



**AMERICAN
LEGACY**
LAND CO

FOR SALE

**FARMLAND AND
STORAGE FACILITY**

Riceville, IA

33.83 +/- Acres

OFFERED AT:

\$980,000

ABOUT THIS PROPERTY:

Opportunities like this are rare. Located just south of Riceville, Iowa, this 33.83 +/- acre tract located in Howard County. This property combines highly productive farmland with a substantial, well-constructed storage facility, creating immediate utility and long-term value for farmers, operators, or commercial users.

The farm includes 24.59 +/- acres of productive tillable ground boasting an impressive 85.9 CSR2, making it well-suited for strong annual returns or as a strategic addition to an existing operation.





More About this Property:

A major highlight of the property is the 120' x 150' concrete storage building, designed for durability, efficiency, and versatility. The structure features concrete exterior walls and concrete interior dividing walls, offering superior strength and long-term functionality. The east side of the building is drive-through, with overhead doors on both ends-ideal for trucks, grain handling, or equipment flow. The west side includes a large open room with a substantial overhead door on the south end, while the north end houses a dedicated generator room with exterior access. An office area and bathroom further enhance the building's commercial and operational appeal.

This facility is well-suited for machinery storage, grain storage, or commercial use, providing immediate utility without the need for additional capital investment. There is a digester on the west side of the building, partially buried, where the organic materials were pumped to decompose, and the waste was then pumped to the lagoon. The property also includes a lagoon system previously used for non-hazardous organic wastewater. All solid waste and wastewater have been fully removed, only rainwater remains, and the cleanup has been approved by the Iowa DNR, offering clarity and confidence moving forward.

Whether you're expanding an agricultural operation, seeking a high-quality storage and logistics site, or investing in productive Iowa farmland with exceptional infrastructure, this property delivers function, flexibility, and upside.

Do not miss this unique opportunity!

Contact us today to schedule a private showing and evaluate how this property fits your operation or investment strategy.



**GROW YOUR
LEGACY**



Farm Operation Highlights:

- 24.59 +/- acres of productive tillable ground with an 85.9 CSR2, ideal for strong yields and long-term farm income
- 33.831 +/- total acres offering a balanced mix of cropland and operational space
- 120' x 150' heavy-duty storage building well-suited for machinery storage, grain handling, or on-farm operations
- Drive-through building access with overhead doors allowing efficient movement of trucks, grain carts, and equipment
- DNR-approved lagoon cleanup, providing regulatory clarity and flexibility for future
- Agricultural use

Commercial / Industrial Buyer Highlights:

- 120' x 150' concrete facility with interior concrete dividing walls designed for secure, multi-use commercial storage
- Efficient logistics layout featuring drive-through access, multiple overhead doors, and large open-span rooms
- Turnkey infrastructure including office space, bathroom, and dedicated generator room
- Flexible zoning potential suitable for commercial storage, fleet operations, or specialty industrial use (buyer to verify)
- Clean environmental status with DNR-approved lagoon remediation completed, supporting confident future development

Address: 13395 Bell Avenue Riceville, IA

Legal Description: 7-98N-14W Howard County, IA

FEATURES:

- 33.83 +/- acres
- 24.59 +/- productive tillable acres
- Tillable ground - 85.9 CRS2
- 120' x 150' concrete storage building
- Drive-through building access with overhead doors
- Turnkey infrastructure - including office space, bathroom, and dedicated generator room

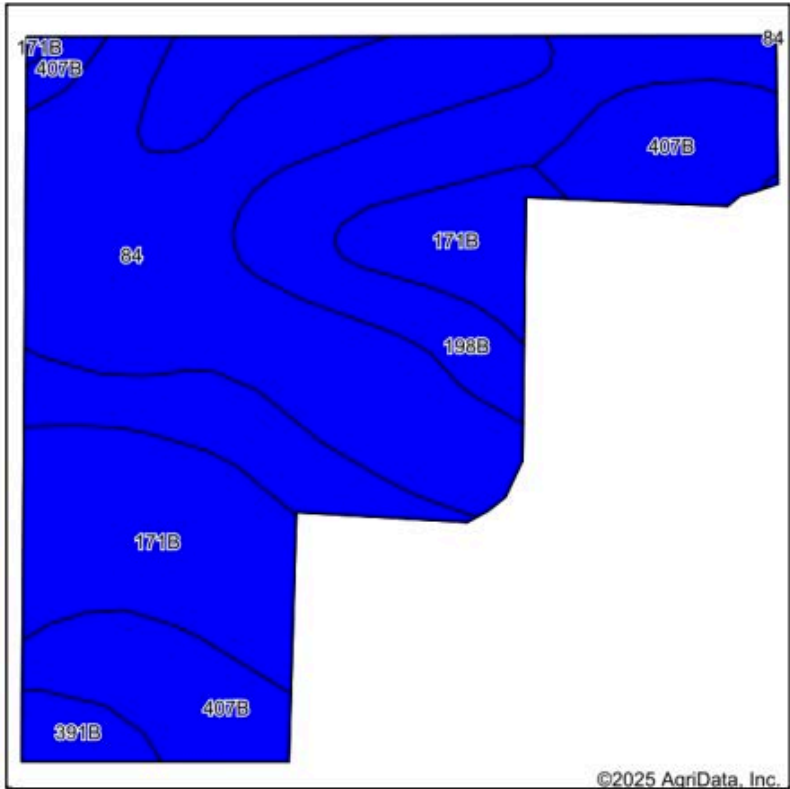


Aerial Map

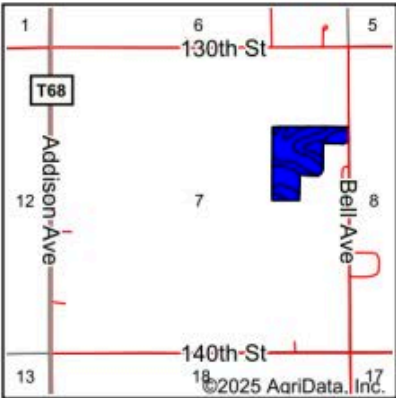




Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Howard**
Location: **7-98N-14W**
Township: **Afton**
Acres: **24.59**
Date: **9/17/2025**

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Map Provided By:

CUSTOMER'S ONLINE MAPPING
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Area Symbol: IA089, Soil Area Version: 32						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
84	Clyde silty clay loam, 0 to 3 percent slopes	8.47	34.5%		Ilw	88
407B	Schley silt loam, 1 to 4 percent slopes	5.68	23.1%		Ilw	81
171B	Bassett loam, 2 to 5 percent slopes	5.07	20.6%		Ile	85
198B	Floyd loam, 1 to 4 percent slopes	4.85	19.7%		Ilw	89
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.52	2.1%		Ilw	87
				Weighted Average	2.00	85.9

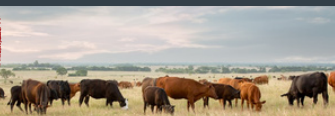
**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method



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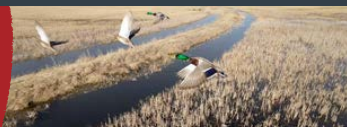






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**HELPING YOU BUY
AND SELL LAND**



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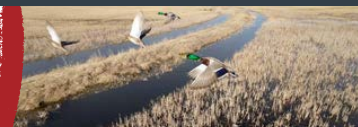
BUYING • SELLING
AUCTIONS





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HUNTING • DEVELOPMENT**





About the Agent:

Randy is a 4th generation grain farmer who grew up on a farm near Paullina, IA. Randy graduated from Paullina High School and attended Northwest Iowa Community College in Sheldon, IA. Randy learned to appreciate working the land and raising livestock as well as spending his free time hunting and fishing. Those hobbies led to a passion for the outdoors and creating wildlife habitat.

Randy worked as an insurance agent and adjuster for more than 30 years, acquiring knowledge of property and land values, building relationships and earning the trust of his clients to help fulfill their needs. As a land agent for American Legacy Land Company, Randy will utilize his farming experience and his many years in sales to work to get the most for his client's agricultural or recreational property.

When Randy's not working, he enjoys developing wildlife habitat and food plots, upland bird hunting, deer hunting, and enhancing his hunting land.

Randy loves spending time with his family, including his wife, Julie, three adult children and their spouses, and his 8 grandchildren. Randy is a member of Zion Lutheran Church and serves as an Elder for his congregation. Randy is also a member of Pheasants Forever.

Whether you are looking to buy your dream property or selling your legacy, Give Randy a call, he's here to help you make that possible.

RANDY PAULSEN, LAND AGENT



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