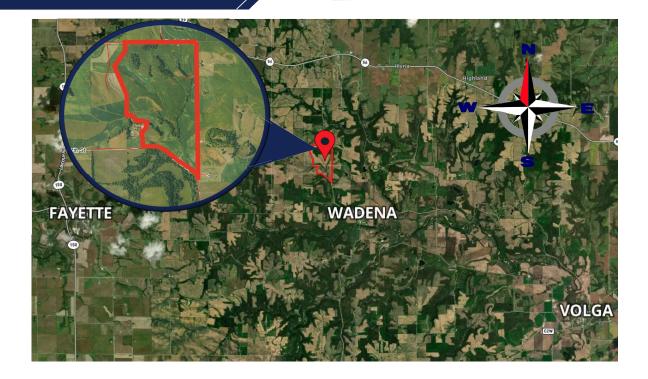


FARMLAND FOR SALE

Fayette County, IA 237 Acres M/L

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





JOHN AIRY Real Estate Agent, Farm Manager Auctioneer Licensed In Iowa ↓ 319-350-0474 ■ john@growthland.com

> 5475 Dyer Ave, Suite 141, Marion, IA 52302 Office: 319-377-1143

www.growthland.com





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:

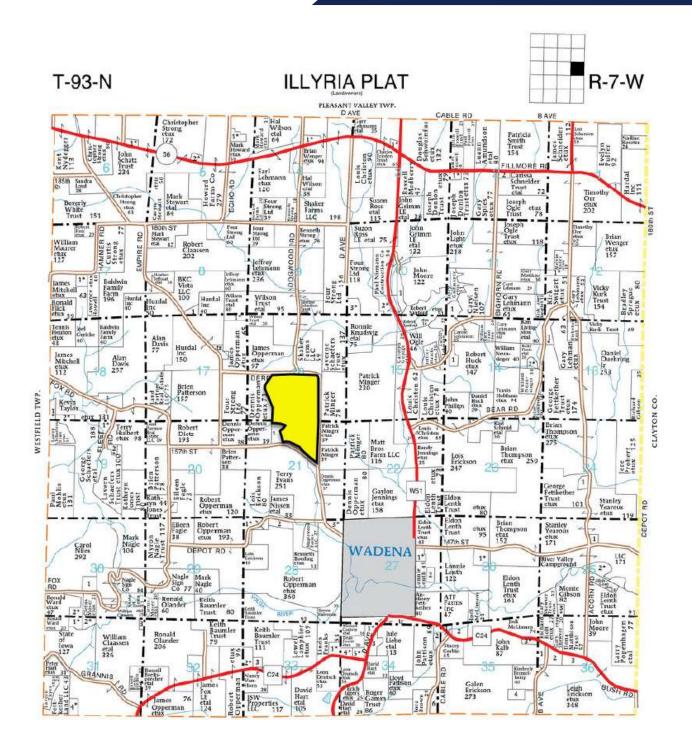
The farm has 210 acres m/l of row crop acres with the remaining balance timber land. The farm is available for the 2025 crop year. In the event the buyer needs an operator, a lease agreement could be reached with an operator in the area. There are no buildings or structures on the farm currently, however;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

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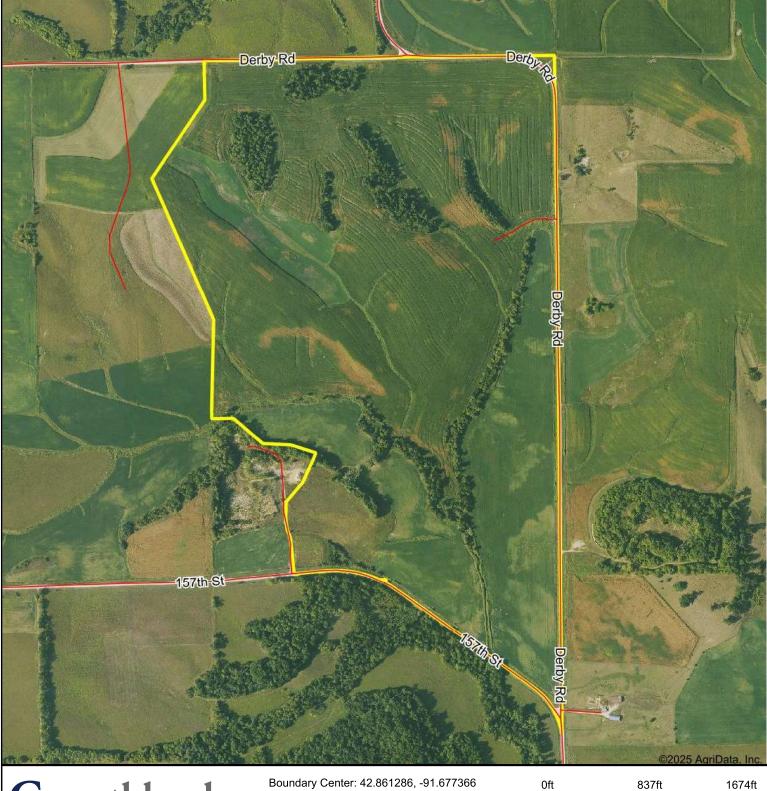
Plat Map

Fayette County, IA 237 Acres M/L



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Aerial Map







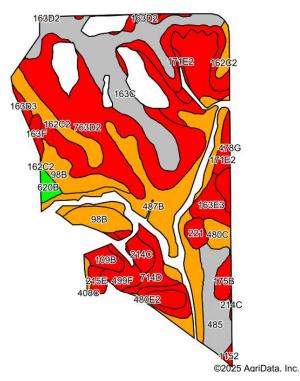
Boundary Center: 42.861286, -91.677366

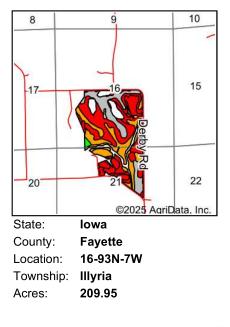
16-93N-7W **Fayette County** lowa





Tillable Soils Map

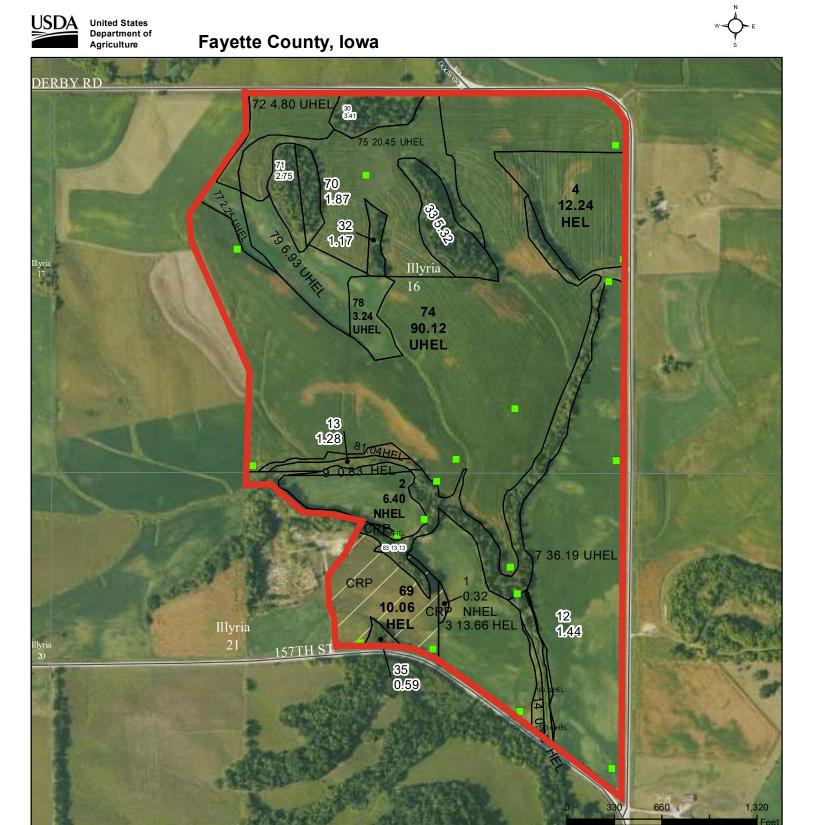






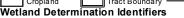
Area Sy	mbol: IA065, Soil Area Version: 29				
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
763D2	Exette silt loam, 9 to 14 percent slopes, moderately eroded	54.88	26.2%		5
487B	Otter-Huntsville silt loams, 2 to 5 percent slopes	32.88	15.7%		8
163C	Fayette silt loam, 5 to 9 percent slopes	29.86	14.2%		7
763F2	Exette silt loam, 18 to 25 percent slopes, moderately eroded	13.98	6.7%		2
98B	Huntsville silt loam, 2 to 5 percent slopes	12.77	6.1%		8
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	10.49	5.0%		7
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	9.26	4.4%		8
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	4.76	2.3%		2
714D	Winneshiek loam, 20 to 30 inches to limestone, 9 to 14 percent slopes	4.65	2.2%		1
499F	Nordness silt loam, 14 to 25 percent slopes	4.04	1.9%		
214C	Rockton loam, 20 to 30 inches to limestone, 5 to 9 percent slopes	3.55	1.7%		4
480E2	Orwood silt loam, 14 to 18 percent slopes, moderately eroded	3.02	1.4%		4
480C	Orwood silt loam, 5 to 9 percent slopes	2.92	1.4%		8
171E2	Bassett loam, 14 to 18 percent slopes, eroded	2.90	1.4%		3
109B	Backbone fine sandy loam, 2 to 5 percent slopes	2.71	1.3%		3
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	2.55	1.2%		5
480D2	Orwood silt loam, 9 to 14 percent slopes, moderately eroded	2.54	1.2%		5
221	Klossner muck, 1 to 4 percent slopes	2.35	1.1%		4
620B	Tama silt loam, driftless, 2 to 6 percent slopes	1.91	0.9%		9
215E	Goss loam, 9 to 18 percent slopes	1.71	0.8%		
163F	Fayette silt loam, 18 to 25 percent slopes	1.56	0.7%		2
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	1.35	0.6%		4
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	1.08	0.5%		4
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	1.02	0.5%		3
394B	Ostrander loam, 2 to 5 percent slopes	0.59	0.3%		8
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.56	0.3%		5
408C	Olin sandy loam, 5 to 9 percent slopes	0.06	0.0%		5
Weighted Averag					61.

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lowa PLSS

lowa Roads

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

Tract Cropland Total: 209.95 acres

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2025 Program Year Map Created January 24, 2025 Farm 8923

Farm **8923** Tract **11306** Non-Irrigated



Property PhotosFayette County, IA237 Acres M/L



Northwest corner looking southeast



Northeast corner looking south

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Property Photos

Fayette County, IA 237 Acres M/L



Southwest corner looking northeast



Southeast corner looking northwest

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