

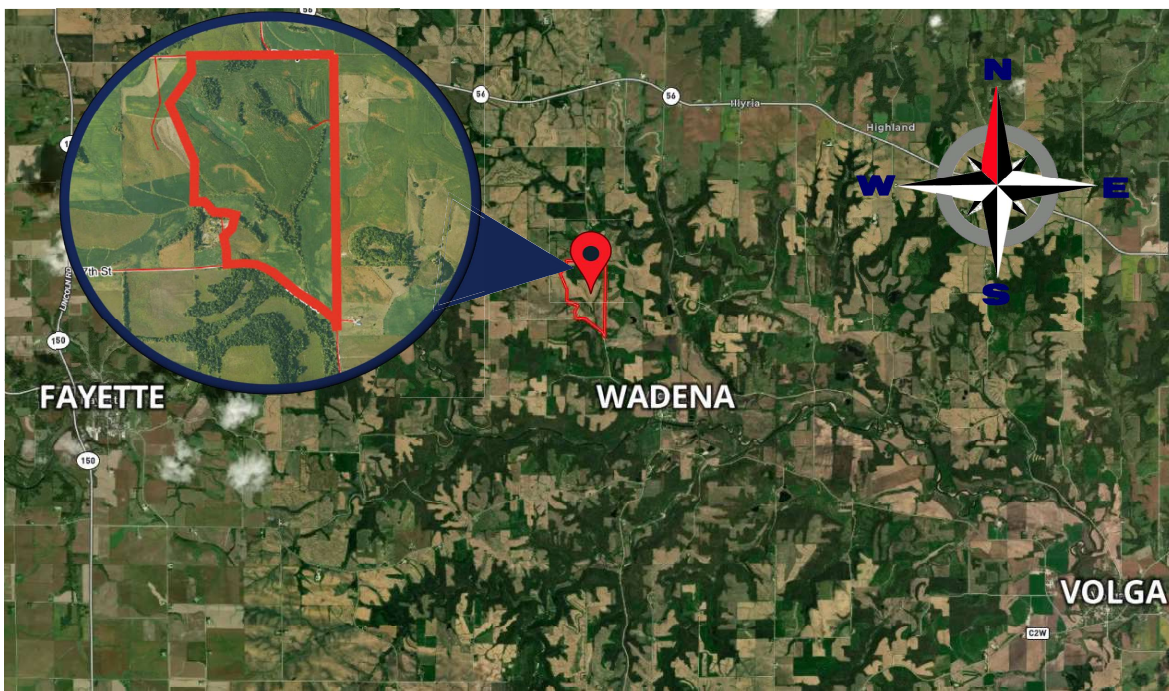
Growthland

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 and on the south by 157th Street, both of which are graveled.

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:

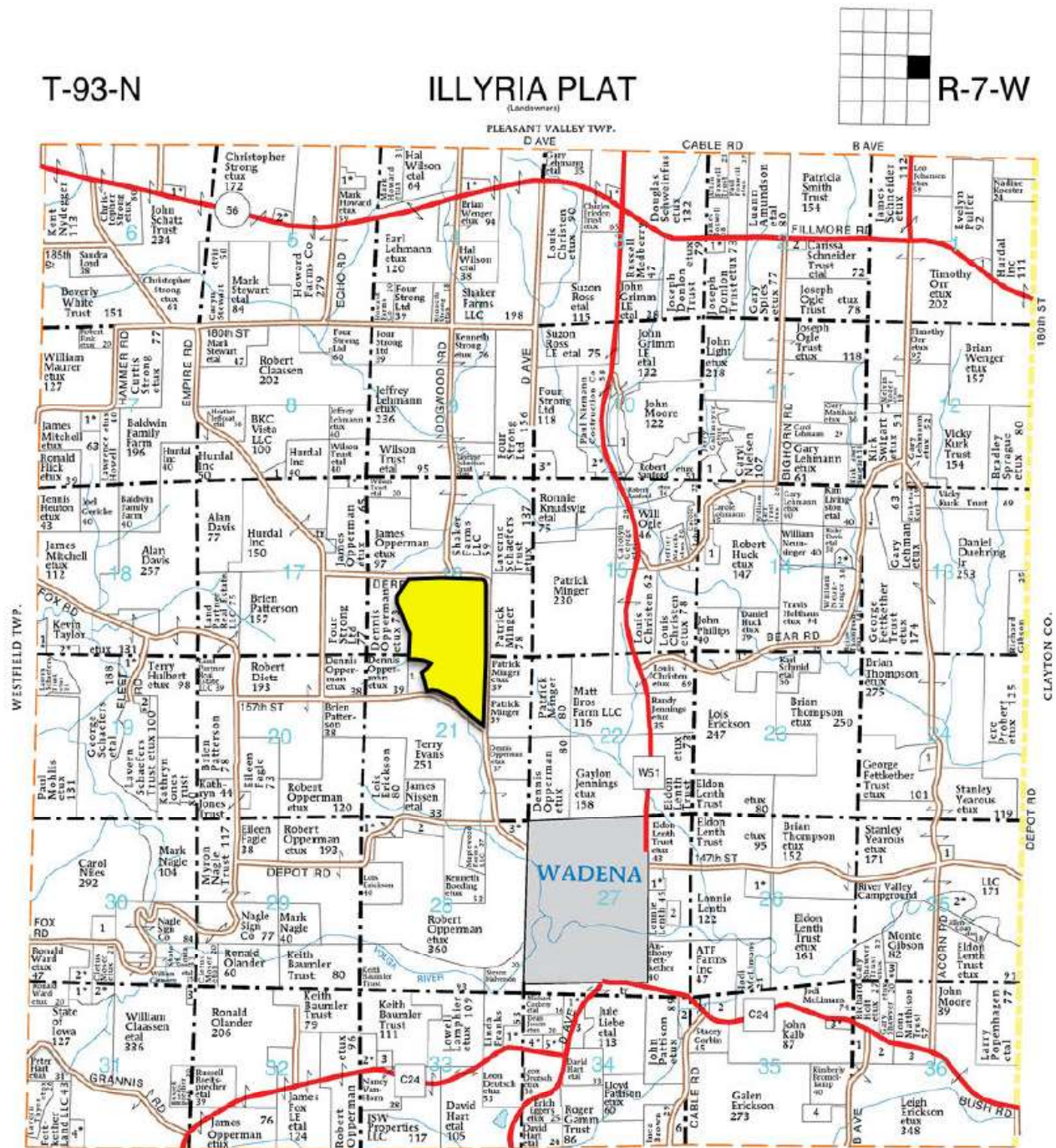
The farm has 210 acres m/l of row crop acres with the remaining balance timber land. The farm is available for the 2025 crop year. In the event the buyer needs an operator, a lease agreement could be reached with an operator in the area. There are no buildings or structures on the farm currently, however;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

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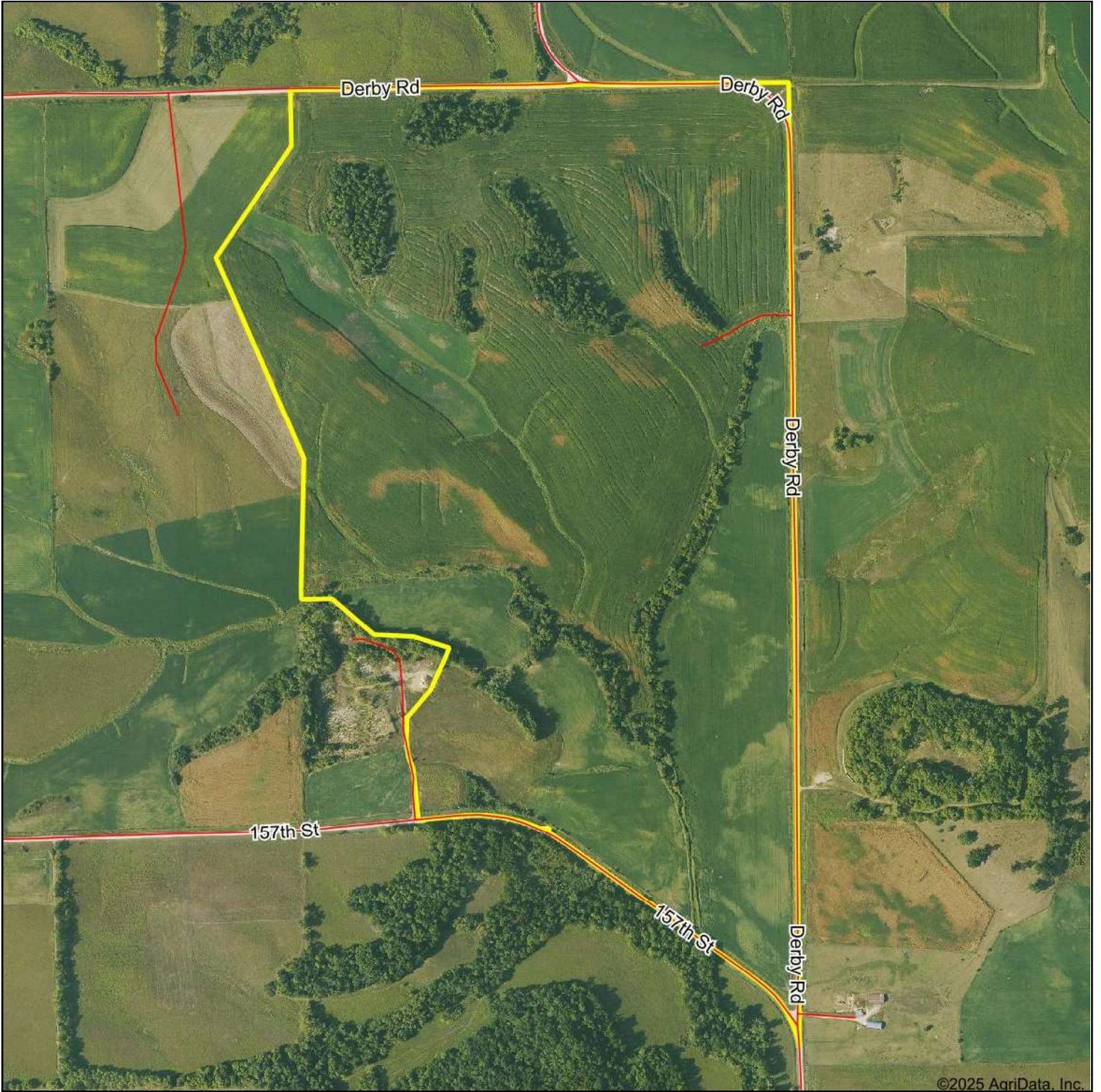
Plat Map

Fayette County, IA
237 Acres M/L



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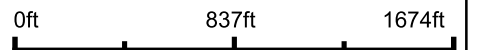
Aerial Map



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Boundary Center: 42.861286, -91.677366



16-93N-7W
Fayette County
Iowa

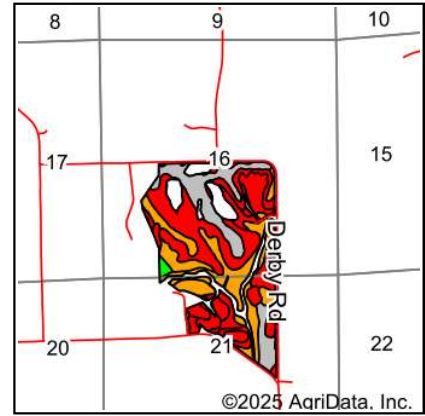
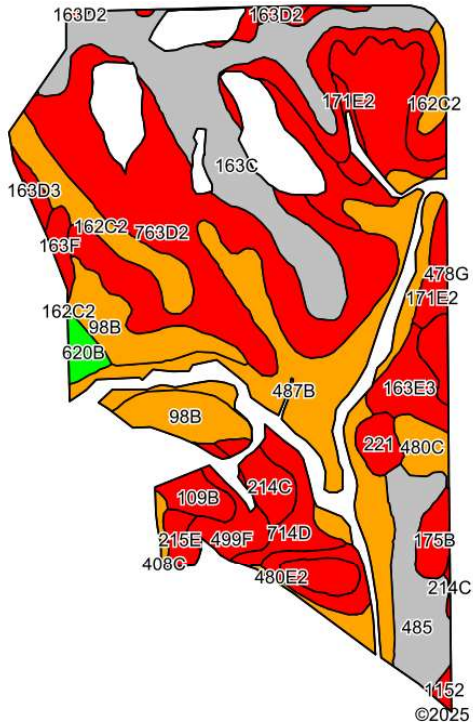


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Tillable Soils Map



State: **Iowa**
 County: **Fayette**
 Location: **16-93N-7W**
 Township: **Illyria**
 Acres: **209.95**

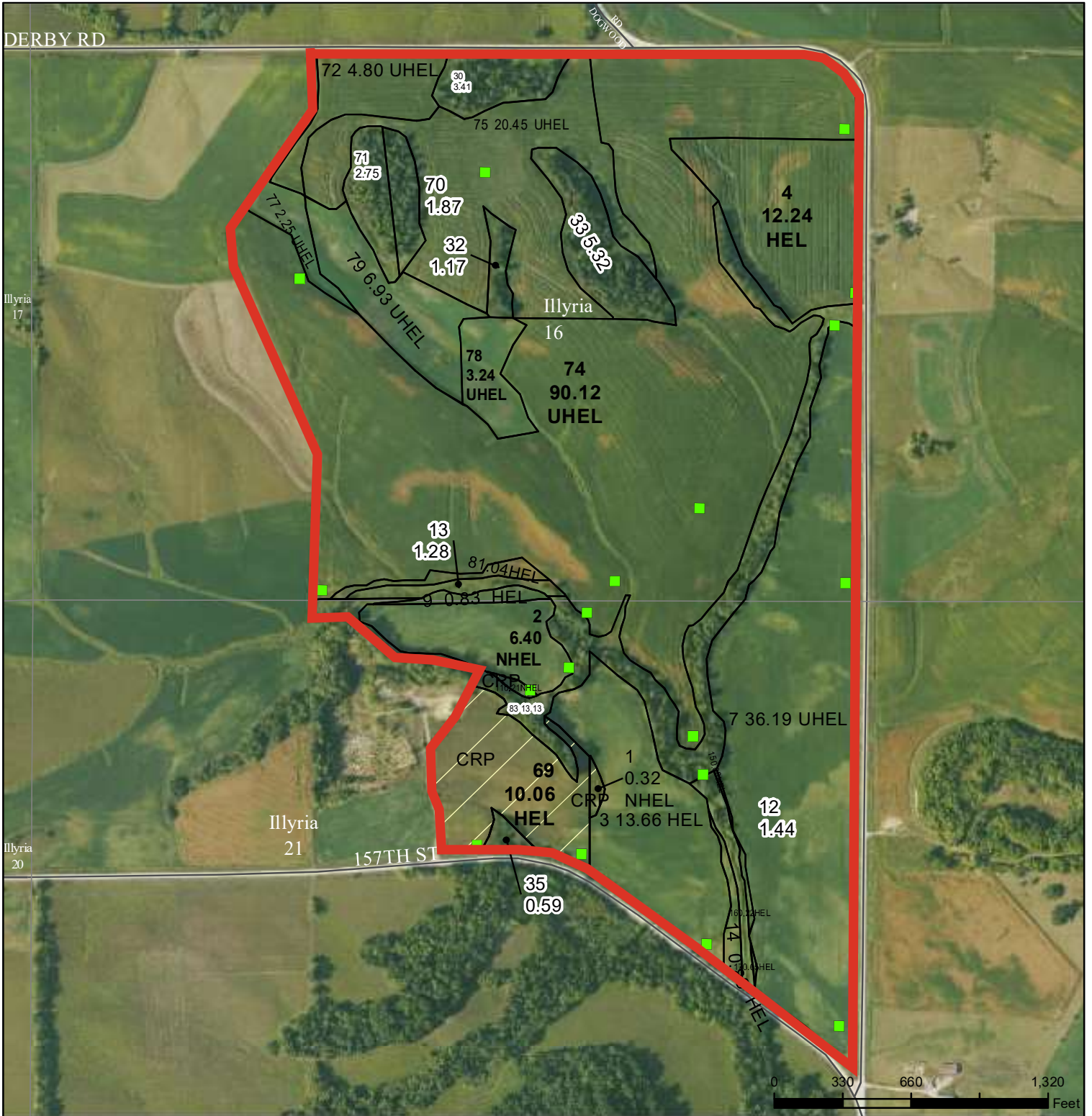
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Area Symbol: IA065, Soil Area Version: 29					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
763D2	Exette silt loam, 9 to 14 percent slopes, moderately eroded	54.88	26.2%		58
487B	Otter-Huntsville silt loams, 2 to 5 percent slopes	32.88	15.7%		80
163C	Fayette silt loam, 5 to 9 percent slopes	29.86	14.2%		75
763F2	Exette silt loam, 18 to 25 percent slopes, moderately eroded	13.98	6.7%		28
98B	Huntsville silt loam, 2 to 5 percent slopes	12.77	6.1%		88
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	10.49	5.0%		76
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	9.26	4.4%		80
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	4.76	2.3%		29
714D	Winneshiek loam, 20 to 30 inches to limestone, 9 to 14 percent slopes	4.65	2.2%		13
499F	Nordness silt loam, 14 to 25 percent slopes	4.04	1.9%		5
214C	Rockton loam, 20 to 30 inches to limestone, 5 to 9 percent slopes	3.55	1.7%		42
480E2	Orwood silt loam, 14 to 18 percent slopes, moderately eroded	3.02	1.4%		40
480C	Orwood silt loam, 5 to 9 percent slopes	2.92	1.4%		81
171E2	Bassett loam, 14 to 18 percent slopes, eroded	2.90	1.4%		39
109B	Backbone fine sandy loam, 2 to 5 percent slopes	2.71	1.3%		37
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	2.55	1.2%		50
480D2	Orwood silt loam, 9 to 14 percent slopes, moderately eroded	2.54	1.2%		52
221	Klossner muck, 1 to 4 percent slopes	2.35	1.1%		48
620B	Tama silt loam, driftless, 2 to 6 percent slopes	1.91	0.9%		95
215E	Goss loam, 9 to 18 percent slopes	1.71	0.8%		5
163F	Fayette silt loam, 18 to 25 percent slopes	1.56	0.7%		21
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	1.35	0.6%		46
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	1.08	0.5%		40
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	1.02	0.5%		35
394B	Ostrander loam, 2 to 5 percent slopes	0.59	0.3%		88
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.56	0.3%		54
408C	Olin sandy loam, 5 to 9 percent slopes	0.06	0.0%		59
Weighted Average					61.3

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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

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237 Acres M/L



Northwest corner looking southeast



Northeast corner looking south

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Property Photos

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Southwest corner looking northeast



Southeast corner looking northwest