



**68+/- Acres**  
**Fayette County, IA**  
**Eden Township**



**High Point Land Company**  
**501 South Grand Ave Charles City, IA 50616**

# Property Photos



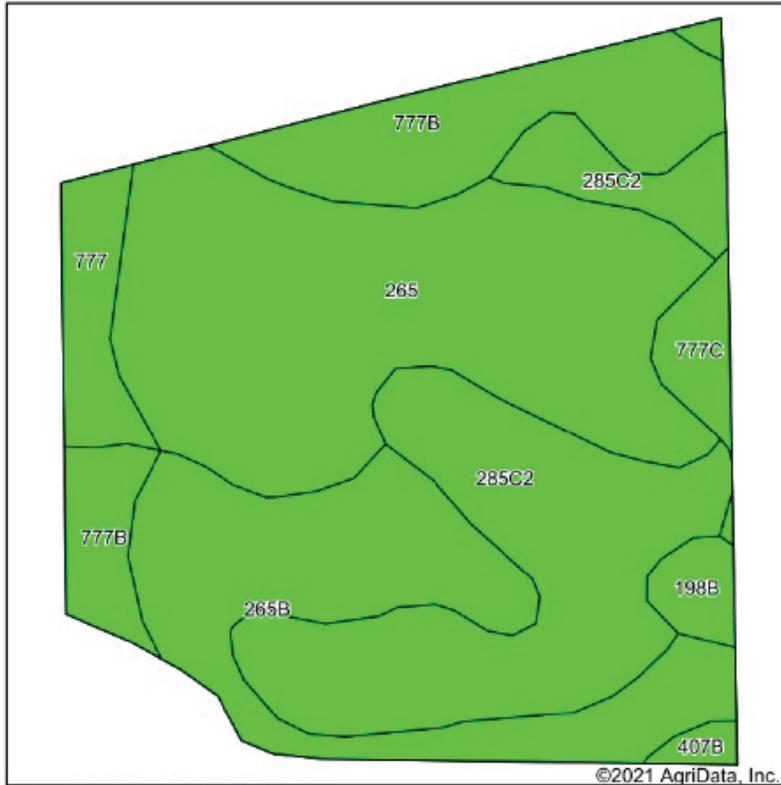
# Property Photos



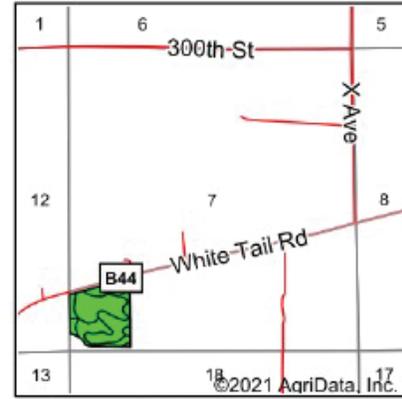
# FSA Map



# Soil Map



Soils data provided by USDA and NRCS.



State: Iowa  
 County: Fayette  
 Location: 18-95N-10W  
 Township: Eden  
 Acres: 24.55  
 Date: 4/29/2021

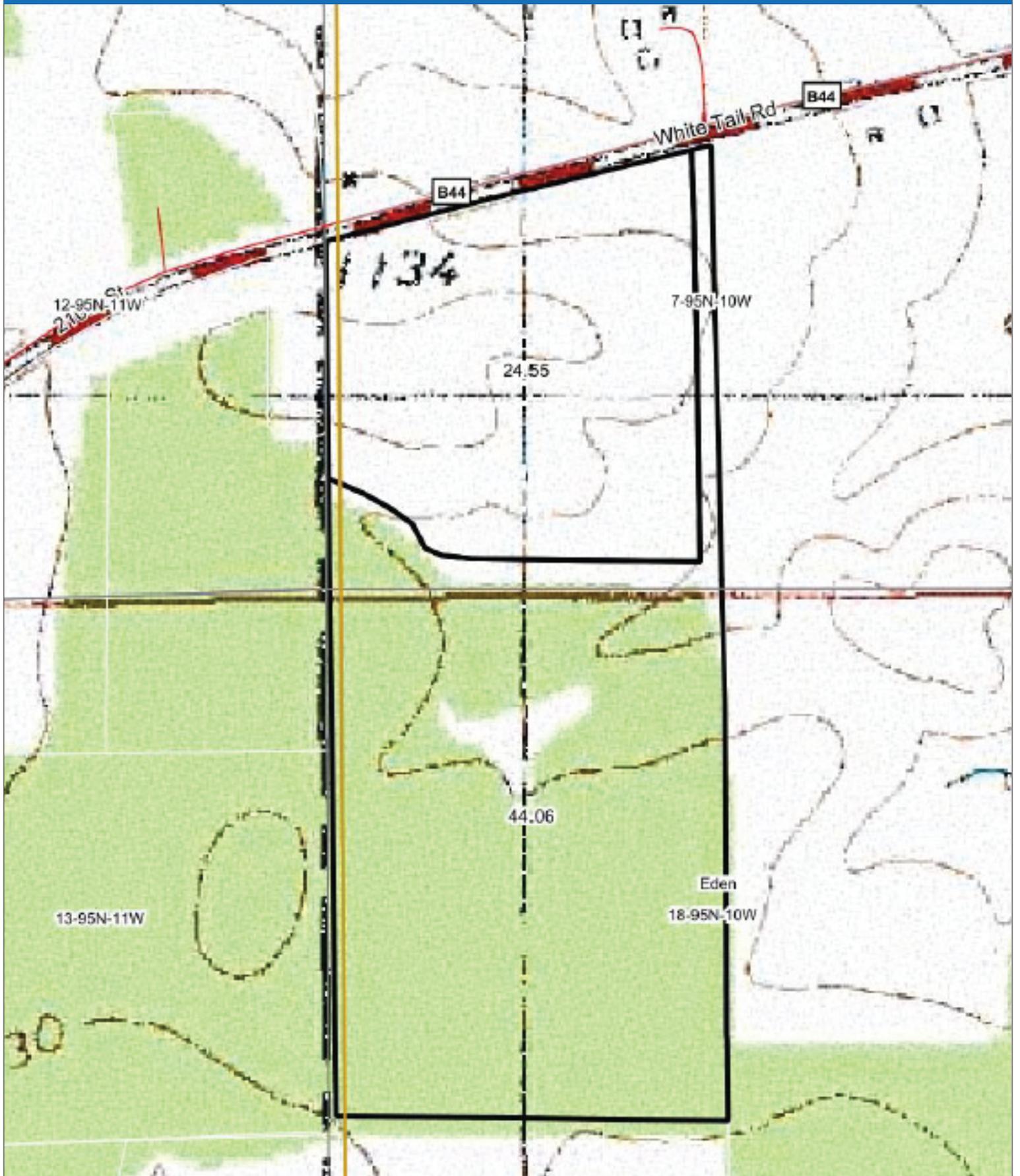


Area Symbol: IAD65, Soil Area Version: 25

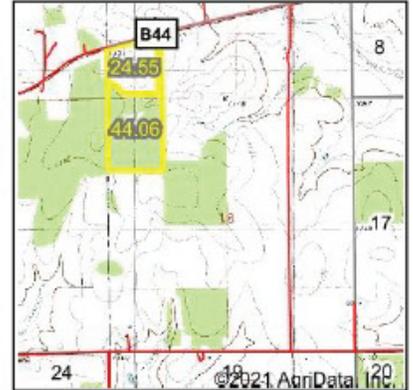
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
265	Bixby loam, 0 to 2 percent slopes	8.19	33.4%		IIIs		44	53
285C2	Burkhardt sandy loam, 5 to 9 percent slopes, moderately eroded	5.99	24.4%		IIIIs	IVe	10	5
265B	Bixby loam, 2 to 6 percent slopes	4.74	19.3%		IIe		39	43
777B	Wapsie loam, 2 to 5 percent slopes	3.38	13.8%		IIe		45	53
777	Wapsie loam, 0 to 2 percent slopes	0.99	4.0%		IIIs		49	58
777C	Wapsie loam, 5 to 9 percent slopes	0.59	2.4%		IIIe		40	33
198B	Floyd loam, 1 to 4 percent slopes	0.50	2.0%		IIw		89	80
407B	Schley loam, 1 to 4 percent slopes	0.17	0.7%		IIw		81	72
<b>Weighted Average</b>							<b>36.2</b>	<b>39.8</b>

\*\*IA has updated the CSR values for each county to CSR2.  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

# Topo Map



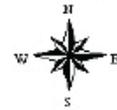
# Wetlands Map



State: Iowa  
 Location: 18-95N-10W  
 County: Fayette  
 Township: Eden  
 Date: 4/29/2021



Maps Provided By  
**surety**<sup>®</sup>  
 CUSTOMIZED ONLINE MAPPING  
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0ft 704ft 1408ft

Classification Code	Type	Acres
		Total Acres 0.00

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

# Listing Summary

## **68+/- Acres Fayette County, IA**

Located on paved 210th Street just West of Waucoma, Iowa on the border of Fayette and Chickasaw County sits this 68+/- Acre Parcel. This is the ideal property for someone looking for a recreational getaway with tillable income to support the investment, or could be a great place to build a forever home!

The 25+/- acres of tillable land is currently open to be farmed by the new owners, however will be planted to beans if a purchase agreement is not in place by May 10th, 2021.

The balance of the property is made of a nice stand of timber with a nice mix of hardwoods including hickory, oak and cherry. The timber currently has a trail system going through the property for easy navigation. With how the property is surveyed/parceled, there would be the potential for the new owners to easily split the timber and tillable land and still maintain access off of 210th St.

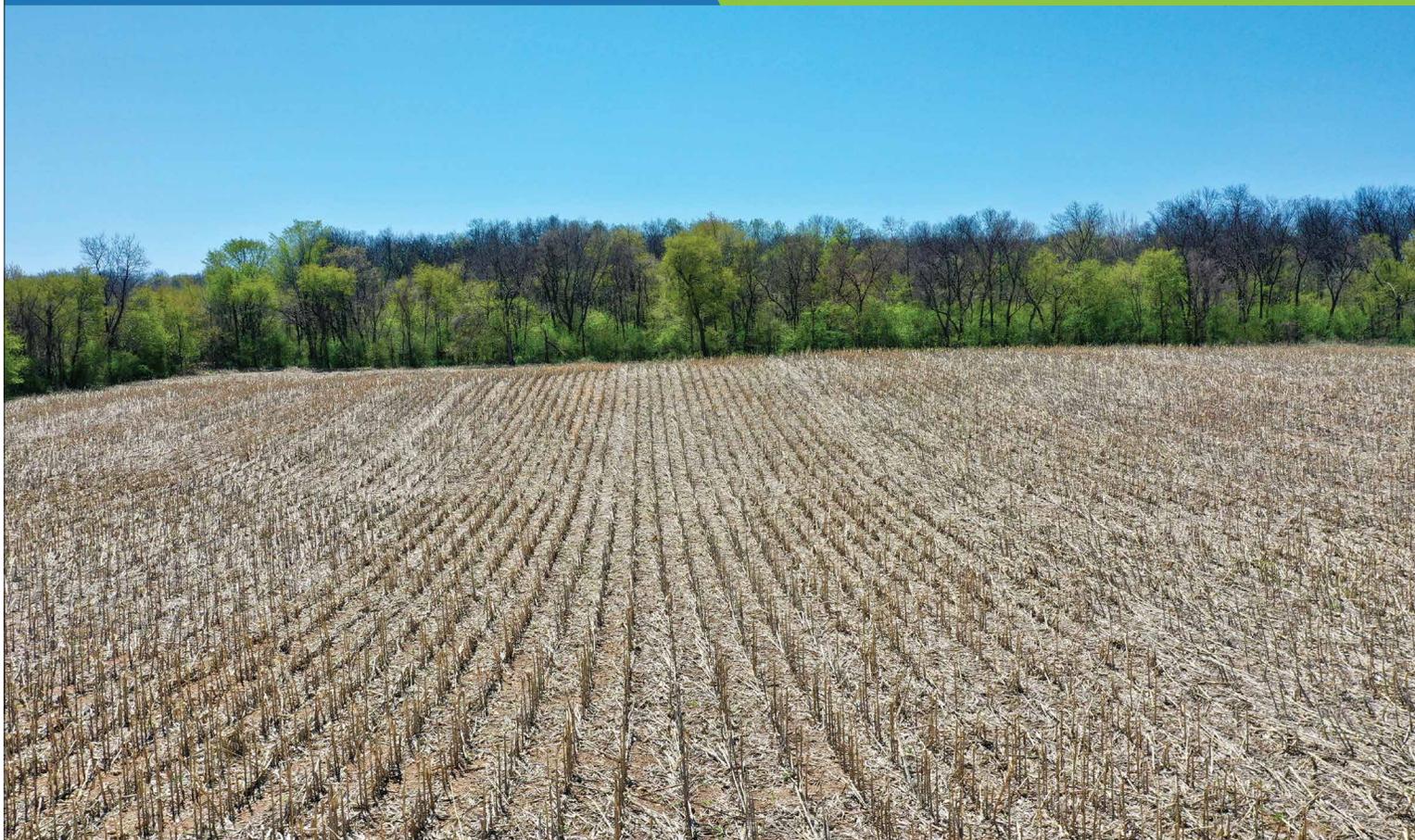
Contact Iowa Land Specialist, Nick Hopp 319-240-6121 or [Nick@highpoint-landcompany.com](mailto:Nick@highpoint-landcompany.com).

**High Point Land Company**

*501 South Grand Ave Charles City, IA 50616*



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Charles City, IA 50616



“We sell farms, it’s what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client’s largest financial transactions of their lives. It’s our job to get it done right.”

**CONTACT LAND AGENT:**

Nick Hopp

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