

LAND

FOR SALE

Jefferson County, IA

93
+/- ACRES

Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



ELLIOTT VANDENBERG
319-520-7776

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Real Estate License:
S71453000

513 W Bremer Ave
Waverly, IA 50677



HIGH POINT
LAND COMPANY
HIGHPOINTLANDCOMPANY.COM





Summary of Property

93+/- Acres • Jefferson County, IA

Listing Price: \$619,000

DESCRIPTION

High Point Land Company is excited to present this 93 +/- acre farm located in southeast Iowa. This property is in Jefferson County, approximately 3 miles southeast of Fairfield, just east of Highway 1.

If you are looking for a turnkey, recreational farm with EXCELLENT income, you really need to take a look at this one. This is one of the nicest farms that I have had the privilege of being on. Whether you are in the market for a hunting farm or just a beautiful recreational farm, this piece will stand out against the rest!

You enter the property off of Marigold Blvd with access to the entire east side of the farm. There was recently a new fence put in along the east side with two gated driveways on the northeast and southeast corners of the property. At the gated access points, there is a beautiful trail system that snakes through the entire farm. This trail system connects both access points to all of the food plots on the property. The trail system provides exceptional access to all points of the farm. You can get in and out with very little disturbance.

Throughout the farm, there are 3 food plots along with 4 redneck blinds. Everything on the property has been very well thought out and strategically designed to make this farm stand in its own class. The farm has produced and will continue to produce great opportunities for any whitetail enthusiast or turkey hunter.

This property features great habitat for holding and protecting wildlife. There is a great mix of young hardwoods, CRP (native grasses), cedar trees, as well as, thick pockets of cover with grasses and briars growing up in different areas of the farm. On the south end of the farm, there is a wetlands area that also provides exceptional cover.

Not to go unnoticed there are great building sites on the east side of the farm. A cabin or a home could be built on the northeast corner of the property without causing any disruption to the farm. It is extremely rare to find such a tremendous recreational farm that is also close to town.

When looking at satellite, you can see that this farm has great access and is set up very nice. Whether you are looking for a world-class recreational farm or an exceptional spot to build, you'll want to check this one out. The pictures and videos only scratch the surface of the pristine beauty that this farm offers. Call or text Elliott Vandenberg with High Point Land Company at 319-520-7776, so you can see this farm in person!

Property Address:

TBD Marigold Blvd, Fairfield, IA 52556

Property Features:

- Great Building Sites
- CRP/Wetlands Income (\$9,253 annually)
- Close to Town, Fuel, Restaurants, and Equipment
- Established Food Plots
- Proven Stand Locations
- 4 Rednecks
- Exceptional Turkey Population
- Excellent Hunting
- Mowed Trail System
- Multiple Access Point
- World-Class Genetics

75,000
ACRES SOLD

Property Photos



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Property Photos



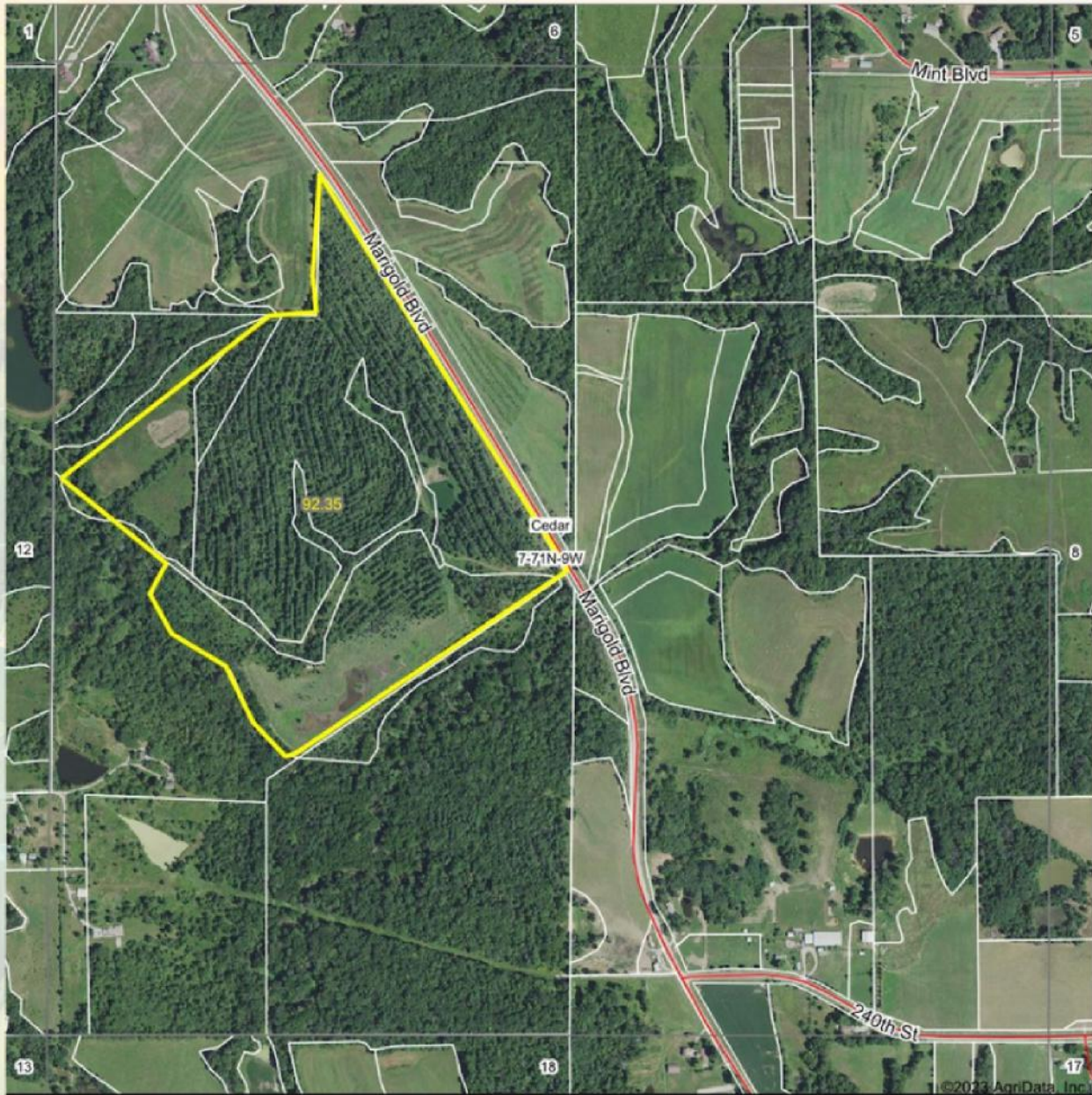
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Property Photos



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Aerial Map



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 40° 58' 4.01, -91° 56' 37.95

0ft 854ft 1707ft

7-71N-9W
Jefferson County
Iowa

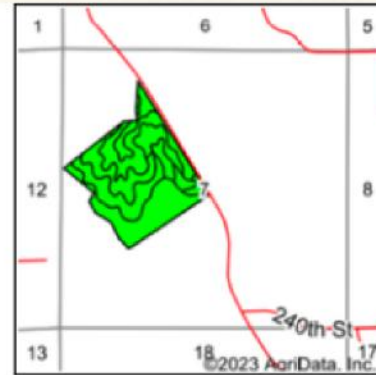
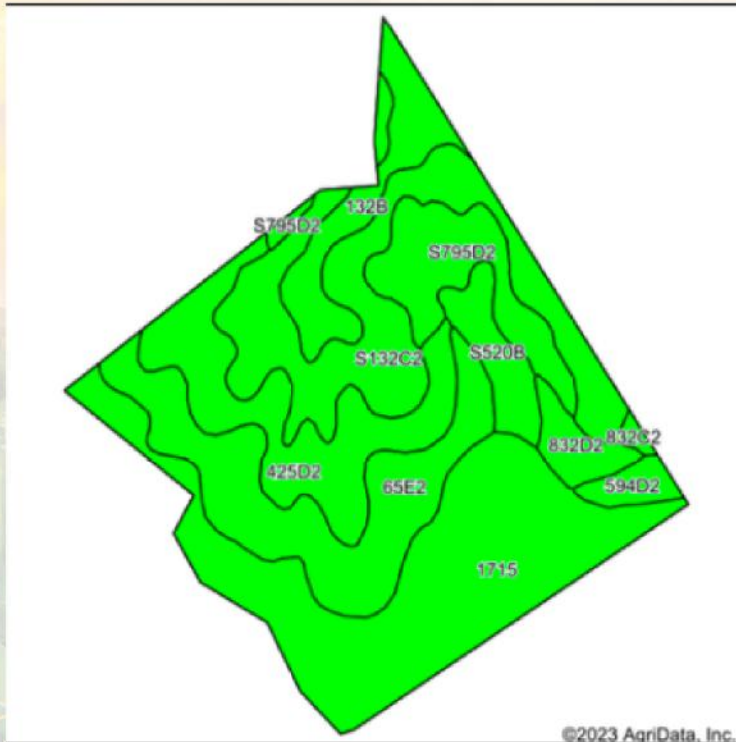


11/17/2023

Field borders provided by Farm Service Agency as of 5/21/2018



Soils Map



State: **Iowa**
 County: **Jefferson**
 Location: **7-71N-9W**
 Township: **Cedar**
 Acres: **92.35**
 Date: **11/17/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA101, Soil Area Version: 31

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	
1715	Nodaway-Vesser-Ackmore complex, 0 to 2 percent slopes	26.16	28.3%		llw	74	80	86	83	54	83	
S132C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	17.54	19.0%		llle	59		81	81	69	67	
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	15.04	16.3%		Vle	29	28	66	66	56	53	
425D2	Keswick clay loam, 9 to 14 percent slopes, moderately eroded	12.37	13.4%		IVe	8	12	52	51	51	38	
S795D2	Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded	7.52	8.1%		IVe	7		50	50	46	39	
132B	Weller silt loam, 2 to 5 percent slopes	6.10	6.6%		llle	67	60	89	89	77	80	
S520B	Coppock silt loam, 2 to 5 percent slopes, rarely flooded	3.44	3.7%		llw	80		90	90	77	89	
832D2	Weller silty clay loam, terrace, 9 to 14 percent slopes, moderately eroded	2.27	2.5%		IVe	35	28	80	80	67	63	
594D2	Galland clay loam, 9 to 14 percent slopes, moderately eroded	1.51	1.6%		IVe	8	5	59	59	56	44	
832C2	Weller silty clay loam, terrace, 5 to 9 percent slopes, moderately eroded	0.40	0.4%		IVe	61	40	84	84	70	69	
Weighted Average						3.43	47.2	*	*n 74.1	*n 73.1	*n 58.9	*n 64.3

**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.

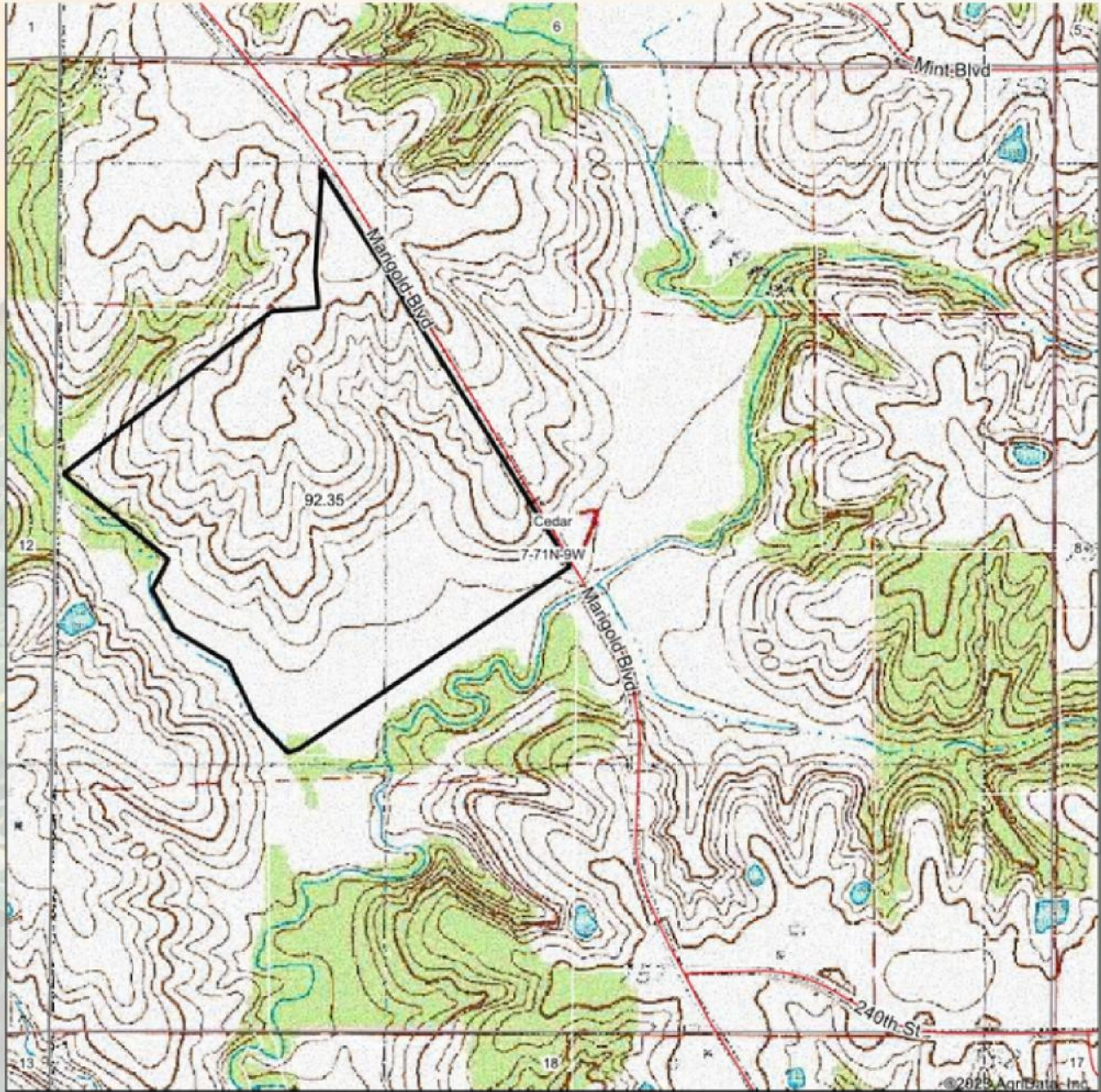
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Topo Map



Maps Provided By:
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Map Center: 40° 57' 59.35, -91° 56' 21.19

0ft 854ft 1707ft

7-71N-9W
Jefferson County
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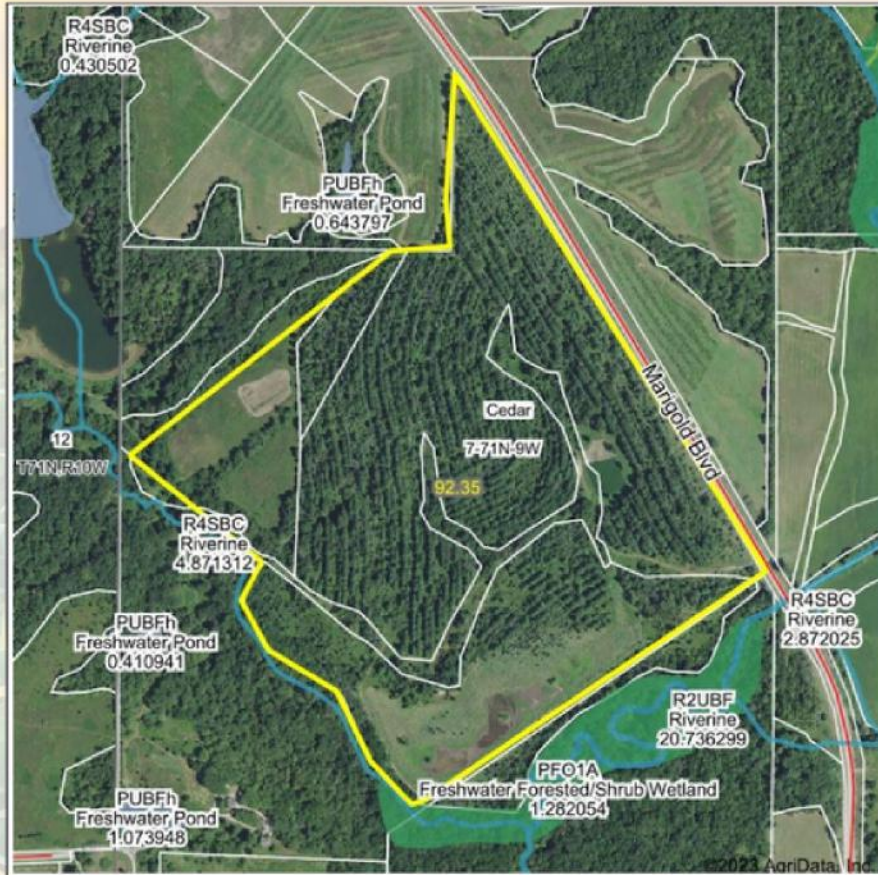


11/17/2023

Field borders provided by Farm Service Agency as of 6/21/2008

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Wetlands Map



State: Iowa
 Location: 7-71N-9W
 County: Jefferson
 Township: Cedar
 Date: 11/17/2023

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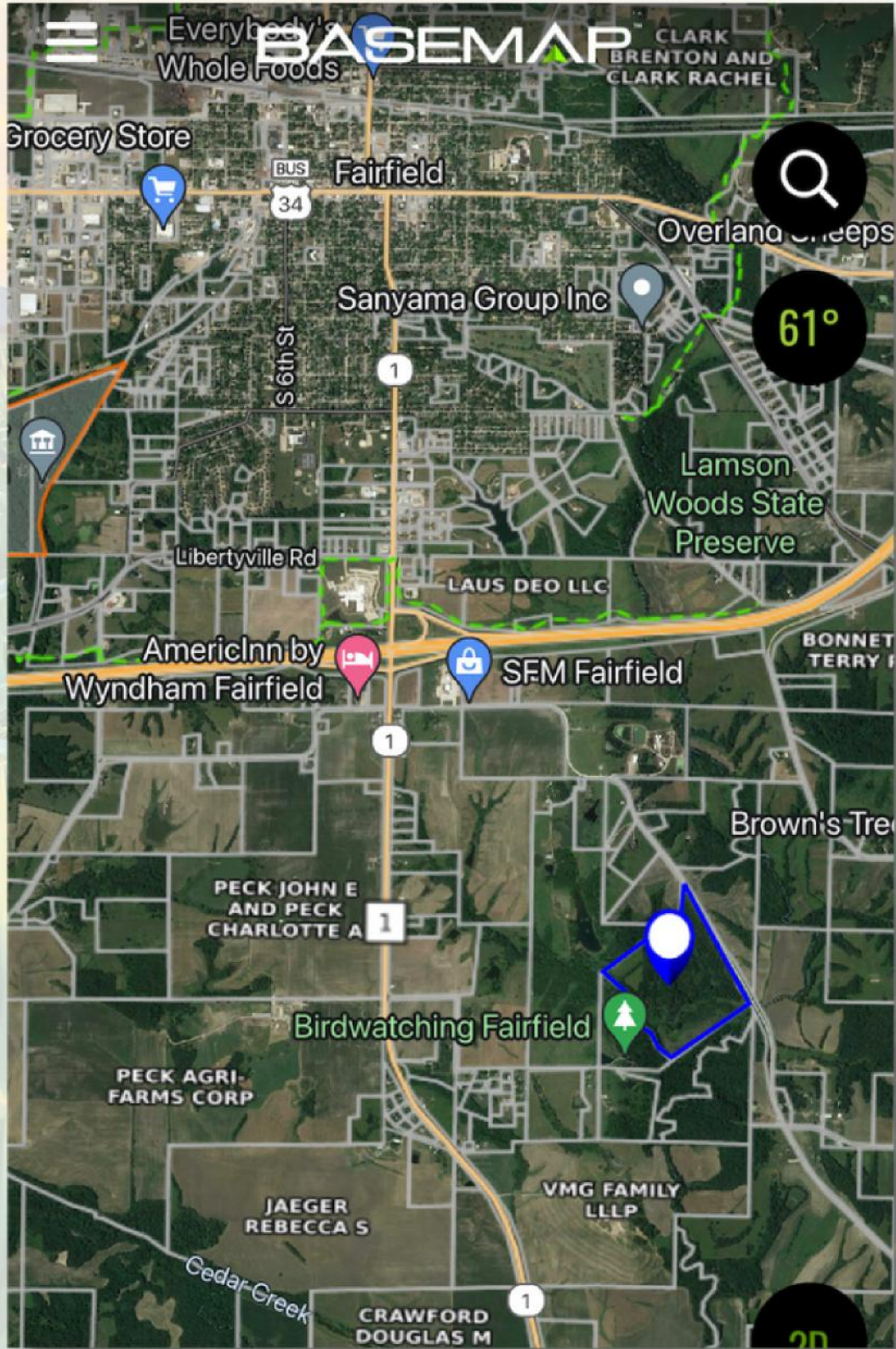
0ft 787ft 1574ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	0.03
Total Acres		0.03

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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