

# LAND

# FOR SALE

Jefferson County, IA

**11.41**  
+/- 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

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

Elliott@HighPointLandCompany.com



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





# Summary of Property

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

**Listing Price: \$82,000**

### **DESCRIPTION**

High Point Land Company is honored to present this 11.41 +/- acre farm located in southeast Iowa. This property is in Jefferson County, approximately 5 miles southeast of Fairfield.

If you are on the market for a beautiful recreational farm in southern Iowa, this is an excellent opportunity for a smaller tract of land. This tract has great building locations with water already piped to the property.

There's an excellent mix of cover on the farm with a nice creek running through it. The farm has thick cedar pockets with other areas of big mature oaks. There are rutted-out deer trails along the creek. It's rare to find a tract of this size with as much diversity as this farm has to offer.

Whether you are looking for an excellent hunting farm or just a beautiful piece of property to own, this could be the one! The pictures and videos only scratch the surface of what this farm has to offer. Call or text Elliott Vandenberg with High Point Land Company at 319-520-7776, so you can see this farm in person! The property will contain a deed restriction, restricting future CAFOs from being built on the farm.

### **Property Address:**

2347 240th St., Fairfield, IA 52556

### **Property Features:**

- Great Hunting Sites
- Close to Town, Restaurants, Fuel, and Equipment
- Excellent Hunting
- Secluded

75,000  
ACRES SOLD

# Property Photos



75,000  
ACRES SOLD

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75,000  
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# Aerial

## Aerial Map



Maps Provided By:  
**surety**  
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Boundary Center: 40° 57' 22.67, -91° 55' 21.68

17-71N-9W  
Jefferson County  
Iowa

0ft 331ft 662ft



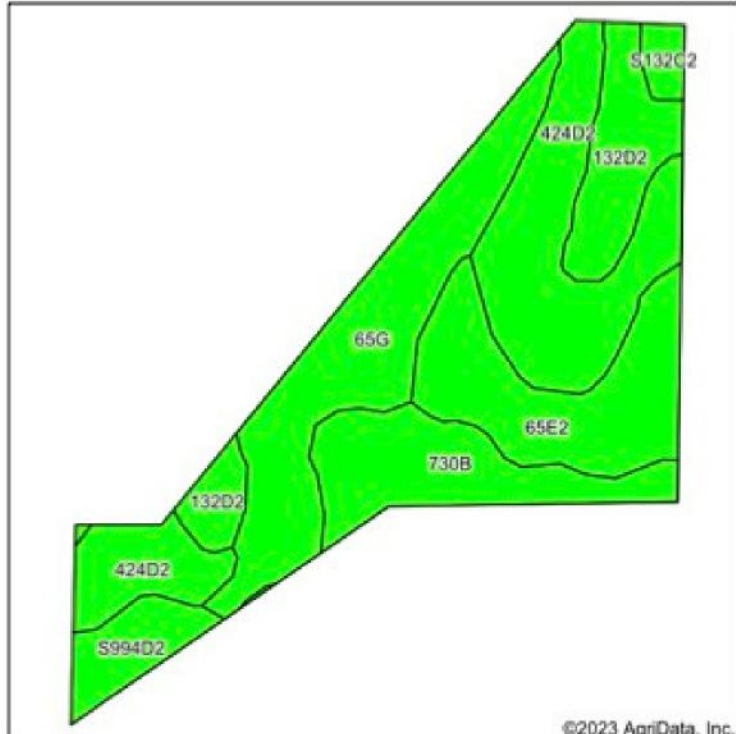
8/19/2023

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



# Soil Map

## Soils Map



©2023 AgriData, Inc.



State: **Iowa**  
 County: **Jefferson**  
 Location: **17-71N-9W**  
 Township: **Cedar**  
 Acres: **11.21**  
 Date: **8/19/2023**



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	
424D2	Lindley-Keswick complex, 9 to 14 percent slopes, moderately erod	3.00	26.8%		Ive	21	15	66	65	55	47	
65G	Lindley loam, 25 to 40 percent slopes	2.63	23.5%		Vile	7	5	19	19	16	10	
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	1.96	17.5%		Vle	29	28	66	66	56	53	
730B	Nodaway-Coppeck-Centril complex, 2 to 5 percent slopes	1.52	13.6%		llw	74	61	76	76	63	71	
132D2	Weller silty clay loam, 9 to 14 percent slopes, moderately eroded	1.33	11.9%		Ive	34	28	78	78	67	63	
S994D2	Galland-Douds loams, heavy loess, 9 to 14 percent slopes, moderately eroded	0.58	5.2%		Ive	24		71	71	56	52	
S132C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	0.19	1.7%		llle	59		81	81	70	67	
<b>Weighted Average</b>						<b>4.77</b>	<b>28.6</b>	<b>*</b>	<b>*n 58.3</b>	<b>*n 58</b>	<b>*n 48.8</b>	<b>*n 45.1</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

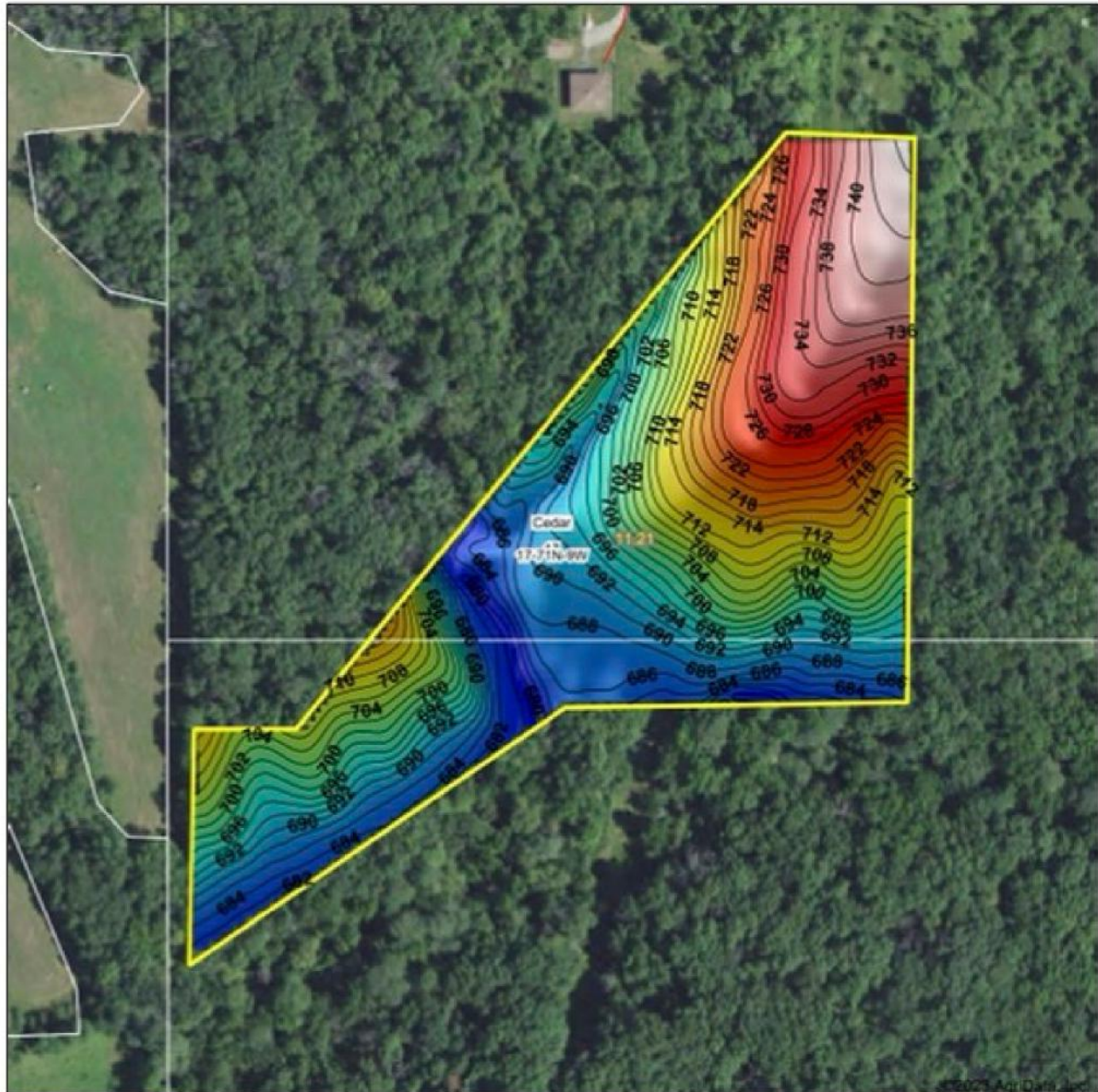
Soils data provided by USDA and NRCS.



75,000  
ACRES SOLD

# Topo Hillshade Map

## Topography Hillshade



**HIGH POINT**  
LAND COMPANY

Maps Provided by:

**surety**  
CUSTOMER-ORIENTED ONLINE MAPPING

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

Source: USGS 3 meter dem

Interval(ft): 2

Min: 678.8

Max: 744.3

Range: 65.5

Average: 706.2

Standard Deviation: 17.22 ft

0ft 217ft 433ft



8/19/2023

**17-71N-9W**  
**Jefferson County**

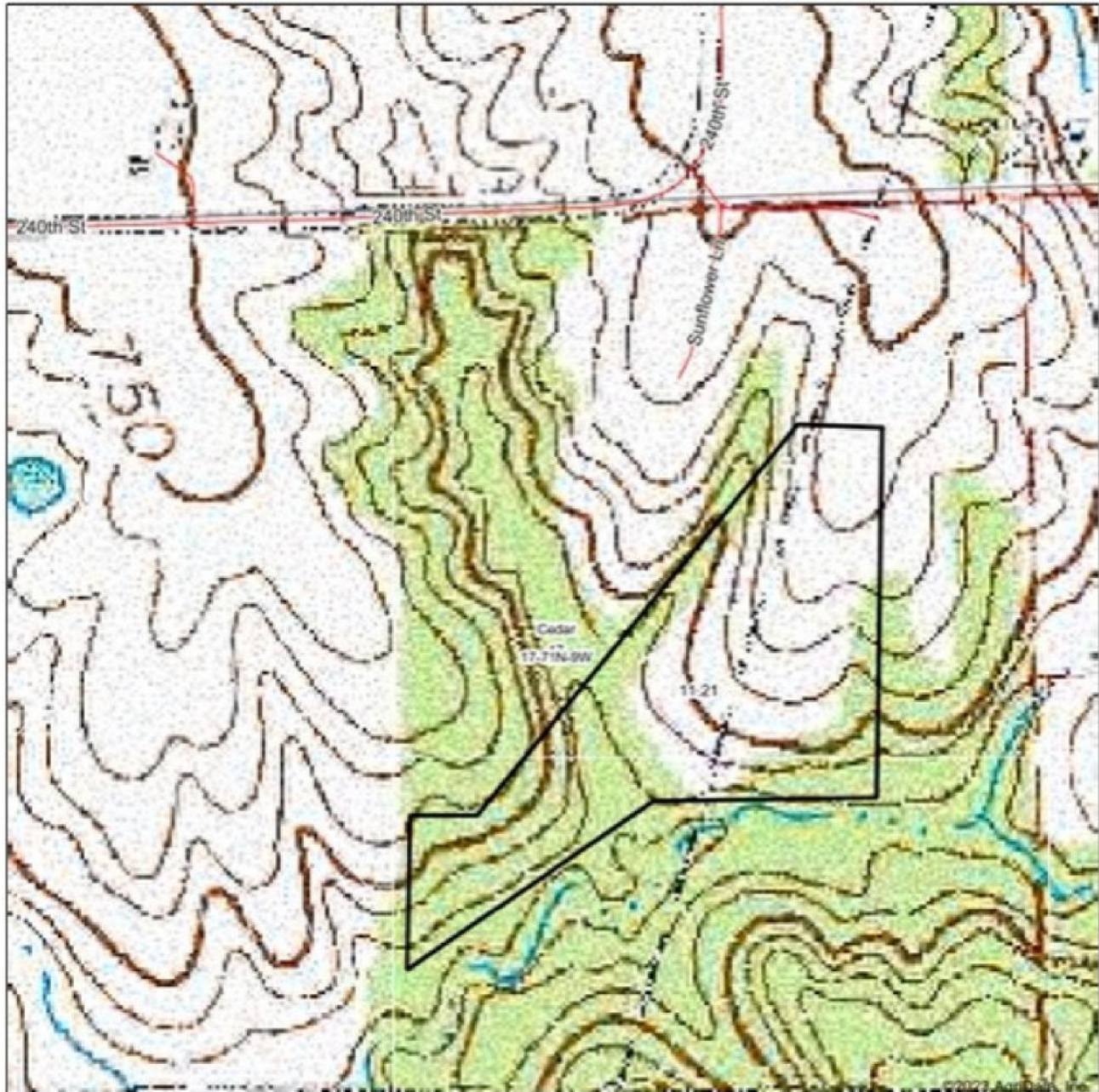
**Iowa**

Boundary Center: 40° 57' 22.67, -91° 55' 21.68

75,000  
ACRES SOLD

# Topo Map

## Topography Map



Map Center: 40° 57' 25.81, -91° 55' 24.19



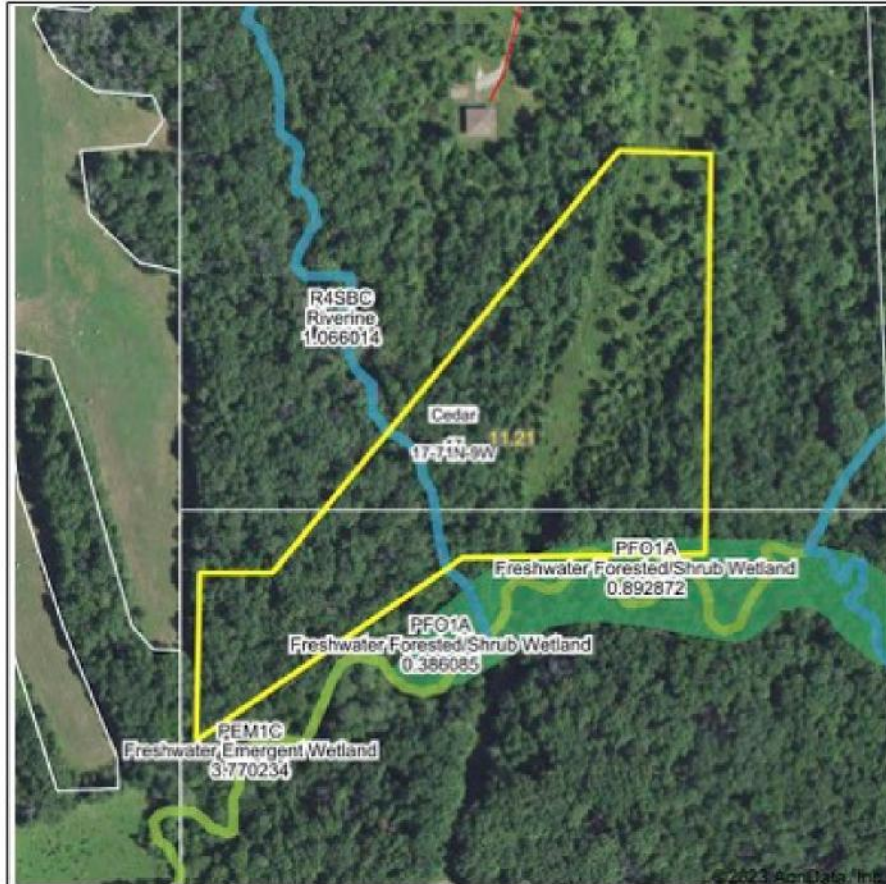
17-71N-9W  
Jefferson County  
Iowa



8/19/2023

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

## Wetlands Map



State: **Iowa**  
 Location: **17-71N-9W**  
 County: **Jefferson**  
 Township: **Cedar**  
 Date: **8/19/2023**



Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	0.17
R4SBC	Riverine	0.14
PEM1C	Freshwater Emergent Wetland	0.03
	Total Acres	0.34

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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