



LAND FOR SALE

fayette county, iowa!

304.9

TOTAL ACRES M/L

OFFERED AS THREE LISTINGS

Presenting 304.9 acres m/l of diverse quality Fayette County, IA farmland located just north of Oelwein along IA Highway 3 and IA Highway 150. This farm is available as three separate tracts offering both high quality tillable and timber/pasture land ownership opportunities.







LISTING #15546

1021,021 PRICE: \$1,144,220 ACRES M/L

Offering 104.02 acres m/l of high-quality Fayette County, Iowa farmland. This farm is nearly 99% tillable with approximately 102.43 tillable acres carrying a CSR2 of 86.5. Highly productive soil types include Kenyon, Floyd, Clyde & Readlyn Loams. The farm is level to gently rolling with a slight roll towards a single waterway that carries any water off of the farm efficiently. With an excellent location just north of Oelwein along Iowa Highway 3, this is an ideal property for investor owners or local farmers looking to expand their operation. The Seller has two additional farms in the area available including 117.44 acres located directly adjacent to this tract, and 83.44 acres laying along IA Highway 150. This farm is located in Section 4 of Jefferson Township, Fayette County, Iowa.

Highway 3 | Oelwein, IA 50662



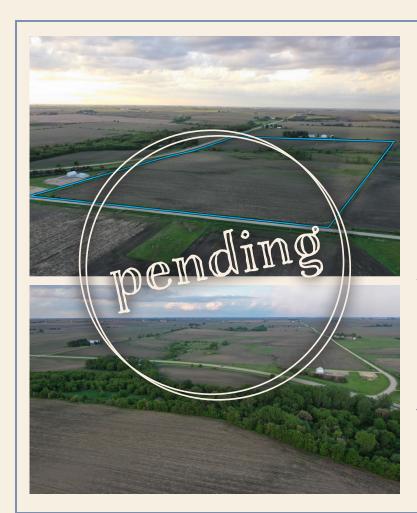
LISTING #15547

117.44

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ACRES M/L

Presenting 117.44 acres m/l of diverse Fayette County, Iowa farmland located along IA Highway 150, just north of Oelwein. This unique property offers it all with quality tillable land and a large area of treed and open areas that could be utilized for either pasture or recreation. The farm features 89.15 FSA cropland acres carrying an average CSR2 of 67.4 with the main soil types being Clyde-Floyd & Kenyon Loams which hold CSR2 values of 87 and 90. The remainder of the farm consists of timber/pasture land with good water from a creek that meanders through the property as well as an additional tillable field in the northeast corner. Road frontage along Highway 150 allows for multiple access points and building site potential. The Seller has two additional farms in the area available including 104.02 acres located directly adjacent to this tract, and 83.44 acres laying across the road. This farm is located in Section 4 of Jefferson Township, Fayette County, Iowa.



LISTING #15548

83 PRICE: \$709,240 ACRES M/L

Offering 83.44 acres m/l of Fayette County farmland with frontage along IA Highway 150. This farm consists of 71.28 FSA cropland acres with an average CSR2 of 79.2. Productive soil types include Floyd, Kenyon and Clyde Loams. With an excellent location just north of Oelwein along the highway, this is an ideal property for investor owners or local farmers looking to expand their operation. The Seller has two other farms in the area available including 117.44 acres located directly across the highway from this parcel with an additional 104.02 acres lying adjacent to that tract. This farm is located in Section 3 of Jefferson Township, Fayette County, Iowa and has road frontage along IA Highway 150 and 60th Street.

Highway 150/60th Street | Oelwein, IA 50662



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