

LAND

FOR SALE

Jefferson County, IA

80
+/- 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

80+/- Acres • Jefferson County, IA

Listing Price: \$520,000

DESCRIPTION

High Point Land Company is honored to present this 80 +/- acre farm located in southeast Iowa. This property is in Jefferson County, approximately 5 miles southeast of Fairfield, just east of Pine Avenue.

If you are in the market for a dynamite recreational farm in southern Iowa that has some income to offset the cost, then you need to come check this farm out in person. The deer numbers are as good as any farm in all of southern Iowa. Not only are the numbers high, but the quality is exceptional year after year. 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.

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.

When you enter the property through the easement to the north, you enter into a 27-acre CRP field with a 5-acre food plot. This field was just placed into CRP in 2023. The income from the CRP is \$6,720 annually. Along the west side of the field, there is a very secluded food plot along the timber. It is not uncommon to see 50 + deer a night in this food 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.

Not to go unnoticed there are great potential cabin sites on the west side of the farm just off of Pine Ave. The farm also has an exceptional turkey population.

When looking at satellite, you can see that this farm has great access with the added bonus of a lifetime easement. 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. The 80 acres adjoining the south is also currently for sale and could be bought to make this a square 160 if you are on the market for a bigger farm. Call or text Elliott Vandenberg with High Point Land Company at 319-520-7776, so you can see this farm in person!

Property Address:

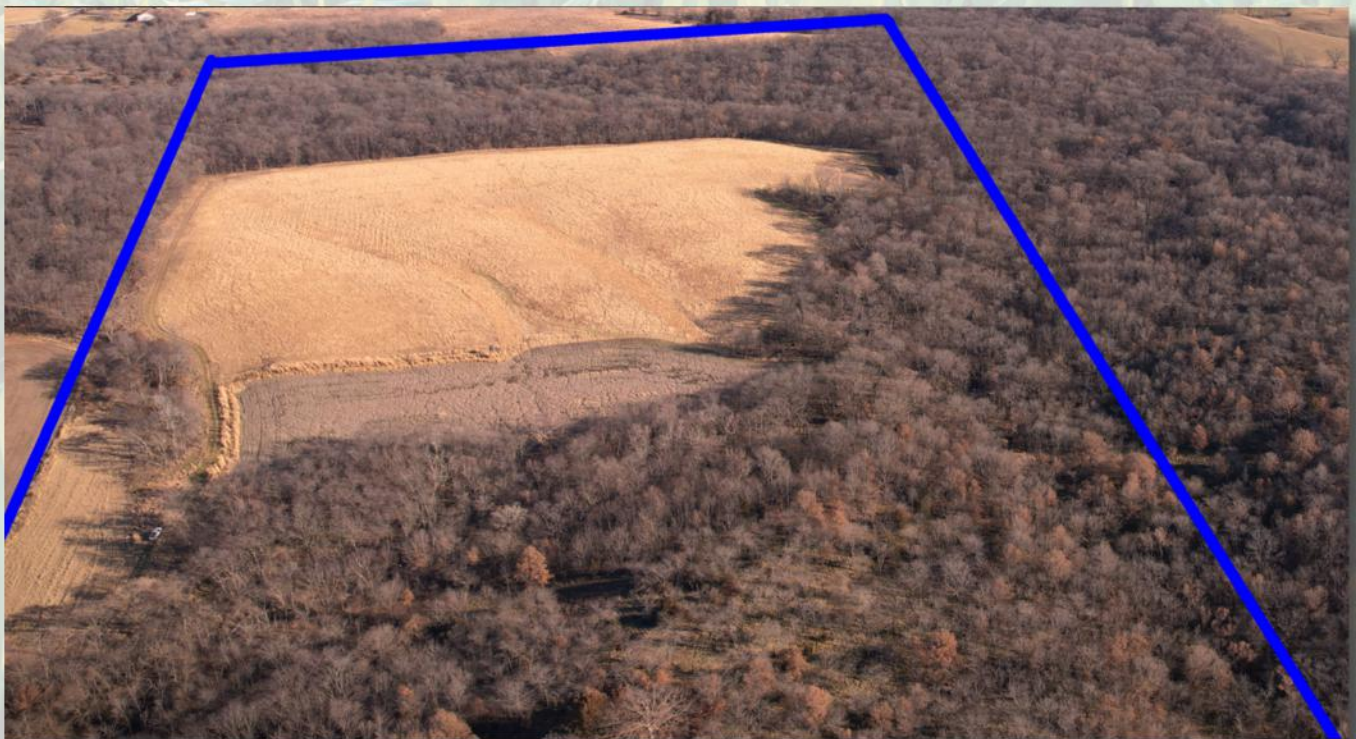
TBD Pine Ave, Fairfield, IA 52556

Property Features:

- Great Cabin Sites
- CRP Income (\$6,720 annually)
- 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

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



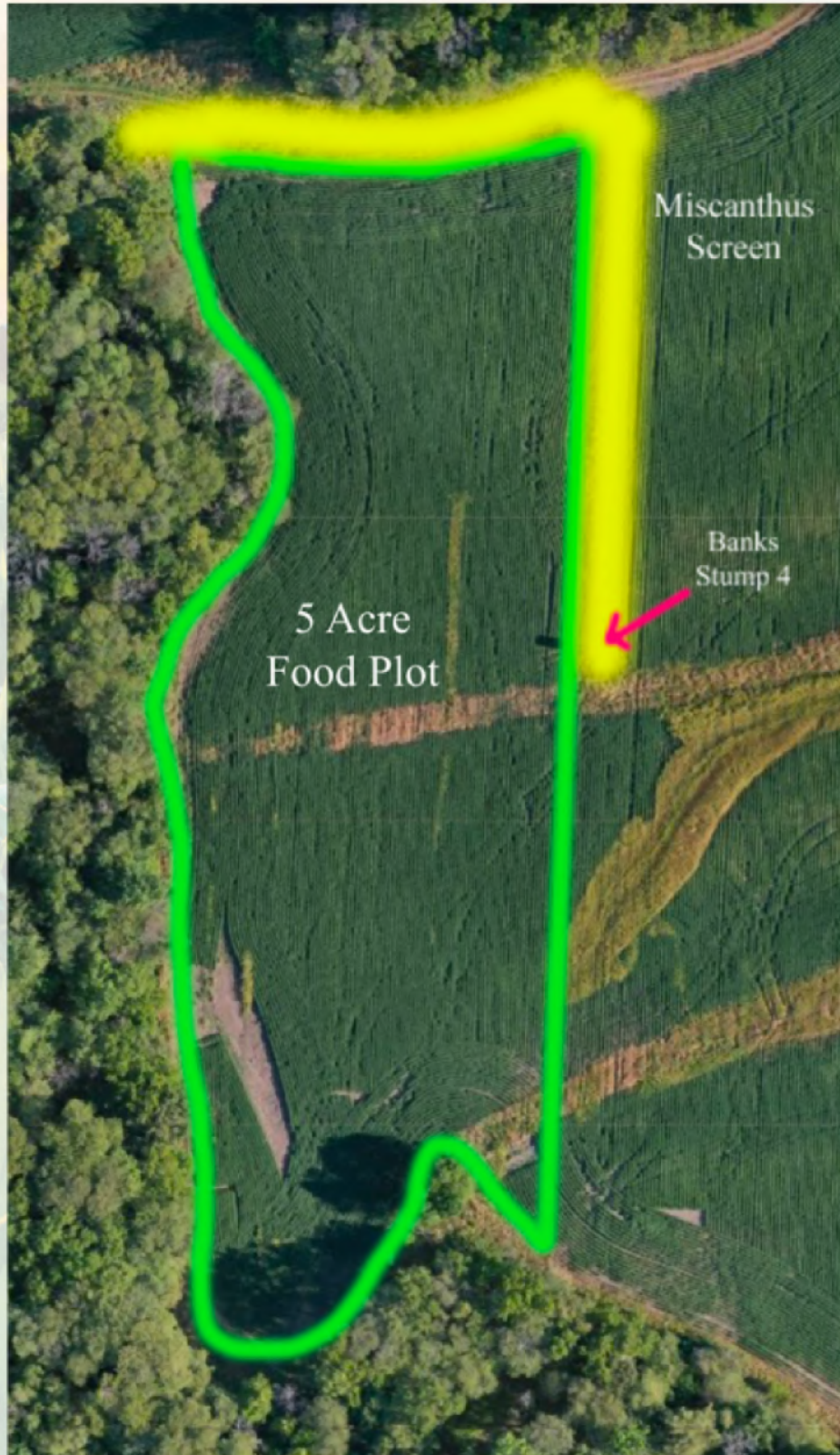
75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Food Plot- Aerial Map



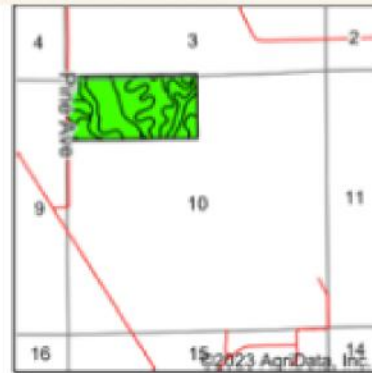
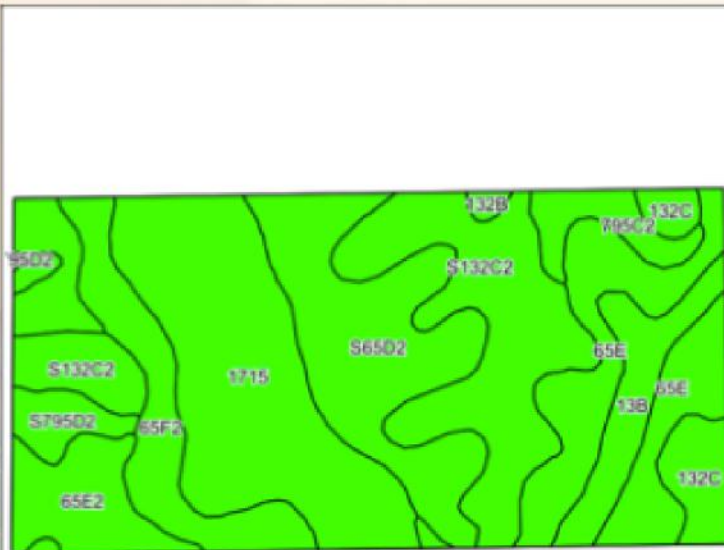
75,000
ACRES SOLD

Aerial





Soil Map



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



©2023 AgriData, Inc.

Soils data provided by USDA and NRCS.

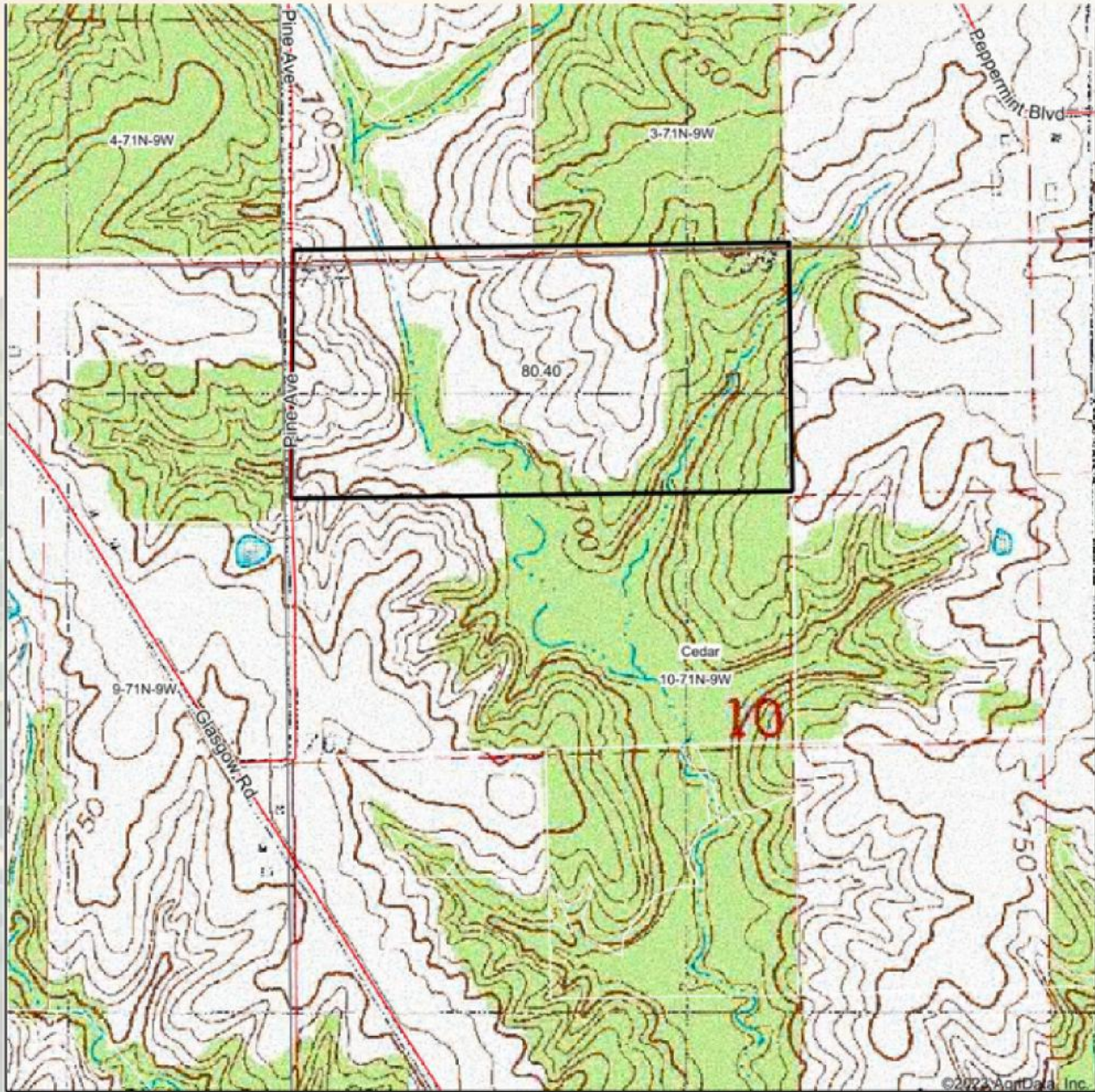
Area Symbol: IA101, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*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%		Ibw	74	86	83	54	83	
S132C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	15.30	19.0%		IIle	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%		VIe	33	71	71	61	60	
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	6.90	8.6%		VIe	29	66	66	56	53	
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	6.43	8.0%		VIIe	10	51	51	35	37	
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	4.11	5.1%		Ibw	71	72	71	45	62	
132C	Weller silt loam, 5 to 9 percent slopes	3.11	3.9%		IIle	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%		IIle	67	89	89	77	80	
Weighted Average						3.93	46.6	*n 73.5	*n 72.8	*n 57.5	*n 62.6

**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.

75,000
ACRES SOLD

Topo Map



Maps Provided By:
surety
AGRI
© AgriData, Inc. 2023 www.AgriDataInc.com

Map Center: 40° 58' 10.15, -91° 53' 8.23

0ft 827ft 1655ft

10-71N-9W
Jefferson County
Iowa



12/14/2023

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

80
+/- ACRES

JEFFERSON COUNTY, IA

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

Elliott@HighPointLandCompany.com



HIGH POINT
LAND COMPANY
HIGHPOINTLANDCOMPANY.COM



Real Estate License:
S71453000

513 W Bremer Ave
Waverly, IA 50677