

LAND

FOR SALE

Fayette County, IA

150.85
+/- ACRES



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

SCAN FOR MORE INFO



NICK HOPP

319-240-6121

Nick@HighPointLandCompany.com



HIGH POINT LAND COMPANY

HIGHPOINTLANDCOMPANY.COM



Real Estate License:
S66851000

513 W Bremer Ave
Waverly, IA 50677



Summary of Property

150.85+/- Acres • Fayette County, IA

Listing Price: \$1,600,000

DESCRIPTION

High Point Land company is honored to present an excellent opportunity to purchase farmland centrally located in Fayette County, Iowa.

Located just 7 miles West of Fayette, Iowa, this farm sets up well for the progressive operators of today, and the future. With large field drives accessing the property from paved W14, this property can be easily accessed with semis and today's large equipment; and has excellent proximity to local grain markets.

Consisting of 150.85+/- Net Taxable acres with 149.15 Acres of that being certified crop land, this property consists of very little waste, making this a great opportunity to expand any operation. The tillable land consists of various loam soil types, with very gentle roll and drains well. The long rows and clean fence lines give this land the efficiency factor that many are searching for, with the ability to farm nearly 125 acres of this property contiguously. The location paired with the efficiency makes this a great opportunity for both the local operator or land investor.

Property Address:

Xx R Ave Randalia, IA

Property Features:

- Great Access
- 149.19 Acres of Certified Cropland
- 63.6 CSR2 Average
- Many Local Tenants Available

Driving Directions:

From Fayette, Iowa, head West approximately 7 miles on 150th St. Turn South on W14 and in .5 miles, the farm will be on the East side of the road.

75,000
ACRES SOLD

Property Photos



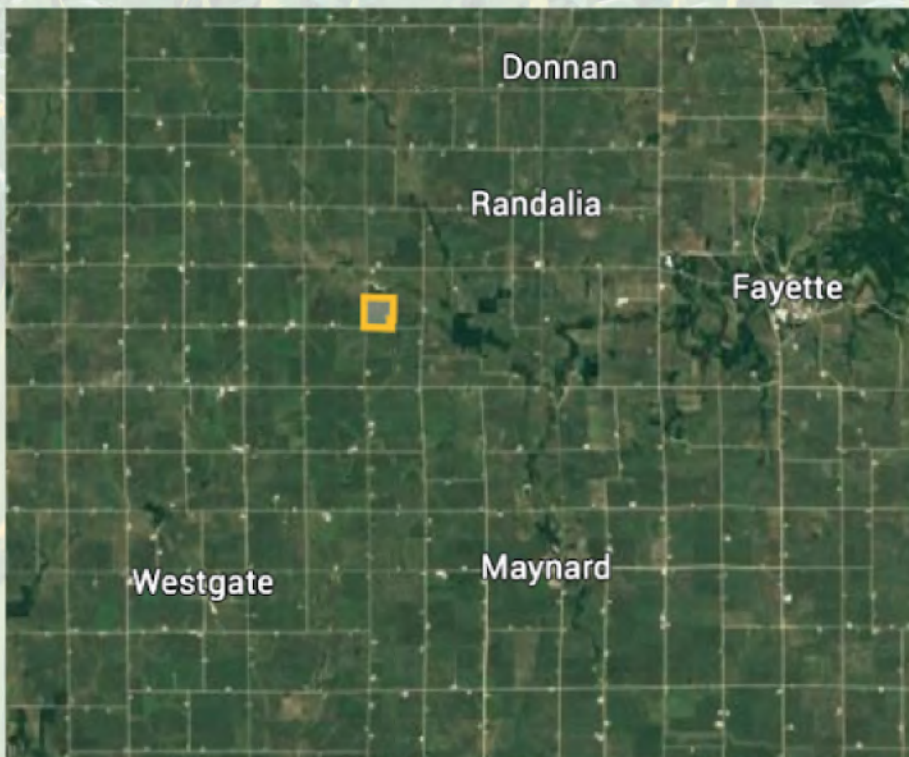
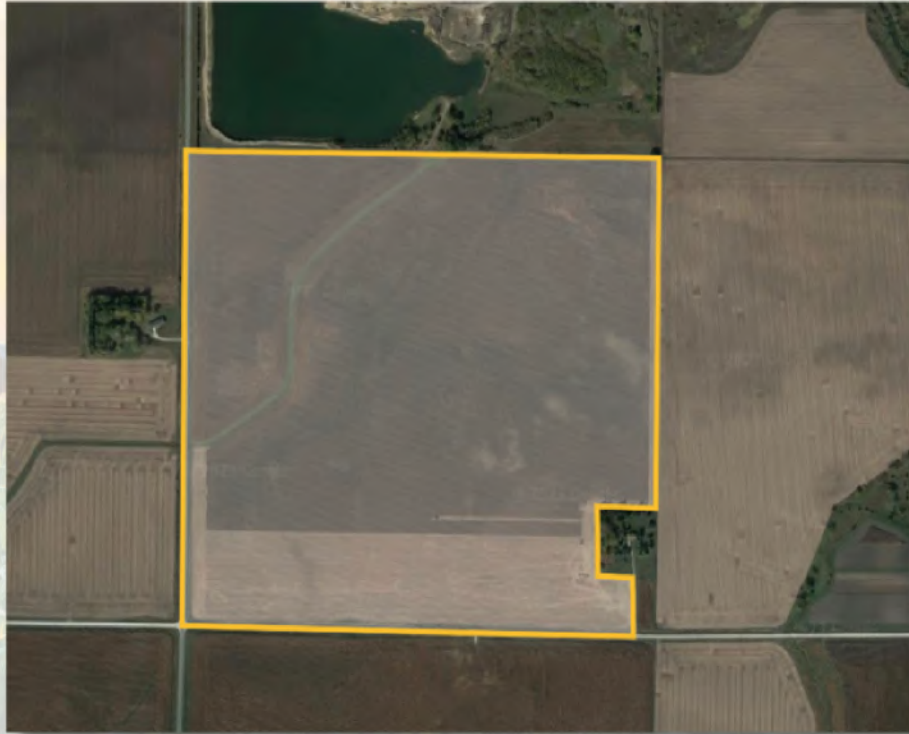
75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Aerial View



75,000
ACRES SOLD

Aerial Map



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Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Map Center: 42° 50' 10.85, -91° 56' 17.86

0ft 440ft 879ft

29-93N-9W
Fayette County
Iowa

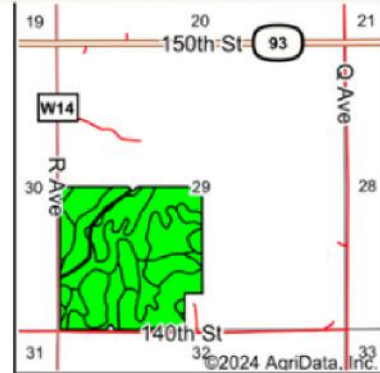
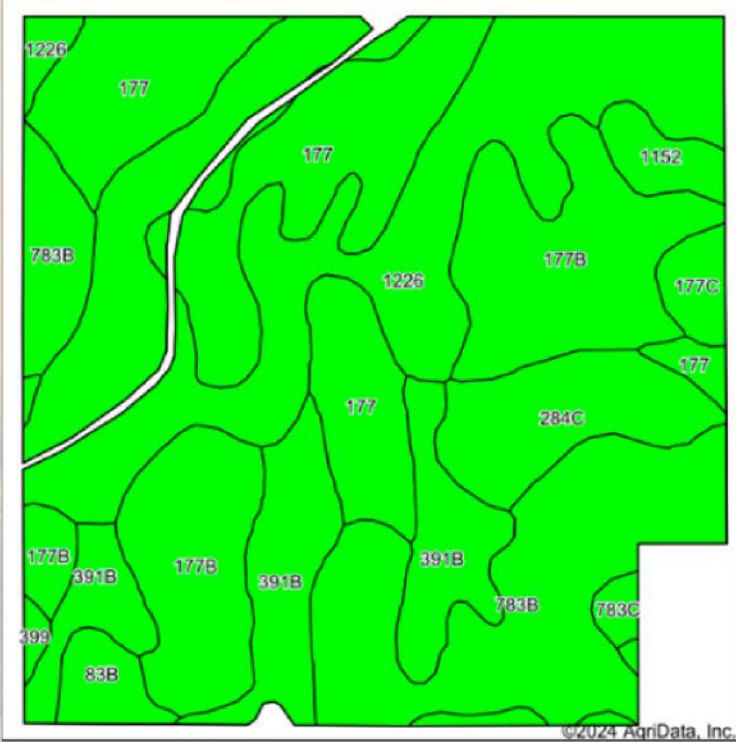


4/24/2023

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Soils Map



State: **Iowa**
 County: **Fayette**
 Location: **29-93N-9W**
 Township: **Center**
 Acres: **148.95**
 Date: **1/29/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA065, Soil Area Version: 28

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	*n NCCPI Cotton	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	38.95	26.1%		lls	59	71	83	83	70	60	1	
177	Saude loam, 0 to 2 percent slopes	28.08	18.9%		lls	60	64	79	79	68	62		
783B	Cresco loam, 2 to 5 percent slopes	24.66	16.6%		lle	73	65	76	76	57	63		
177B	Saude loam, 2 to 5 percent slopes	24.46	16.4%		lls	55	59	77	77	67	60		
391B	Clyde-Floyd complex, 1 to 4 percent slopes	15.90	10.7%		llw	87	73	89	87	72	86		
284C	Flagler sandy loam, 5 to 9 percent slopes	8.24	5.5%		llle	44	30	65	65	50	36		
83B	Kenyon loam, 2 to 5 percent slopes	2.95	2.0%		lle	90	85	89	89	71	77		
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	2.40	1.6%		llw	54	67	81	81	65	60		
177C	Saude loam, 5 to 9 percent slopes	2.00	1.3%		llle	50	39	75	75	65	57		
783C	Cresco loam, 5 to 9 percent slopes	0.83	0.6%		llle	79	45	81	81	71	81		
399	Readlyn silt loam, 1 to 3 percent slopes	0.48	0.3%		lw	91	89	80	80	65	68		
Weighted Average						2.07	63.6	64.4	*n 79.7	*n 79.5	*n 65.9	*n 62.8	*n 0.3

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

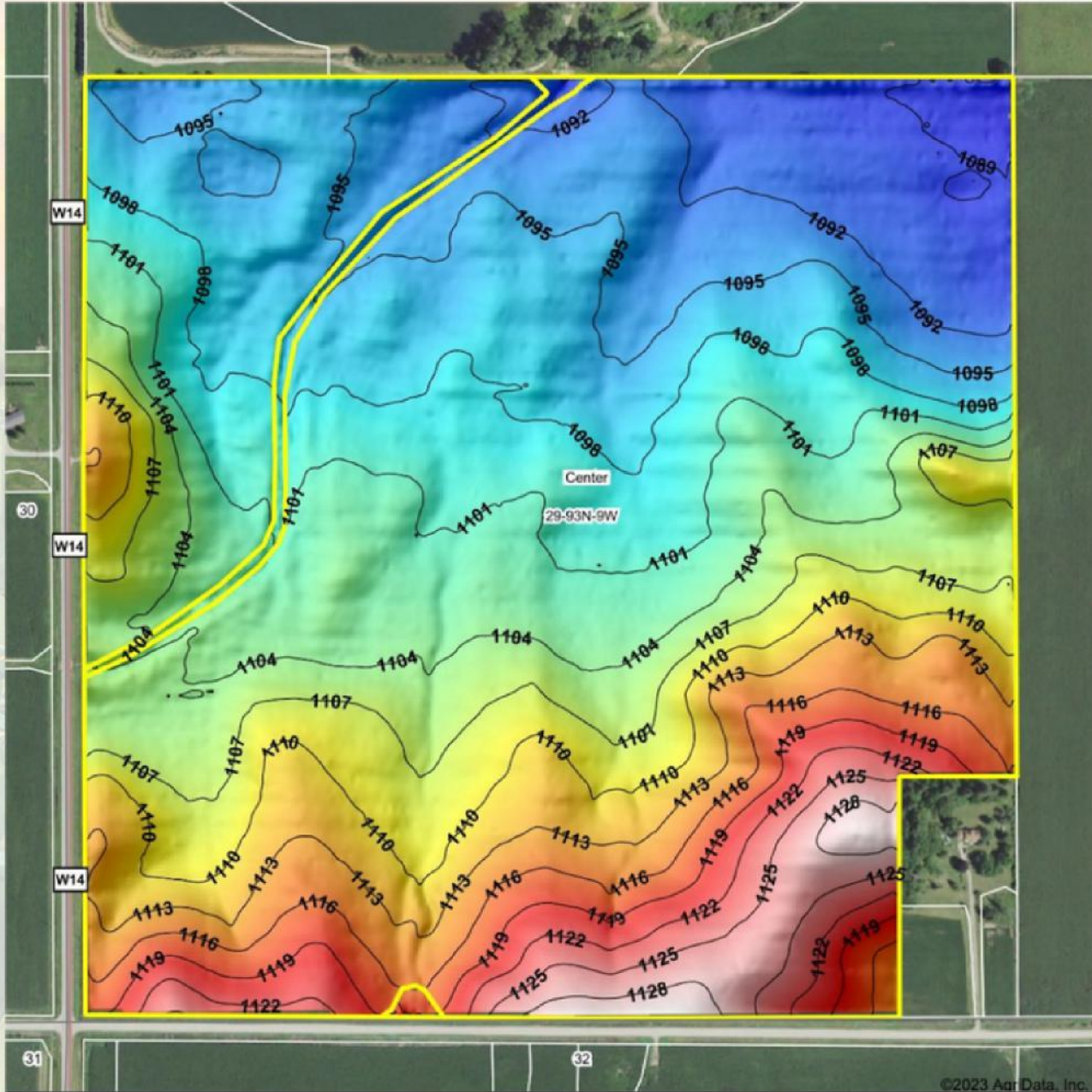
*n: The aggregation method is "Weighted Average using all components"

**IA has updated the CSR values for each county to CSR2. *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

75,000
ACRES SOLD

Topo Hillshade Map



Maps Provided By:



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

Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,088.0

Max: 1,129.9

Range: 41.9

Average: 1,104.2

Standard Deviation: 9.65 ft



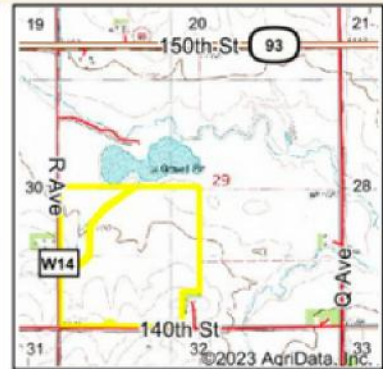
4/24/2023

29-93N-9W
Fayette County
Iowa

map center: 42° 50' 15.89, -91° 56' 18.25

75,000
ACRES SOLD

Wetlands Map



State: **Iowa**
 Location: **29-93N-9W**
 County: **Fayette**
 Township: **Center**
 Date: **4/24/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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0ft 675ft 1351ft

Classification Code	Type	Acres
R4SBC	Riverine	1.06
Total Acres		1.06

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

75,000
ACRES SOLD

USDA Map

USDA United States Department of Agriculture **Fayette County, Iowa**



- Legend**
- Non-Cropland
 - Cropland
 - CRP
 - Tract Boundary
 - Iowa PLSS
 - Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 149.15 acres

2023 Program Year
Map Created February 21, 2023

Farm 8448
Tract 8959
NI

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.



156EZ

IOWA
FAYETTE
Form: FSA-156EZ



FARM : 8448
Prepared : 1/29/24 1:37 PM CST
Crop Year : 2024

See Page 3 for non-discriminatory Statements

Abbreviated 156 Farm Record

Operator Name : : None
CRP Contract Number(s) :
Recon ID : None
Transferred From : Eligible
ARCPLC G/I/F Eligibility

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
			0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00		0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None		None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats		0.00		
Corn		0.00		0
Soybeans		0.00		
TOTAL		0.00		

NOTES

Tract Number : 8959
Description : E 9 SEC 29 CENTER
FSA Physical Location : IOWAFAYETTE
ANSI Physical Location : IOWAFAYETTE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : NEIL ALLAN BROWN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
150.83	149.15	149.15	0.00	0.00	0.00	0.00	0.0



156EZ

IOWA
FAYETTE
Form: FSA-156EZ



FARM : 8448
Prepared : 1/29/24 1:37 PM CST
Crop Year : 2024

Abbreviated 156 Farm Record

Tract 8959 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	149.15	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	113.00	0.00	144
Soybeans	35.00	0.00	45
TOTAL	148.00	0.00	

NOTES

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+/- ACRES

FAYETTE COUNTY, IA

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