

MIDWEST LAND GROUP PRESENTS

81.2 ACRES IN

BREMER COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GORGEOUS COMBINATION TILLABLE, TIMBER, PASTURE FARM

Here are 81.2 +/- acres of prime northeast Iowa land for sale located just off Dakota Avenue, north of Waverly, Iowa, and just a half mile off pavement, close to the scenic Cedar River. This is the perfect combination of quality tillable ground, timber, and pasture, a rare find in this area. A full half-mile of beautiful running stream runs through the property, bordered by beautiful farmland and timber. The land is very flat, fertile, and has desirable soils, ideal for a range of agricultural uses.

This is a prime opportunity for investors, farmers, and outdoor enthusiasts alike. Whether you're looking to expand your farming operation, build your dream home, or invest in Iowa agricultural & recreational land, this property has the location, productivity, and beauty to deliver. This is an excellent opportunity for an outdoorsman looking for income on their investment while owning a property in a highly desirable area for trophy whitetails and turkeys. Multiple access points and tillable ground that could be saved for food plots would make this an excellent multi-season hunting property. Several turkeys were present while photographing the farm, and this is a well-known travel corridor for big whitetails with great surrounding habitat in all directions. The 23.39 +/- acres of timber feature beautiful pockets

of medium-sized walnuts for future timber income potential and a gorgeous meandering creek.

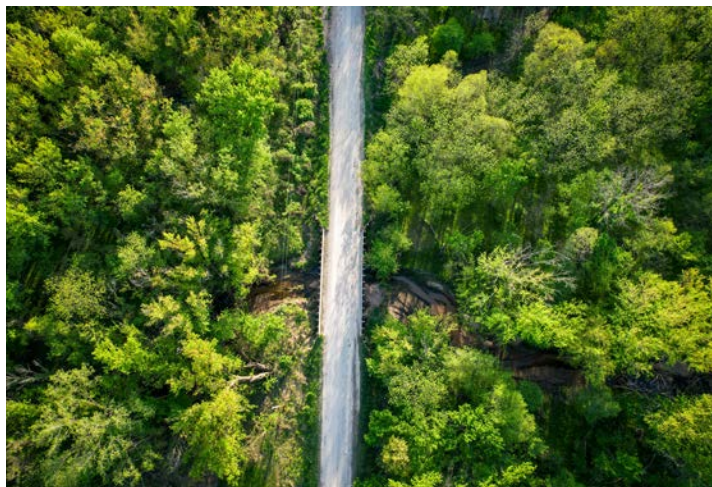
For production, a farmer will enjoy a well-cared-for and maintained farm with 41.83 +/- acres of tillable acres having a CSR2 of 75 and made up of Billet Sandy loam with 0-2% slopes. There are 48.43 +/- total certified tillable acres, of which are being both row cropped and utilized for hay ground. The pasture and timber are currently being grazed. The farm is leased through a sharecropping agreement through 2025 and will be open for the 2026 season. The tillable ground could be utilized for future row crop production or could be converted into future available CRP programs, which would also produce a very solid, reliable income return. Road frontage is available on both Dakota Avenue on the east side of the property, as well as to the south on the dead-end road of 150th Street, where the timber and creek meet the road.

The seller would entertain the sale of an additional 5 +/- acres with buildings, home and other improvements on the home acreage along with the sale of the land. Call agent, Kyle Steinfeldt for more details and to schedule a showing! Shown by appointment only.

PROPERTY FEATURES

PRICE: **\$720,000** | COUNTY: **BREMER** | STATE: **KANSAS** | ACRES: **81.2**

- 81.2 +/- acres
- 48.43 +/- in tillable production
- 23.39 +/- in timber
- Balance in pasture/creek
- Walnut trees
- Close proximity to the Cedar River
- Hay ground could be converted to row crop
- Great turkey population
- Places to build
- Potential to buy contiguous acreage
- Electric at the road
- Road frontage from the east and south
- Beautiful creek runs through the property
- Share cropped in 2025 and open in 2026
- Half a mile off pavement
- 65 CSR2 weighted average
- 41.83 acres with a CSR2 of 75 (Billet Sandy Loam 0-2% slopes)
- Very flat fertile
- Taxes \$1,278 annually
- 7 miles NW of Waverly
- 1.75 miles ESE of Plainfield
- 1 mile WSW of Horton
- Shown by appointment only



48.43 +/- TILLABLE ACRES

There are 48.43 +/- total certified tillable acres, of which are being both row cropped and utilized for hay ground.

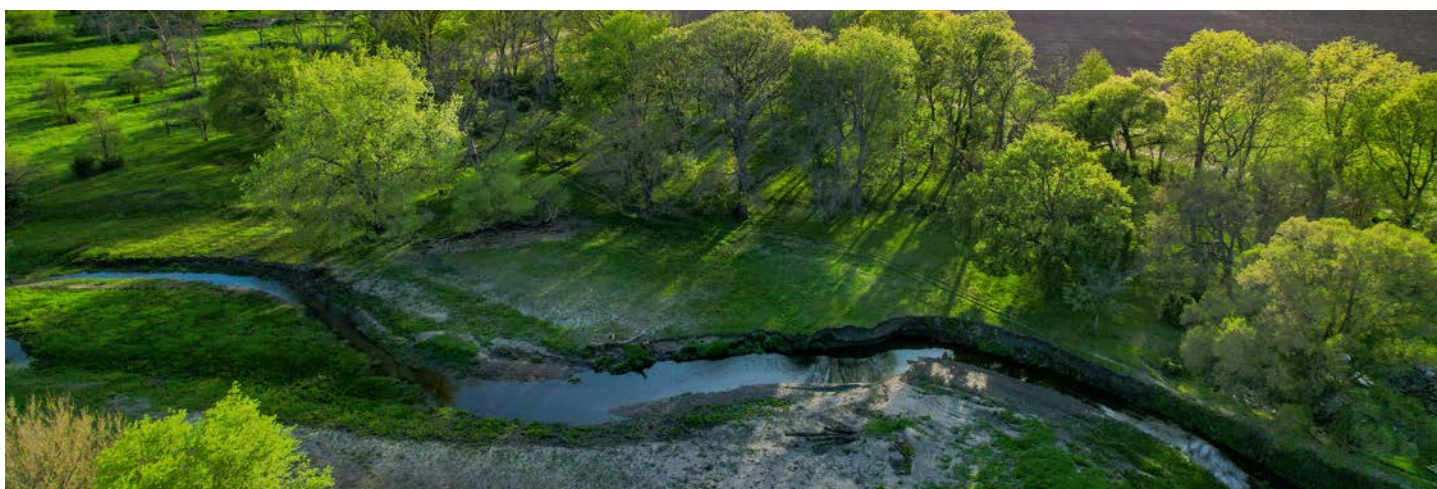
The farm is leased through a sharecropping agreement through 2025 and will be open for the 2026 season.



CLOSE PROXIMITY TO AMENITIES



CREEK RUNS THROUGH PROPERTY

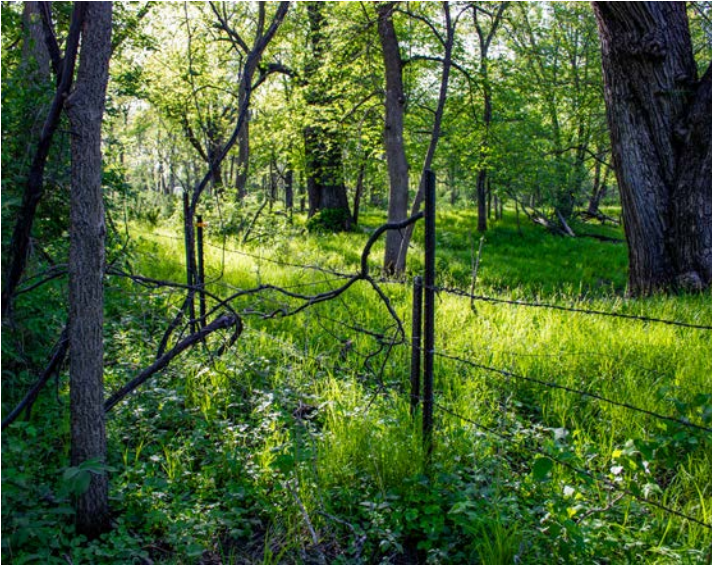


23 +/- TIMBERED ACRES

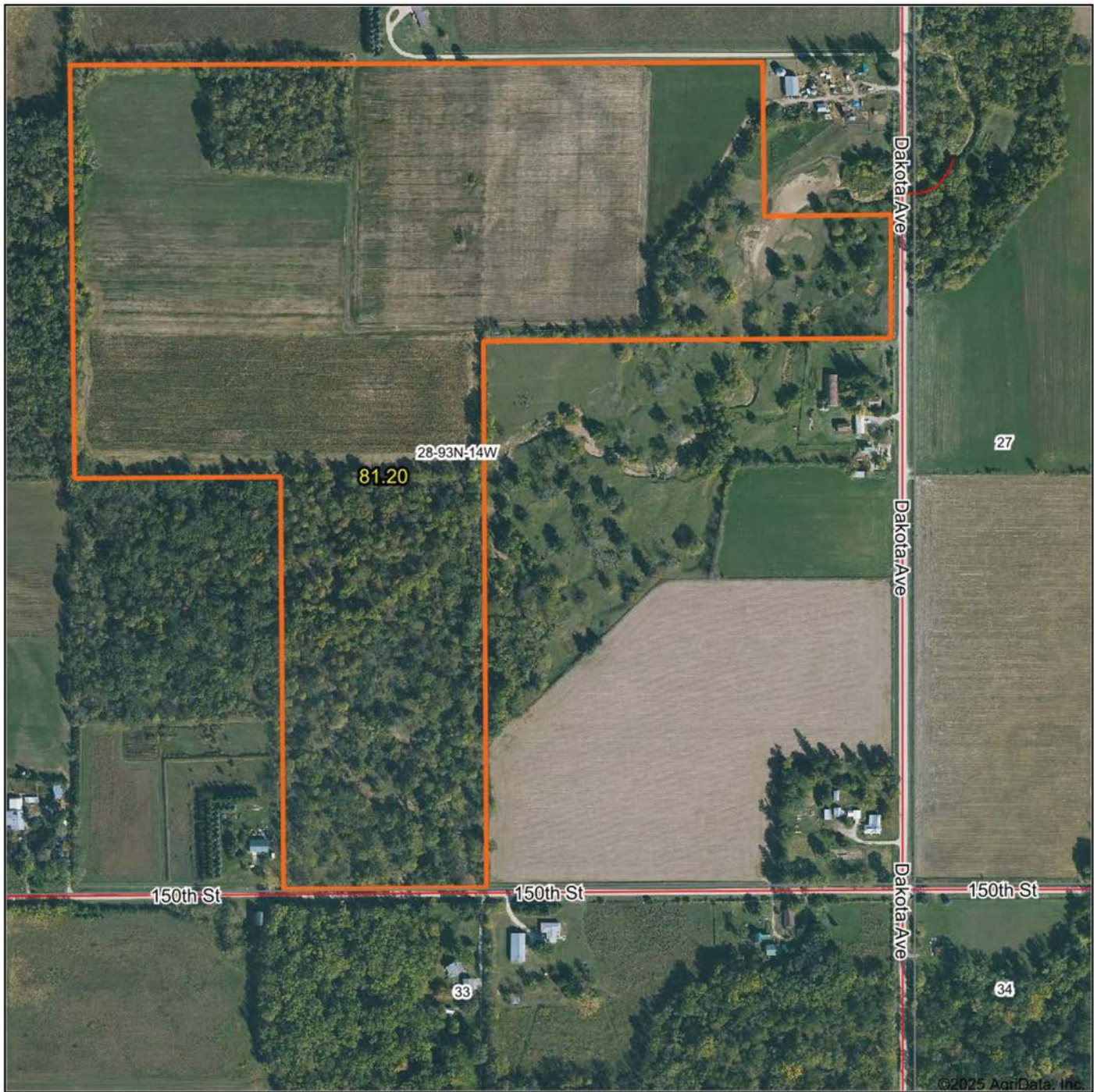
The 23.39 +/- acres of timber feature beautiful pockets of medium-sized walnuts for future timber income potential and a gorgeous meandering creek.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 42° 50' 11.72, -92° 30' 1.25

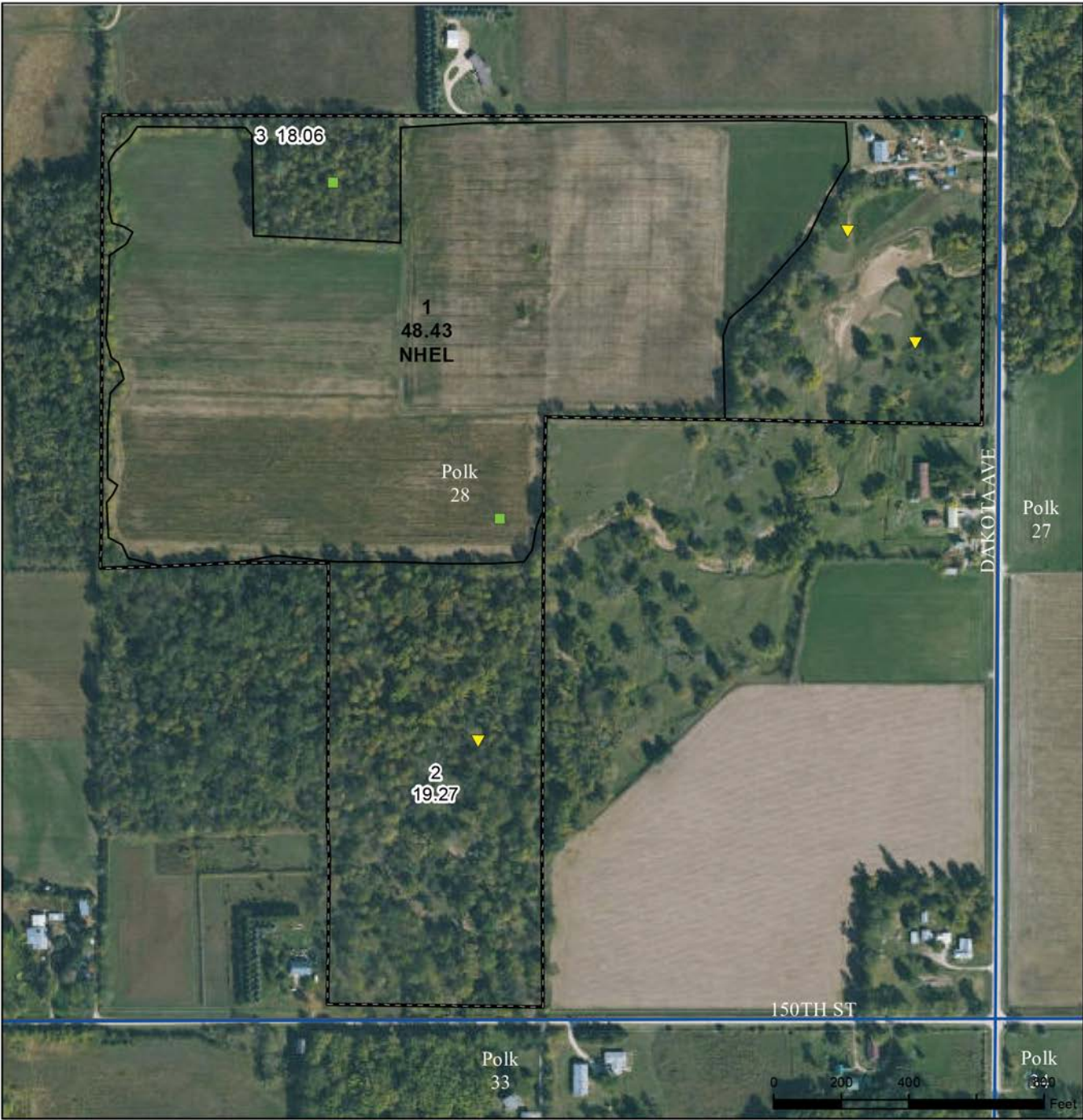
28-93N-14W
Bremer County
Iowa

0ft 496ft 991ft



5/20/2025

CROPLAND MAP



- Legend**
- Non-Cropland
 - Cropland
 - CRP
 - Iowa PLSS
 - Iowa Roads
 - Tract Boundary

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

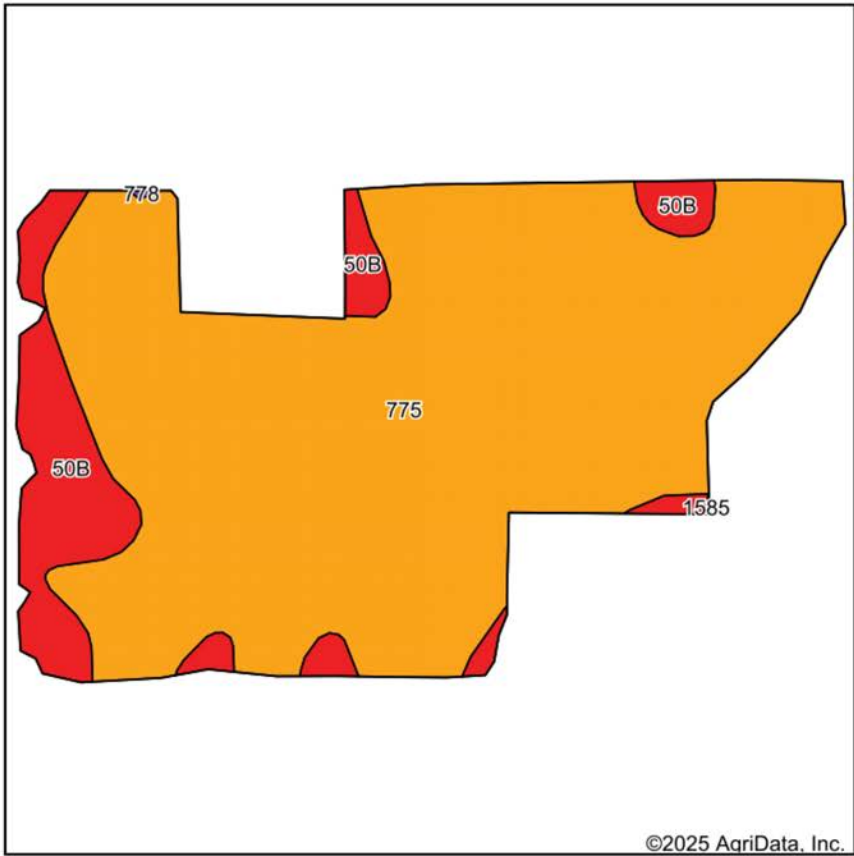
Tract Cropland Total: 48.43 acres

2025 Program Year
Map Created April 17, 2025
Farm 1151
Tract 154

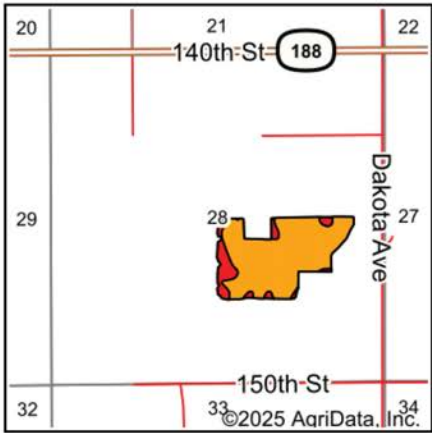
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Bremer**
Location: **28-93N-14W**
Township: **Polk**
Acres: **48.43**
Date: **5/20/2025**



Maps Provided By:

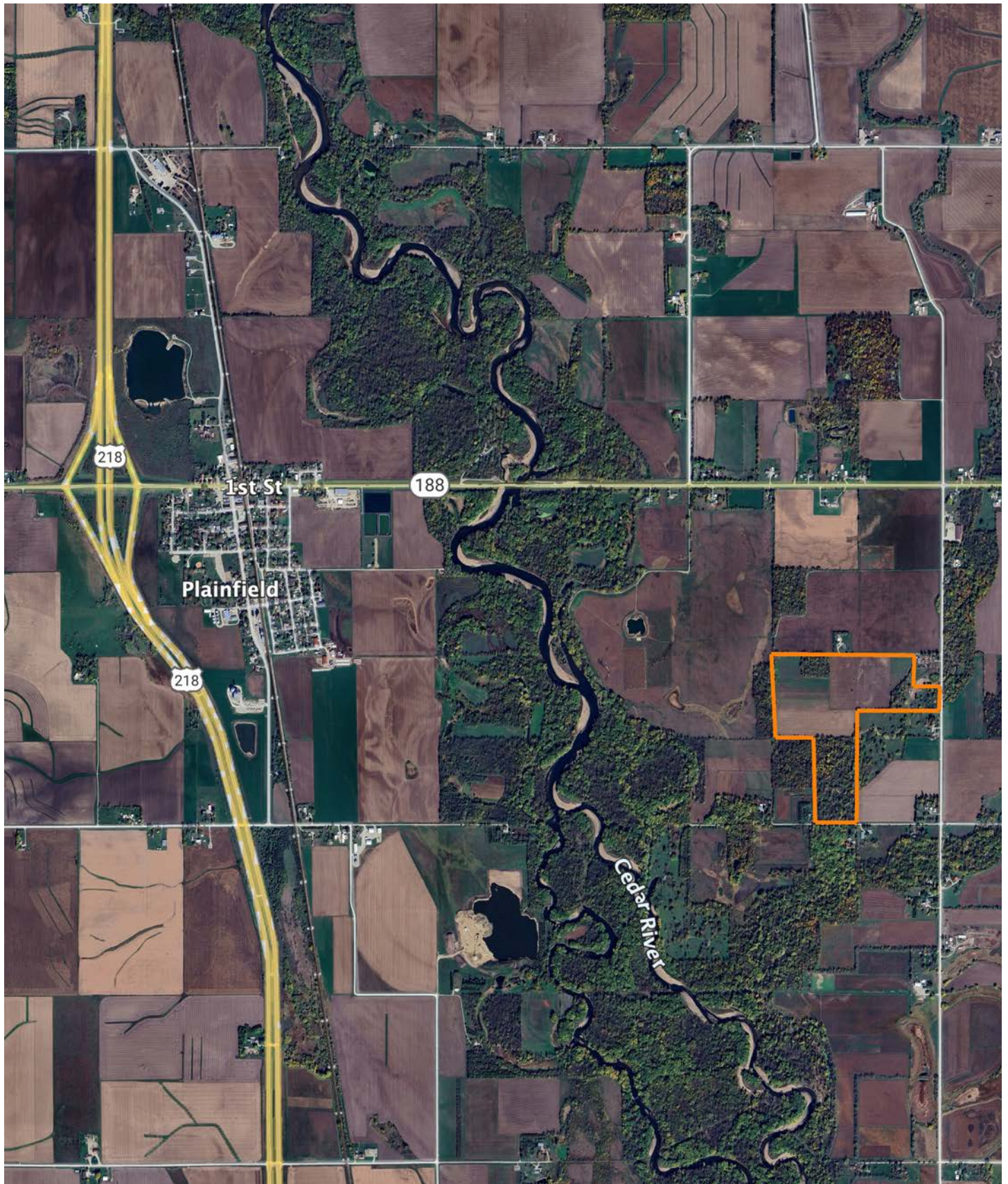


Area Symbol: IA017, Soil Area Version: 29

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
775	Billett sandy loam, 0 to 2 percent slopes	41.83	86.4%		Ile		80.0	23.2	75	57	62	62	42
50B	Coloma loamy sand, 2 to 5 percent slopes, rarely flooded	6.60	13.6%		IVs	IIIe	97.6	28.3	15	36	38	38	19
Weighted Average					2.27	*-	82.4	23.9	66.8	54.1	*n 58.7	*n 58.7	*n 38.9

**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

Kyle Steinfeldt's deep-rooted passion for the outdoors extends beyond the woods and water where he grew up in small town Iowa. Motivated and driven to succeed, Kyle uses his strong work ethic, professionalism, quiet confidence, and customer service skills to help his clients connect with other buyers and sellers and achieve their goals, often exceeding their expectations. Kyle's expertise in land values and market knowledge of both tillable tracts and recreational farms reaches a wide span across the entire state of Iowa including north central Iowa where his family farms several hundred acres.

Kyle also enjoys spending time in southern Iowa, where he likes to hunt, fish farm ponds, and manage family-owned farms for turkeys and giant whitetails. Kyle graduated high school in Eldora and earned a BA in Business Administration from Wartburg College in Waverly. His past career in sales had him working for several outdoor brands as a Senior Product/Sales Manager in the fishing tackle industry where he developed new products and brought new fishing tackle to market.

Kyle's passion for fishing has taken him across the country to chase walleye, smallmouth, and crappie recreationally and competitively. He's earned top honors in several national level tournaments since 2013 when he and his tournament partner won the Bass Pro Shop's Crappie Master's National Championship. Kyle lives on an acreage near Riverside with his wife, Ashley Steinfeldt, and three border collies Concho, Jig, and Cinch. If you're in the market to buy or sell, give Kyle a call to experience the Midwest Land Group difference and pursue your real estate goals today!



KYLE STEINFELDT, LAND AGENT
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