

MIDWEST LAND GROUP PRESENTS

45 ACRES IN

BREMER COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

AFFORDABLE INVESTMENT OPPORTUNITY

Don't miss your chance to own this affordable and versatile 45+/- acre tillable tract in Bremer County, Iowa! Ideally situated along US Route 218, just southwest of Waverly, this productive farm ground is a perfect addition to any existing operation—or an ideal farm for a new producer to get started on. Just 6 miles from the Shell Rock ethanol plant, this location boasts outstanding farm-to-market convenience. This farm offers immediate usability for a producer and future value due to its unique location. It should be noted that this farm is included in the Waverly Future Land Use residential/commercial development plan.

The property's prime highway exposure and proximity to town make it a compelling option for future development. Waverly is among the fastest-growing communities in the entire state, and this property is included in the land demarcated for their development goals. Whether you're looking to expand your ag operation or invest in a piece with long-term upside, this tract is one you'll want to seriously consider. Call Land Agent Andrea Larson at 319-572-9260 for more information or to schedule a viewing.



PROPERTY FEATURES

PRICE: **\$345,000** | COUNTY: **BREMER** | STATE: **IOWA** | ACRES: **45**

- 45.48 +/- tillable acres
- 44.3 +/- acres DCP Cropland
- Excellent farm-to-market access
- Future development potential
- Included in Waverly's Future Land Use Plan
- Borders US Route 218
- Great visibility and highway frontage
- Ideal for farm expansion or first-time buyers
- 7 miles from Waverly
- 4 miles from Shell Rock

GREAT VISIBILITY AND HIGHWAY FRONTAGE



44.3 +/- ACRES OF CROPLAND



AERIAL MAP



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Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 42° 41' 51.99, -92° 31' 44.4

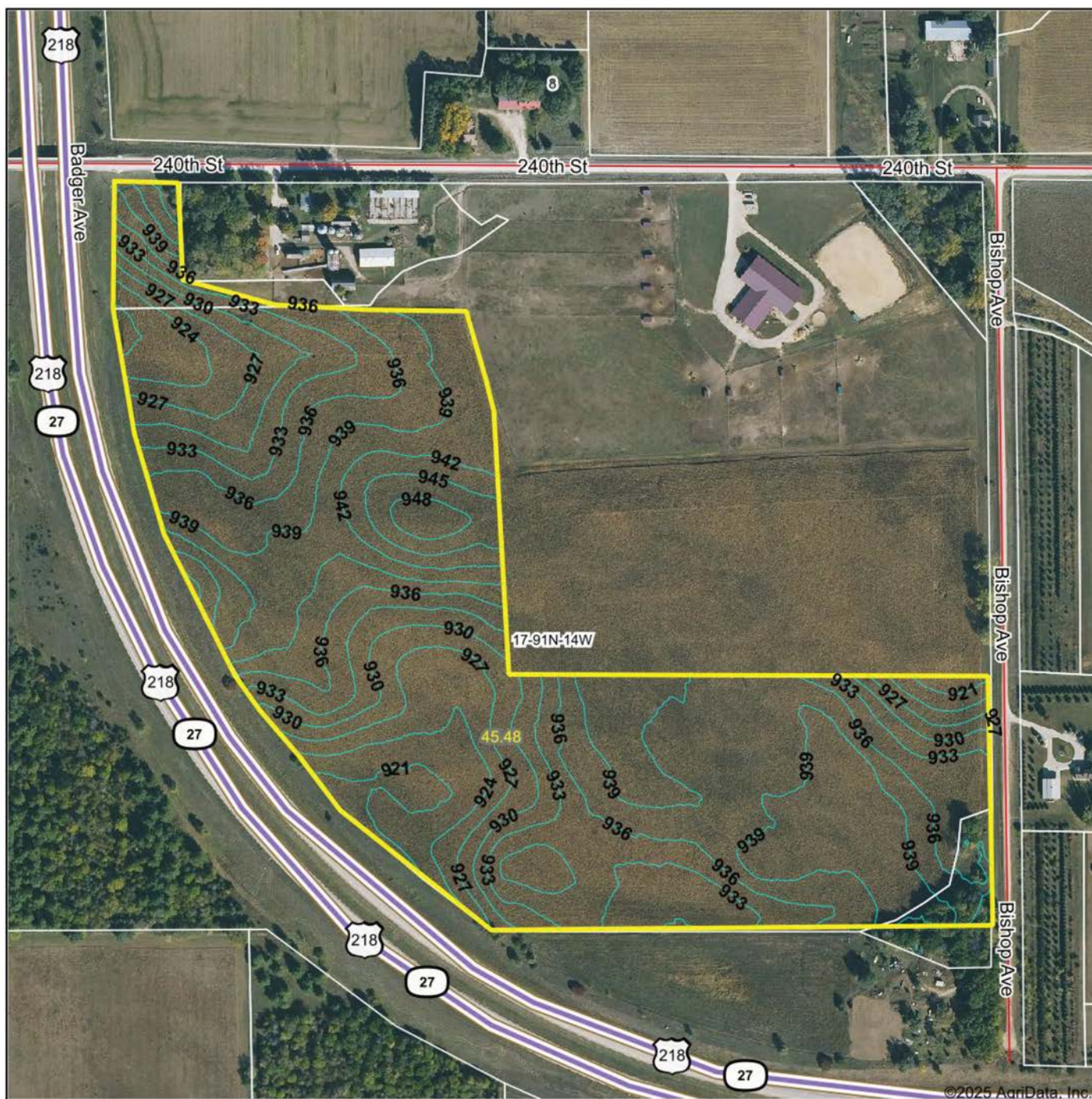
17-91N-14W
Bremer County
Iowa

0ft 538ft 1075ft



5/27/2025

TOPOGRAPHY MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 918.7

Max: 949.6

Range: 30.9

Average: 934.6

Standard Deviation: 6.36 ft

0ft 404ft 807ft



5/27/2025

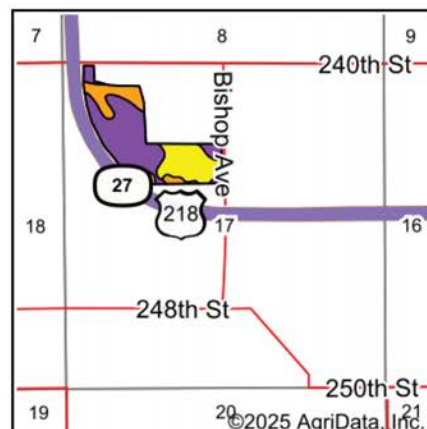
17-91N-14W
Bremer County
Iowa

Boundary Center: 42° 41' 51.99, -92° 31' 44.4

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Bremer**
 Location: **17-91N-14W**
 Township: **Washington**
 Acres: **45.48**
 Date: **5/27/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA017, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
41C	Sparta loamy sand, 5 to 9 percent slopes	24.44	53.7%		IVs	Ile	124.8	36.2	37	25	60	60	36
41B	Sparta loamy sand, 2 to 5 percent slopes	11.97	26.3%		IVs	Ile	140.8	40.8	42	40	61	61	36
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	7.59	16.7%		IIIe		80.0	23.2	50	55	61	61	36
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	1.48	3.3%		IIIe		80.0	23.2	45	40	61	61	36
Weighted Average					3.80	*-	120.1	34.8	40.7	34.4	*n 60.5	*n 60.5	*n 36

**IA has updated the CSR values for each county to CSR2.

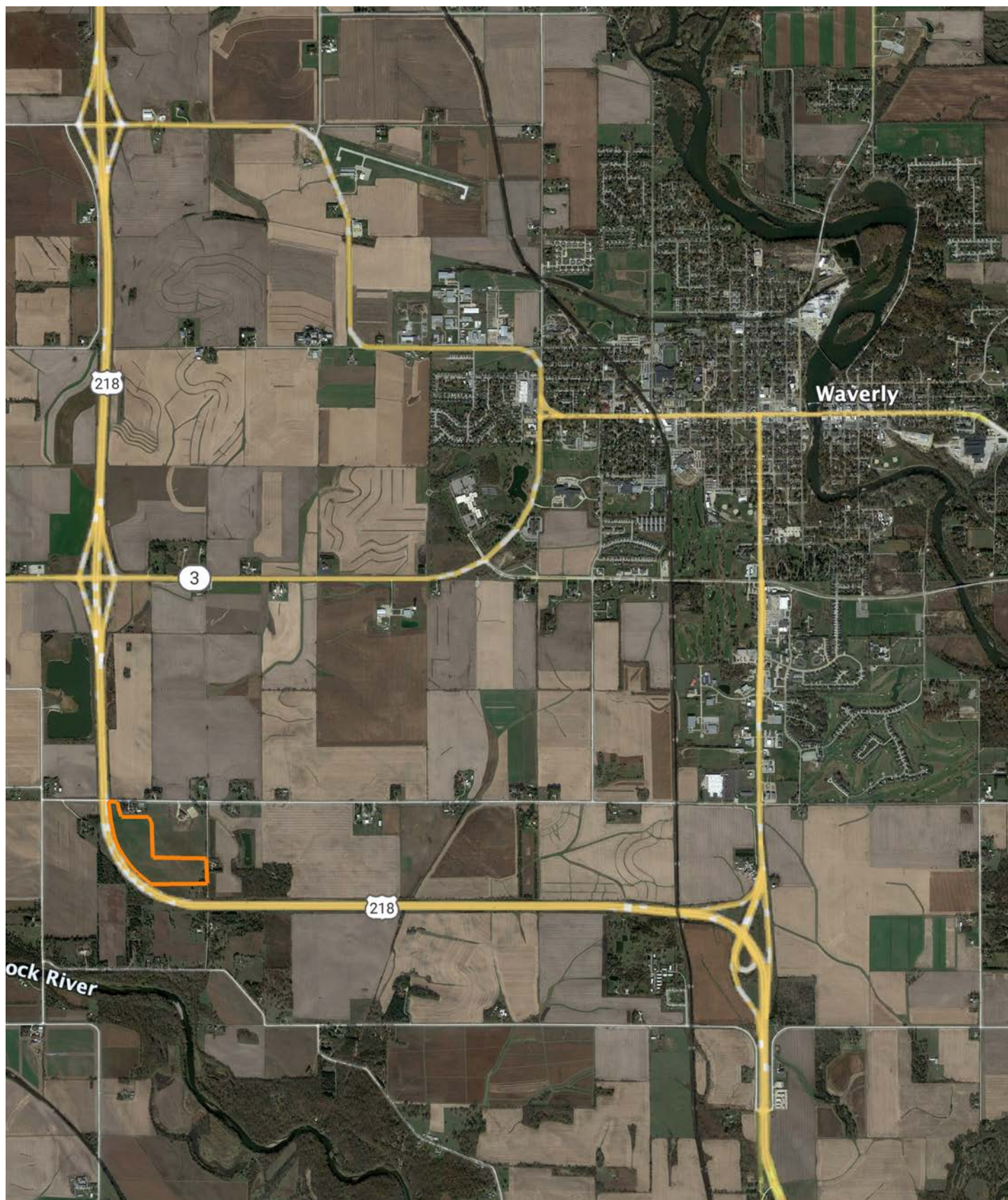
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

OVERVIEW MAP



AGENT CONTACT

Born and raised in Mediapolis, Iowa, Andrea Larson grew up on her family's farm, where she first developed a passion for the outdoors and agriculture and learned to appreciate and manage land and livestock. Her father sold land and real estate, and she holds fond memories of spending countless hours riding around with him, learning how to build relationships with clients and serve them well.

After graduating from Mediapolis High School, Andrea went to Wayne State College where she played collegiate basketball for four years and earned a Bachelor's of Business Administration degree with a focus in Agriculture. At Midwest Land Group, Andrea is able to leverage her passion for the outdoors while building relationships with like-minded individuals. Her business practices are rooted in her faith, with service to others as her motivator, and always operates with integrity, trust, and respect. She goes out of her way for her clients, doing all she can to ensure that they achieve their land ownership goals.

Andrea is an active member of Meriden Evangelical Free Church and serves as a youth group leader. She likes to spend as much time outdoors as possible, often seeking out new hiking trails and kayaking routes, trap shooting, and camping off-grid. She has a large garden plot that she produces from and has a goal of becoming as self-sustained as possible.



ANDREA LARSON,
LAND AGENT

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