

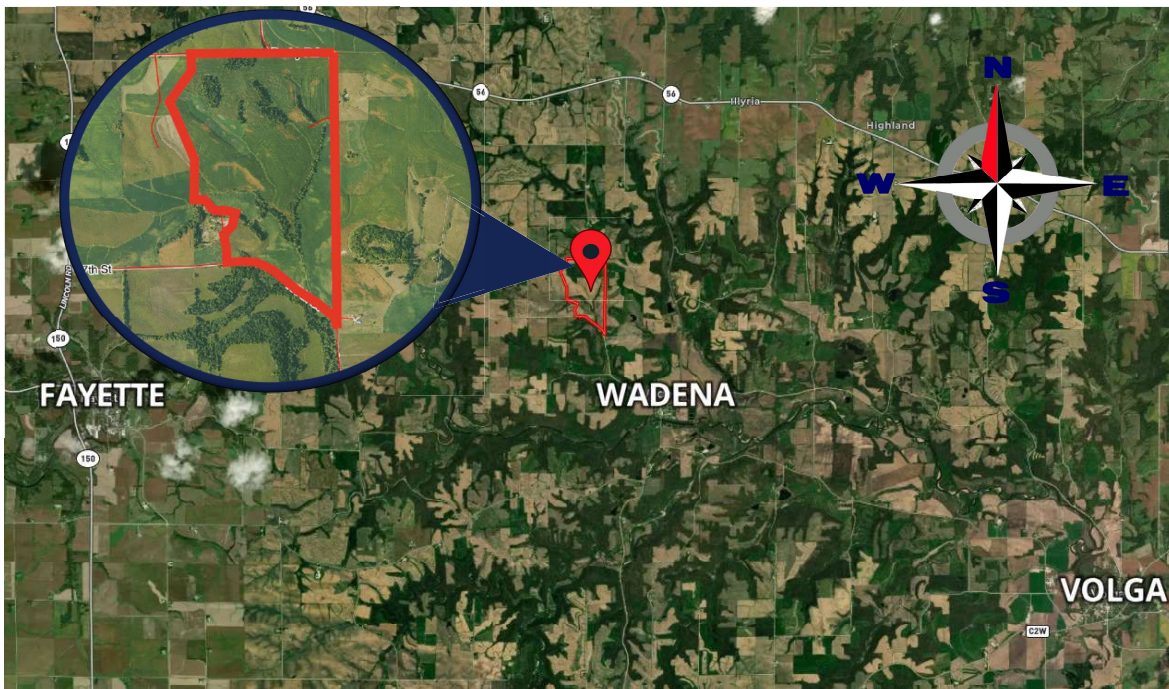
Growthland

Appraisals, Management, Brokerage, & Advising

FARMLAND FOR SALE

Fayette County, IA
237 Acres M/L

\$2,450,000 (\$10,337/A)



JOHN AIRY

Real Estate Agent, Farm Manager
Auctioneer

Licensed In Iowa

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Property Details

Fayette County, IA
237 Acres M/L

Legal Description

Parcel "C" in NE1/4 NW1/4 Section 21, Township 93N, Range 7W & SW1/4 of Section 16 EXC. "A" & W1/2 SE1/4 of Section 16, Township 93N, Range 7W in Fayette County, Iowa. Exact legal to come from abstract.

Township: Illyria

Location

One-half mile northwest of Wadena, Iowa. Bordered on the north and east by Derby Road (which is graveled) and on the south by 157th Street.

Acreage Breakdown:

Taxable Acres:	237.64
Tillable Acres:	209.95
FSA Acres:	199.36
CRP Acres:	10.59

Soil Productivity: Tillable CSR2: 61.3

Property Taxes: \$5,974.00

Parcel Numbers:	1216300009	1221100003
	1216400005	1221200006

School District: North Fayette Valley

FSA Farm Base Acres:	Corn Base Acres:	159.55
	Corn PLC Yield:	152
	Soybean Base Acres:	23.95
	Soybean PLC Yield:	38

Conservation Reserve Program (CRP):

10.27 Acres at \$184.80/Acre = \$1,898.00 annually, expires 09/30/2031
0.32 Acres at \$184.81/Acre = \$59.00 annually, expires 09/30/2031

Comments:

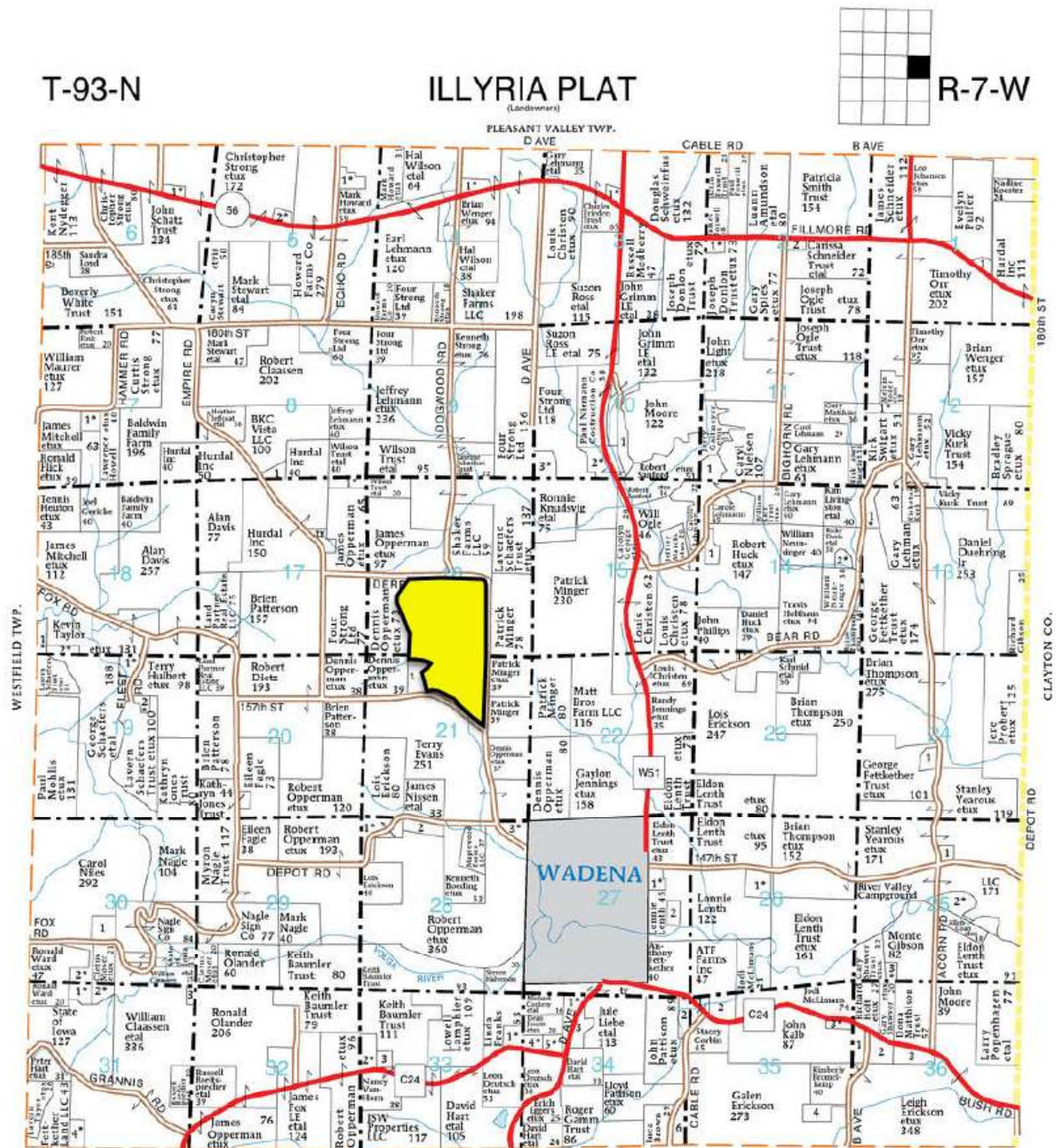
The farm has 210 acres m/l of row crop acres with the remaining balance timber land. The farm is available for the 2025 crop year. In the event the buyer needs an operator, a lease agreement could be reached with an operator in the area. There are no buildings or structures on the farm currently, however; there are suitable building sites on the farm, if desired.

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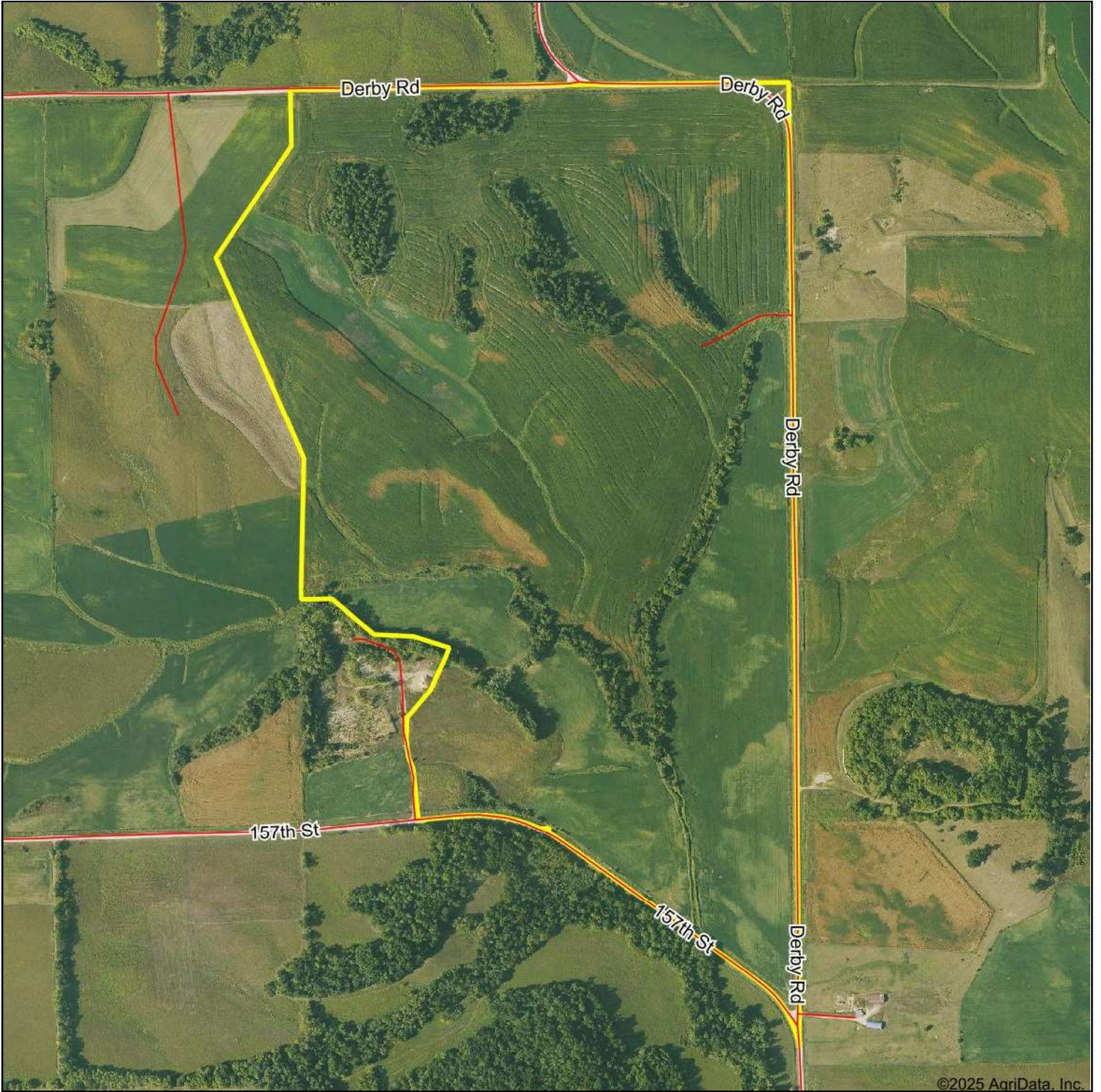
Plat Map

Fayette County, IA
237 Acres M/L



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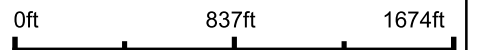
Aerial Map



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Boundary Center: 42.861286, -91.677366



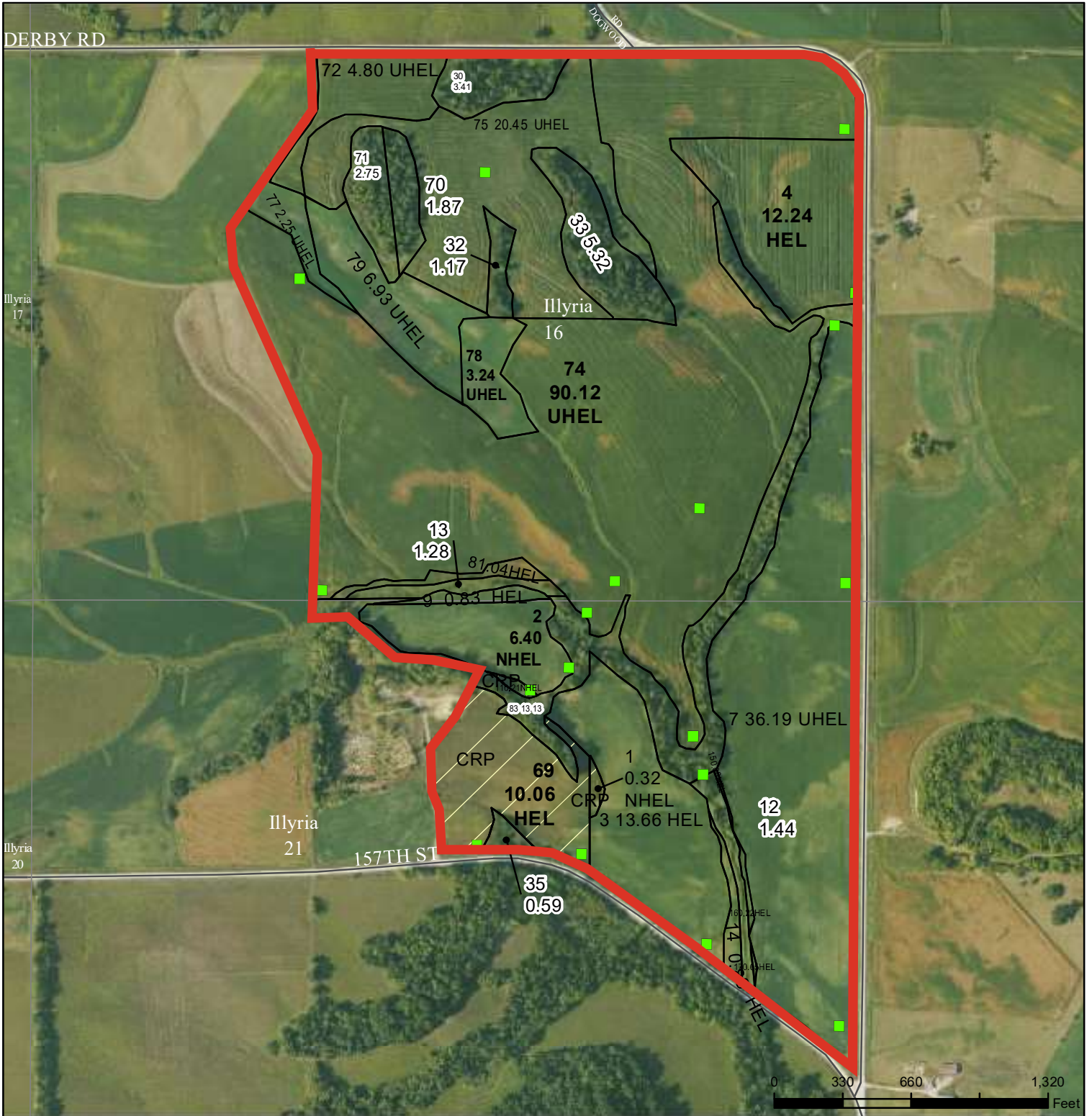
16-93N-7W
Fayette County
Iowa



Maps Provided By:



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- Legend**
- Non-Cropland
 - CRP
 - Iowa PLSS
 - Cropland
 - Tract Boundary
 - Iowa Roads
- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

2025 Program Year
Map Created January 24, 2025

Tract Cropland Total: 209.95 acres

Farm 8923
Tract 11306
Non-Irrigated

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Property Photos

Fayette County, IA
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Northwest corner looking southeast



Northeast corner looking south

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Southwest corner looking northeast



Southeast corner looking northwest