



**HIGH  
POINT**

LAND COMPANY

*HighPointLandCompany.com*

**27.62+/- Acres**  
**Fayette County, IA**  
**Illyria Township**



**High Point Land Company**

*501 South Grand Ave Charles City, IA 50616*

# Property Photos



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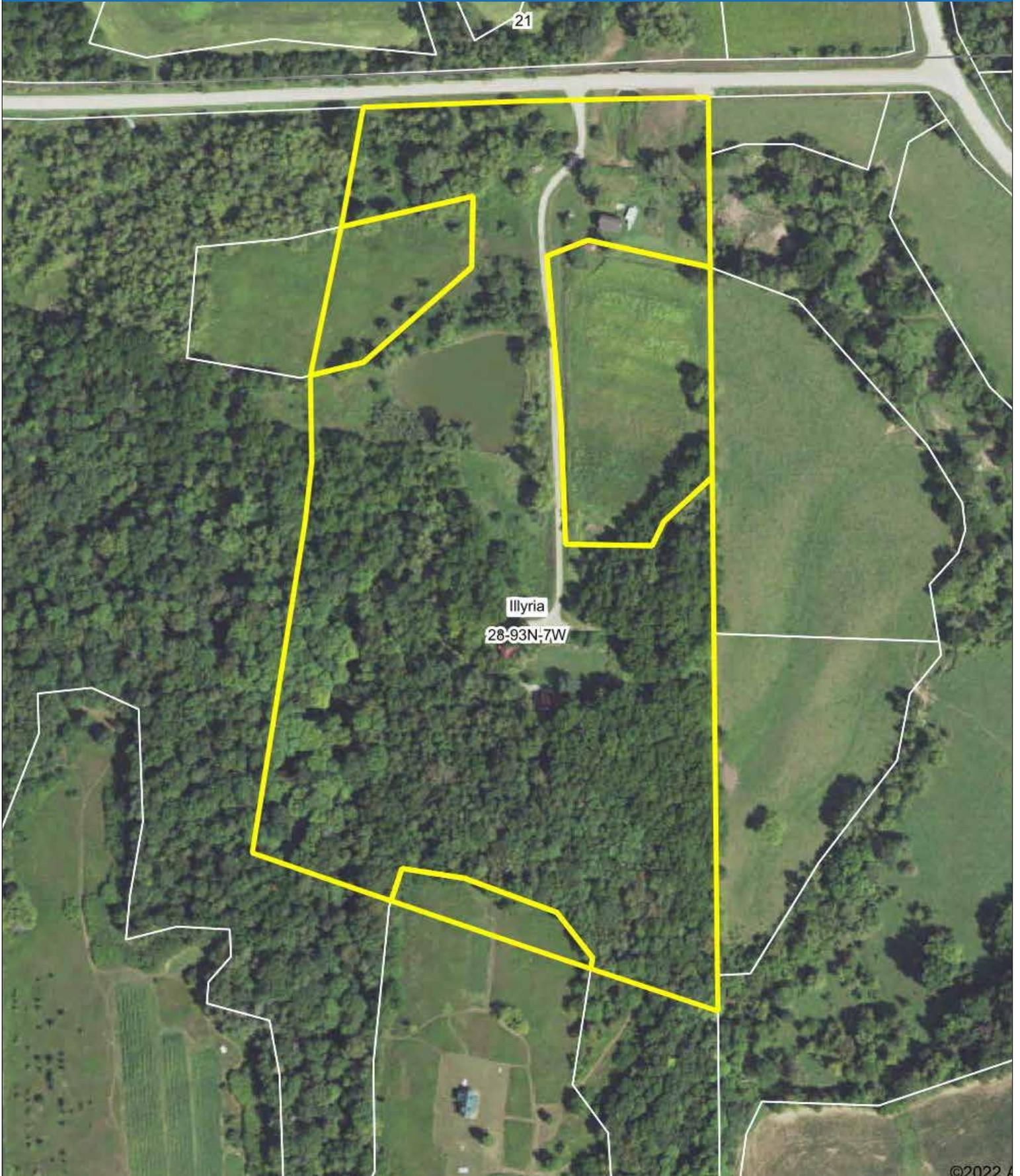
# Property Photos



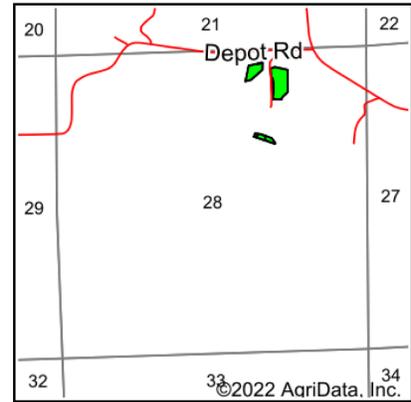
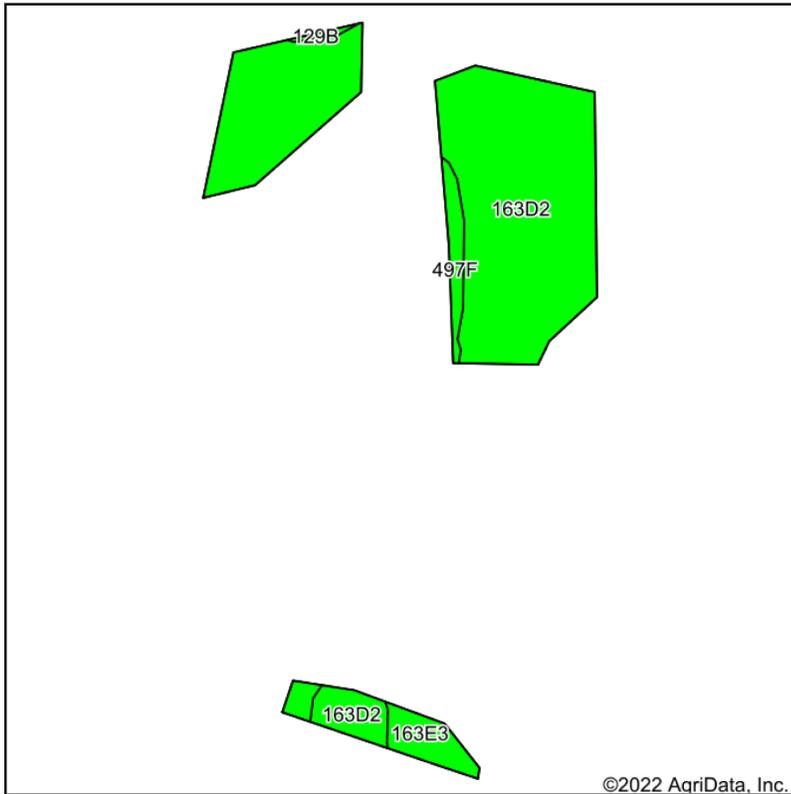
# Property Photos



# FSA Map



# Soil Map



State: **Iowa**  
 County: **Fayette**  
 Location: **28-93N-7W**  
 Township: **Illyria**  
 Acres: **5.19**  
 Date: **9/16/2022**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	4.63	89.2%		IIIe	46	58	80	80	67	64	
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	0.36	6.9%		VIe	29	45	71	71	57	51	
497F	FayetteDubuqueJacwin complex, 14 to 25 percent slopes	0.20	3.9%		VIe	25	5	62	59	51	48	
<b>Weighted Average</b>						<b>3.32</b>	<b>44</b>	<b>55.1</b>	<b>*n 78.7</b>	<b>*n 78.6</b>	<b>*n 65.7</b>	<b>*n 62.5</b>

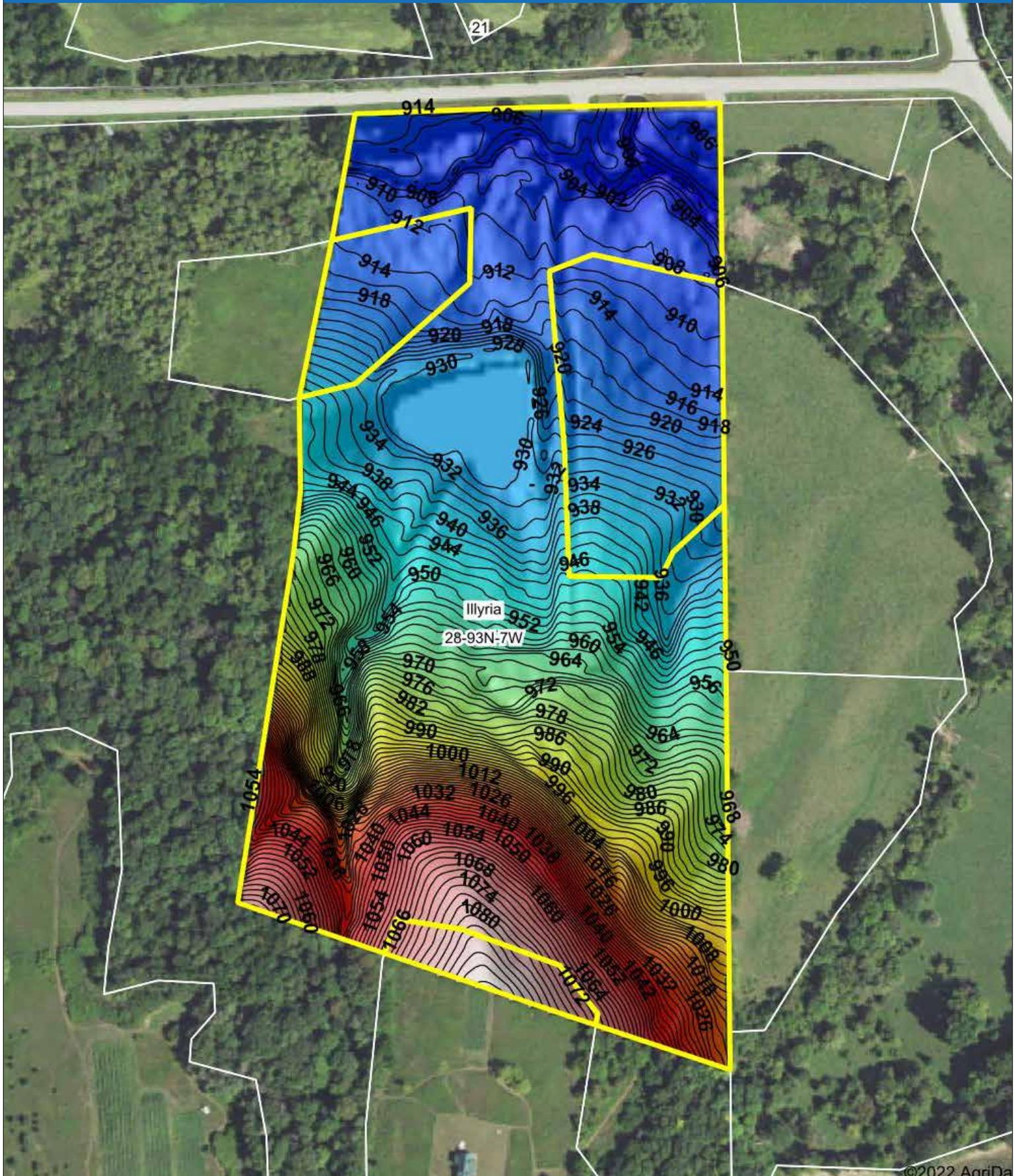
\*\*IA has updated the CSR values for each county to CSR2.

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

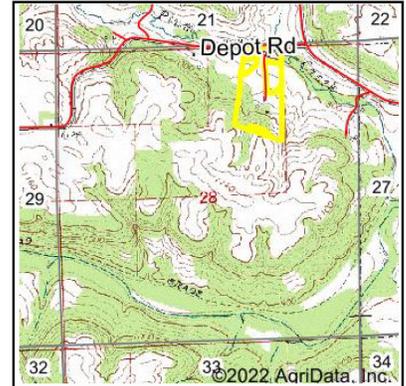
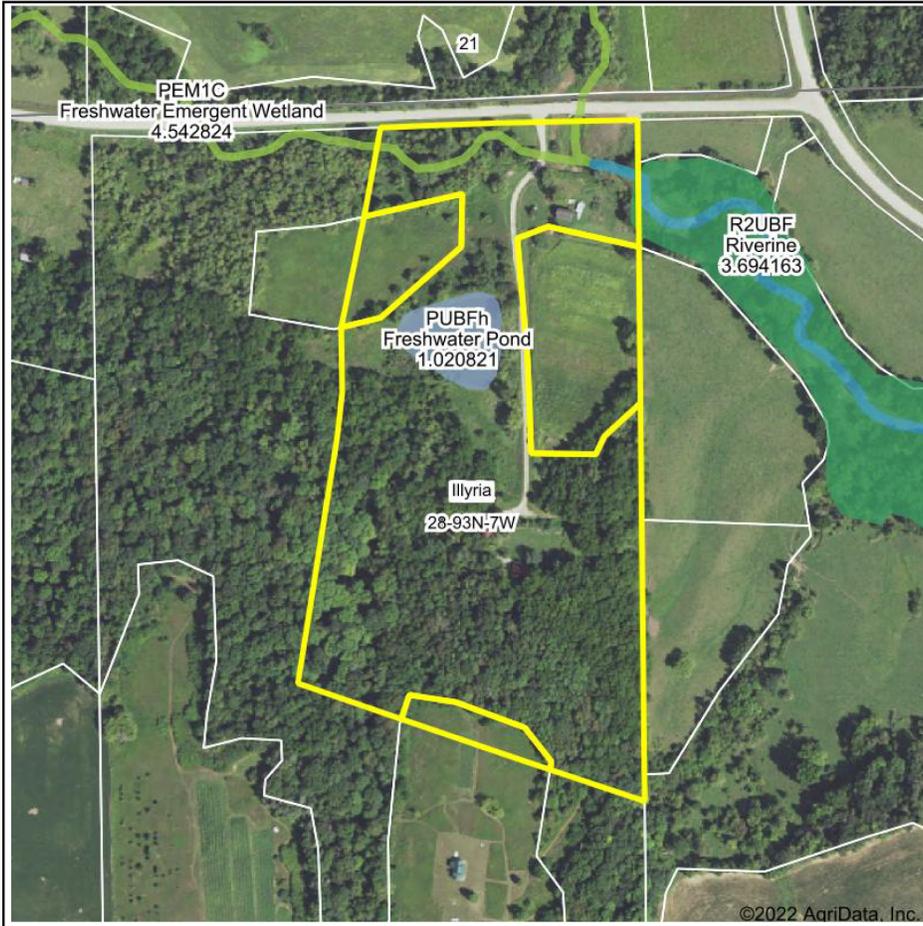
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Topo Map



# Wetlands Map



State: **Iowa**  
 Location: **28-93N-7W**  
 County: **Fayette**  
 Township: **Illyria**  
 Date: **9/16/2022**



Maps Provided By:  
  
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0ft 468ft 937ft

Classification Code	Type	Acres
PUBFh	Freshwater Pond	1.02
PEM1C	Freshwater Emergent Wetland	0.31
R2UBF	Riverine	0.07
PFO1A	Freshwater Forested/Shrub Wetland	0.04
Total Acres		1.44

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

# Listing Summary

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

High Point Land Company is honored to present the Roys Family farm. This property is the epitome of what many desire when choosing to live in Northeast, Iowa. This property offers both peace and serenity in one of the most beautiful settings available to call home.

As you enter the property on a beautifully maintained lane you immediately notice the well-kept gardens amongst the barn and outbuildings surrounded by apple trees. Further down the lane as you pass the spring fed pond, which is just over an acre, you'll see the history laden home overlooking the entire property. In the heart of the farm, sits this 1,438 s/f home. The 4 bedroom, 2 bath home is welcoming to say that least. Designed and updated along the way to enhance the full enjoyment of the property, with windows looking out to multiple views of both the land below as well as the walnut timber that it is nestled amongst. Complete with a main floor laundry and office, canning room, and bonus spaces upstairs; this home is the perfect place to raise a family or simply to retreat back to.

Outside the home you notice all of the landscaping, gardens, fruit trees, and multiple sheds. The two-stall garage was constructed with multiple purposes in mind - with a woodworking room/shop in the back of the main parking area, and a full apartment with an office built upstairs. This space, complete with a full kitchen, bathroom and laundry, is the perfect place to entertain guests, or could be used to rent out for extra income.

The property in itself is a rare find. It is not often we have the opportunity to sell a property of this size with a pond, walnut timber and a beautiful home right in the heart of some of the best deer hunting in the state. There are many ways this property could be enhanced to further enjoy the recreational benefits that it offers; but it is very hard to come across one that starts with all of these desirable features!

For more details and showings contact Iowa Land Specialist Nick Hopp at 319-240-6121 or [nick@highpointlandcompany.com](mailto:nick@highpointlandcompany.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:**  
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