

LAND

FOR SALE

Fayette County, IA

39.18
+/- ACRES



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

SCAN FOR MORE INFO



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Real Estate License:
S66851000

513 W Bremer Ave
Waverly, IA 50677



HIGH POINT LAND COMPANY

HIGHPOINTLANDCOMPANY.COM





Summary of Property

39.18+/- Acres • Fayette County, IA

Listing Price: \$265,000

DESCRIPTION

High Point Land Company is honored to present an excellent opportunity to purchase a hard-to-find pasture property in Fayette County, Iowa. Located just Southeast of Sumner Iowa, and a ½ mile off of paved V62, this farm is just a short drive from a number of the surrounding communities and is on the Bremer/Fayette County Line.

With a great mix of desirable features including running water, mature trees and additional acres to take a hay crop off of; this land has all of the makings of any excellent pasture. With an operational fence in place, and mature trees for shade, this land is ready to be put into operation.

On the North End of the farm sits the original building site. With electricity available and a well, the mature grove of trees would make an excellent building location for a forever home or headquarters overlooking this hobby farm.

This is the perfect opportunity for those looking to add pasture acres or the chance to invest in an affordable piece of land in Fayette County, Iowa.

Address

12271 X Ave. Sumner, IA

Property Features

- 39.18 Acres
- Buildable site
- Electricity available
- Pasture
- Operational fencing

Directions

From Sumner, Iowa head South on V62 approximately 3 miles, and take an Eastbound turn on 120th St. The farm will be on the North side of the road.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

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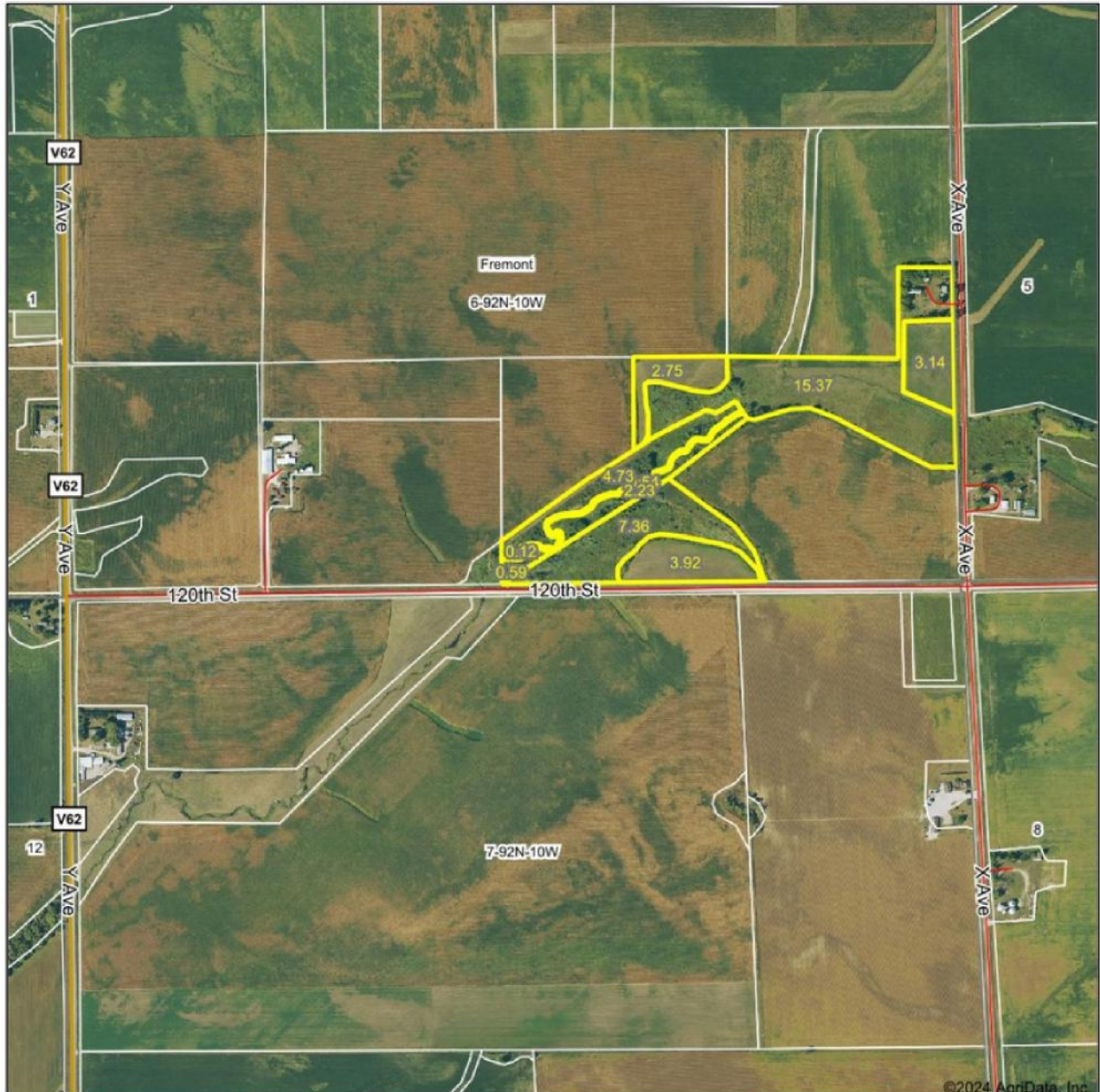
Property Photos



75,000
ACRES SOLD

Aerial Map

Aerial Map



Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 42° 48' 17.45, -92° 4' 2.73

6-92N-10W
Fayette County
Iowa

0ft 896ft 1793ft



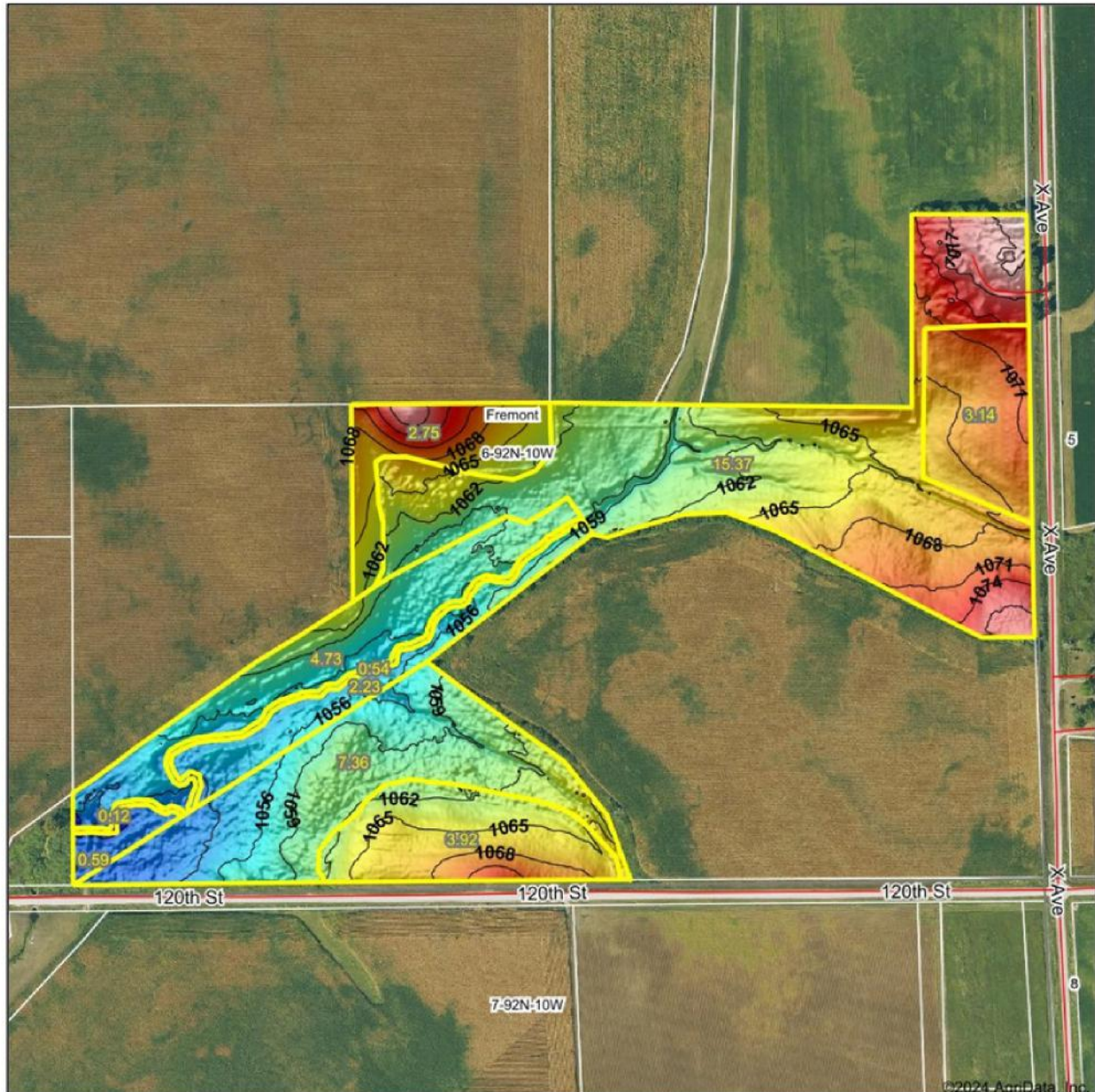
4/30/2024

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

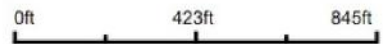
75,000
ACRES SOLD

Topo Hillshade Map

Topography Hillshade



Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 1,047.5
 Max: 1,082.2
 Range: 34.7
 Average: 1,063.0
 Standard Deviation: 6.43 ft



6-92N-10W
Fayette County
Iowa

Boundary Center: 42° 48' 17.45, -92° 4' 2.73

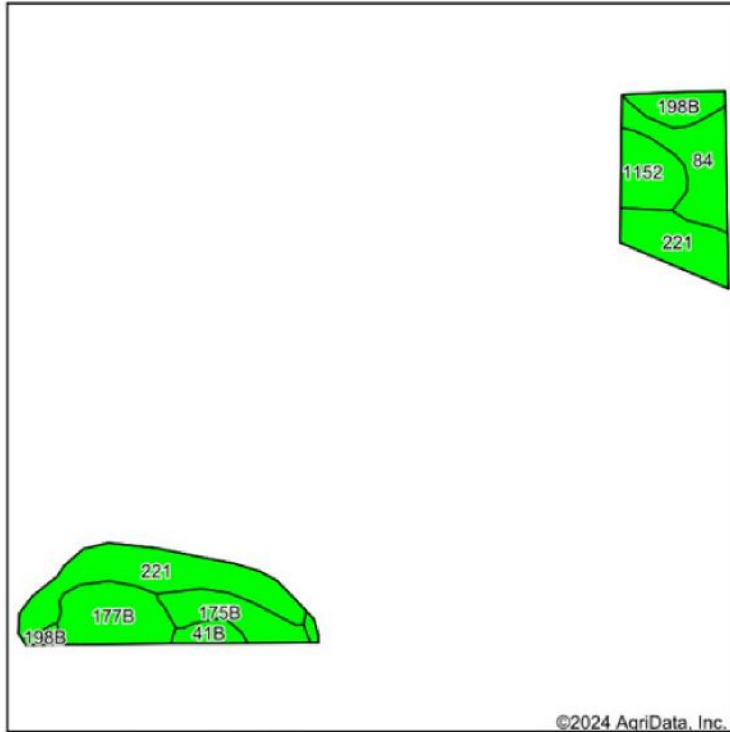


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 Field borders provided by Farm Service Agency as of 5/21/2008.



Soil Map

Soils Map



State: Iowa
 County: Fayette
 Location: 6-92N-10W
 Township: Fremont
 Acres: 7.06
 Date: 4/30/2024



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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	Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans		
221	Klossner muck, 1 to 4 percent slopes	2.64	37.4%		Illw		48	50	88	88	80	87		
84	Clyde clay loam, 0 to 3 percent slopes	1.07	15.2%		llw		88	75	90	90	77	85		
177B	Saude loam, 2 to 5 percent slopes	1.06	15.0%		lls		55	59	77	77	67	60		
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.78	11.0%		llw		54	67	81	81	65	60		
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.74	10.5%		llle		50	55	61	61	53	36		
198B	Floyd loam, 1 to 4 percent slopes	0.53	7.5%		llw		89	80	88	83	66	88		
41B	Sparta loamy sand, 2 to 5 percent slopes	0.24	3.4%		IVs	lle	42	40	61	61	50	36		
Weighted Average							2.55	*.	58.9	59.5	*n 82.1	*n 81.8	*n 71	*n 72.7

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

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

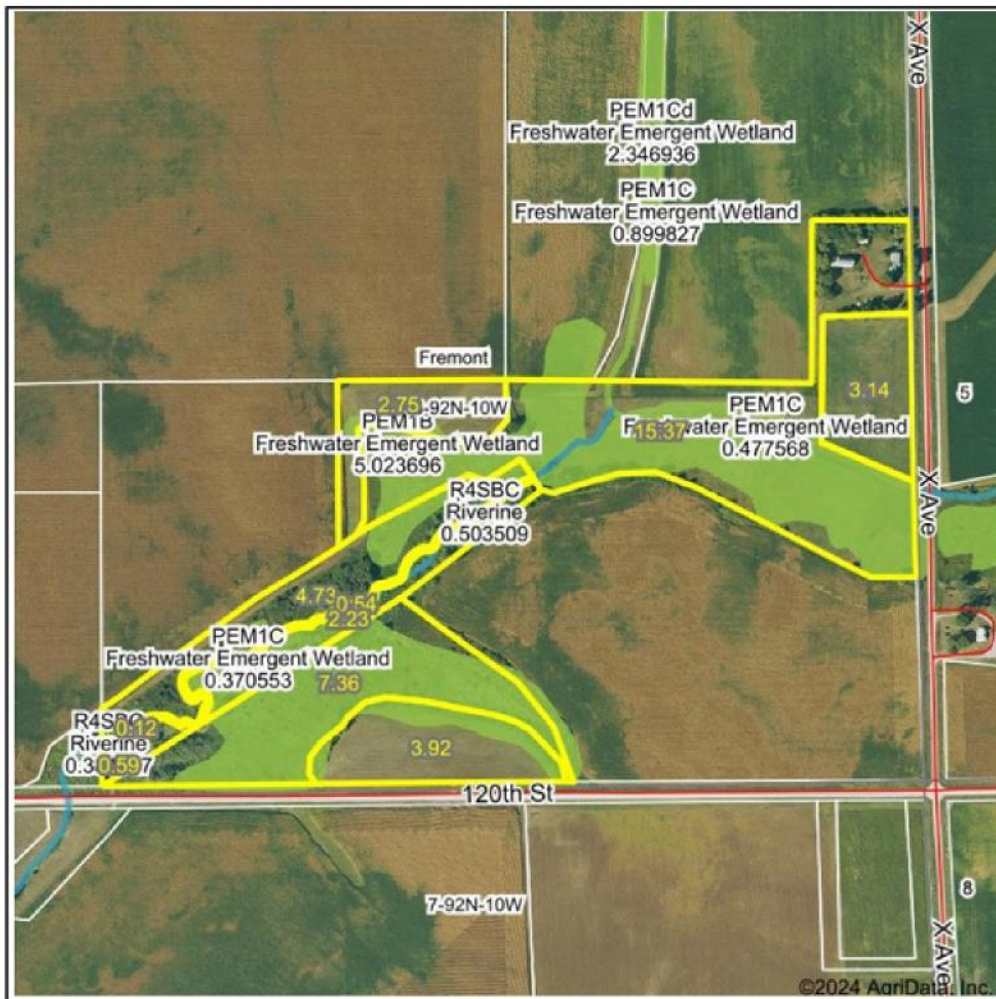
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Wetlands Map

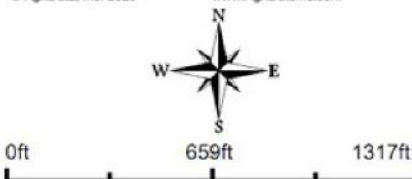
Wetlands Map



State: Iowa
 Location: 6-92N-10W
 County: Fayette
 Township: Fremont
 Date: 4/30/2024

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Classification Code	Type	Acres
PEM1B	Freshwater Emergent Wetland	19.14
PEM1C	Freshwater Emergent Wetland	0.92
R4SBC	Riverine	0.69
Total Acres		20.75

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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