

**LAND AVAILABLE**

# **FAYETTE COUNTY**

**IOWA**

**161.5 ACRES M/L**

**Listing #17916 | 161.5 Acres M/L | Asking Price \$1,700,000**

**TRAVIS SMOCK**

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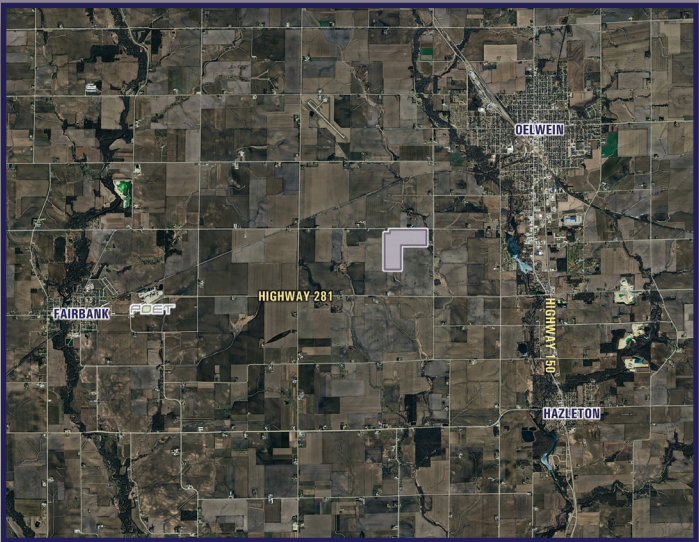


Fayette County Farmland Available! Offering 161.5 acres m/l of high CSR2 land located just southwest of Oelwein in Section 31 of Jefferson Township. The farm currently provides an estimated 136.72 FSA cropland acres carrying an average CSR2 of 86.3. The farm is designated NHEL (non-highly erodible land) and the main soil types are the productive Kenyon, Floyd, and Clyde Clay loams. A 10.6 acre portion of the non-tillable area is considered a Farmable Wetland with older tile located below the surface. The remaining 14.4 non-tillable acres in this area are not considered wetlands and could be tiled and farmed. The majority of the non-tillable area offers excellent soil types and would significantly increase farm production.



If preferred, this area could also offer ample recreational opportunities with signs of many turkeys and upland birds as well as bedding areas for whitetail deer. The farm is situated in a prime area for row crop production with the Fairbank ethanol plant just three miles away and the Cedar Rapids and Mississippi River grain outlets each within sixty miles. The farm has access and road frontage along 20th Street and an additional access point will be given via permanent easement through the west edge of the acreage site. The acreage amount may change slightly when the building site is surveyed off from the farmland.

Whether you are a local farmer or investor, you won't want to miss the opportunity to own this farm with significant upside potential!



## Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
83B	Kenyon loam	48.86	35.74%		90
198B	Floyd loam	39.69	29.03%		89
84	Clyde clay loam	19.46	14.23%		88
83C2	Kenyon loam	7.96	5.82%		84
171B	Bassett loam	5.11	3.74%		85
399	Readlyn silt loam	4.19	3.06%		91
284	Flagler sandy loam	2.57	1.88%		56
1226	Lawler loam	2.54	1.86%		59
409B	Dickinson fine sandy loam	2.36	1.73%		74
C135	Coland clay loam	1.92	1.40%		18
394B	Ostrander loam	1.75	1.28%		88
221	Klossner muck	0.32	0.23%		48

Average - 86.3

20th Street, Oelwein, Iowa 50662



## Directions

From Downtown Oelwein: Travel west on West Charles Street for 1.6 miles to R Avenue. Head south on R Avenue for 1.5 miles to 20th Street. Turn west on 20th Street and travel for .10 mile. The farm will be on the south side of the road.

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CODE TO THE LEFT  
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