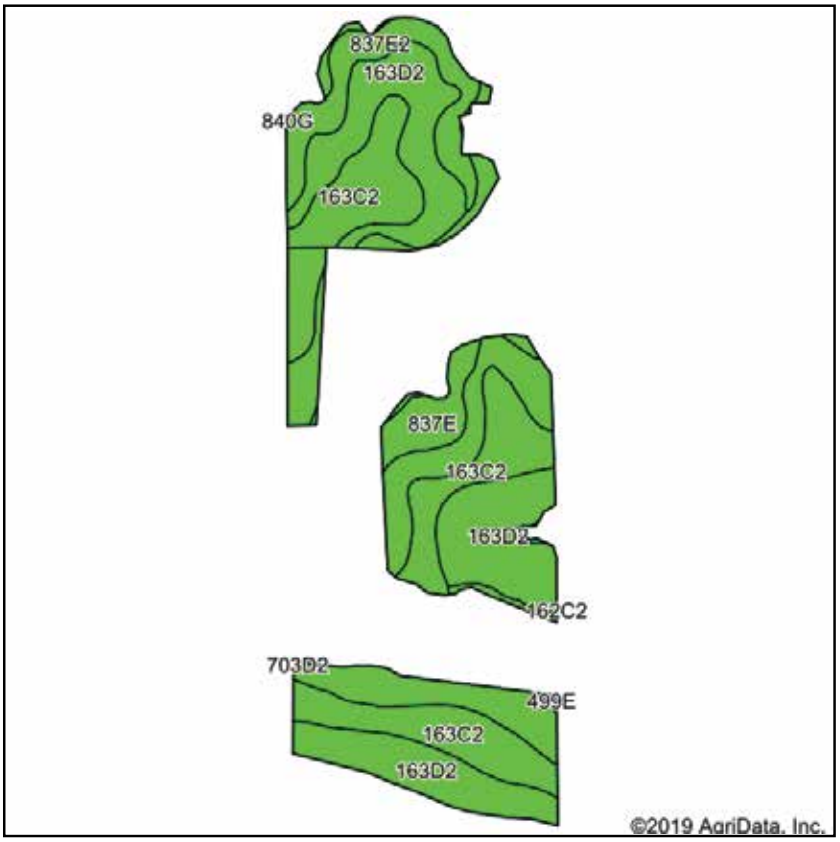
Property Photos



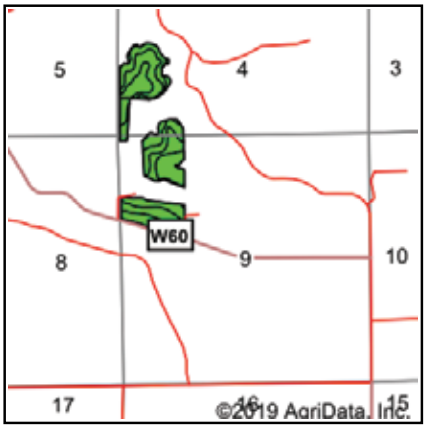
FSA Map


Liddiard Bottoms Rd
Setter Ln
5-98N-6W
4-98N-6W
80.07
0.42
18.89
Liddiard Bottoms Rd
dge Rd
8-98N-6W
W60
9-98N-6W
19.31
Oneill Ridge Rd
W60
Ferris Mill Rd
Oneill Ridge Rd
©2019 AgriD

Soil Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Allamakee**
Location: **9-98N-6W**
Township: **Union Prairie**
Acres: **65.51**
Date: **2/13/2020**

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Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
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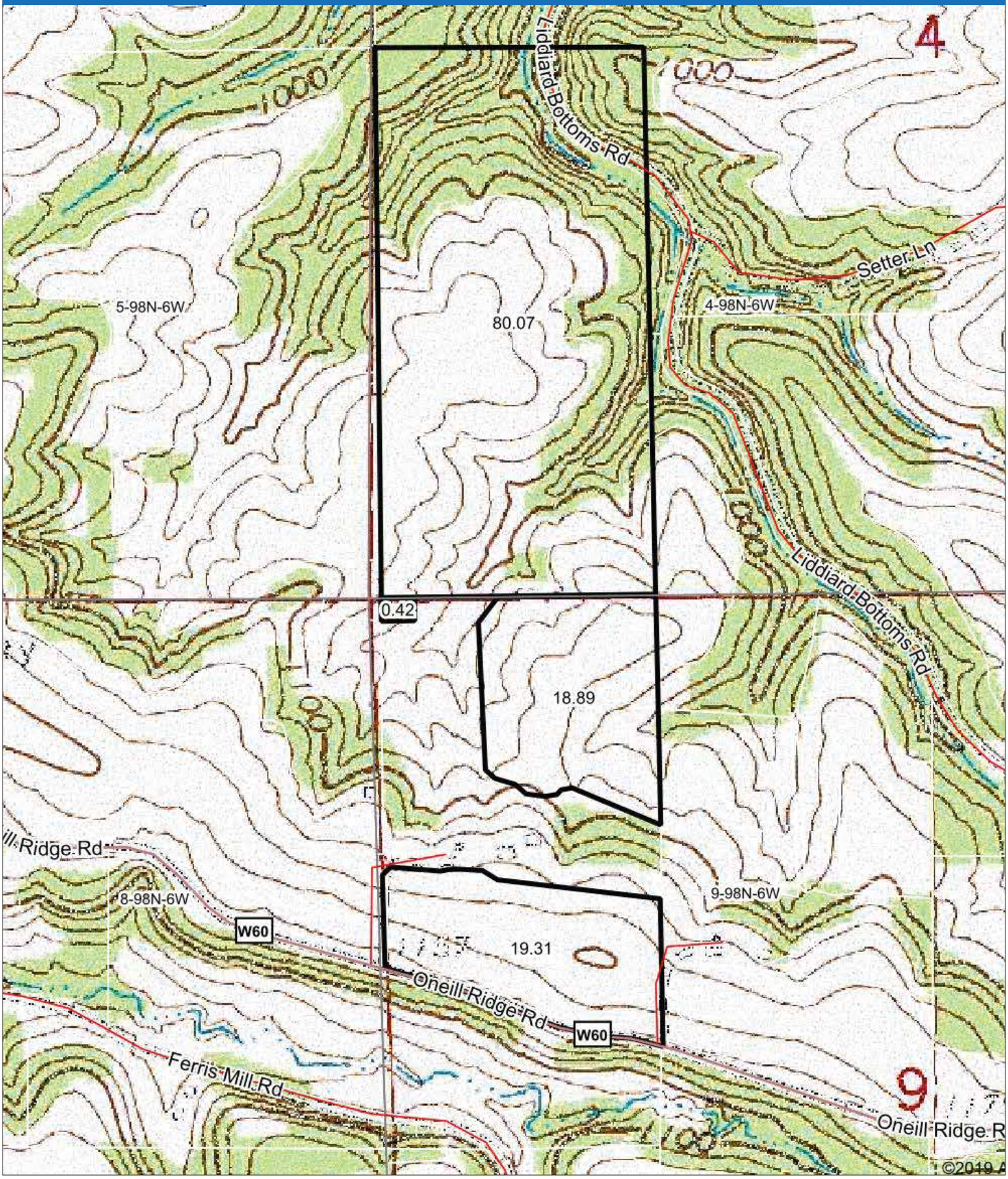
N W E S

Code	Soil Description	Acres	Percent of field	CSR2 Legend	NonIrr Class *c	CSR2**	CSR
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	34.46	52.6%		IIIe	46	58
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	19.38	29.6%		IIIe	72	68
837E2	Village silt loam, 14 to 18 percent slopes, moderately eroded	6.01	9.2%		IVe	27	13
837E	Village silt loam, 14 to 18 percent slopes	4.64	7.1%		IVe	30	18
912F	Paintcreek silt loam, 18 to 30 percent slopes	0.52	0.8%		VIe	5	5
862E	Churchtown loam, 14 to 18 percent slopes	0.41	0.6%		IVe	44	55
499E	Nordness silt loam, 14 to 18 percent slopes	0.09	0.1%		VIIs	5	5
					Weighted Average	**50.4**	**53.5**

**IA has updated the CSR values for each county to CSR2.
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Topo Map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W60
19.31
Oneill Ridge Rd
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Ferris Mill Rd
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Listing Summary

100+/- Acres (65+/- Tillable Acres)
Allamakee County — Union Prairie Township

Located in Allamakee county this 100+/- acre property is turnkey and absolutely loaded with deer. This property consists of Nearly 48 acres of certified crop land 42.31 acres currently enrolled in CRP producing $10,521 in annual payment. The balance is in beautiful timber ridges, Apple trees, and food plots.

The timber consists of fantastic south facing bedding areas and long ridges with plenty of cover that is proven to be utilized year-round. With good stands of walnut trees, there will be a potential harvest in the future. With high ridges and a number of natural pinch points, this farm is set up to hunt nearly all wind directions. The access off of the North from Liddiard Bottoms Rd comes is an established, drivable road. From the South there is an easement coming from the 20 acres of tillable ground that also available along O'Neill Ridge Rd. This 20 Acres would be a great addition to provide additional income for this recreational property (ask for more details).

The current owner has strategically placed three redneck box blinds overlooking food plots that have served him well in both the early and late season. It is obvious that this farm is located in a great neighborhood with incredible deer numbers. With further establishment of the newly planted CRP this farm is only going to get better!

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"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 transactions of their lives. It's our job to get it done right."

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