

270th Street, Fairbank, IA 50629

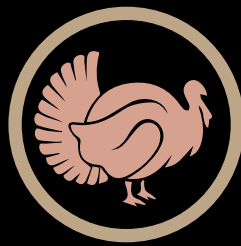
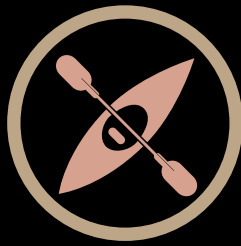
Listing #16673
125 Acres M/L



Listing #16679
92 Acres M/L



BREMER COUNTY LAND AVAILABLE



Listing #16682
(Entire Farm)
217 Acres M/L



Jesse Meyer
563.543.8338
Jesse@PeoplesCompany.com

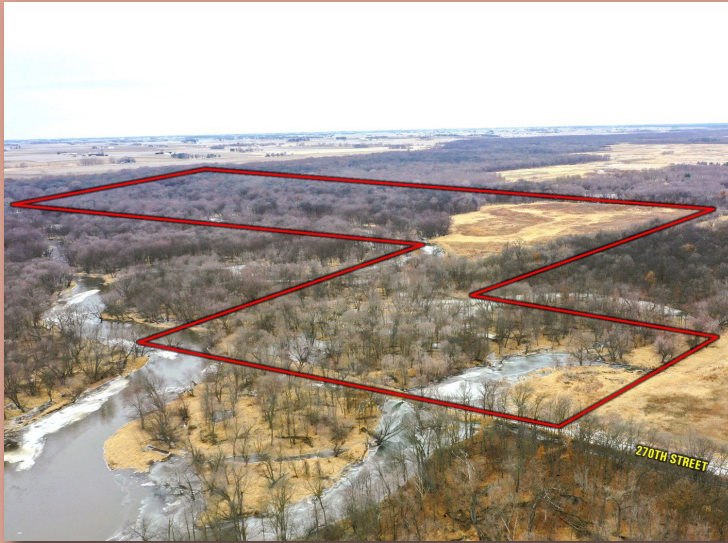


Travis Smock
319.361.8089
Travis@PeoplesCompany.com



WEST 125 ACRES M/L

Riverfront, recreational farm located northwest of Fairbank in Bremer County, Iowa. This farm is set up to grow and hold wildlife including whitetail deer with a perfect mix of mature timber and CRP for cover and water provided by the Wapsipinicon River. There are 28.23 FSA Cropland acres carrying a CSR2 of 52.8 that are currently enrolled in the CP23 CRP program. The CRP contract pays \$343.05 per acre or \$9,684.30 annually and expires in 2024. The property feels even larger than its size with Bremer County's 166 acre m/l Seven bridges Wildlife Area along the west border and Iowa DNR's 1,428 acre Aldo Leopold Wildlife Area along the north border. The open CRP field is conveniently surrounded by timberland, creating an ideal wildlife bedding area for whitetail deer, turkey, and pheasants, and features a large permanent hunting blind. In addition to the hunting value, the farm provides recreational fun for the entire family with nearly two miles of ATV trails and over a quarter mile of Wapsipinicon river bank frontage allowing for fishing, waterfowl hunting, kayak/canoe access, and swimming from the sandy beaches. The gated property is located between Readlyn & Fairbank at the end of 270th Street in Section 28 of Franklin Township, Bremer County, Iowa. An additional 92 acre m/l CRP farm lying adjacent to this property is also available.



Listing #16673

Jesse Meyer | 563.543.8338 | Jesse@PeoplesCompany.com

EAST 92 ACRES M/L

Income-producing CRP farm located just northwest of Fairbank, IA. This property consists of 86.99 FSA cropland acres m/l carrying a CSR2 of 53.1 that is currently enrolled in the CP23 CRP program. The CRP contract pays \$343.05 per acre with an annual payment of \$29,841.92. The farm is adjacent to a large wooded wildlife area creating opportunities for whitetail deer and upland bird hunting with the potential to create a habitat for waterfowl birds as well. This tract is located between Readlyn and Fairbank along 270th Street in Sections 27 & 28 of Franklin Township, Bremer County, IA. An adjacent 125 acres m/l with timberland, CRP, and Wapsipinicon River access is also available.



BREMER COUNTY

Listing #16679

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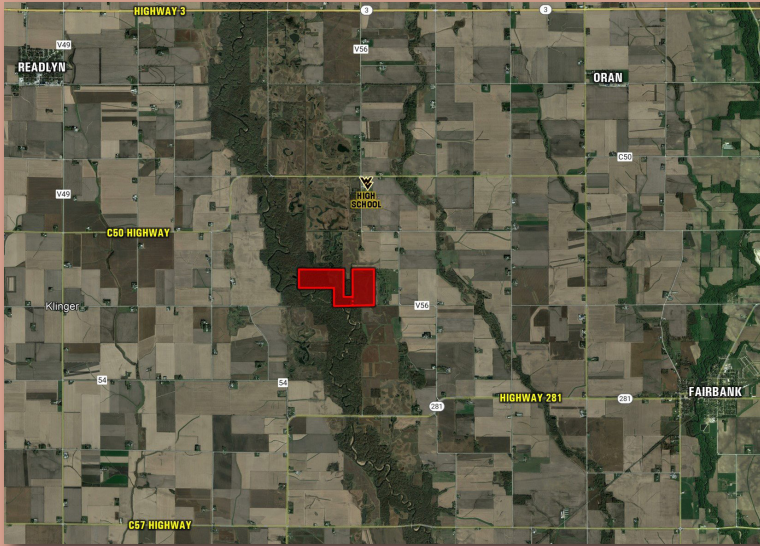
ENTIRE 217 ACRES M/L

Riverfront, recreational, and CRP farm in Bremer County, Iowa. This income-producing farm is set up to grow and hold wildlife including whitetail deer with a perfect mix of mature timber and CRP for cover, water provided by the Wapsipinicon River, and a healthy amount of income to support this great asset. There are 115.22 FSA Cropland acres carrying a CSR2 of 53.0 that are currently enrolled in the CP23 CRP program. The CRP contract pays \$343.05 per acre or \$39,526.00 annually and expires in 2024. The property feels even larger than its size with Bremer County's 166 acre m/l Seven bridges Wildlife Area along the west border and Iowa DNR's 1,428 acre Aldo Leopold Wildlife Area along the north border. The open CRP fields are conveniently surrounded and or neighbored by timberland, creating an ideal wildlife bedding area for whitetail deer, turkey, and pheasants, and features a large permanent hunting blind. In addition to the hunting value, the farm provides recreational fun for the entire family with nearly two miles of ATV trails and over a quarter mile of Wapsipinicon river bank frontage allowing for fishing, waterfowl hunting, kayak/canoe access, and swimming from the sandy beaches. This great property is located between Readlyn & Fairbank at the end of 270th Street in Sections 27 & 28 of Franklin Township, Bremer County, Iowa.



Listing #16682

BREMER COUNTY, IOWA

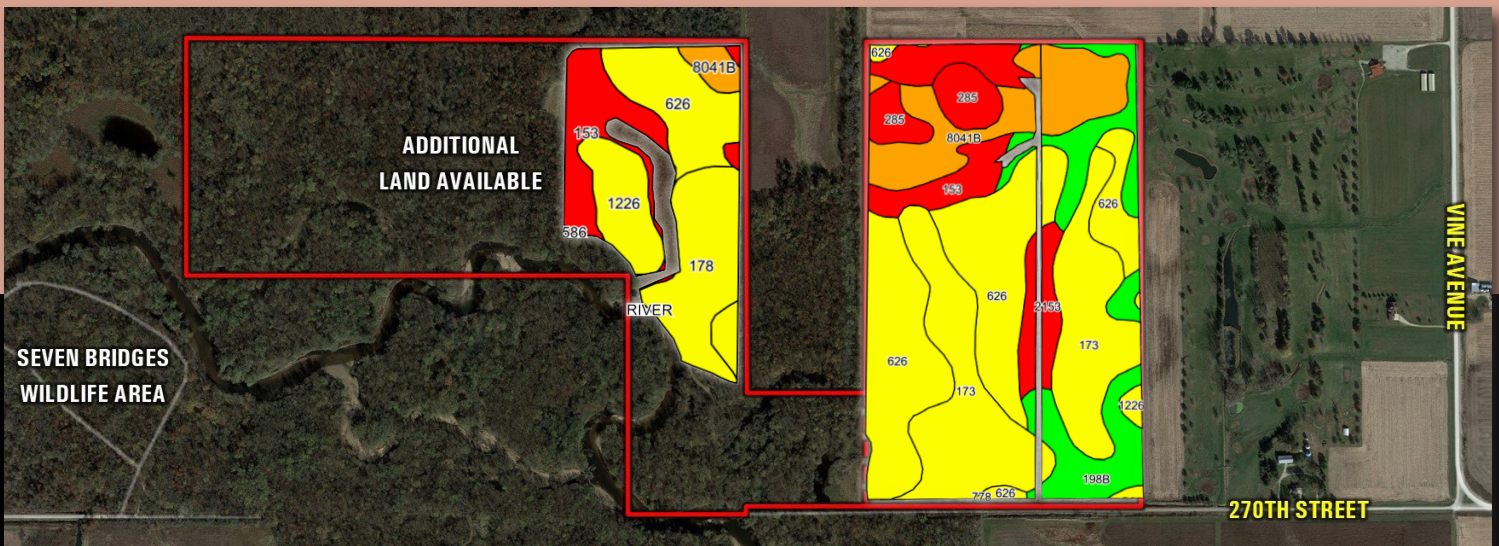


Listings: #16673, 16679 & 16682

Directions: From Fairbank, head west on Highway 281 for 3.25 miles to the curve. Turn north off of the curve onto Whitetail Avenue for approximately 1.25 miles and follow the curve onto 270th Street. Continue on 270th Street for 0.25 miles past the curve. The road will dead end into the property with the land lying north of the road.



Tillable Soils Map



| Code | Soil Description | Acres | Percent of field | CSR2 Legend | CSR2** |
|-------------------------|----------------------|-------|------------------|--------------|-----------|
| 626 | Hayfield loam | 34.27 | 29.8% | Yellow | 53 |
| 173 | Hoopeston sandy loam | 23.74 | 20.6% | Light Yellow | 60 |
| 153 | Shandep loam | 12.87 | 11.2% | Red | 28 |
| 8041B | Sparta loamy sand | 12.03 | 10.4% | Orange | 39 |
| 198B | Floyd loam | 10.95 | 9.5% | Green | 89 |
| 178 | Waukee loam | 8.49 | 7.4% | Light Yellow | 69 |
| 1226 | Lawler loam | 5.19 | 4.5% | Yellow | 59 |
| 285 | Burkhardt sandy loam | 4.36 | 3.8% | Red | 23 |
| 2153 | Shandep clay loam | 3.31 | 2.9% | Red | 21 |
| Weighted Average | | | | | 53 |



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BREMER COUNTY LAND AVAILABLE



**LISTING
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SCAN THE QR CODES WITH
YOUR PHONE CAMERA TO
VIEW THESE LISTINGS ONLINE!



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