



LAND FOR SALE

110 Acres Dickinson County

Spirit Lake, Iowa

Rare Dickinson County Offering

Resch Farm Listing – Quick Look

110.66 surveyed acres

Prime location in the heart of the Iowa Great Lakes

Located on Sunner Avenue and 175th Street

Just east of the new Fareway Store

Sewer and water service along Sunner Avenue

One of the last large tracts of undeveloped land in Spirit Lake

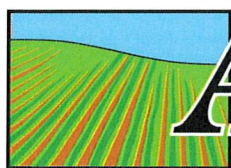
Productive soils CSR2 80.7

RE Taxes: \$ 2650 annually

Priced to sell: \$ 44,500 per acre

\$ 4,895,000.00

Contact Jon Hjelm for more information 712-240-3529



ACRE CO

Farm Real Estate

Spencer, IA 712-262-3529

Selling Iowa's Best

Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

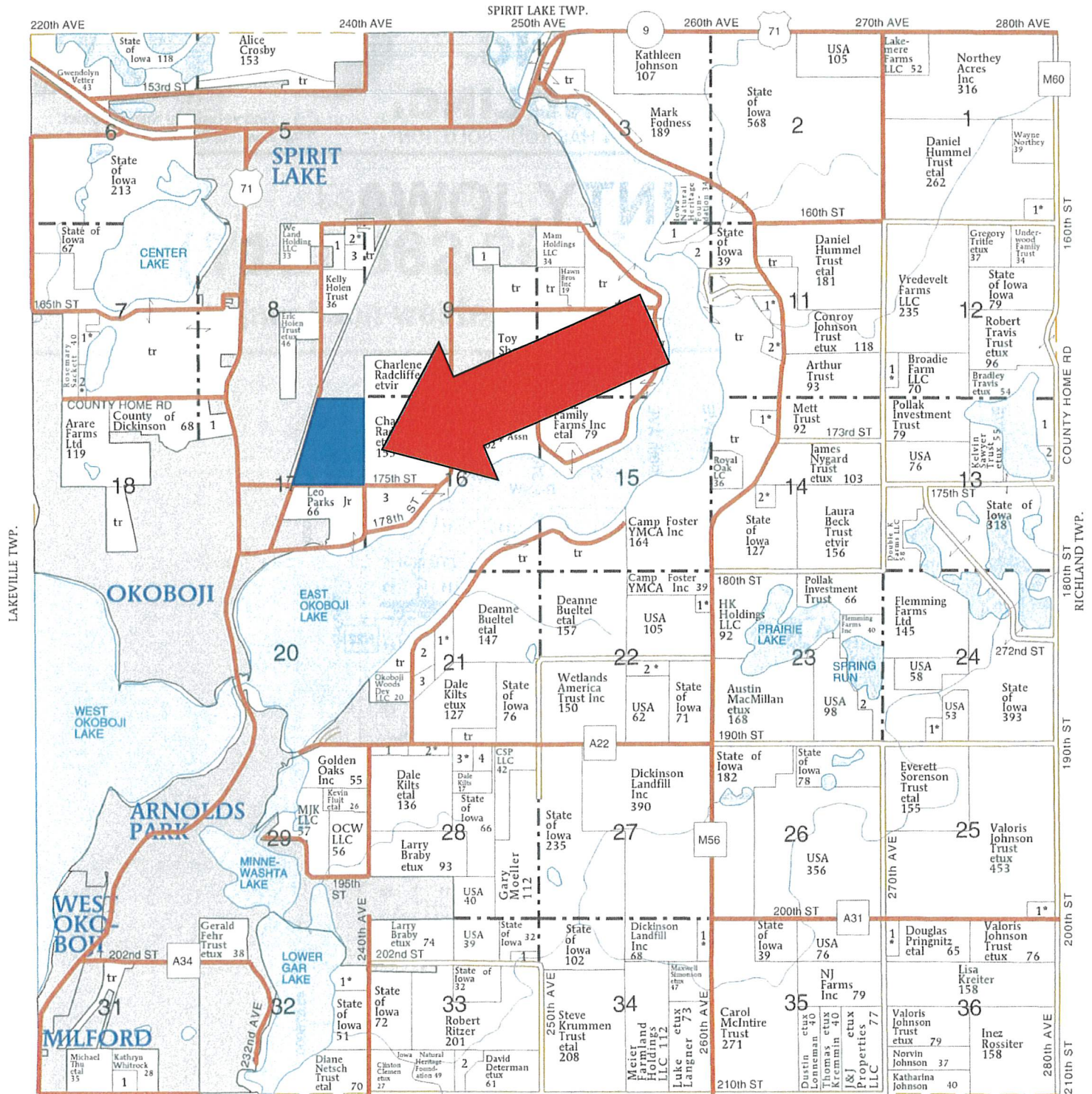
Joe Laubenthal 515-368-3815

theacreco.com

Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.

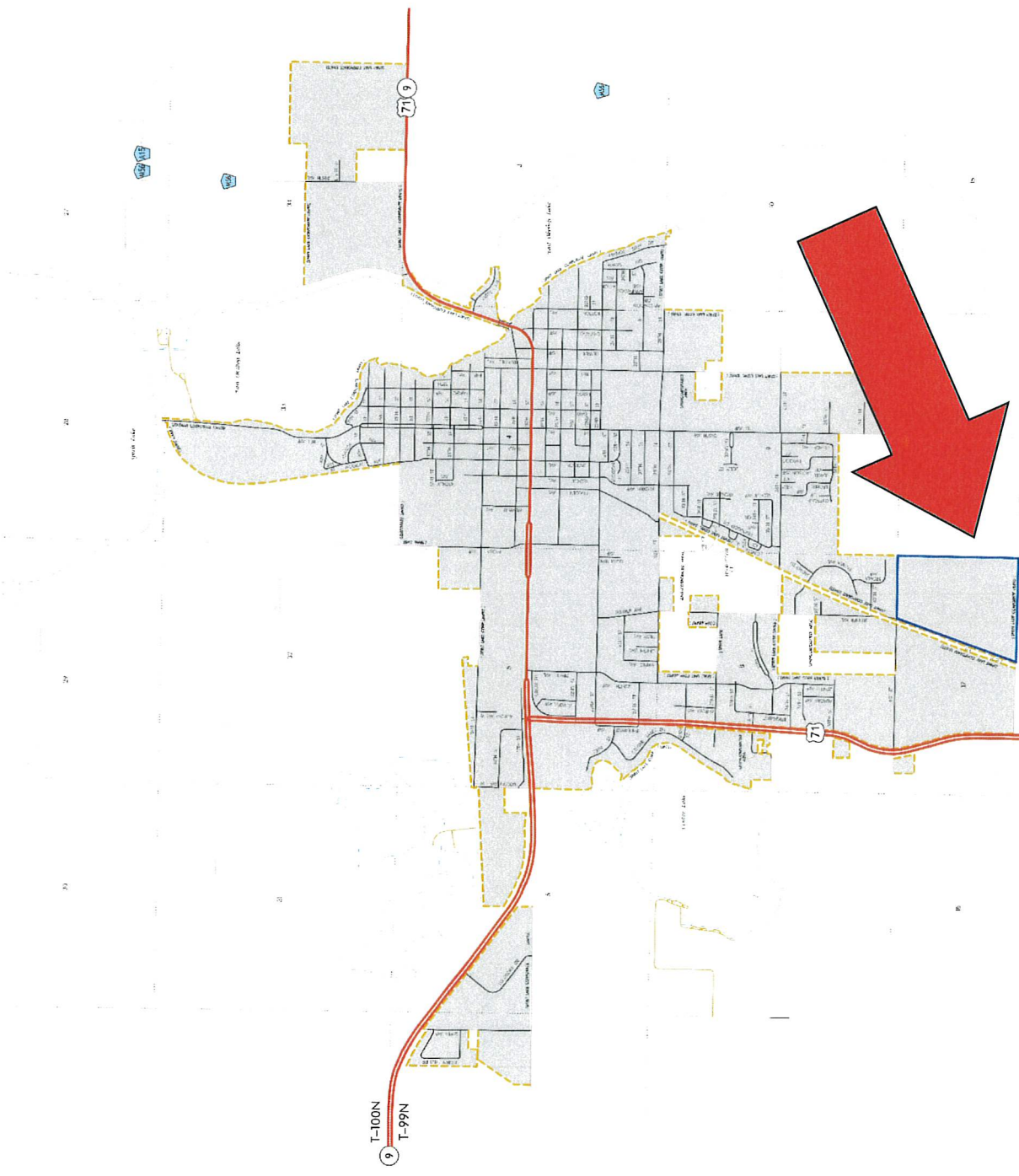
CENTER GROVE PLAT

(Landowners)



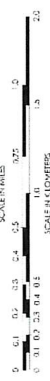


R-36W



LEGEND

- INTERSTATE ROUTE
- U.S. HIGHWAY ROUTE
- STATE HIGHWAY ROUTE
- LOCAL ROAD ROUTE
- CELEBRATED ROUTE
- TRAIL ROUTE
- RAILROAD ROUTE
- COASTAL ROUTE
- WATERWAY ROUTE
- SETBACK LINE
- SETBACK LINE WITH FENCE
- SETBACK LINE WITH FENCE AND SIGN



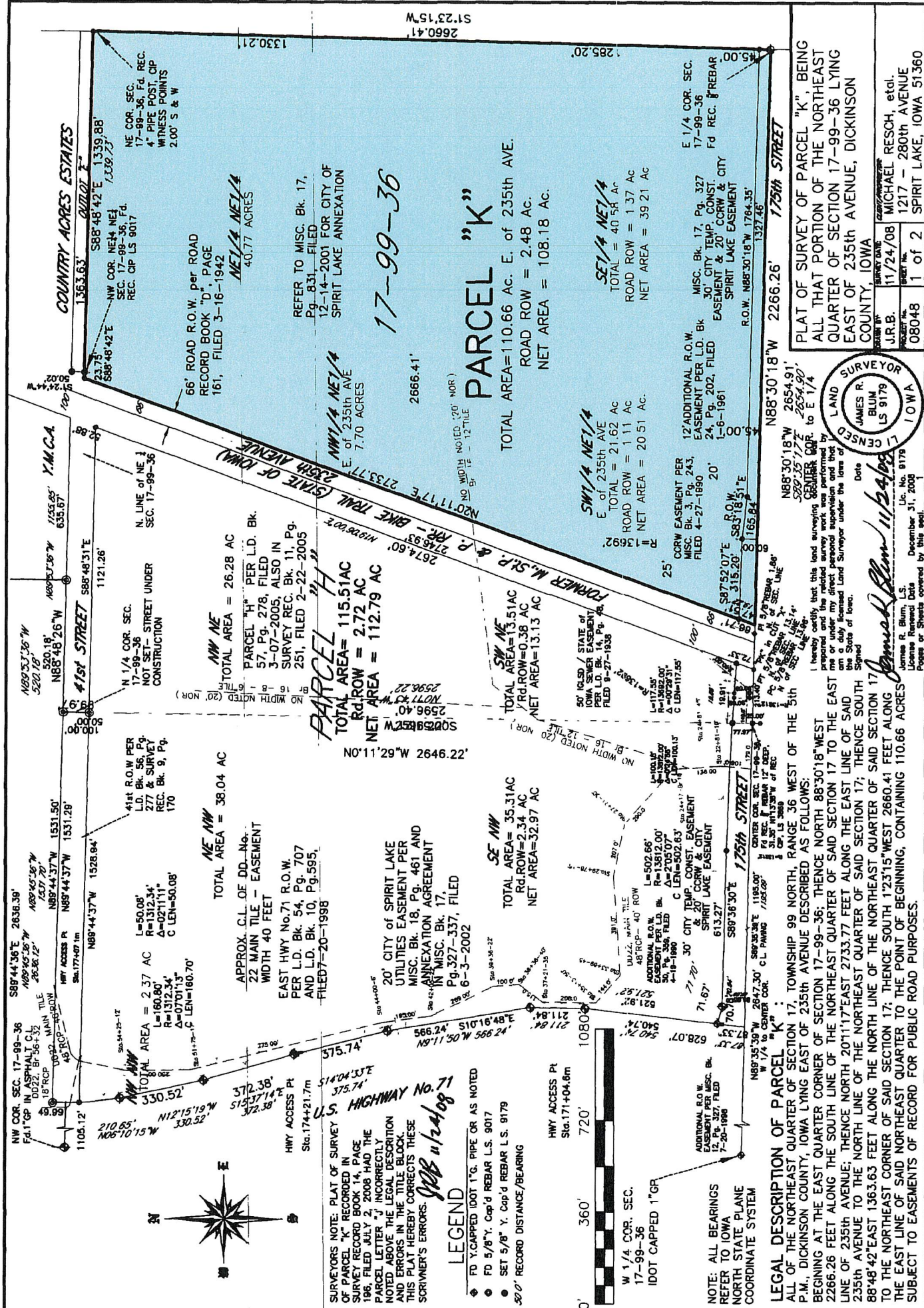
HIGHWAY AND STREET MAP
OF

SPIRIT LAKE
IOWA

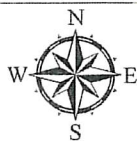
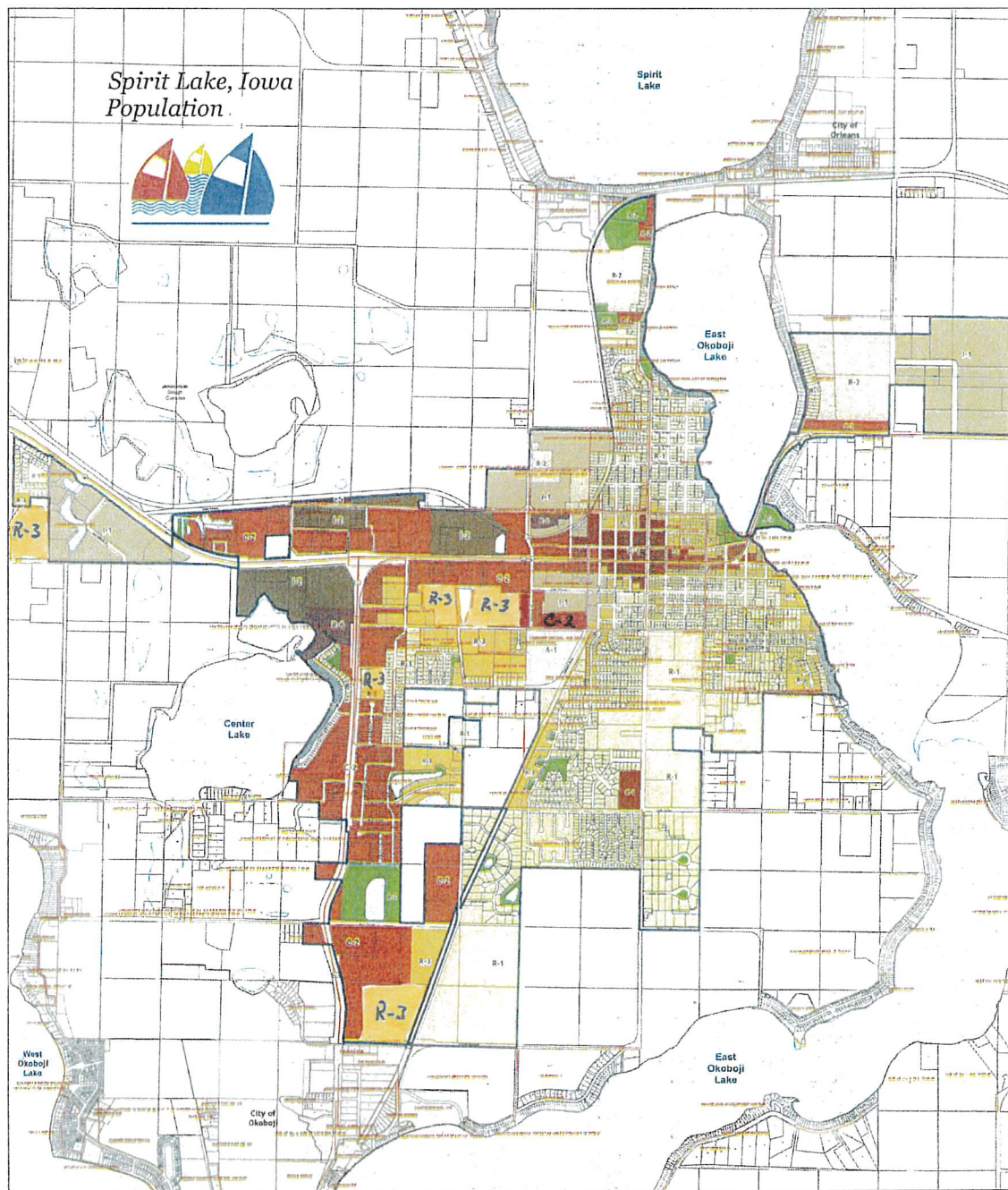
IOWA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION DEVELOPMENT DIVISION
SYSTEMS PLANNING BUREAU
DESIGNED BY: J. L. HARRIS
DRAWN BY: J. L. HARRIS

UNITED STATES DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION 30-7185

JIM BLUM SURVEYING 16470 - 255th AVENUE, SPIRIT LAKE, IOWA 712-336-4925

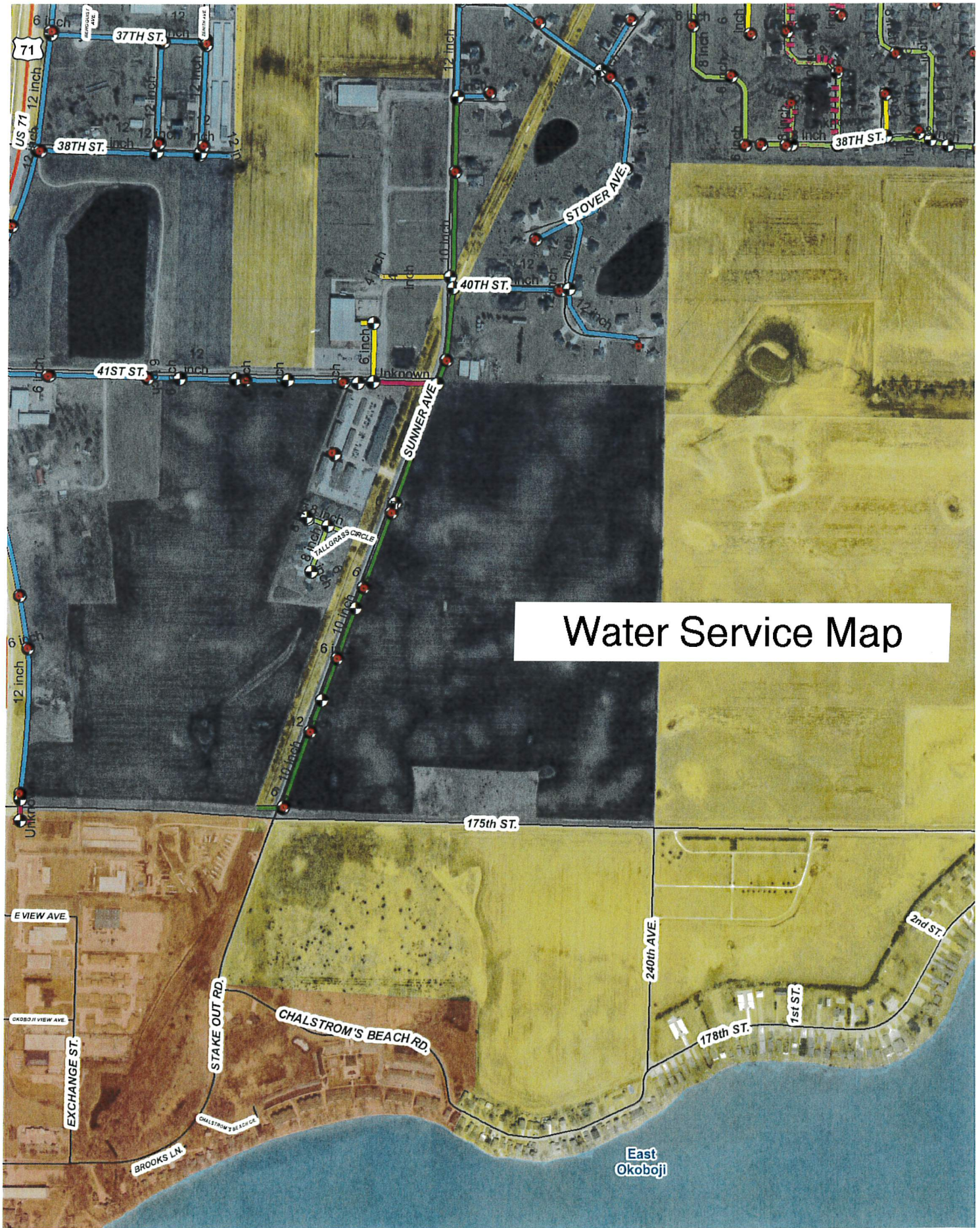


SPIRIT LAKE OFFICIAL ZONING MAP

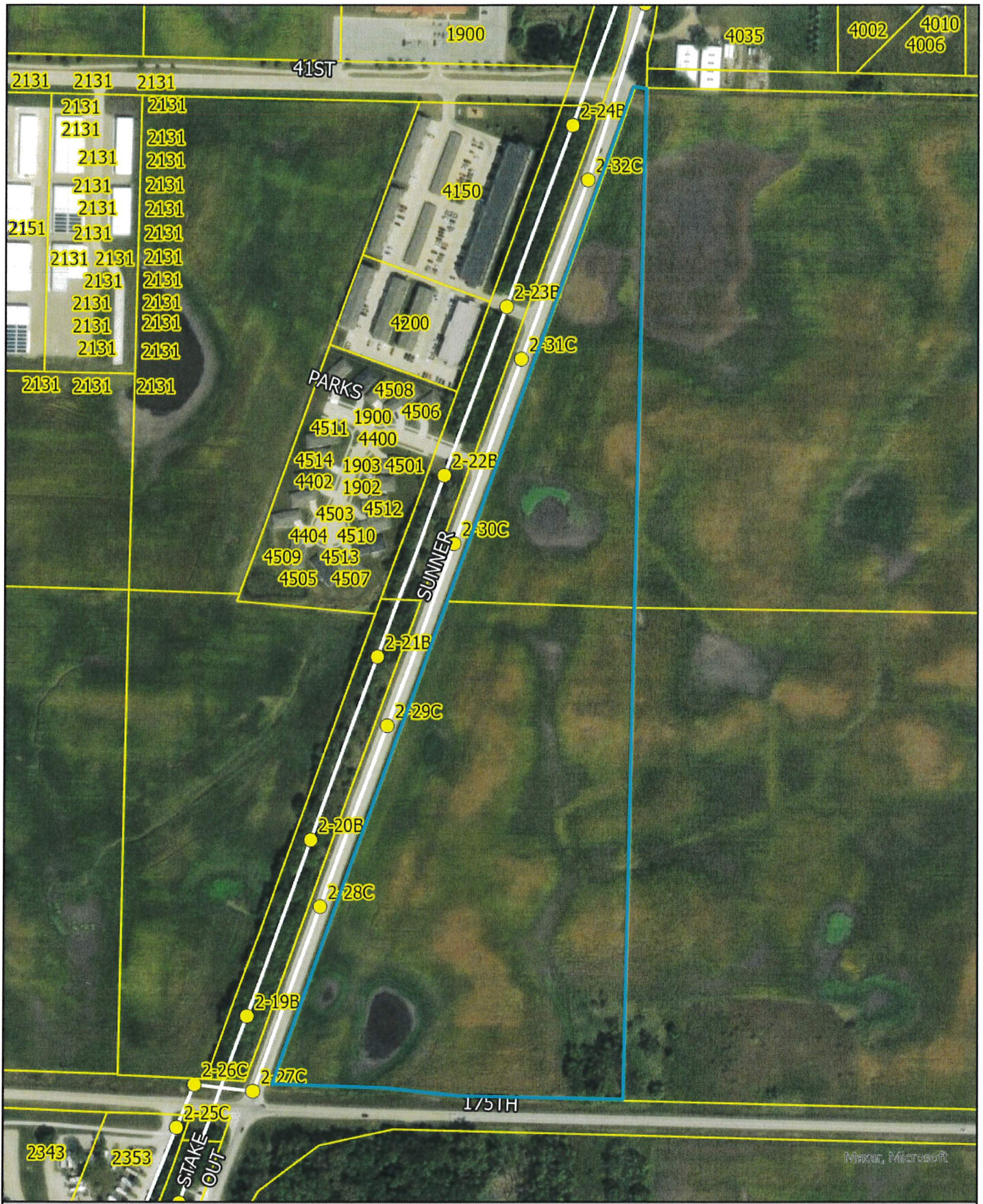


LEGEND					
	A-1 Agriculture District		R-5 High Density Residential District		Local Roads
	A-2 Conservation District		R-6 Mobile-Manufactured Housing District		Highway
	R-1 Single Family Residential District		R-7 Golf Residential		City Limits
	R-2 Suburban Residential District		C-1 General Commercial District		Zoning District Boundary
	R-3 Multiple Family Residential District		C-2 Highway Commercial District		Property Parcel
	R-4 Lake Residential District		I-1 Light Industrial District		Lakes/Ponds
			I-2 Heavy Industrial District		

NWPPDC - GIS/Mapping Services
 Map Prepared By:
 Northwest Iowa Planning & Development Commission
 Comprehensive Services Center
 217 W. 10th Street, Suite 1000, Spirit Lake, IA 51360
 (712) 533-7323, Fax: (712) 533-7325, www.nwppdc.org
 Created: January 11, 2016
 Location: May 12, 2015
 Updated: January 19, 2016
 Base Map Provided By:
 Okoboji County GIS Department
 Note: This map is for representative purposes only.



Water Service Map



Manhole



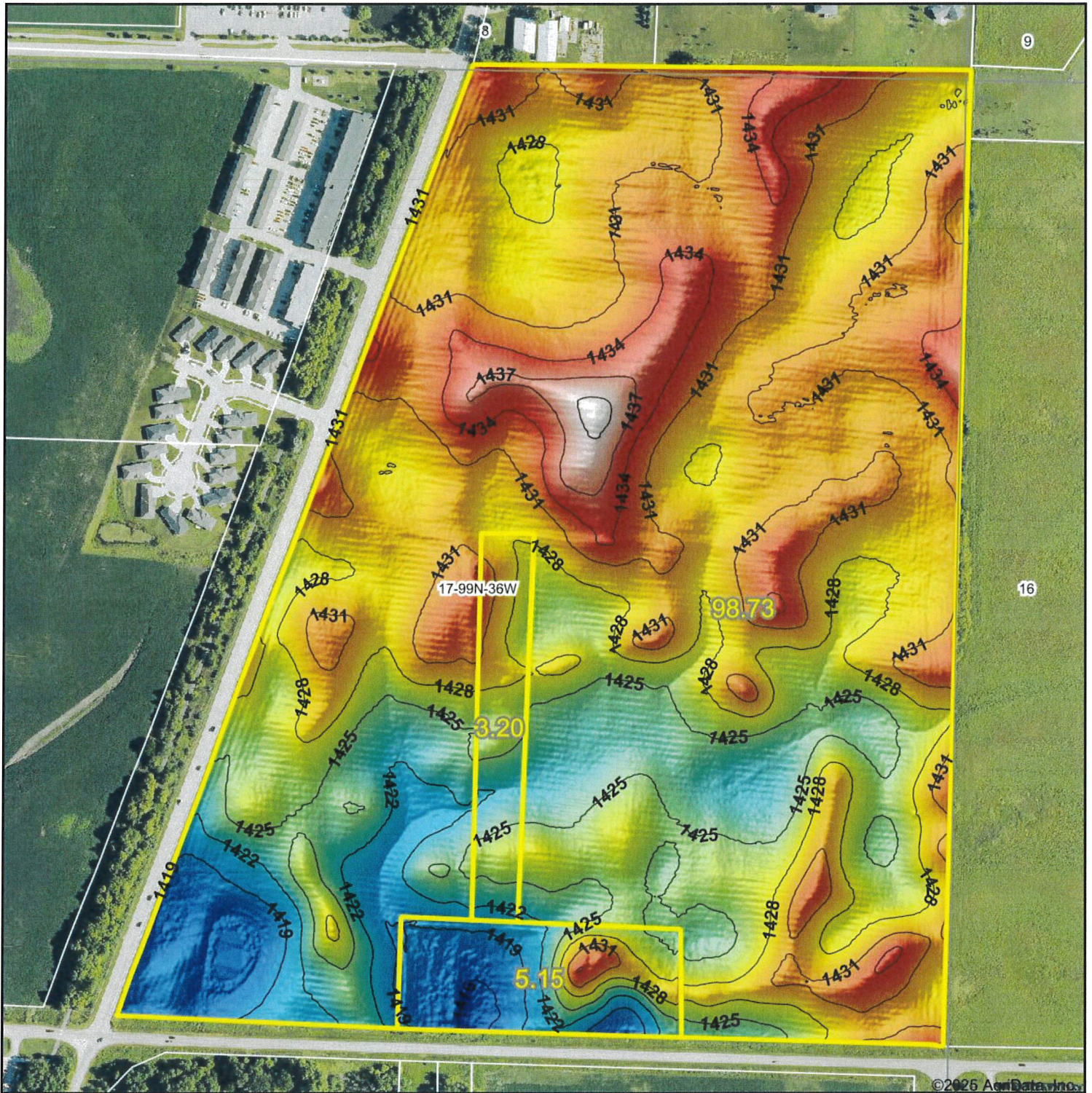
Sewer Mains



These parcels are within the Sanitary District. Any developments would need to verify plans through engineering for sewer capacity. Any development would have to comply with Chapter 8 of the IGLSD ordinances.

Sewer Service Map

Topography Hillshade



Low Elevation High



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

Min: 1,415.0

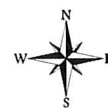
Max: 1,440.8

Range: 25.8

Average: 1,428.1

Standard Deviation: 4.43 ft

0ft 417ft 835ft

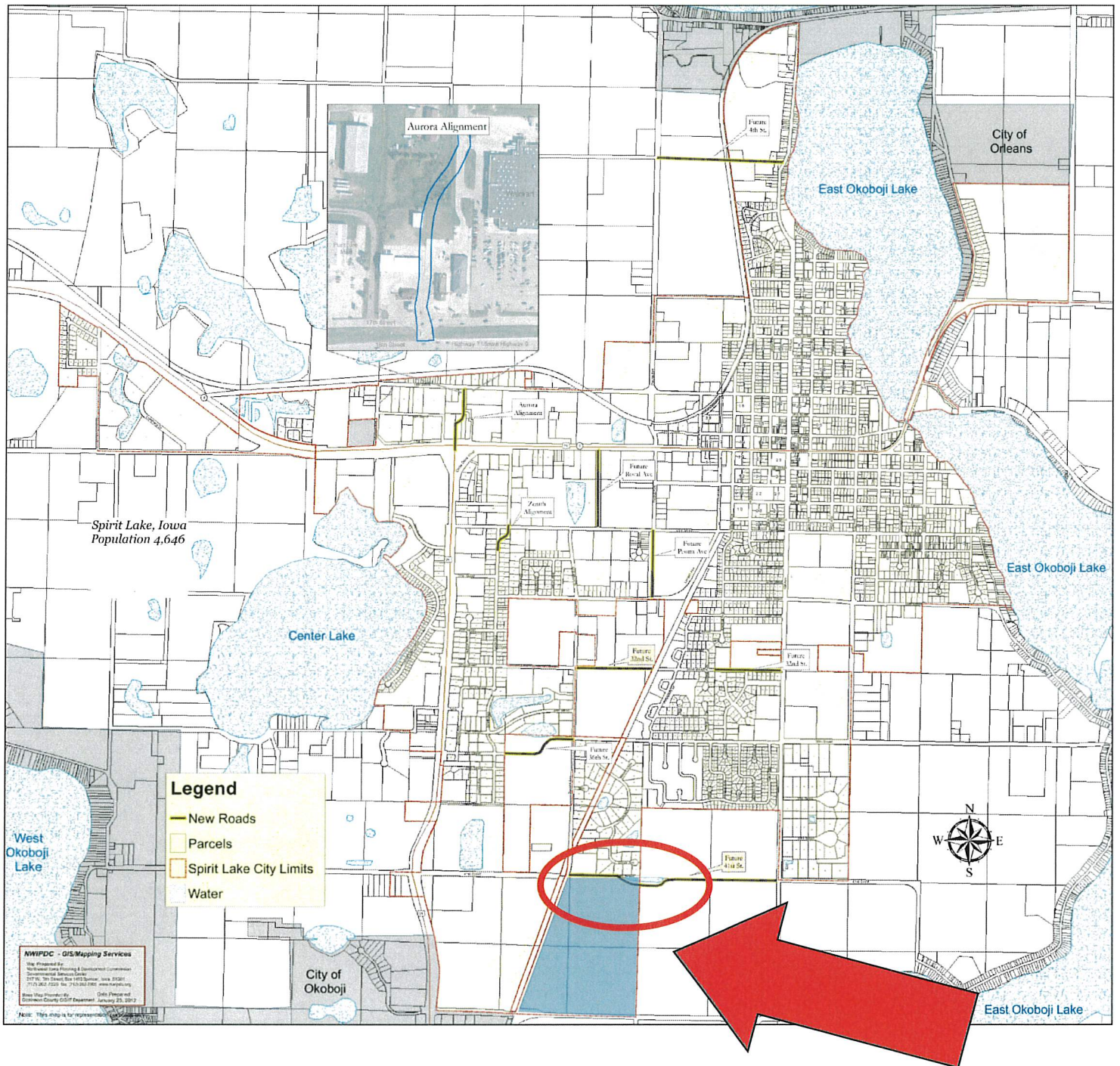


8/26/2025

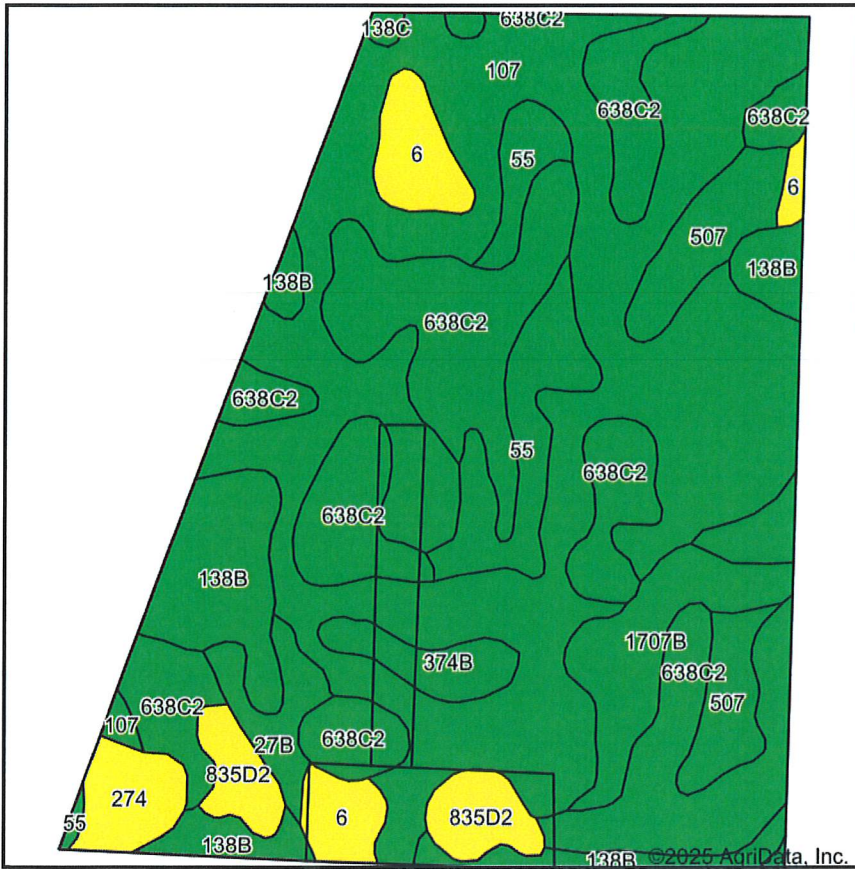
17-99N-36W
Dickinson County
Iowa

Boundary Center: 43° 23' 47.78, -95° 6' 59.58

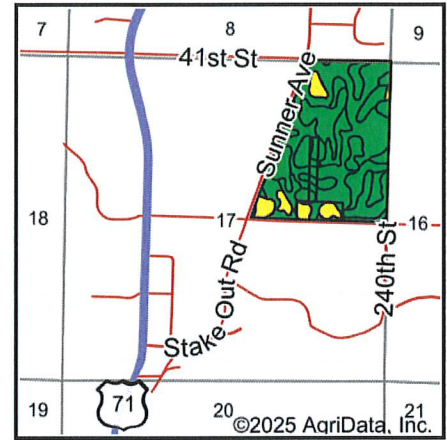
SPIRIT LAKE FUTURE ROADS MAP



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Dickinson**
 Location: **17-99N-36W**
 Township: **Center Grove**
 Acres: **107.08**
 Date: **8/26/2025**



Maps Provided By:



Area Symbol: IA059, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	42.46	39.6%		Ilw	86	70
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	27.69	25.9%		Ille	75	52
138B	Clarion loam, 2 to 6 percent slopes	8.68	8.1%		Ile	89	73
55	Nicollet clay loam, 1 to 3 percent slopes	5.75	5.4%		Iw	89	73
507	Canisteo clay loam, 0 to 2 percent slopes	4.79	4.5%		Ilw	84	71
1707B	Delft-Terril complex, 1 to 5 percent slopes	4.33	4.0%		Ilw	78	59
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.88	3.6%		Illw	59	43
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	3.18	3.0%		IVe	53	35
274	Rolfe silt loam, 0 to 1 percent slopes	2.09	2.0%		Illw	57	39
27B	Terril loam, 2 to 6 percent slopes	1.98	1.8%		Ile	87	71
374B	Okabena silty clay loam, 1 to 5 percent slopes	1.83	1.7%		Iw	91	73
138C	Clarion loam, 6 to 10 percent slopes	0.42	0.4%		Ille	84	67
Weighted Average					2.31	80.7	62.8

**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.





