



BUILDING SITE FOR SALE

Wright County, IA

6 Acres M/L
2819 Union Avenue
Dows, Iowa

\$75,000



JAKE HANSEN

Real Estate Agent

Licensed In IA

📞 641-425-7499

✉ jake.hansen@growthland.com



**SCOTT
BORCHERDING**

Associate Real Estate Broker

Licensed In IA & MN

📞 515-708-6033

✉ scott@growthland.com



Property Details

Legal Description:

A tract in the Northeast corner of the NE1/4 NE1/4 of Section 5, T90N, R23W of the 5th P.M., Wright County, IA. Exact legal to come from abstract.

2819 Union Avenue, Dows, IA 50071

Township: Vernon

Location:

Located 4 miles southwest of Dows, Iowa. Bordered on the east by Union Avenue.

Acreage Breakdown:

Taxable Acres: 6.24

FSA Acres: 6.40

Tillable Acres: 3.83

Building Site: 2.57

Soil Productivity: Tillable CSR2: 68.6

Property Taxes: \$1,476.00

Parcel Numbers: 1605200003

School District: Clarion-Goldfield-Dows Community

Acreage Data:

Dwelling Uninhabitable

Outbuildings 1970 Detached Garage (484 SF)
2014 Machine Shed (3,024 SF)
1900 Crib (1,645 SF)
1900 Barn (1,408 SF)
1900 Machine Shed (384 SF)
1900 Hog Shed (832 SF)
1900 Grain Bin

Comments:

An affordable building site located southwest of Dows with numerous possibilities. The machine shed built in 2014 is in good conditions and ready to store your equipment. The tillable acres could be used for grass, pasture or crops. Septic does not meet current State of Iowa standards. Status of well is unknown.

Aerial Map



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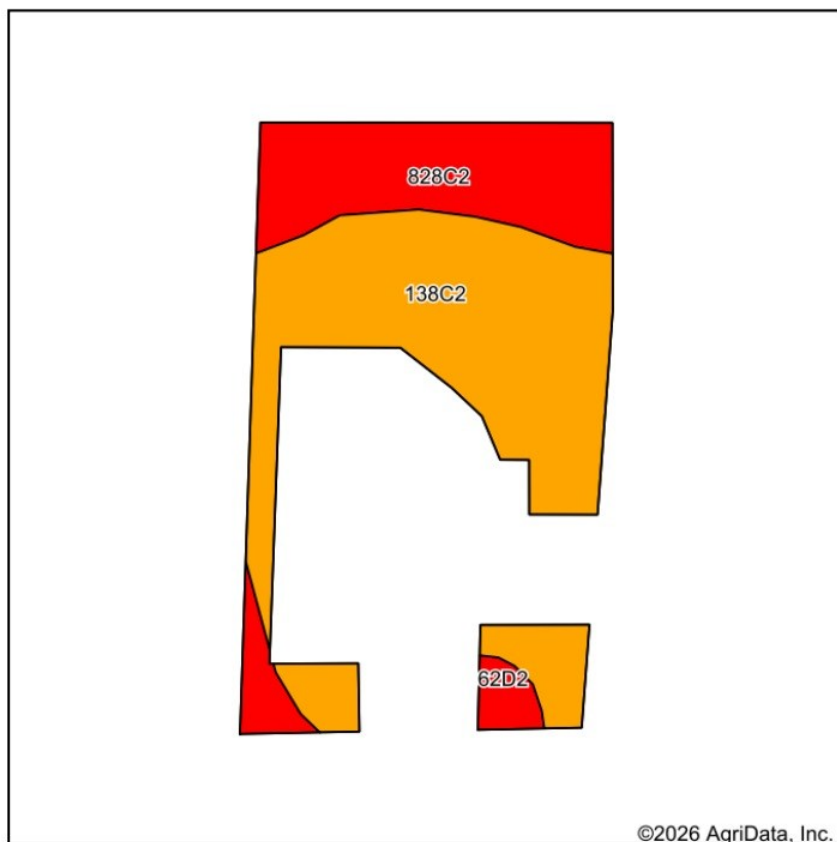




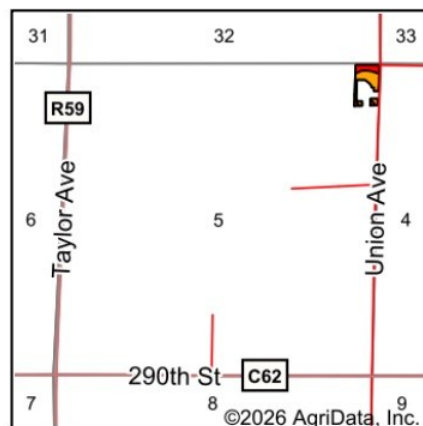
R-23-W

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Soil Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Wright
Location: 5-90N-23W
Township: Vernon
Acres: 3.83

GROWTHLAND

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA197, Soil Area Version: 34					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	2.46	64.3%		83
828C2	Zenon sandy loam, 5 to 9 percent slopes, moderately eroded	1.10	28.7%		43
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	0.27	7.0%		41
Weighted Average					68.6

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



FSA Map



United States
Department of
Agriculture

Wright County, Iowa

Farm 4633

Tract 4160



Tract Boundary Cropland
 Noncropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 3.83 acres

2026 Program Year
Phy. County: Wright, IA
2023 imagery

0 200 400
Ft

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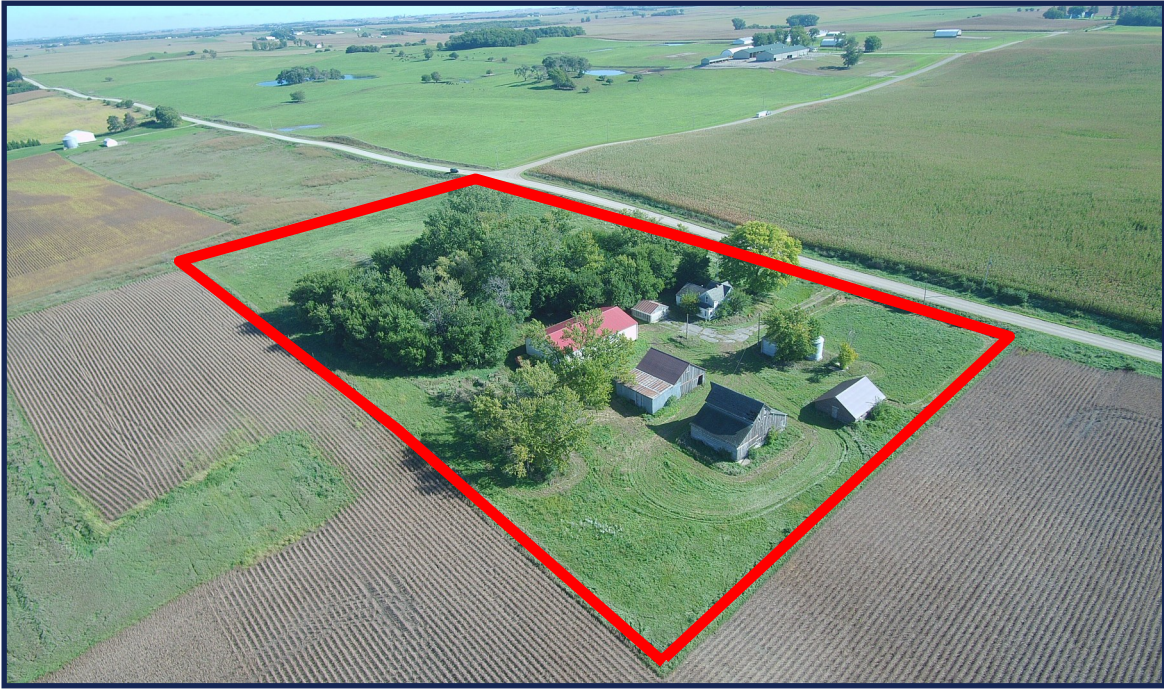
Map Created 04/16/2026



View from the north border looking south



View from the south border looking north



View from the southwest corner looking northeast



Machine Shed—East View



Machine Shed—Interior