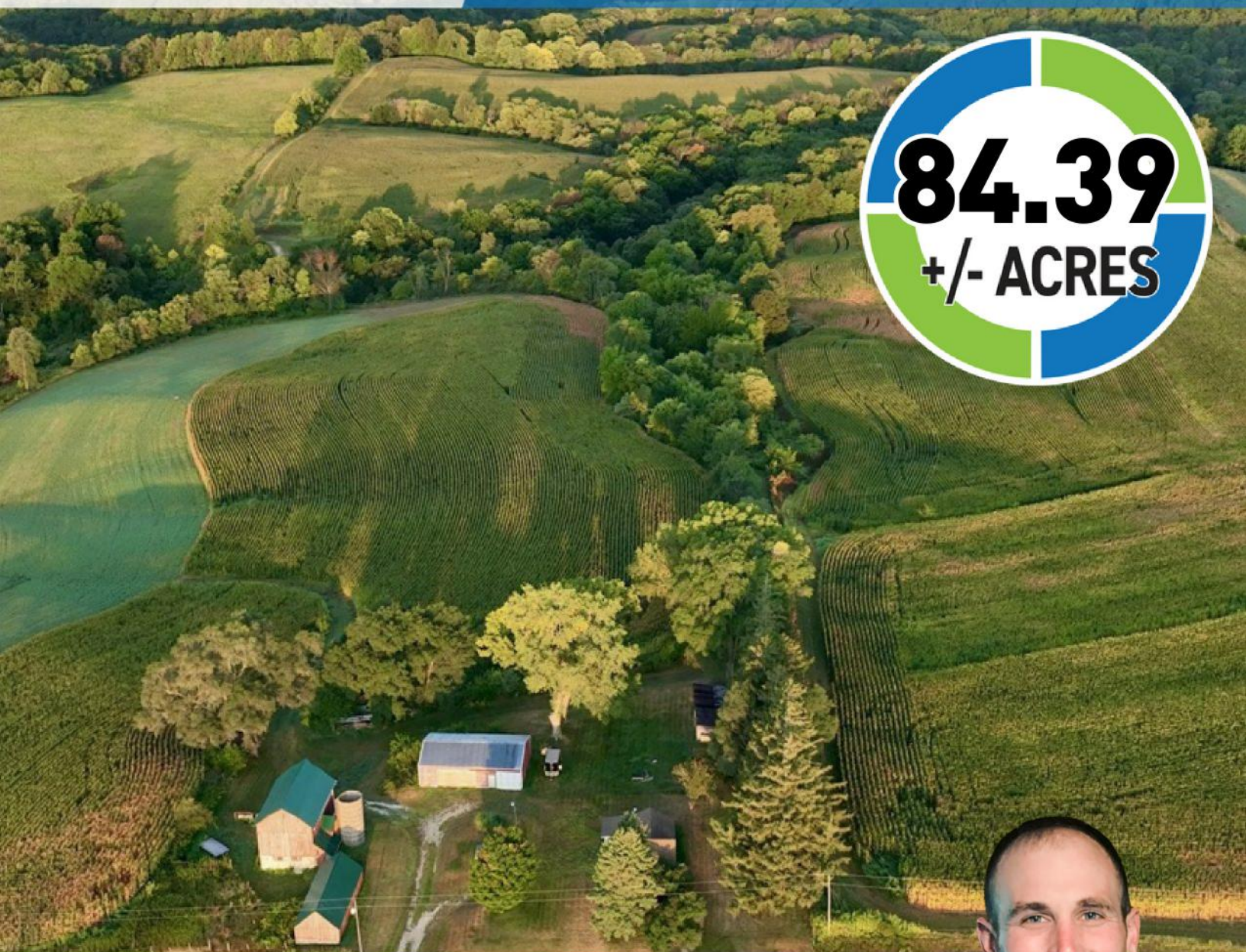


LAND

FOR SALE

Fayette County, IA

84.39
+/- ACRES



SCAN FOR MORE INFO



NICK HOPP
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HIGH POINT
LAND COMPANY
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Real Estate License:
S66851000, B635461000

513 W Bremer Ave
Waverly, IA 50677



Summary of Property

84.39+/- Acres • Fayette County, IA

Listing Price: \$929,000

DESCRIPTION

High Point Land Company is honored to present the Luke Brother's farm, located just South of Wadena, and North of Arlington, Iowa.

This Diverse piece of recreational land checks all of the boxes plus a few extras of those dreaming of an escape in the driftless region. This 1,020 SF home boasts 3 bedrooms and an updated bathroom, and has one of a kind custom woodwork throughout. With updated insulation and a wood burning stove this will quickly become a place you won't want to leave. The acreage offers everything you could desire, with a 30x48 foot machine shed, an incredible 36x24 barn, as well as additional outbuildings for storage; making this a great place to call home or serve as an ultimate getaway.

Leaving the acreage on a manicured trail system, you are able to easily navigate the 36.3+/- acres of tillable land, leading you to well-placed blinds and tree stands overlooking food plots and timbered ridges. Consisting of Fayette Silt Loams, this tillable land has been a consistent producer for the owners, producing income to support the investment.

With Eastern access, using the prevailing wind has been key to slipping into these locations undetected, and the stand locations have continued to produce year after year. While this farm is set up for deer hunting, these plots have been the go-to spot for turkeys in the spring. With incredible roost trees throughout the ridges, it is easy to picture the dynamite setups for April and May.

Along the trail you will see a number of tree plantings, including tubed oaks as well as a conifer planting providing a fantastic wind block and additional thermal cover for whitetails. You will be pleased to see the potential for both immediate and future timber harvests. These timbered ridges offer tremendous views of the entire valley, showing how this property becomes the ultimate funnel for rutting bucks in the fall. The Western most valley on the property is likely the best kept secret. Surrounded by towering walnut trees, Brush creek cuts through the valley which is teeming with trout; providing an incredibly rare opportunity to own a portion of one of Iowa's trout streams.

It's well documented that location is everything when purchasing a recreational property. While being located in the heart of the Brush Creek valley on dead end Delta Road while being bordered by the Brush Creek Canyon State Preserve, this farm has everything it takes to allow whitetails to reach their full maturity with the seclusion and protection they desire. This provides an incredibly rare opportunity to purchase all of these features in one property.

Property Address:

10847 Delta Road, Arlington, IA 50606

Property Features:

- 36.3 Acres of Certified Cropland
- Trout Stream
- Timber Value
- Tremendous Deer and Turkey Hunting
- Beautiful Home and Acreage

Driving Directions:

From Wadena, IA go South on C24 (D ave) approximately 4 miles, and turn West on Delta Ave. Go roughly 1 mile around the bend and the property will be on the West side of the road.

75,000
ACRES SOLD

Property Photos



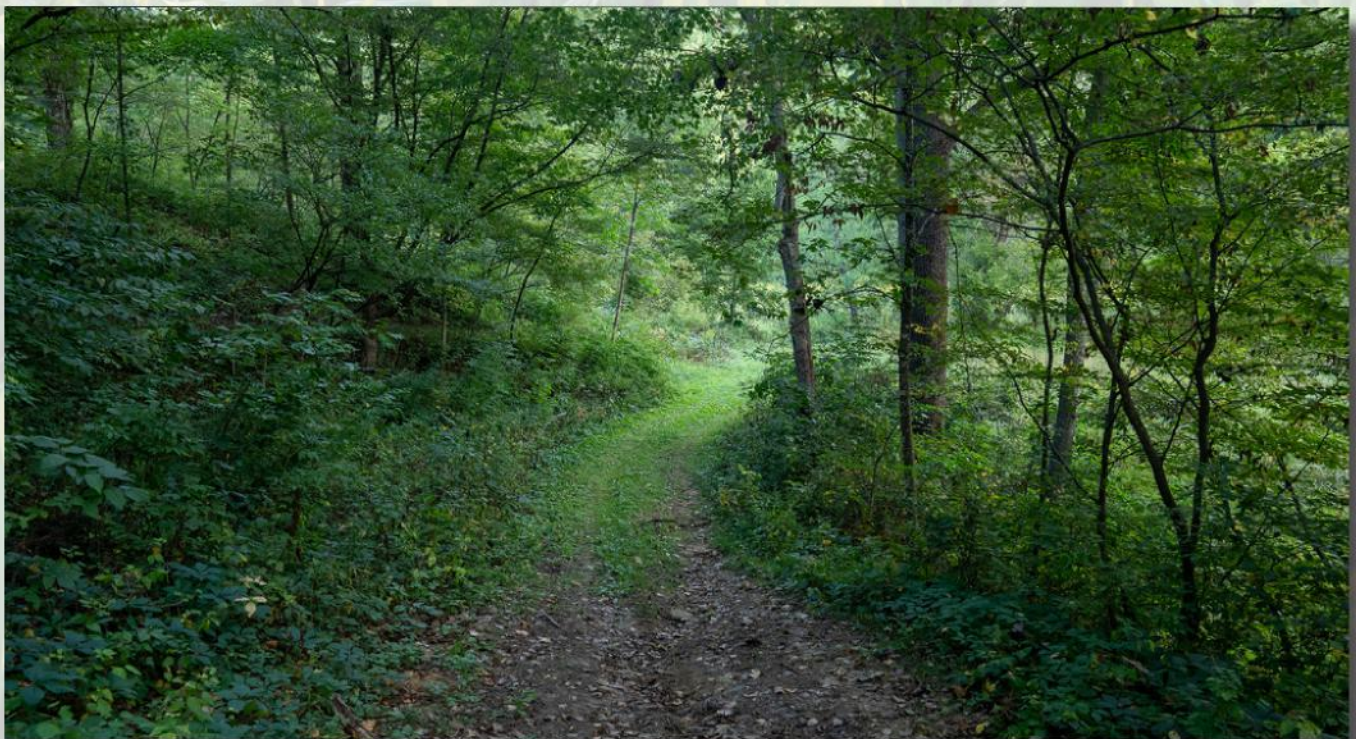
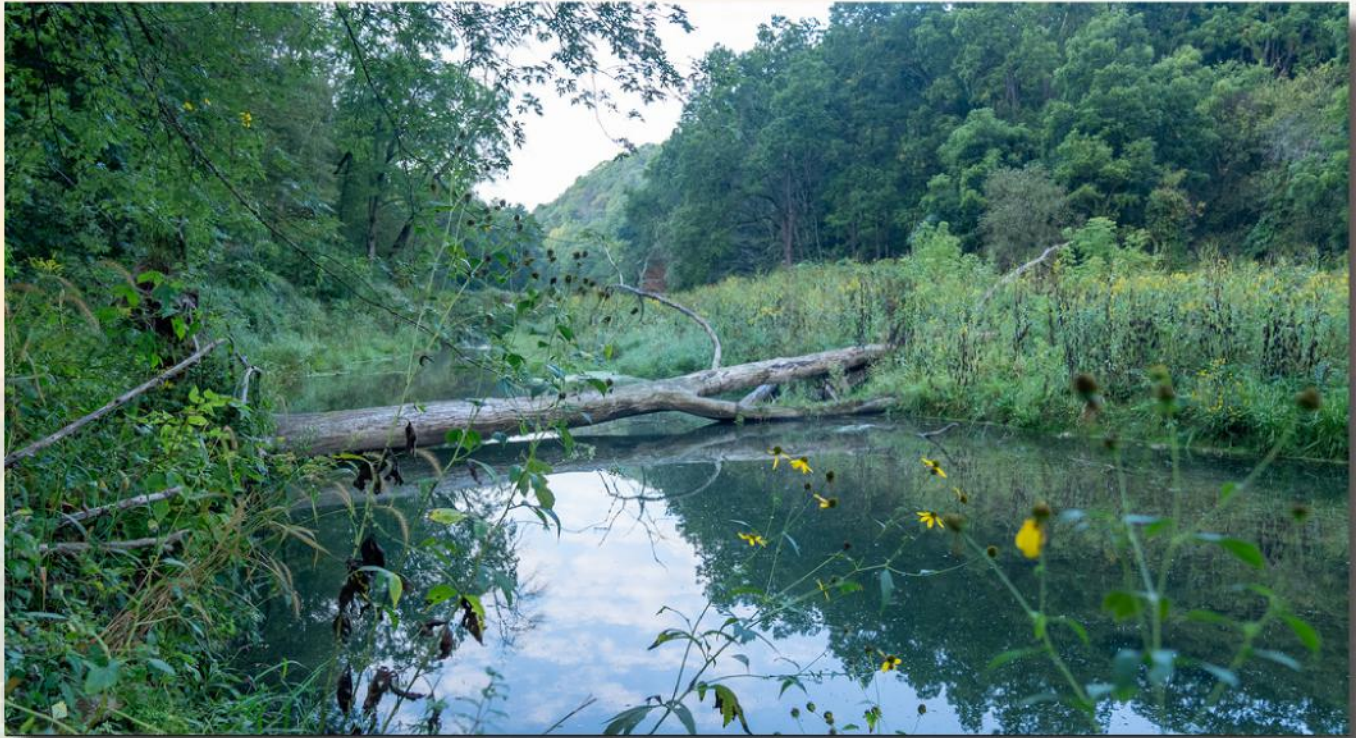
75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



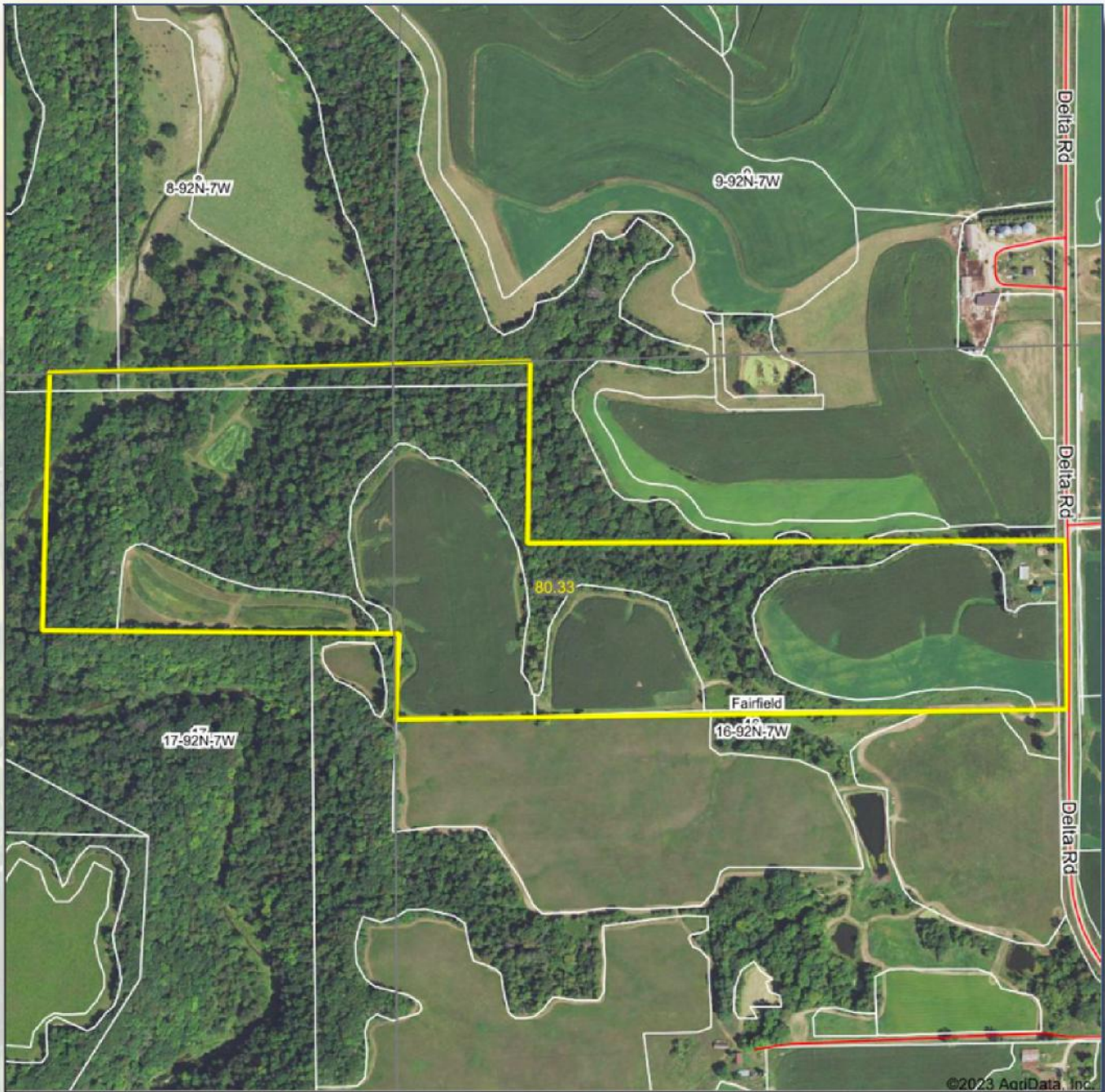
75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Aerial Map



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 42° 47' 11.78, -91° 41' 2.62

0ft 609ft 1219ft

16-92N-7W
Fayette County
Iowa

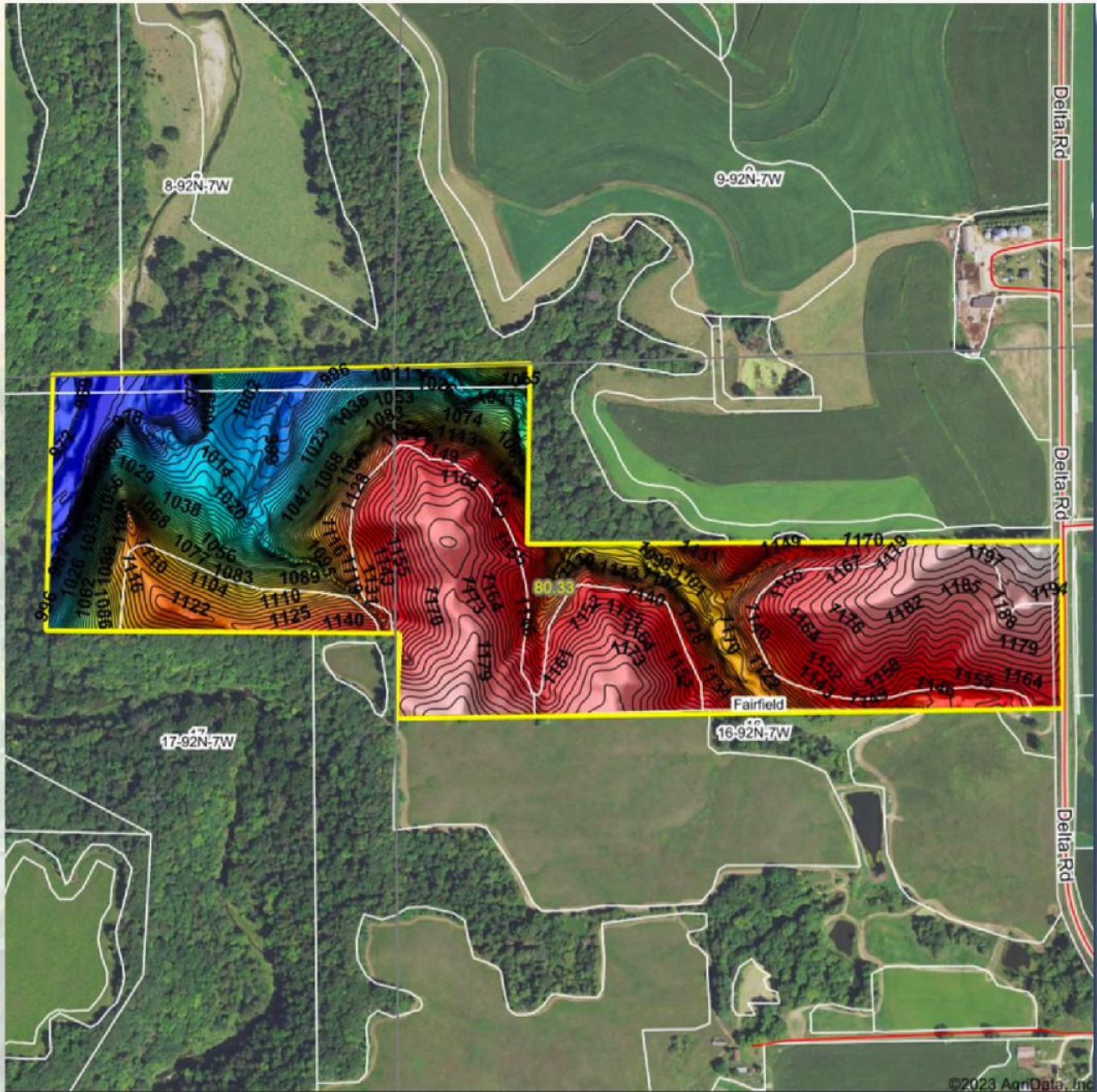


7/26/2023

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

75,000
ACRES SOLD

Topo Hillshade Map



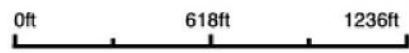
 **HIGH POINT**
LAND COMPANY

Maps Provided By:

 **surety**
CUSTOMER ONLINE MAPPING

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Source: USGS 3 meter dem
Interval(ft): 3
Min: 965.9
Max: 1,210.0
Range: 244.1
Average: 1,110.3
Standard Deviation: 67.36 ft

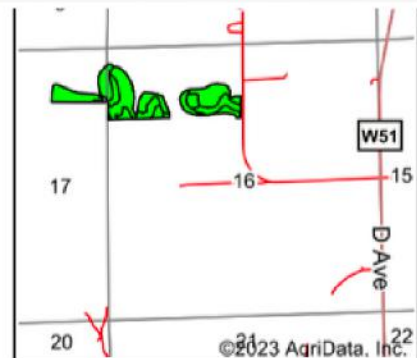
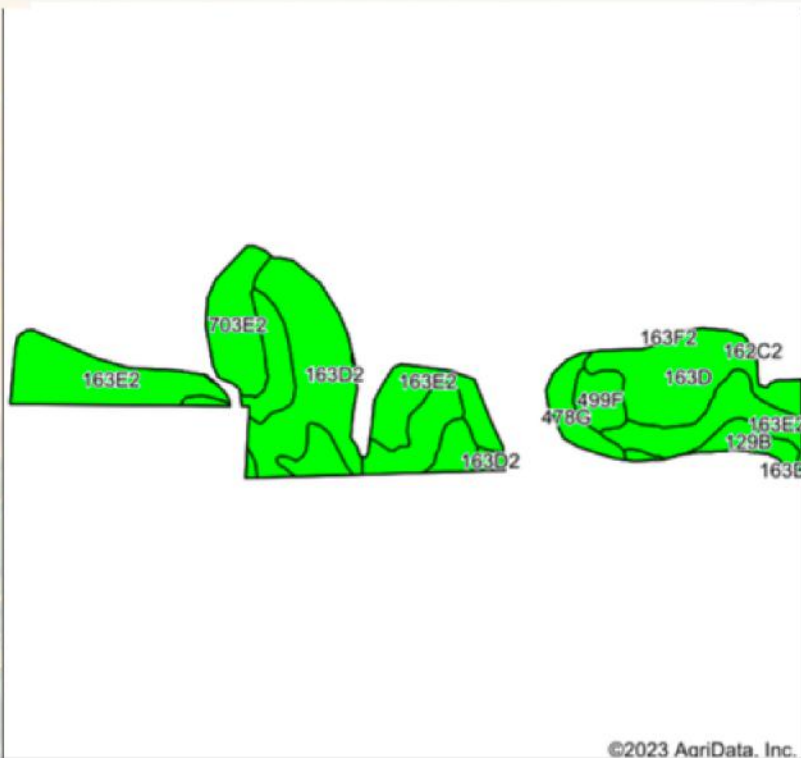


16-92N-7W
Fayette County
Iowa

Boundary Center: 42° 47' 11.78, -91° 41' 2.62



Soils Map



State: **Iowa**
 County: **Fayette**
 Location: **16-92N-7W**
 Township: **Fairfield**
 Acres: **36.3**
 Date: **7/26/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA065, Soil Area Version: 27

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	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	12.22	33.7%		Ive	35	48	74	74	61	58	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	9.28	25.6%		Ille	46	58	78	78	66	62	
163D	Fayette silt loam, 9 to 14 percent slopes	5.62	15.5%		Ille	49	60	82	82	71	70	
703E2	Dubuque silt loam, 14 to 18 percent slopes, moderately eroded	3.20	8.8%		Ive	8		48	48	47	41	
163C	Fayette silt loam, 5 to 9 percent slopes	1.91	5.3%		Ille	75	70	86	86	74	74	
478G	Rock outcrop-Nordness complex, 25 to 60 percent slopes	1.47	4.0%			5	5	10	10	6	3	
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	1.30	3.6%		Ilw	73		85	85	71	83	
499F	Nordness silt loam, 14 to 25 percent slopes	1.30	3.6%		Vils	5	5	41	41	32	25	
Weighted Average						*-	38.8	*-	*n 71.2	*n 71.2	*n 60.4	*n 57.7

**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"

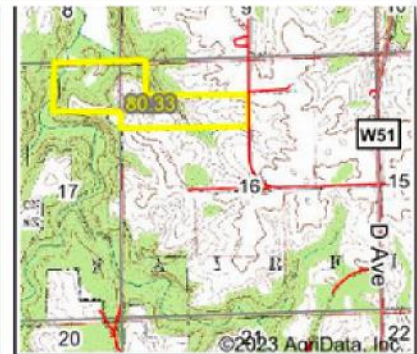
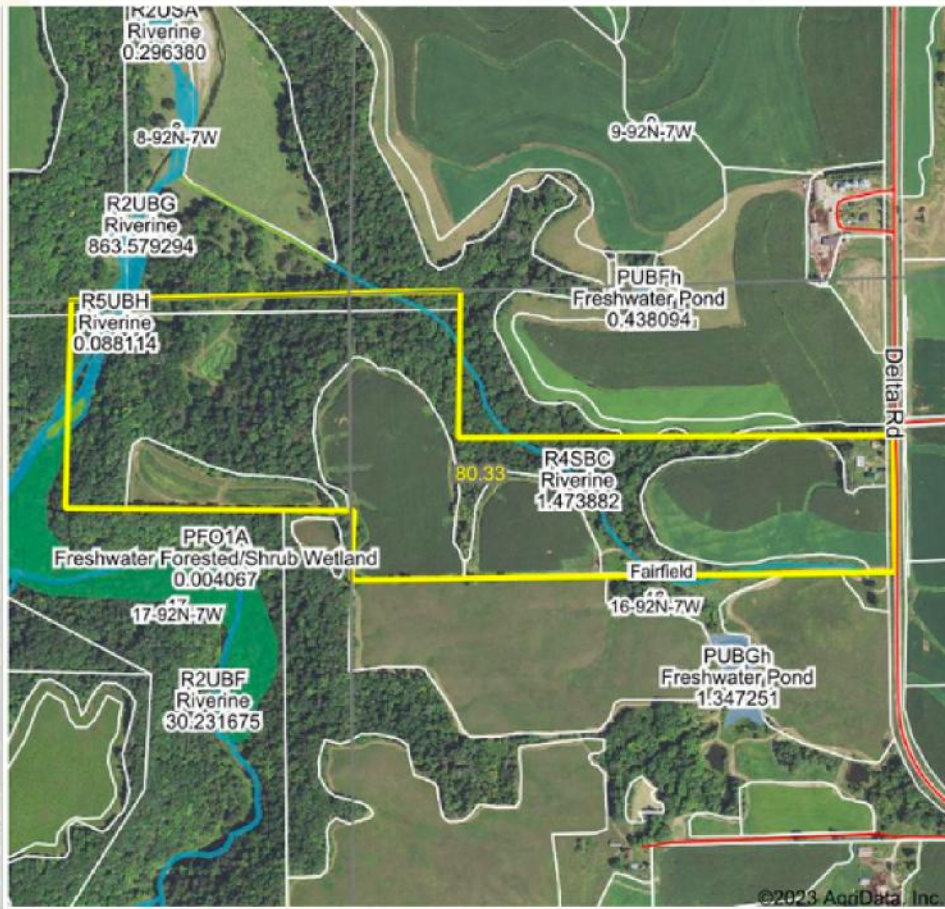
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

75,000
ACRES SOLD

Wetlands Map



State: **Iowa**
 Location: **16-92N-7W**
 County: **Fayette**
 Township: **Fairfield**
 Date: **7/26/2023**



0ft 942ft 1885ft

Classification Code	Type	Acres
R4SBC	Riverine	0.96
R2UBG	Riverine	0.86
PEM1A	Freshwater Emergent Wetland	0.14
R5UBH	Riverine	0.09
R2USA	Riverine	0.09
PFO1A	Freshwater Forested/Shrub Wetland	0.04
Total Acres		2.18

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

84.39
+/- ACRES

FAYETTE COUNTY, IA

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