



**HIGH
POINT**

LAND COMPANY

HighPointLandCompany.com

53.26+/- Acres
Fayette County, IA
Illyria Township



High Point Land Company

501 South Grand Ave Charles City, IA 50616

Property Photos



Property Photos



Property Photos



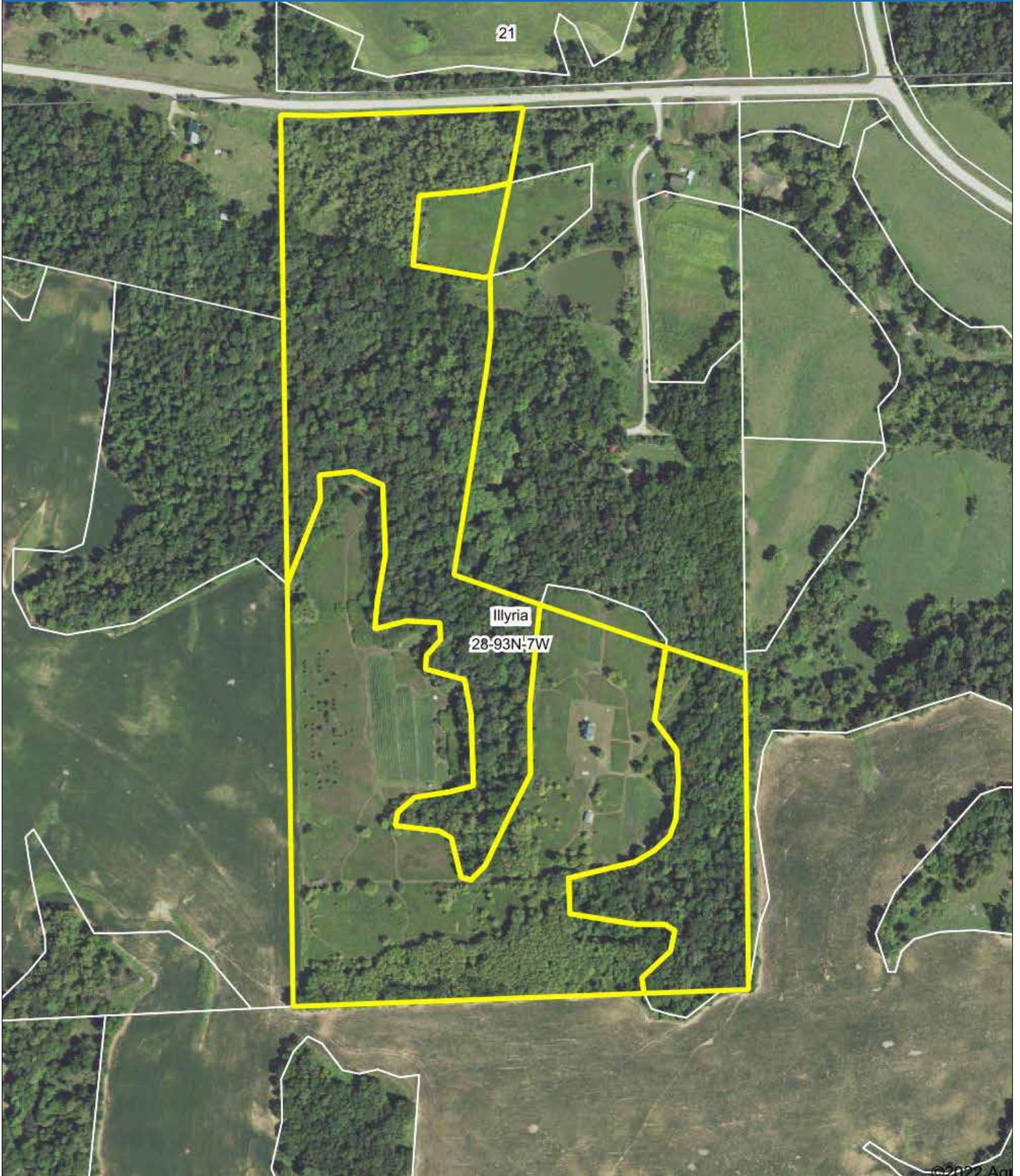
Property Photos



Property Photos



FSA Map

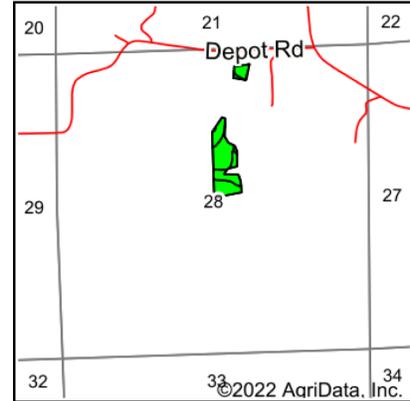


Soil Map



©2022 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Fayette**
 Location: **28-93N-7W**
 Township: **Illyria**
 Acres: **11.39**
 Date: **8/5/2022**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: IA065, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	NonIrr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
163C	Fayette silt loam, 5 to 9 percent slopes	6.20	54.4%		IIIe	75	70	88	88	75	77	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	3.22	28.3%		IIIe	46	58	80	80	67	64	
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	1.79	15.7%		VIe	29	45	71	71	57	51	
497F	FayetteDubuqueJacwin complex, 14 to 25 percent slopes	0.18	1.6%		VIe	25	5	62	59	51	48	
Weighted Average						3.52	58.8	61.7	*n 82.7	*n 82.6	*n 69.5	*n 68.8

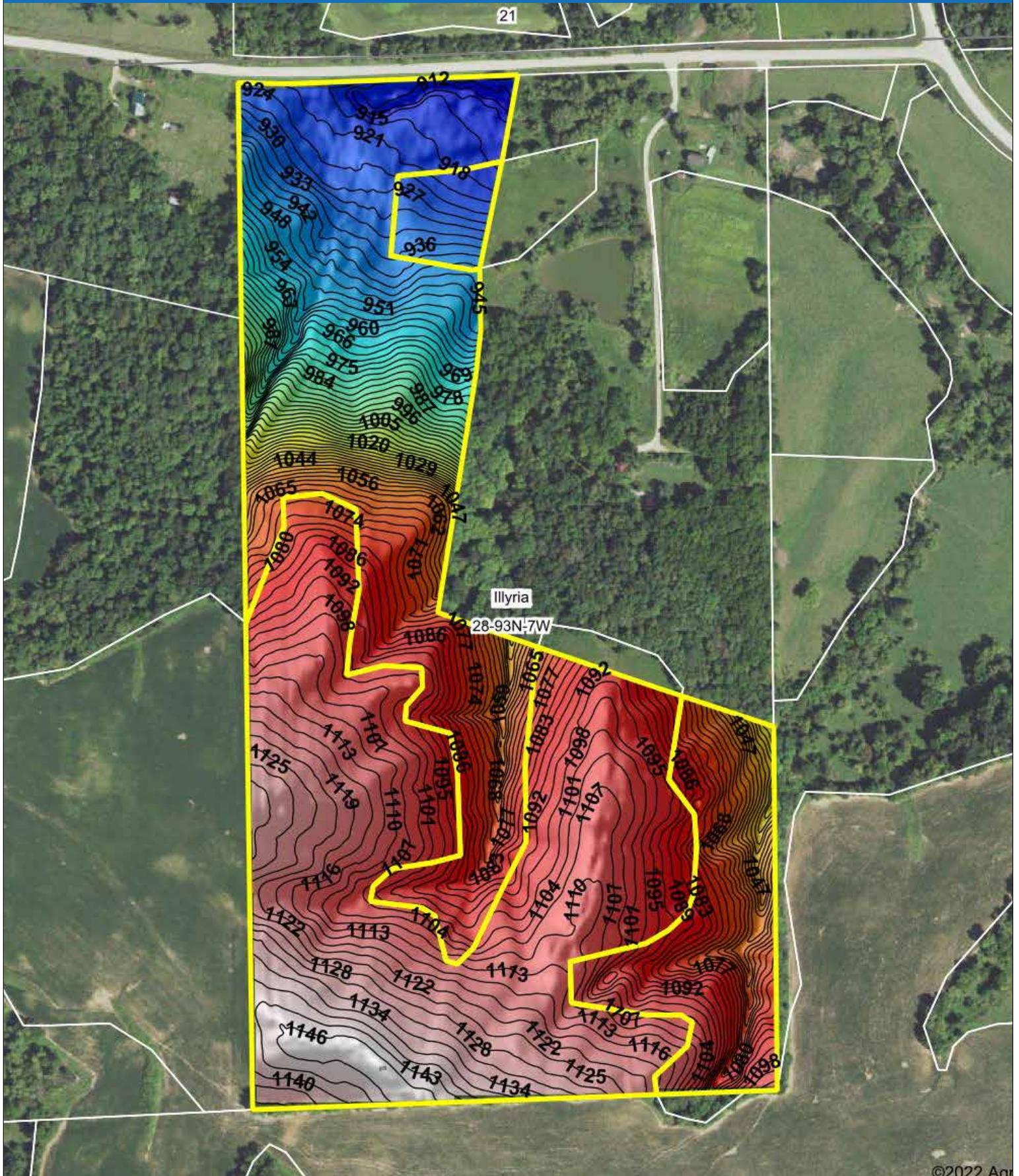
**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

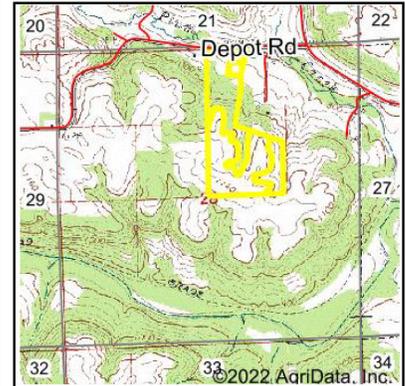
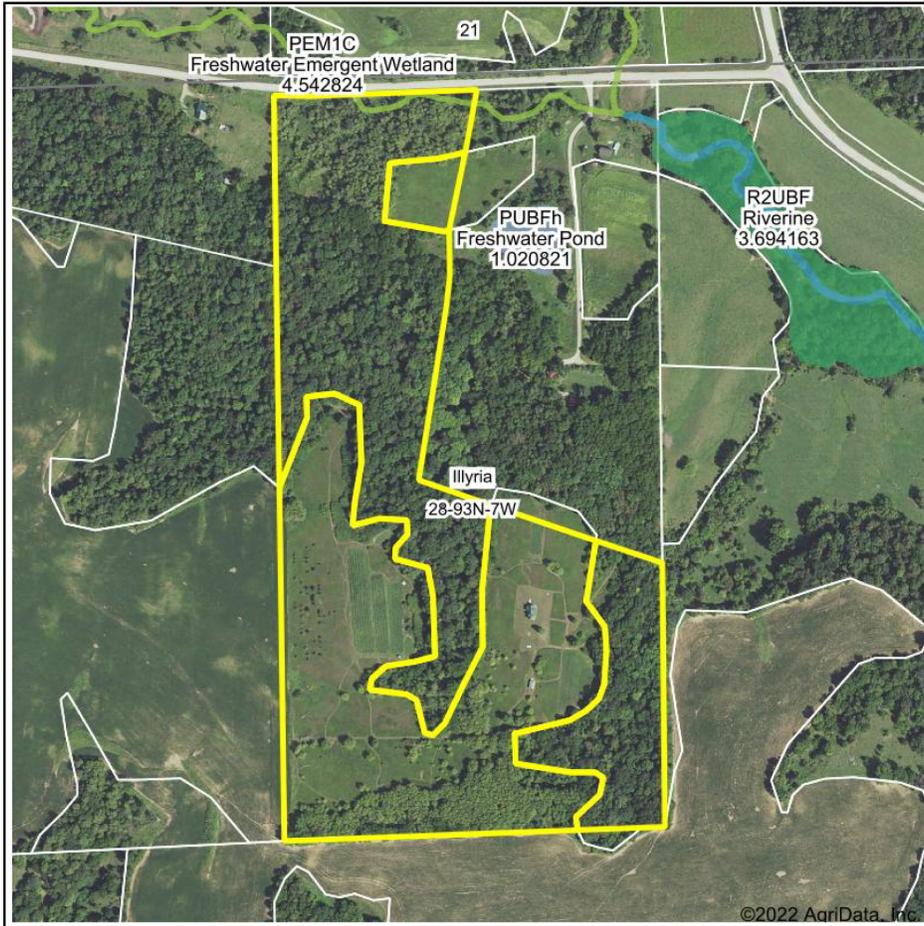
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topo Map



Wetlands Map



State: **Iowa**
 Location: **28-93N-7W**
 County: **Fayette**
 Township: **Illyria**
 Date: **8/5/2022**



Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com



0ft 667ft 1334ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	0.21
Total Acres		0.21

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

Listing Summary

53.26+/- Acres Fayette County, IA

Located just outside of Wadena, Iowa, in the heart of Fayette County, sits the rare opportunity to purchase a "dream come true" type recreational property. This perfectly maintained property consisting of 53.26+/- acres has great top access from the cabin site via the trail system; which creates the ultimate advantage while hunting the farm.

This farm has multiple points of access including a direct access off of Depot Road as well as an Easement that follows the well-maintained road up the East side of the property the cabin. As you drive up the road you will enter through a beautiful timbered ridge, and are greeted by the 994sf cabin located at the highest point on the farm. This cabin has served as the base camp for many successful bow and late muzzleloader deer hunts; and is home for the Veterans supported by the Purple Heart Tour for their annual Turkey hunt, where they have been fortunate enough to tag out every year. Complete with a main level master bedroom, bathroom and full kitchen, as well as a loft for additional sleeping space, this could easily serve as someone's secluded dream home. Whether you step out on the Easternly facing covered porch or the Westerly facing deck, the panoramic views of the property will not disappoint.

Leaving the cabin, you can traverse the property on the intricate trail system. The cabin's location allows for great access to the rest of the property with wind coming from nearly any direction. Winding through the hardwood ridges with mature timber as well as young walnuts, you can access your choice of numerous food plots to hunt over. There is also a great stand of native grasses, with a well-established pine wind break providing great bedding areas and nesting habitat. This neighborhood has a rich tradition of producing giant whitetails, and the success had on this farm would support that. With big sections of timber, and like-minded neighbors, this area will continue to produce for years to come.

This is certainly a one-of-a-kind property, and fits the bill for nearly every person desiring a recreational property today – Great access, seclusion, as well as great hunting with all the comforts of home. This is the type of place you "Go for the weekend" and never want to leave!

For questions or more details please contact Iowa Land Specialist Nick Hopp at 319-240-6121 or nick@highpointlandcompany.com.

High Point Land Company

501 South Grand Ave Charles City, IA 50616



501 South Grand Ave
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

319-240-6121

Nick@highpointlandcompany.com

