



**HIGH
POINT**

REALTY & AUCTION

507-218-1243 www.HPRAA.com

**75.62 +/- Acres
Winneshiek County
Decorah, Iowa**



High Point Realty & Auction

501 South Grand Ave Charles City, IA 50616

Property Photos



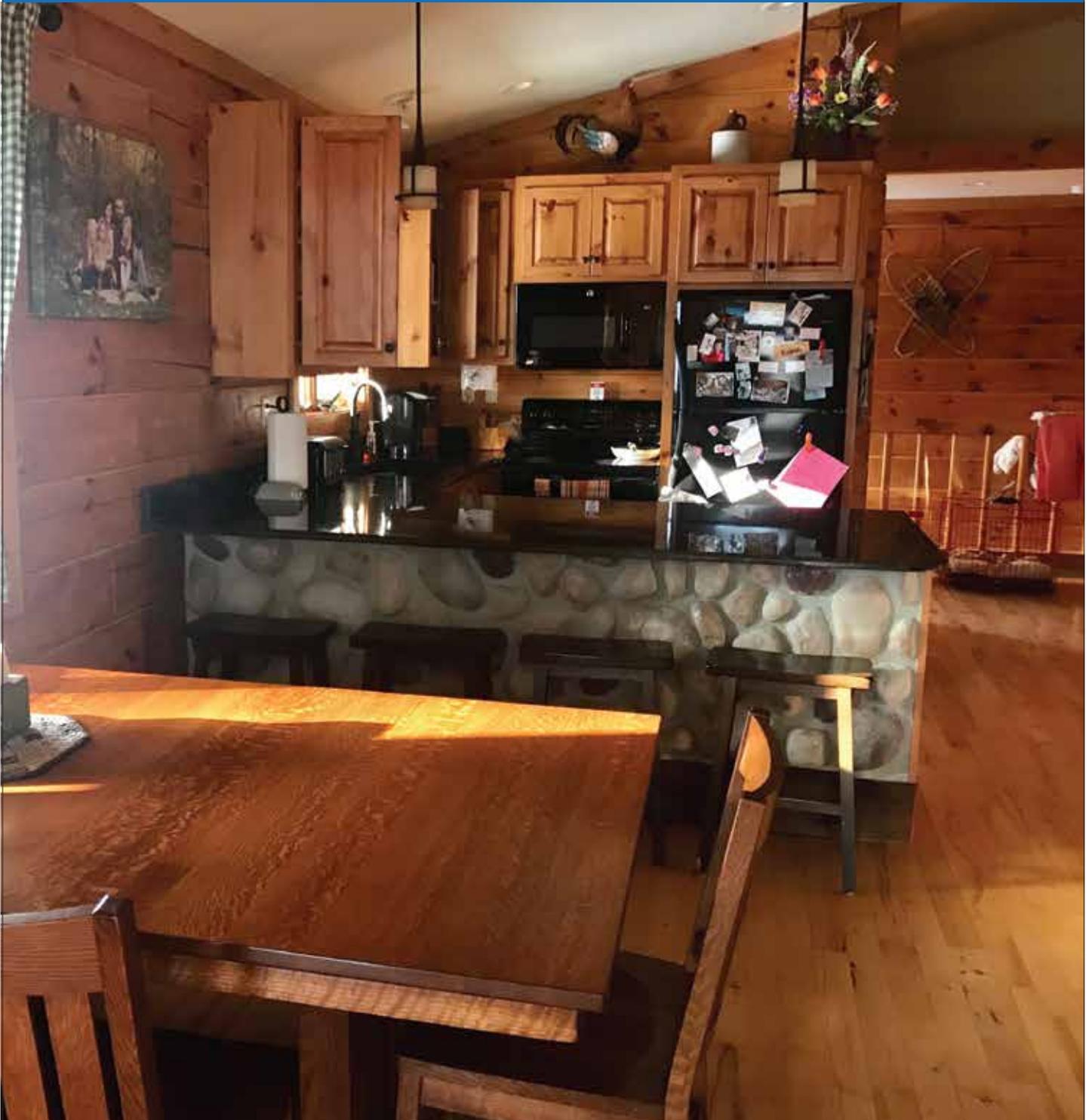
High Point Realty & Auction
501 South Grand Ave Charles City, IA 50616

Property Photos



High Point Realty & Auction
501 South Grand Ave Charles City, IA 50616

Property Photos



High Point Realty & Auction
501 South Grand Ave Charles City, IA 50616

Property Taxes 1

Parcel ID 042930001000
 Alternate ID
 Property Address
 Sec/Twp/Rng 29-100-7
 Brief Legal Description NE SW EXC LOT 1 & LOT 2 IN W 30 RDS OF N 32 RDS SE SW
 (Note: Not to be used on legal documents)
 Document(s) DED: 2010-3149 (2010-09-13)
 PLT: 2010-2993 (2010-08-30)
 Gross Acres 43.66
 Exempt Acres N/A
 Net Acres 43.66
 CSR N/A
 Class A - Agriculture
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District HIGHLAND TWP. NORTH WINN.
 School District NORTH WINN

Owners

Primary Owner
 (Deed Holder)
 Marso, Peter G
 607 Stanwood Dr
 Decorah, IA 52101
 Secondary Owner
 Mailing Address

Land

Lot Area 43.66 Acres ; 1,901,830 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
9/11/2010	LANGE, DANIEL O VICTORIA O	MARSO, PETER G	2010-3149	Agricultural Sales	Deed		\$129,534.00
6/15/2007	MASSMAN, DARREL	LANGE, DANIEL VICTORIA	2007-2429	Fulfillment of prior year contract	Deed		\$0.00

Valuation

	2019	2018	2017	2016	2015	2014
+ Land	\$31,510	\$51,100	\$51,100	\$61,400	\$61,400	\$57,100
= Total Assessed Value	\$31,510	\$51,100	\$51,100	\$61,400	\$61,400	\$57,100

Property Taxes 2

Taxation

	2017 Pay 2018-2019	2016 Pay 2017-2018	2015 Pay 2016-2017	2014 Pay 2015-2016
Classification	Agriculture	Agriculture	Agriculture	Agriculture
+ Taxable Land Value	\$27,823	\$29,165	\$28,310	\$25,525
+ Taxable Building Value	\$0	\$0	\$0	
+ Taxable Dwelling Value	\$0	\$0	\$0	
= Gross Taxable Value	\$27,823	\$29,165	\$28,310	\$25,525
- Military Exemption	\$0	\$0	\$0	
= Net Taxable Value	\$27,823	\$29,165	\$28,310	\$25,525
x Levy Rate (per \$1000 of value)	20.50299	21.31611	23.50000	23.50000
= Gross Taxes Due	\$570.45	\$621.68	\$667.71	\$651.61
- Ag Land Credit	(\$22.77)	(\$29.13)	(\$43.25)	(\$44.59)
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$548.00	\$592.00	\$624.00	\$608.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt	
2017	March 2019		\$274	Yes	2019-01-10	8744
	September 2018		\$274	Yes	2018-09-17	
2016	March 2018		\$296	Yes	2017-09-08	8723
	September 2017		\$296	Yes	2017-09-08	
2015	March 2017		\$312	Yes	2016-08-29	8753
	September 2016		\$312	Yes	2016-08-29	
2014	March 2016		\$304	Yes	2015-09-10	8722
	September 2015		\$304	Yes	2015-09-10	
2013	March 2015		\$298	Yes	2014-08-18	8713
	September 2014		\$298	Yes	2014-08-18	
2012	March 2014		\$265	Yes	2013-08-08	8679
	September 2013		\$265	Yes	2013-08-08	

Parcel ID 04291000 100

Property Taxes 3

Alternate ID
 Property Address
 Sec/Twp/Rng 29-100-7
 Brief Legal Description LOT 1 SE NW
 (Note: Not to be used on legal documents)
 Document(s) DED: 523-358 (2004-02-12)
 Gross Acres 17.67
 Exempt Acres 12.67 (FRR)
 Net Acres 5.00
 CSR N/A
 Class A - Agriculture
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District HIGHLAND TWP, NORTH WINN.
 School District NORTH WINN

Owners

Primary Owner
 (Deed Holder)
 Marso, Peter G
 607 Stanwood Dr
 Decorah, IA 52101
 Secondary Owner
 Mailing Address

Land

Lot Area 17.67 Acres ; 769,705 SF

Sales

Columns

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
2/12/2004	GASTFIELD, STEVEN O.	MARSO, PETER G	523-358	NO LONGER USED (formerly Sale of two of more seperately assessed parcels)	Deed		\$53,640.00

Valuation

Columns

	2019	2018	2017	2016	2015	2014
+ Land	\$5,330	\$8,630	\$8,630	\$10,350	\$10,350	\$8,790
+ For Resv	\$5,450	\$8,530	\$8,530	\$10,380	\$10,380	\$11,740
= Total Assessed Value	\$10,780	\$17,160	\$17,160	\$20,730	\$20,730	\$20,530

Property Taxes 4

Taxation

	2017 Pay 2018-2019	2016 Pay 2017-2018	2015 Pay 2016-2017	2014 Pay 2015-2016
Classification	Agriculture	Agriculture	Agriculture	Agriculture
+ Taxable Land Value	\$4,699	\$4,916	\$4,772	\$3,929
+ Taxable Building Value	\$0	\$0	\$0	
+ Taxable Dwelling Value	\$0	\$0	\$0	
= Gross Taxable Value	\$4,699	\$4,916	\$4,7	
- Military Exemption	\$0	\$0	\$0	
= Net Taxable Value	\$4,699	\$4,916	\$4,7	
x Levy Rate (per \$1000 of value)	20.50299	21.31611	23.58567	25.52825
= Gross Taxes Due	\$96.34	\$104.79	\$112.55	\$100.30
- Ag Land Credit	(\$3.84)	(\$4.91)	(\$6.66)	(\$6.87)
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$92.00	\$100.00	\$106.00	\$94.00

Tax History

Columns

Year	Due Date	Amount	Paid	Date Paid	Receipt	
2017	March 2019		\$46	Yes	2019-01-10	8743
	September 2018		\$46	Yes	2018-09-17	
2016	March 2018		\$50	Yes	2017-09-08	8722
	September 2017		\$50	Yes	2017-09-08	
2015	March 2017		\$53	Yes	2016-08-29	8752
	September 2016		\$53	Yes	2016-08-29	
2014	March 2016		\$47	Yes	2015-09-10	8721
	September 2015		\$47	Yes	2015-09-10	
2013	March 2015		\$46	Yes	2014-08-18	8712
	September 2014		\$46	Yes	2014-08-18	

Property Taxes 5

Year	Due Date	Amount	Paid	Date Paid	Receipt	
2012	March 2014		\$41	Yes	2013-08-08	8678
	September 2013		\$41	Yes	2013-08-08	

Parcel ID 042910000700
 Alternate ID
 Property Address 1537 360th St
 Decorah
 Sec/Twp/Rng 29-100-7
 Brief Legal Description LOT 2 NE NW
 (Note: Not to be used on legal documents)
 Document(s) DED: 523-358 (2004-02-12)
 Gross Acres 14.29
 Exempt Acres 13.29 (FRR)
 Net Acres 1.00
 CSR N/A
 Class A - Agriculture
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District HIGHLAND TWP. NORTH WINN.
 School District NORTH WINN

Owners

Primary Owner
 (Deed Holder)
 Marso, Peter G
 607 Stanwood Dr
 Decorah, IA 52101
 Secondary Owner
 Mailing Address

Land

Lot Area 14.29 Acres ; 622,472 SF

Residential Dwellings

Residential Dwelling	
Occupancy	Single-Family / Owner Occupied
Style	1 Story Log-Cedar
Architectural Style	Log Cabin
Year Built	2004
Condition	Normal
Grade what's this?	N/A
Roof	Asph / Gable
Flooring	Hdwd
Foundation	Conc
Exterior Material	Log Cedar
Interior Material	Drwl / Knotty Pine
Brick or Stone Veneer	1/2 Story Stone; 40 linear ft.
Total Gross Living Area	1,938 SF
Attic Type	None;
Number of Rooms	7 above; 2 below
Number of Bedrooms	3 above; 0 below
Basement Area Type	Full

Property Taxes 6

Taxation

	2017 Pay 2018-2019	2016 Pay 2017-2018	2015 Pay 2016-2017	2014 Pay 2015-2016
Classification	Agriculture	Agriculture	Agriculture	Agriculture
+ Taxable Land Value	\$610	\$641	\$622	\$715
+ Taxable Building Value	\$0	\$0	\$0	
+ Taxable Dwelling Value	\$185,824	\$143,595	\$12	
= Gross Taxable Value	\$186,434	\$144,236	\$12	
- Military Exemption	\$0	\$0	\$0	
= Net Taxable Value	\$186,434	\$144,236	\$12	
x Levy Rate (per \$1000 of value)	20.50299	21.31611	23.58567	25.52825
= Gross Taxes Due	\$3,822.45	\$3,074.55	\$3,025.00	\$2,550.22
- Ag Land Credit	(\$0.50)	(\$0.64)	(\$1.21)	(\$1.25)
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$3,822.00	\$3,074.00	\$3,024.00	\$2,548.00

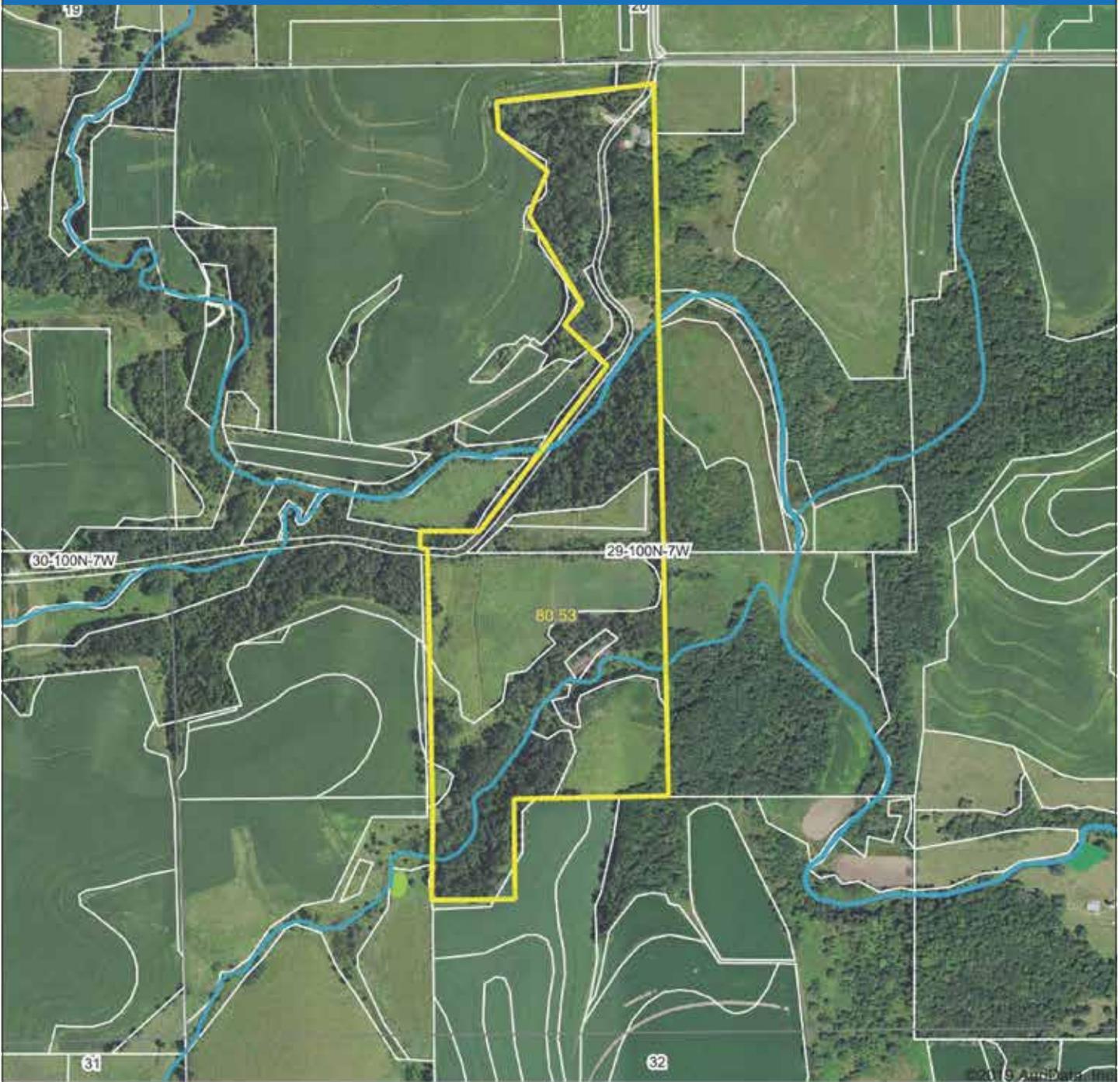
Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2017	March 2019	\$1,911	Yes	2019-01-10	8742
	September 2018	\$1,911	Yes	2018-09-17	
2016	March 2018	\$1,537	Yes	2017-09-08	8721
	September 2017	\$1,537	Yes	2017-09-08	
2015	March 2017	\$1,512	Yes	2016-08-29	8751
	September 2016	\$1,512	Yes	2016-08-29	
2014	March 2016	\$1,274	Yes	2015-09-10	8720
	September 2015	\$1,274	Yes	2015-09-10	
2013	March 2015	\$1,249	Yes	2014-08-18	8711
	September 2014	\$1,249	Yes	2014-08-18	
2012	March 2014	\$974	Yes	2013-08-08	8677
	September 2013	\$974	Yes	2013-08-08	

Aerial Map



FSA Map



map center: 43° 27' 2.36, -91° 42' 6.86



29-100N-7W
Winneshie County
Iowa

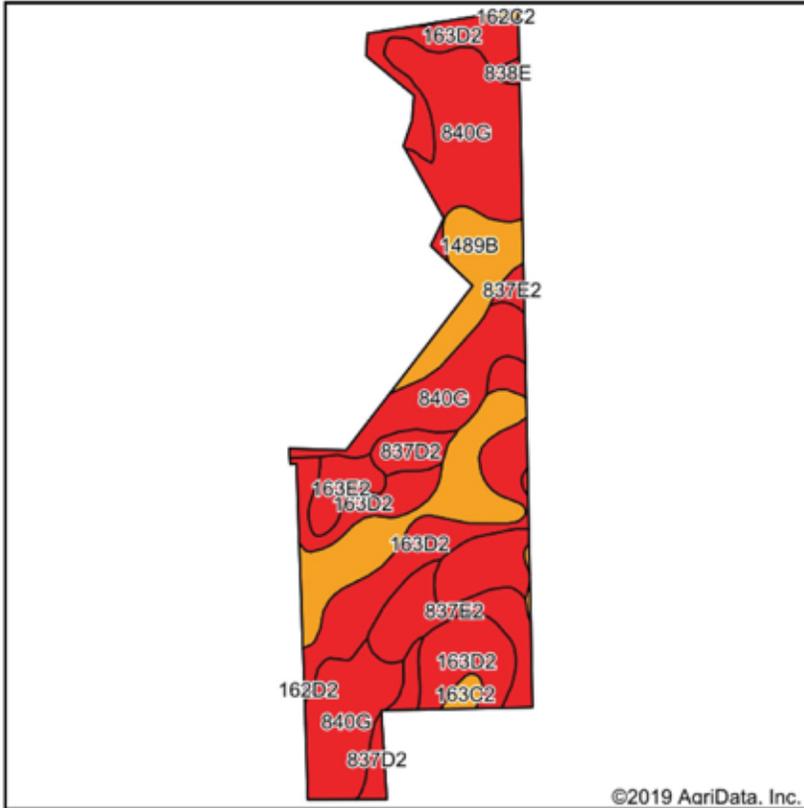


4/17/2019



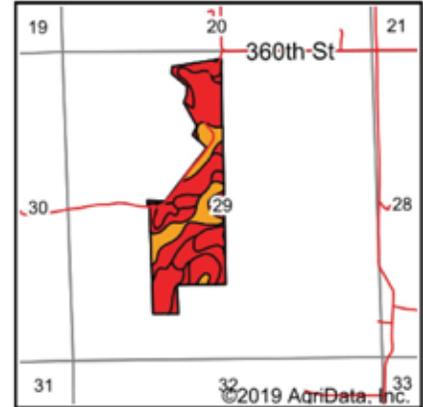
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Soil Map



Soils data provided by USDA and NRCS.

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State: Iowa
 County: Winneshiek
 Location: 29-100N-7W
 Township: Highland
 Acres: 78.69
 Date: 4/17/2019



Maps Provided By:



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Area Symbol: IA191, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
840G	Lacrescent cobbly silty clay loam, 18 to 45 percent slopes	28.68	36.4%		Vlle	5	5
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	21.53	27.4%		IIle	46	56
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	9.91	12.6%		IIle	72	66
837E2	Village silt loam, 14 to 18 percent slopes, moderately eroded	6.28	8.0%		IVe	25	13
1489B	Lawson-Ossian complex, 0 to 4 percent slopes	5.69	7.2%		IIw	77	82
837D2	Village silt loam, 9 to 14 percent slopes, moderately eroded	3.64	4.6%		IIle	38	28
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	2.40	3.0%		IVe	35	46
838E	Allamakee silt loam, 14 to 18 percent slopes	0.35	0.4%		IVe	34	23
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	0.13	0.2%		IIle	80	
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	0.08	0.1%		IIle	54	
Weighted Average						34.2	*.

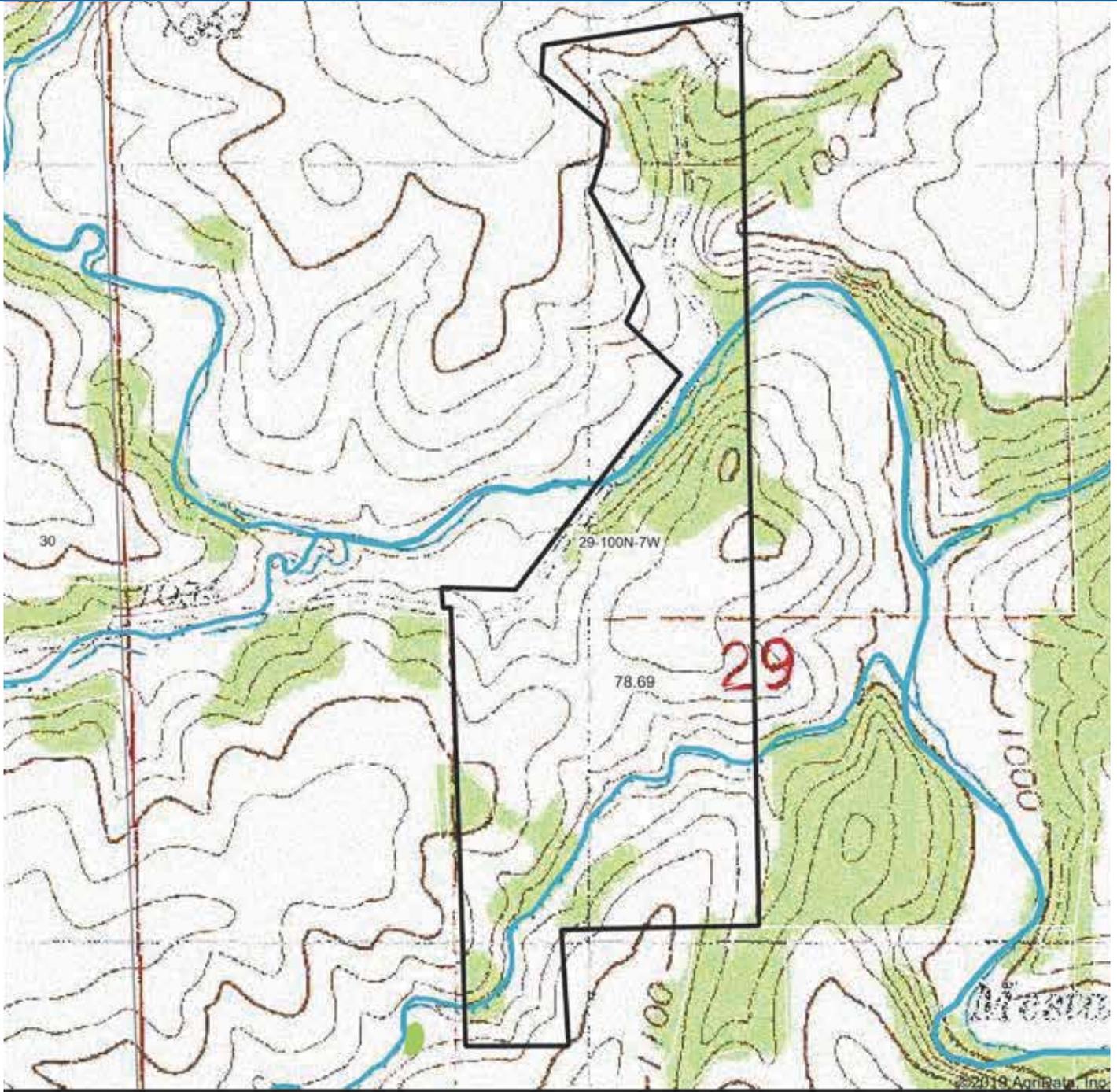
**IA has updated the CSR values for each county to CSR2.

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

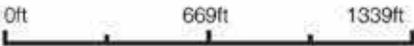
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topo Map



map center: 43° 27' 4.06, -91° 42' 10.41



29-100N-7W
Winneshiek County
Iowa



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Property Information

78+/- Acres Winneshiek County Decorah, IA

List Price: 749,900

Property: 1537 360th Street Decorah, IA

Parcel ID: 042930001000, 042930001100, 042910000700 S29 - T100N - R7W

Located in Winneshiek County, North of Decorah, IA this truly one of a kind, turn key property, is a dream come true for any outdoors-man. After entering on a long black top driveway, arrive at an immaculately maintained building site complete with custom built log home, detached shop, and an additional building equipped with solar power.

With very limited road frontage, the balance of the 78 +/- acres is right out the back door. With well thought out food plots, easily navigable trails, and readily accessible stand sites; this strategically designed property is right out of any whitetail or turkey hunter's dreams. Throughout the property you will notice great stands of mature oak and walnut, coupled with numerous tree plantings that have been meticulously maintained with great success. With just over 22 acres of native grasses in the CRP program, this property consistently holds deer year-round while producing great income to subsidize the investment. Located in a fantastic neighborhood, with well managed properties, and like-minded individuals, this farm is sure to be a continued producer of giant whitetails for years to come.

The 1,938 sf, 4-bedroom, 3-bath custom built log home with attached 2 stall garage is the perfect retreat to call home or make the ultimate getaway. With a finished basement, composite porch, ample storage, and access to drive an atv inside under the house; all that anyone could ever want is right out the back door. With an unbelievable great room, modern kitchen, tiled bathrooms, and wood floors throughout, this home will not disappoint.

Knowing the property will attract visitors, the 30 x 30 shop with attached deck is complete with full living quarters on the second level. This has also been utilized as an office, and leaves nothing to desire in a detached work-space. The additional building, which was recently constructed, adds additional opportunities for storage, and is equipped with solar panels on the roof. Wrap up the solar power with the option to use an extremely efficient wood burning central boiler and you have an investment that doesn't come with continued expenses! Properties like this are rarely available in the heart of Northeast Iowa!

Property Features: Expansive trail system, Multiple food plots, Spring fed stream, Numerous tree plantings, Mature Oaks and Walnuts, CRP Contracts generating \$5,327 annually, Solar Power, Efficient Wood Burning Central Boiler, Additional living quarters.



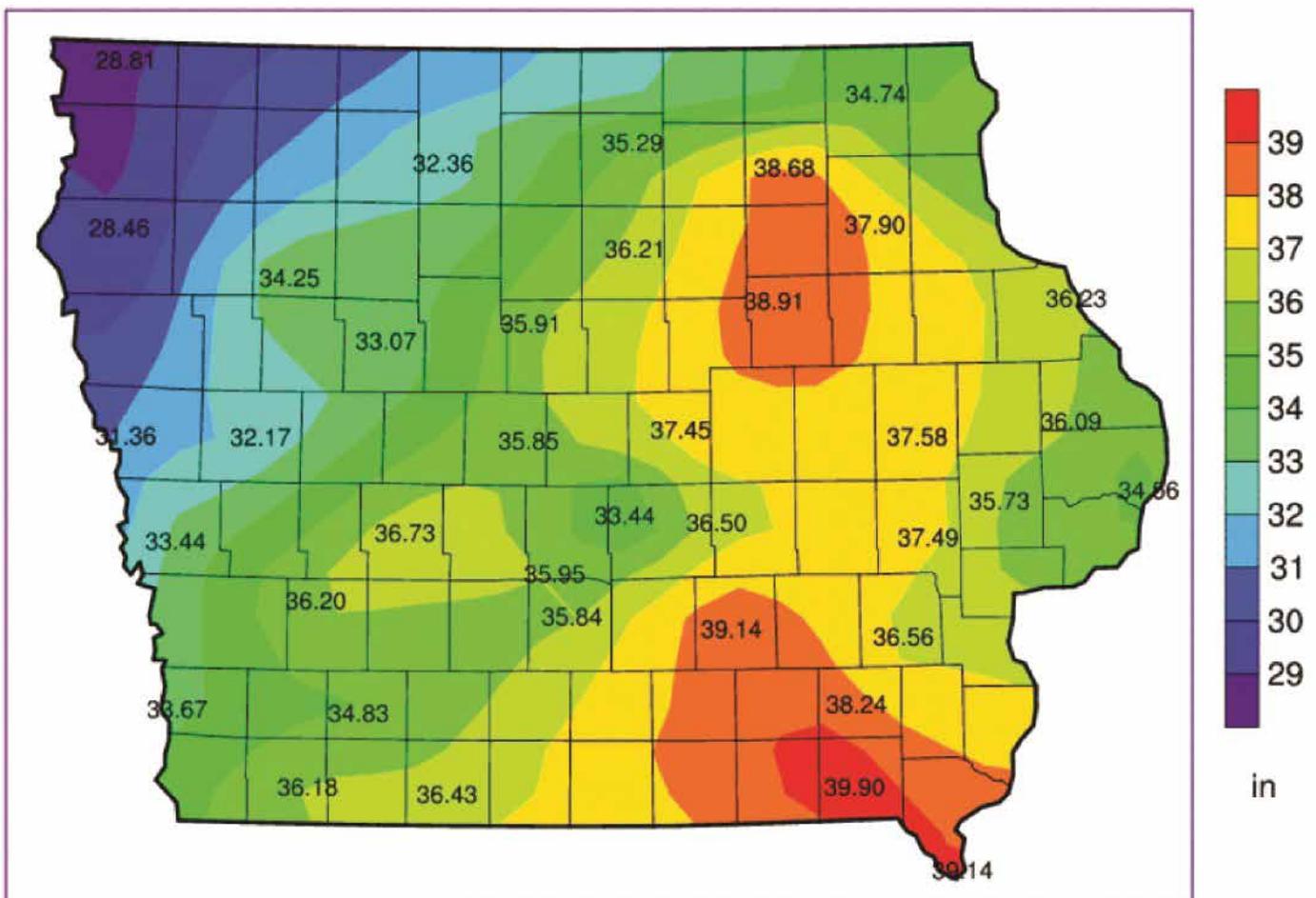
HIGH POINT

REALTY & AUCTION

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Average Annual Precipitation

1981-2010 Yearly Average Precipitation



Iowa Environmental Mesonet
Map Generated 17 Sep 2012 12:52 PM

High Point Realty & Auction

501 South Grand Ave Charles City, IA 50616



501 South Grand Ave
Charles City, IA 50616



“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.”



CONTACT LAND AGENT:

Nick Hopp

319-240-6121

Nick@hpraa.com