



# FARMLAND AVAILABLE

## *Fayette County, Iowa*



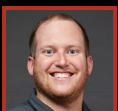
*Listing #18583*

**67.01**  
Acres M/L



**Kolt Kiburz | IA LIC S68372000**

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**Travis Smock | IA LIC S62642000**

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# PROPERTY INFORMATION

## *Fox Road Fayette, IA 52142*

Offering 67.01 acres m/l of land that provides the perfect balance of strong agricultural income and exceptional recreational opportunity, located between Wadena and Fayette in the heart of Northeast Iowa. The farm features 51.91 FSA cropland acres carrying a CSR2 of 61.6. The main soil type is the highly productive Fayette silt loam, providing consistent crop income and long-term investment value.



The balance of the farm consists of nearly 16 acres of thick timbered draws with multiple locations for deer stands. In addition to the timberland, the property is directly adjacent to public hunting at the Grannis Creek Wildlife Area. Grannis Creek is a well-known trout fishing stream, and the Volga River and Volga River State Recreation Area provide endless recreational opportunities nearby.



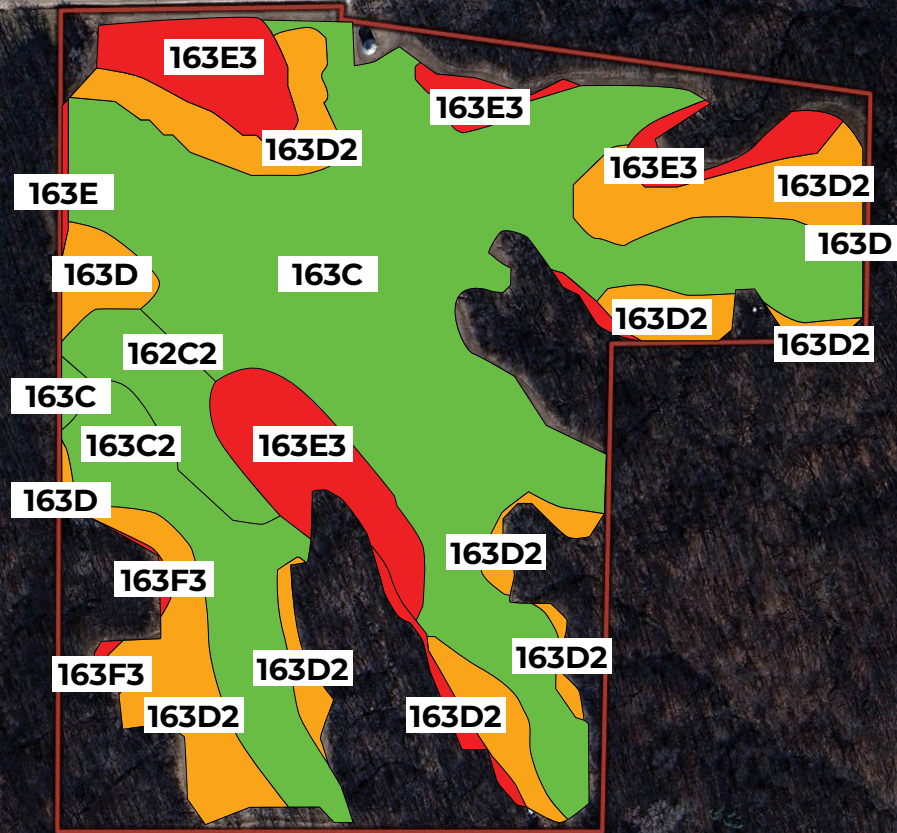
## *Directions*

**From Fayette, Iowa:** Head east out of town on Hemlock Road for 3.1 miles to the T-intersection of Hemlock Road & Grain Road. Turn left (north) onto Grain Road and continue north for 0.25 miles to Fox Road. Turn right (east) onto Fox Road and travel for 0.6 miles. The driveway will be to the right (south). Look for the Peoples Company sign.



FOX ROAD

Fox Rd



**Listing**  
#18583

**Asking Price:**  
\$569,585

**Net Taxes:**  
\$1,596

| Code  | Soil Description        | Acres | % of Field | IA CSR2                                                                                  |
|-------|-------------------------|-------|------------|------------------------------------------------------------------------------------------|
| 163C  | Fayette silt loam       | 25.46 | 49.05%     | 75  |
| 163D2 | Fayette silt loam       | 10.76 | 20.74%     | 46  |
| 163E3 | Fayette silty clay loam | 6.55  | 12.62%     | 29  |
| 163C2 | Fayette silt loam       | 4.95  | 9.54%      | 72  |
| 162C2 | Downs silt loam         | 2.20  | 4.24%      | 80  |
| 163D  | Fayette silt loam       | 1.04  | 2.00%      | 49  |
| 163F2 | Fayette silt loam       | 0.41  | 0.79%      | 18  |
| 163F3 | Fayette silty clay loam | 0.23  | 0.44%      | 12  |
| 163E  | Fayette silt loam       | 0.15  | 0.29%      | 38  |
| 163F  | Fayette silt loam       | 0.15  | 0.29%      | 21  |

**Average 61.6**



2300 Swan Lake Boulevard  
Suite 300  
Independence, IA 50644



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