

# LAND

# FOR SALE

Jefferson County, IA

**160**  
+/- ACRES



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

SCAN FOR MORE INFO



Real Estate License:  
S71453000

513 W Bremer Ave  
Waverly, IA 50677

**ELLIOTT VANDENBERG**  
**319-520-7776**

Elliott@HighPointLandCompany.com



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







# Summary of Property

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

**Listing Price: \$1,019,000**

### DESCRIPTION

High Point Land Company is honored to present this diverse, recreational, income-producing 160 +/- acres located in southeast Iowa. This property is in Jefferson County, approximately 5 miles southeast of Fairfield, just east of Pine Avenue and Glasgow Road.

If you are in the market for an explosive recreational farm in southern Iowa, with some income to offset the cost, then you need to come check this farm out in person. 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. The deer numbers are as good as any farm in all of southern Iowa. The current owner has harvested 60 + does off of the farm in the last 2 years.

You enter the property off Pine Avenue with multiple access points on the north and west side. The property features a unique lifetime easement through the property to the north. This access through the neighboring property is exceptional and allows you to slip into the northwest side of the farm essentially undetected. On the Southwest corner of the farm there is a beautiful potential building site.

The current owner has set this farm up extremely well and has gone the extra mile to make sure it stands out against the rest. There is an irrigation system in place that allows you to water the main food plot even on a drought year. The owner has strategically placed a shooting house on the northwest side of the property overlooking a food plot. The entry and exit to the shooting house is lined with miscanthus so you can get in and out without spooking anything off the plot.

The property has a large creek system (Troy Creek) that runs along the western side of the property and snakes through the property to the south border. When walking along this creek you start to get a feel for how many deer are really living on this farm. There are rutted-out deer trails and as much sign as I have ever seen on any farm in southern Iowa.

Throughout the rest of the farm, it has a great balance of young timber, old timber, and thick areas for holding wildlife. This farm features tons of diversity and habitat change that make it a wildlife sanctuary. When looking at satellite, you can see that this farm has great access. Whether you are looking for an excellent hunting farm or just a beautiful piece of property to own, you'll want to check this one out. The pictures and videos only scratch the surface of what this farm has to offer.

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:

- Great Building Sites
- 42.5 Tillable Acres
- Close to Town, Restaurants, Fuel, and Equipment
- Established Food Plot
- Proven Stand Locations
- Banks Blind
- Exceptional Turkey Population
- Excellent Hunting
- Mowed Trail System
- Multiple Access Points
- Excellent Genetics
- Lifetime Easement
- Tillable Income
- Numerous Food Plot Locations
- Harvestable Timber
- Lifetime Easement



75,000  
ACRES SOLD

# Property Photos





75,000  
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75,000  
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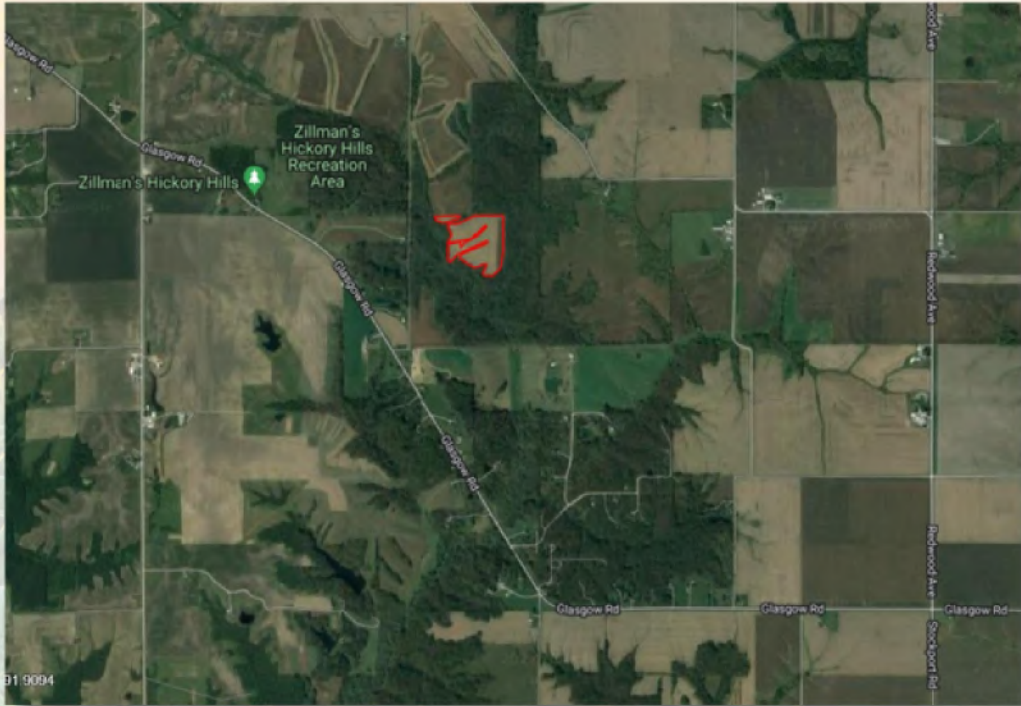
# Property Photos





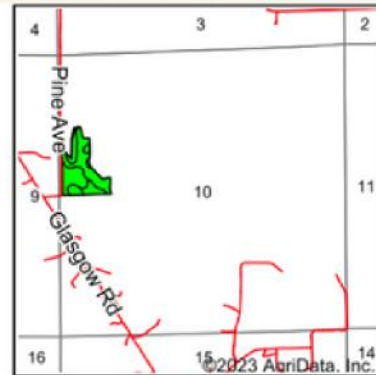
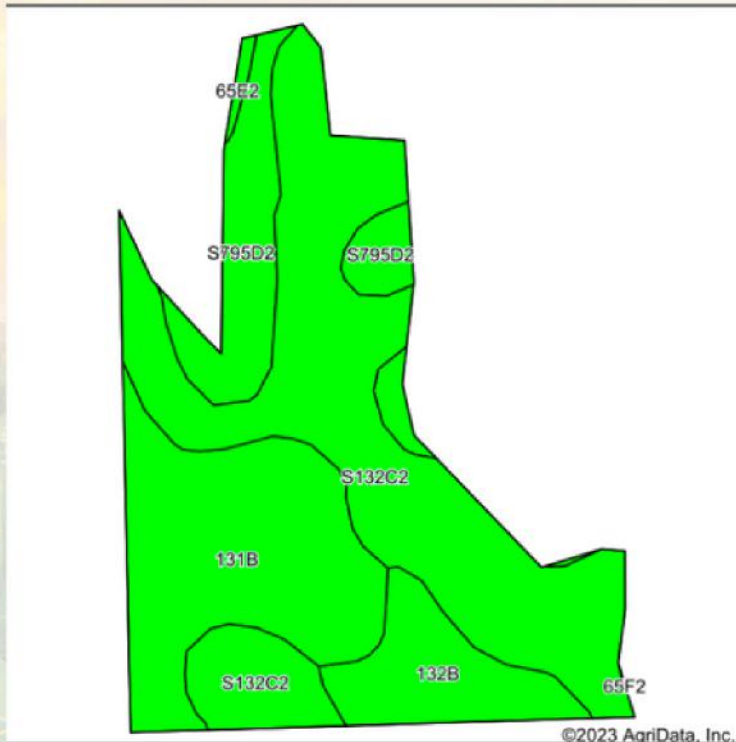
75,000  
ACRES SOLD

# Aerial





# Soil Map (Tillable)



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%		IIle	59		81	81	70	67	
131B	Pershing silt loam, 2 to 5 percent slopes	4.02	26.6%		IIle	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%		IIle	67	60	89	89	78	80	
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	0.08	0.5%		Vle	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"

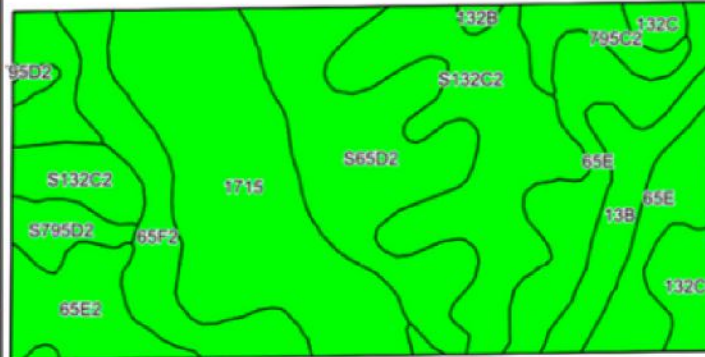
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





# Soil Map



State: **Iowa**  
 County: **Jefferson**  
 Location: **10-71N-9W**  
 Township: **Cedar**  
 Acres: **80.4**  
 Date: **12/14/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: IA101, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
1715	Nodaway-Vesser-Ackmore complex, 0 to 2 percent slopes	16.76	20.8%		llw	74	86	83	54	83	
S132C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	15.30	19.0%		llle	59	81	81	69	67	
S65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	12.41	15.4%		IVe	37	68	68	59	54	
65E	Lindley loam, 14 to 18 percent slopes	10.78	13.4%		Vle	33	71	71	61	60	
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	6.90	8.6%		Vle	29	66	66	56	53	
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	6.43	8.0%		Vlle	10	51	51	35	37	
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	4.11	5.1%		llw	71	72	71	45	62	
132C	Weller silt loam, 5 to 9 percent slopes	3.11	3.9%		llle	59	85	85	74	73	
795C2	Ashgrove silty clay loam, 5 to 9 percent slopes, moderately eroded	2.29	2.8%		IVe	7	65	65	58	49	
S795D2	Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded	1.99	2.5%		IVe	7	50	50	46	39	
132B	Weller silt loam, 2 to 5 percent slopes	0.32	0.4%		llle	67	89	89	77	80	
<b>Weighted Average</b>						<b>3.93</b>	<b>46.6</b>	<b>*n 73.5</b>	<b>*n 72.8</b>	<b>*n 57.5</b>	<b>*n 62.6</b>

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

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

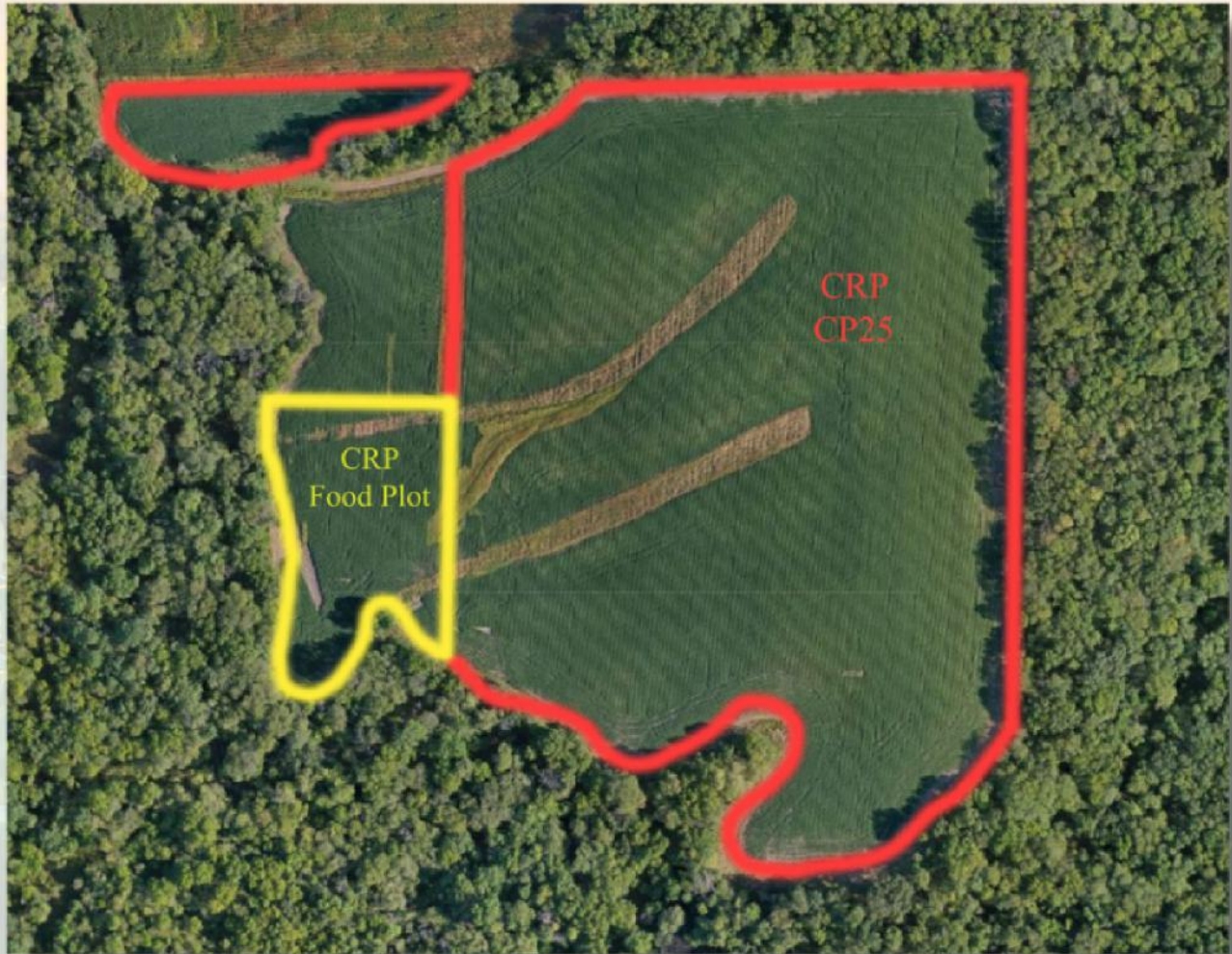
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75,000  
ACRES SOLD

# CRP Map





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