

LAND

FOR SALE

Fayette County, IA

53
+/- 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:
S71472000

513 W Bremer Ave
Waverly, IA 50677

ETHAN STUBBS
608-306-1788

Ethan@HighPointLandCompany.com



HIGH POINT
LAND COMPANY

www.HIGHPOINTLANDCOMPANY.COM





Summary of Property

53+/- Acres • Fayette County, IA

Listing Price: \$380,000

DESCRIPTION

High Point Land Company is proud to present this 53-acre hunting farm nestled in Fayette County, IA, just a stone's throw away from Wadena, IA. Embrace the natural beauty and recreational potential with Volga River frontage, offering not only scenic vistas but also opportunities for water-based activities.

This property caters to the avid hunter's needs with multiple strategically placed food plot locations, ensuring an abundance of wildlife encounters. Enjoy unparalleled convenience with great southern access, facilitating seamless navigation across the expansive landscape.

Experience the unique charm of stands of Giant Miscanthus, adding both visual appeal and ecological richness to the property. Immerse yourself in an exceptional deer neighborhood, where the promise of thrilling hunting adventures and wildlife observations awaits.

Don't miss out on the chance to claim this 53-acre haven, where nature, accessibility, and outdoor pursuits harmoniously converge. Your ideal hunting farm awaits in Fayette County, IA.

Property Address:

TBD Kornhill Road, Wadena, IA 52169

Property Features:

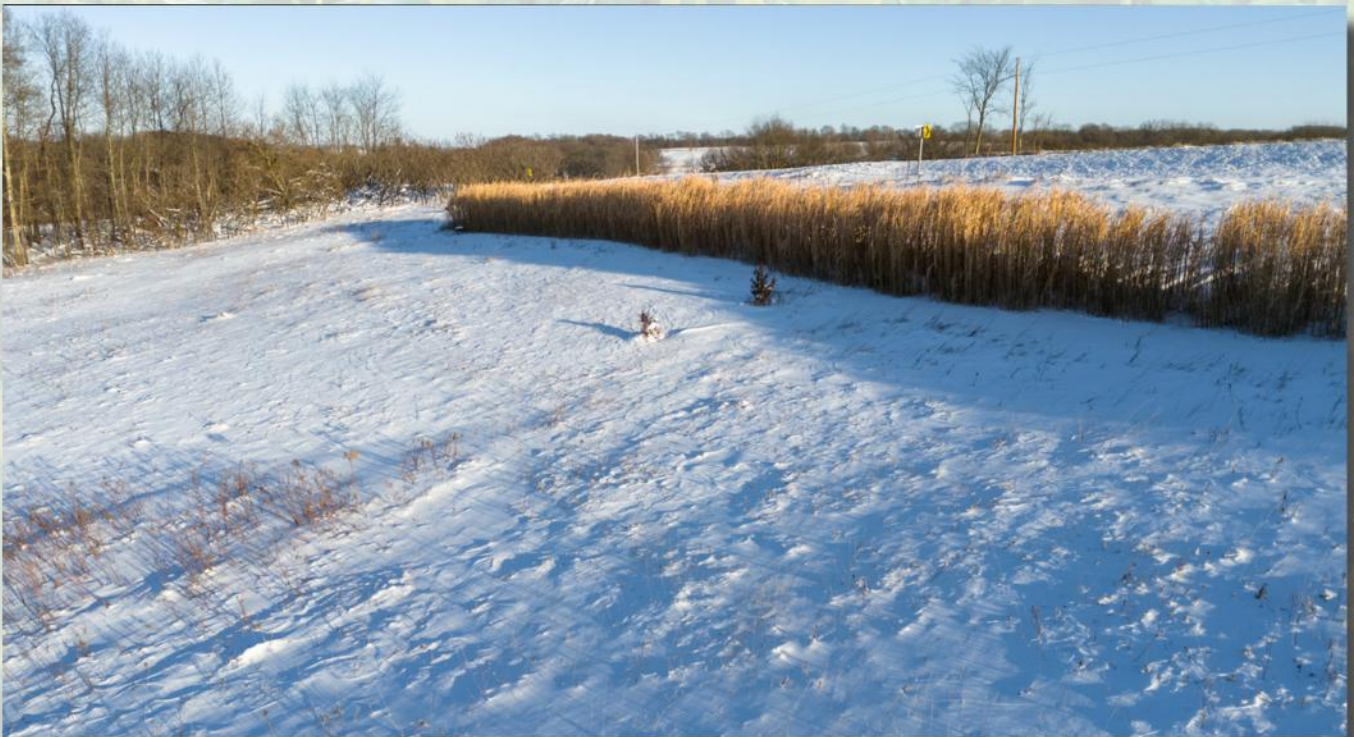
- Excellent Hunting
- Multiple Access Points
- Income Producing
- Multiple Food Plots
- Hard-Sided Blind
- Volga River Frontage

Driving Directions:

From Wadena, Head south on D ave for 1.5 Miles. Turn West on Kornhill Rd. Follow Kornhill Rd for .5 Miles. Property is on the North

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



75,000
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Property Photos



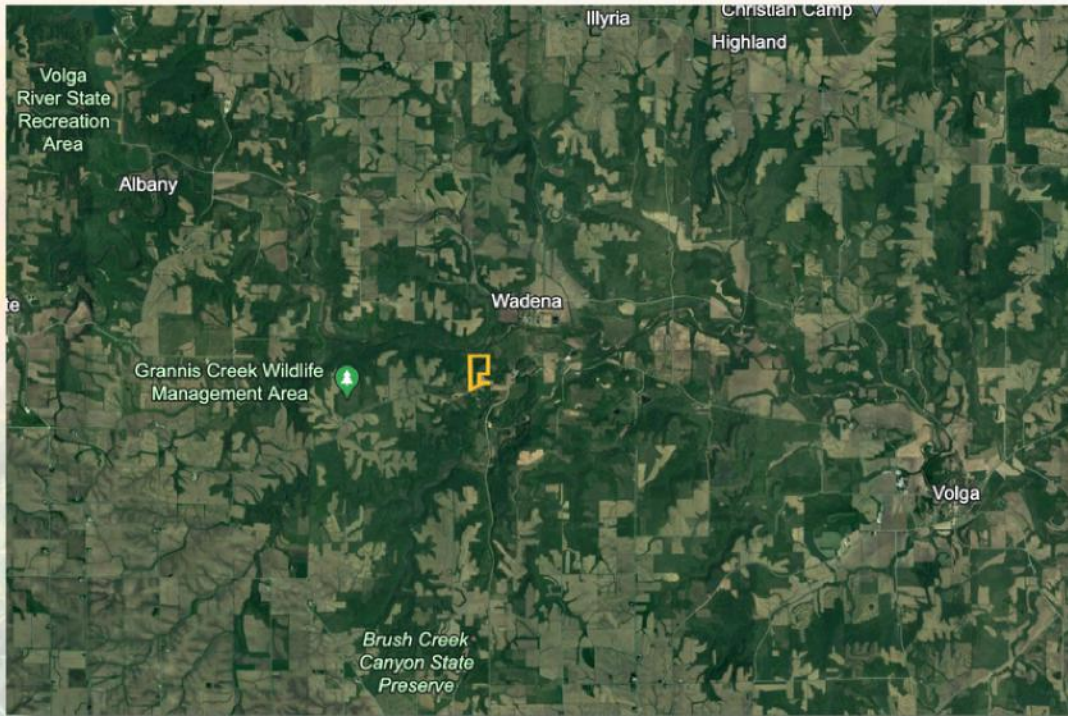
75,000
ACRES SOLD

Property Photos



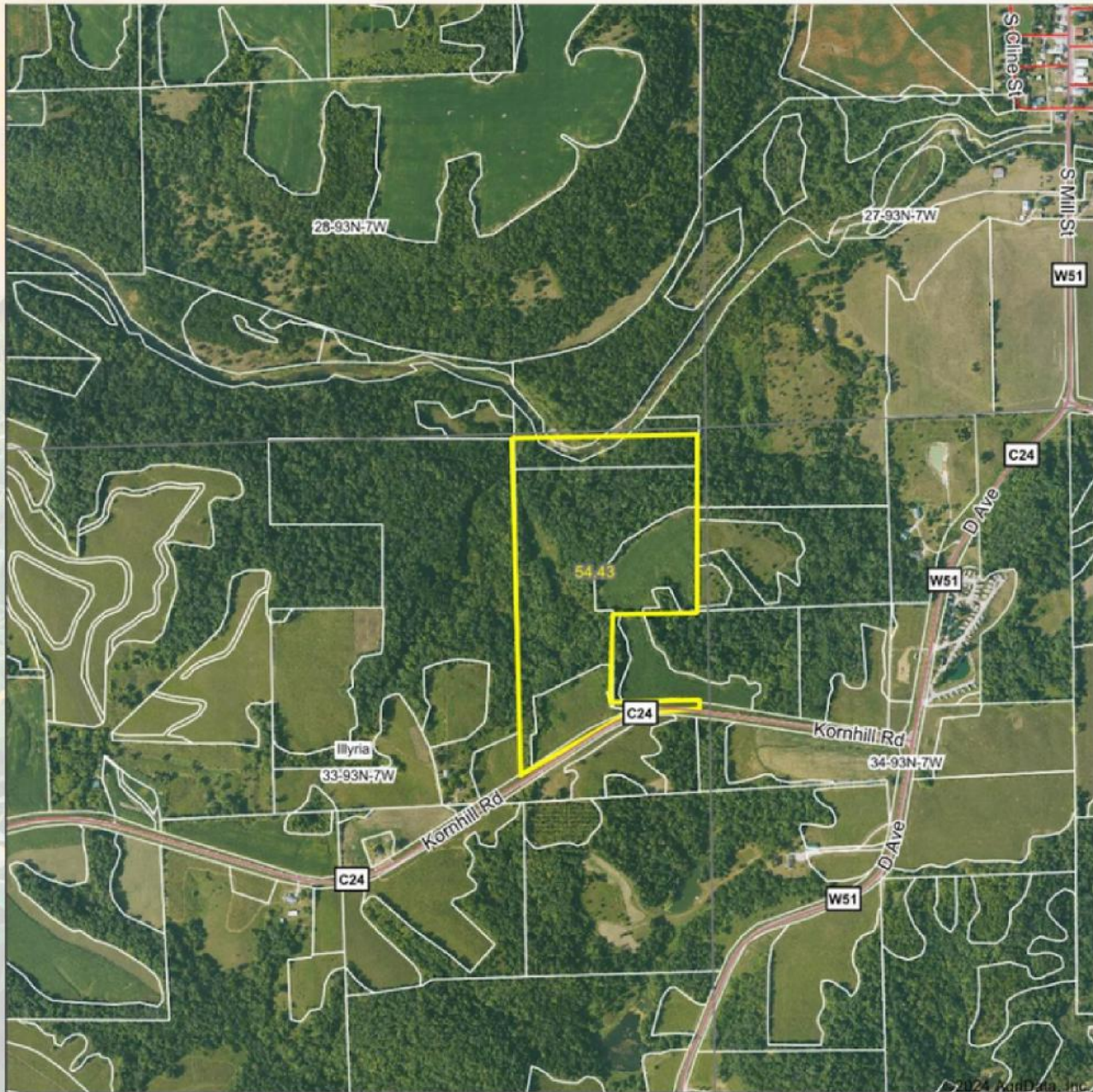
75,000
ACRES SOLD

Property Location



75,000
ACRES SOLD

Aerial Map



Maps Provided by:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 42° 49' 43.75, -91° 40' 10.32

0ft 1118ft 2236ft

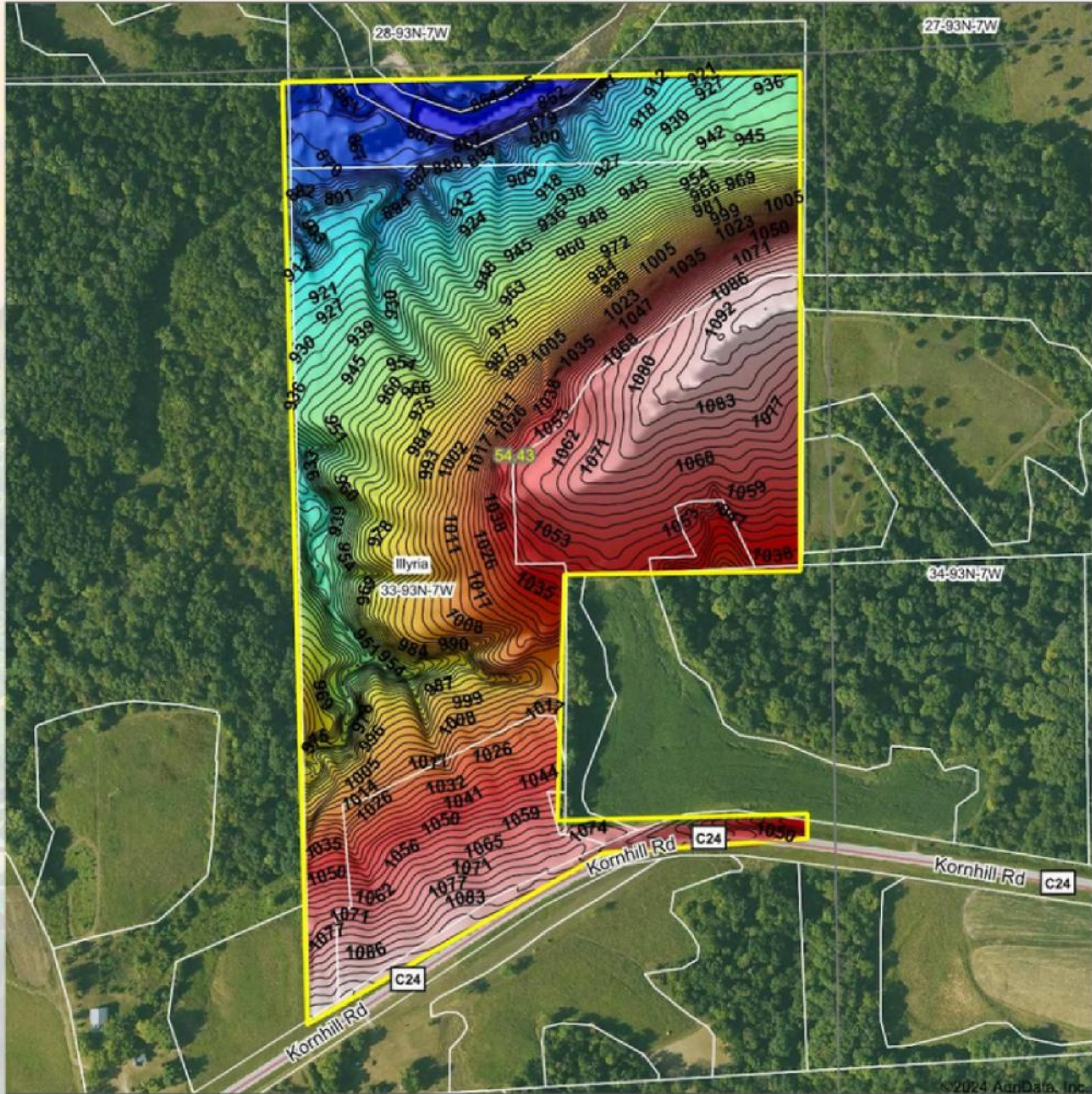
33-93N-7W
Fayette County
Iowa



1/8/2024

75,000
ACRES SOLD

Topo Hillshade Map



Low Elevation High



Source: USGS 3 meter dem

0ft 400ft 801ft

Interval(ft): 3

Min: 850.3

Max: 1,103.0

Range: 252.7

Average: 992.4

Standard Deviation: 66.83 ft



1/8/2024

33-93N-7W
Fayette County
Iowa

Boundary Center: 42° 49' 43.75, -91° 40' 10.32



Maps Provided By:

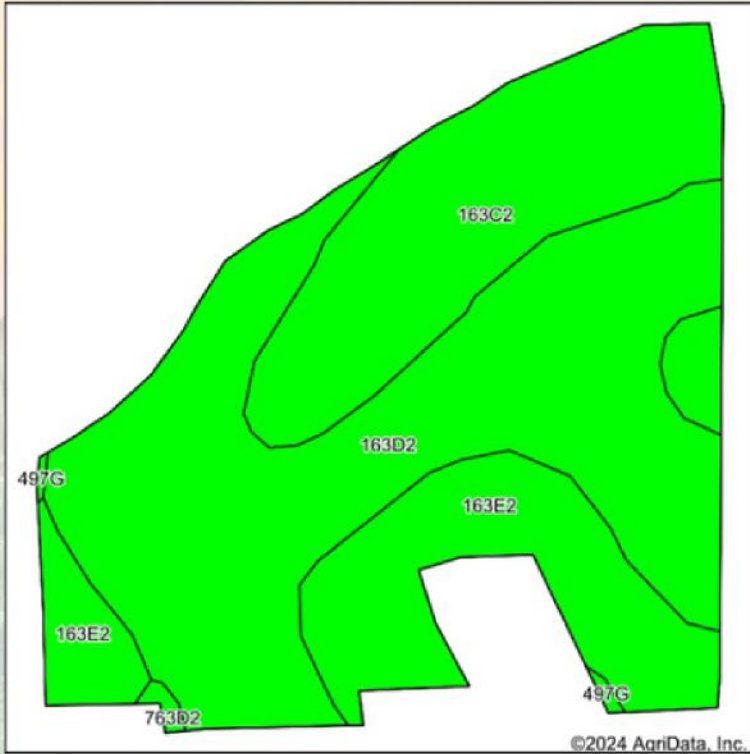


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Field borders provided by Farm Service Agency as of 5/21/2008



Soils Map



State: Iowa
 County: Fayette
 Location: 33-93N-7W
 Township: Illyria
 Acres: 9.19
 Date: 1/8/2024



Soils data provided by USDA and NRCS.

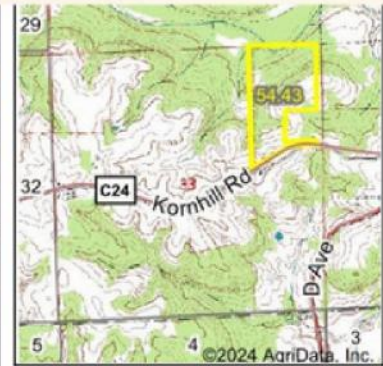
Area Symbol: IA065, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	4.83	52.6%		Ille	46	78	78	66	62	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	2.31	25.1%		Ille	72	81	81	69	66	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	2.05	22.3%		IVe	35	74	74	62	58	
Weighted Average						3.22	50.1	*n 77.9	*n 77.9	*n 65.9	*n 62.1

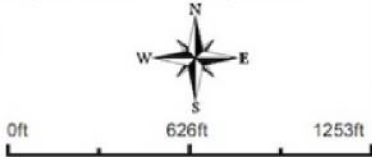
**IA has updated the CSR values for each county to CSR2.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method



Wetlands Map



State: Iowa
 Location: 33-93N-7W
 County: Fayette
 Township: Illyria
 Date: 1/8/2024



Classification Code	Type	Acres
R2UBG	Riverine	1.09
PFO1A	Freshwater Forested/Shrub Wetland	0.36
R4SBC	Riverine	0.10
PEM1C	Freshwater Emergent Wetland	0.07
Total Acres		1.62

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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