

# LAND

# FOR SALE

Jefferson County, IA

**79.5**  
+/- ACRES

SCAN FOR MORE INFO



**ELLIOTT VANDENBERG**  
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Elliott@HighPointLandCompany.com



**HIGH POINT**  
**LAND COMPANY**  
HIGHPOINTLANDCOMPANY.COM

Real Estate License:  
S71453000, B635461000

513 W Bremer Ave  
Waverly, IA 50677





# Summary of Property

## 79.5+/- Acres • Jefferson County, IA

**Listing Price: \$499,000**

### DESCRIPTION

High Point Land Company is excited to present this diverse recreational income-producing 79.50+/- acres located in Southeast Iowa. This property has and will continue to produce GIANT whitetails, rivaling the best the state has to offer based on sheer numbers and good quality.

This farm is located in Jefferson County, about 5 miles southeast of Fairfield (just off Glasgow Road and Pine Avenue) with its primary entrance on the West end, directly into a 15-acre crop field. The southwest corner of the field is approximately 100 yards off the hard surface road, making it an EXCELLENT building site, while the northeast corner of the field offers a secluded pocket that could be turned into your dream food plot. With a northwest wind and potential box blind, you could hunt this area without disturbing any of the remaining property.

At the eastern edge, the 15-acre field turns into multiple ridges running west to east. The ridges are full of mature, pristine Oak, Hickory, and Walnut trees. As you continue east on the timbered ridges, the property drops into a major creek system that runs north and south, making it a natural highway for wildlife. Thick pockets cover along this water system are a major bonus, providing browse to hold/feed deer, cover when going to and from tree stands, security when deer may feel pressured elsewhere, and the unique allowance of a higher carrying capacity for mature bucks due to less visual contact.

Migrating out of the creek and heading towards the farm's eastern border, the land begins to rise back up into multiple ridge systems that continue on to the property's eastern edge. When you look from a satellite's view, it's apparent that this property holds great potential as a holding farm due to the way it integrates with the surrounding area.

If you are looking for an exceptional recreational property that also offers a potential income, this land will be extremely hard to beat. The opportunities are endless and could be shaped into whatever you desire. The pictures only scratch the surface of this property's pristine beauty and abundance of wildlife, with the copious amounts of deer sign staggering for a piece of this size.

If you have questions or would like to see this scenic property with unlimited potential, please call or text Elliott Vandenberg at 319-520-7776.

### Property Address:

TBD Pine Ave, Fairfield, IA 52556

### Property Features:

- Pristine building site opportunities
- Tillable Income
- Close Proximity to Town, Fuel, Restaurants, and Equipment
- Numerous Food Plot Locations
- Harvestable Timber
- Great Natural Pinch Points for Stand Locations
- Highly Managed Neighborhood
- 55.5 CSR2 on Tillable Acres

75,000  
ACRES SOLD

# Property Photos



75,000  
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# Property Photos



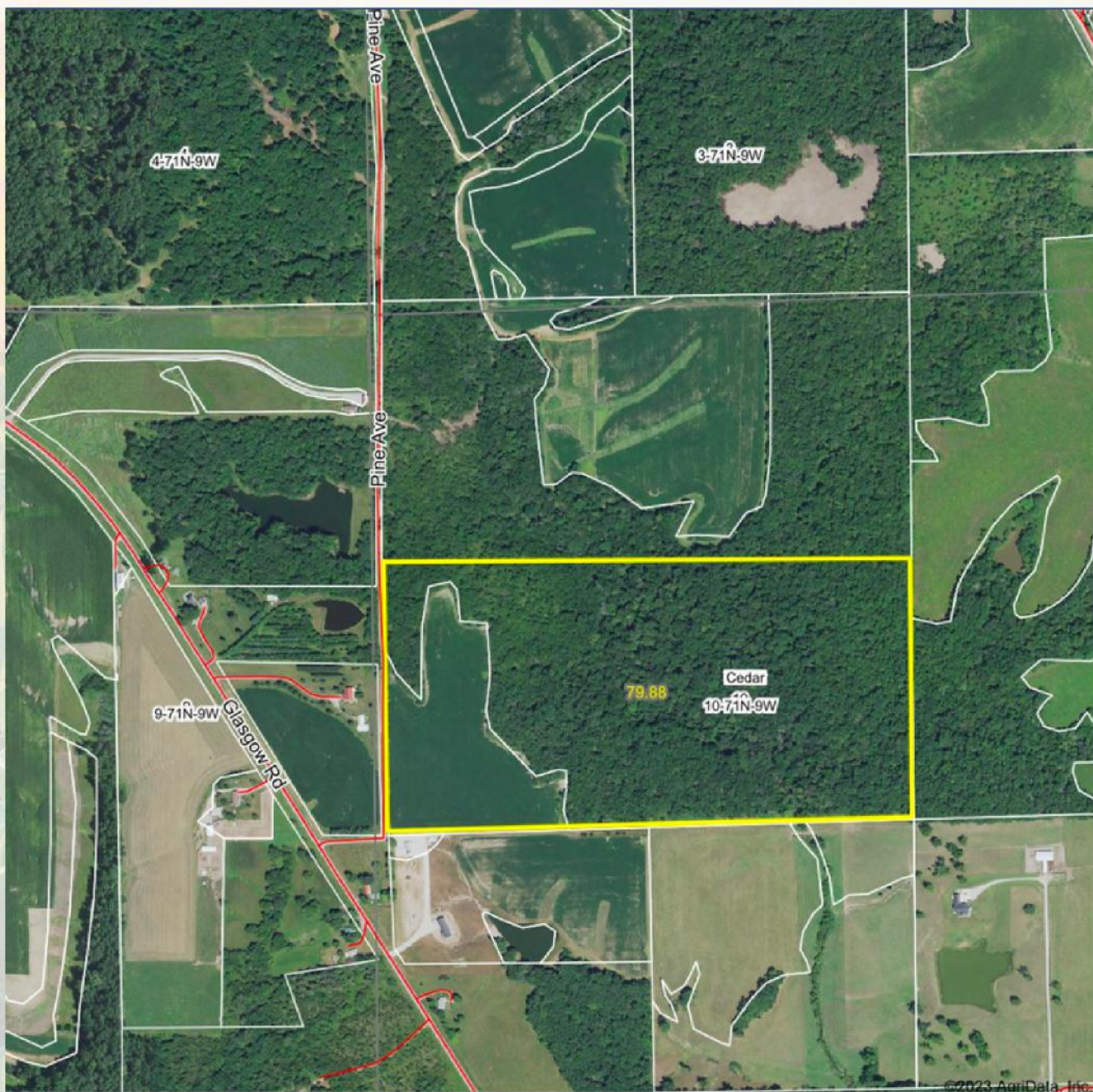
75,000  
ACRES SOLD

# Property Photos



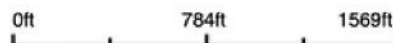
75,000  
ACRES SOLD

# Aerial Map



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Boundary Center: 40° 58' 6.13, -91° 53' 8.67



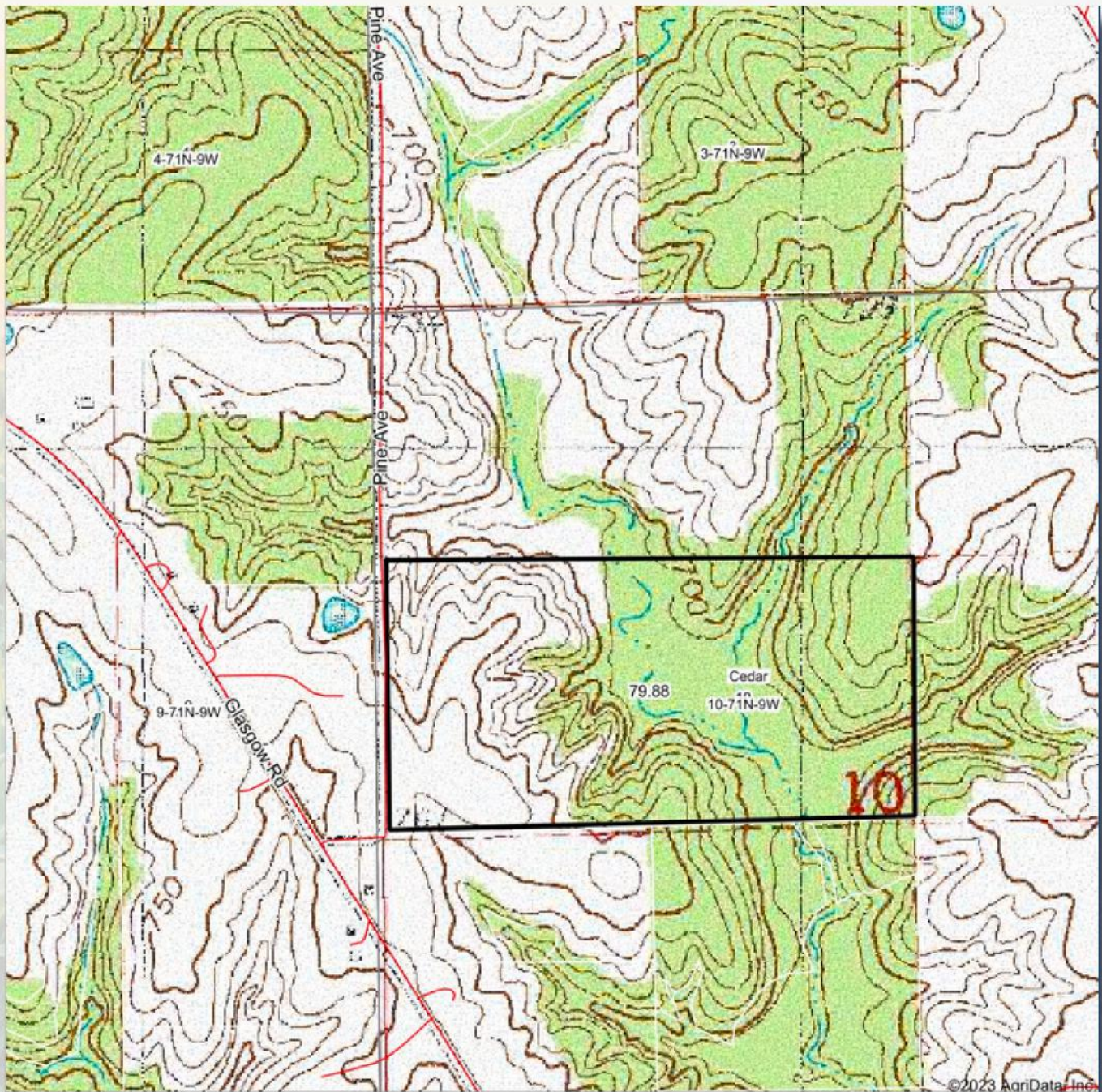
**10-71N-9W**  
**Jefferson County**  
**Iowa**

8/5/2023

Field borders provided by Farm Service Agency of 6/11/2008

75,000  
ACRES SOLD

# Topo Hillshade Map



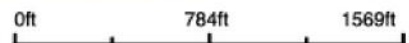
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Maps Provided By:  
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Map Center: 40° 58' 13.52, -91° 53' 14.91



**10-71N-9W**  
**Jefferson County**  
**Iowa**

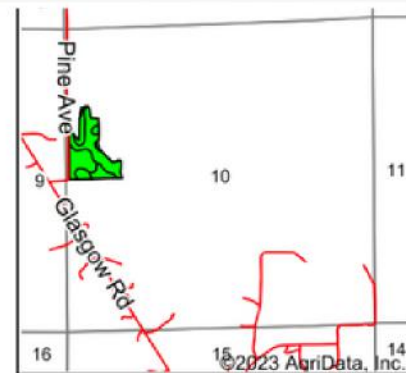
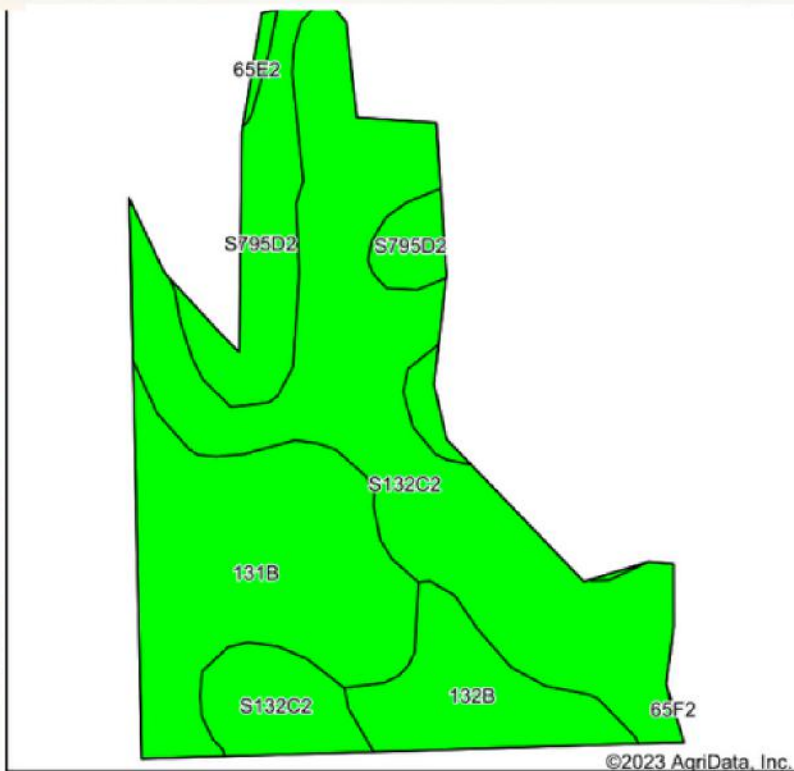


Field borders provided by Farm Service Agency as of 5/21/2008





# Soils Map



State: **Iowa**  
 County: **Jefferson**  
 Location: **10-71N-9W**  
 Township: **Cedar**  
 Acres: **15.12**  
 Date: **8/5/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA101, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
S132C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	7.45	49.3%		IIIe	59		81	81	70	67	
131B	Pershing silt loam, 2 to 5 percent slopes	4.02	26.6%		IIIe	70	67	74	74	71	59	
S795D2	Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded	2.06	13.6%		IVe	7		50	50	46	39	
132B	Weller silt loam, 2 to 5 percent slopes	1.51	10.0%		IIIe	67	60	89	89	78	80	
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	0.08	0.5%		VIe	29	28	66	66	56	53	
<b>Weighted Average</b>						<b>3.15</b>	<b>55.5</b>	<b>*-</b>	<b>*n 75.6</b>	<b>*n 75.6</b>	<b>*n 67.7</b>	<b>*n 62.3</b>

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

\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

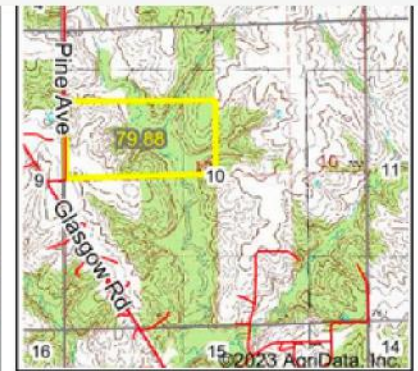
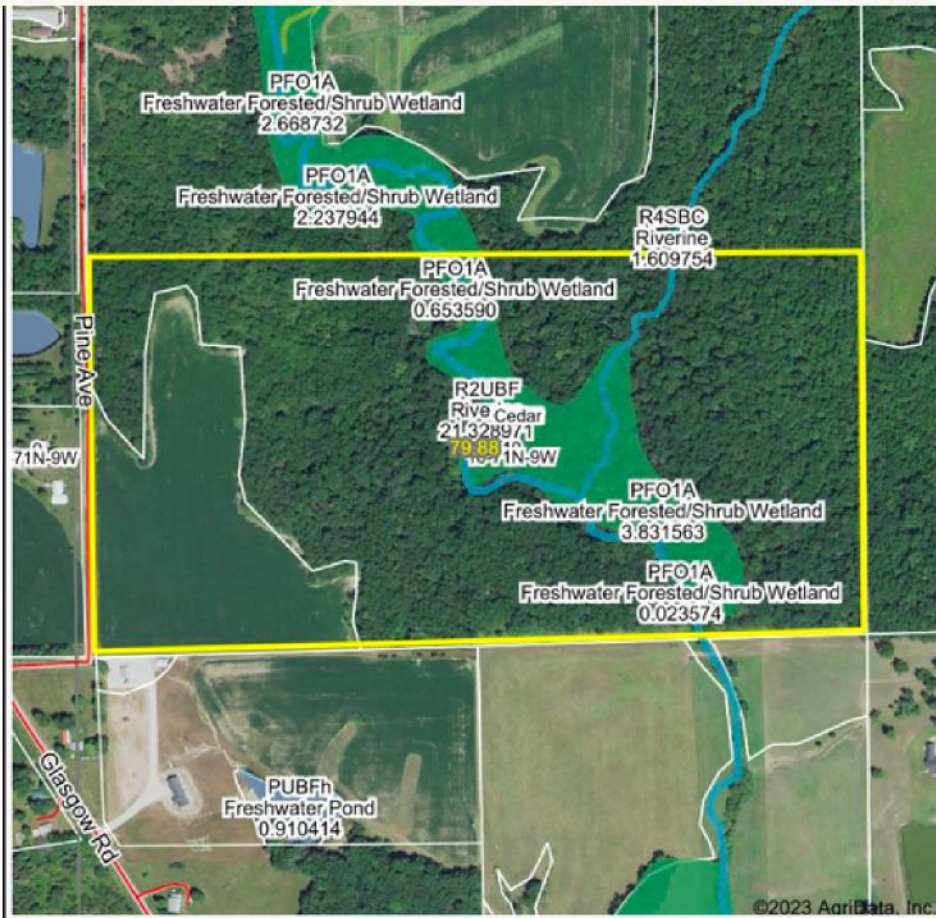
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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# Wetlands Map



State: **Iowa**  
 Location: **10-71N-9W**  
 County: **Jefferson**  
 Township: **Cedar**  
 Date: **8/5/2023**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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0ft 662ft 1325ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	8.53
R2UBF	Riverine	1.39
R4SBC	Riverine	0.45
	Total Acres	10.37

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

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