



HIGH POINT
LAND COMPANY



FOR SALE

FAYETTE COUNTY, IOWA



563-451-7390 • 513 W BREMER AVE, WAVERLY, IA
HIGHPOINTLANDCOMPANY.COM



178.85+/- ACRES • FAYETTE COUNTY, IA

LISTING PRICE: \$1,949,000



DESCRIPTION:

Discover an exceptional 178.85± acre farm located in Section 22 of Clermont Township, Fayette County, Iowa just 2 miles north of Clermont, with excellent access off Beechnut Road. This highly productive and well-maintained farm presents a great opportunity for both investors seeking strong annual returns and farmers looking to expand their row crop operation. Of the total acres, approximately 171.79± are FSA-certified cropland acres, carrying a solid average CSR2 rating of 54.2, with the majority of the soils consisting of Fayette silt loam and Exette silt loam.

The farm is thoughtfully set up for income and sustainability. About 28.4± of the cropland acres are enrolled in the Conservation Reserve Program (CRP), generating \$6,085 in annual payments. The current owner has prioritized long-term conservation by farming the most productive acres and placing the less productive acres into CRP. This strategic management approach preserves soil health and enhances the overall value of the land.

This farm also features well-established terraces and waterways, reflecting the care and attention it has received over the years. With strong local interest from qualified tenants, it offers immediate rental potential, making it ideal for anyone seeking a reliable farmland investment. Whether you're an operator looking to expand or an investor seeking a balanced mix of productivity and conservation, this premier Fayette County farm checks all the boxes. Don't miss this unique opportunity contact local land specialist Matt Tobin today for more information or to schedule a private tour.



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PROPERTY FEATURES:

- 178.85 +/- total acres
- 171.79 FSA Cropland acres
- 2 miles North of Clermont Iowa
- 96% tillable/income producing acres
- Excellent location and access off Beechnut Road
- 28.4 acres enrolled in CRP
- 54.2 CSR2
- 1 large open field, contour farming

PROPERTY ADDRESS:

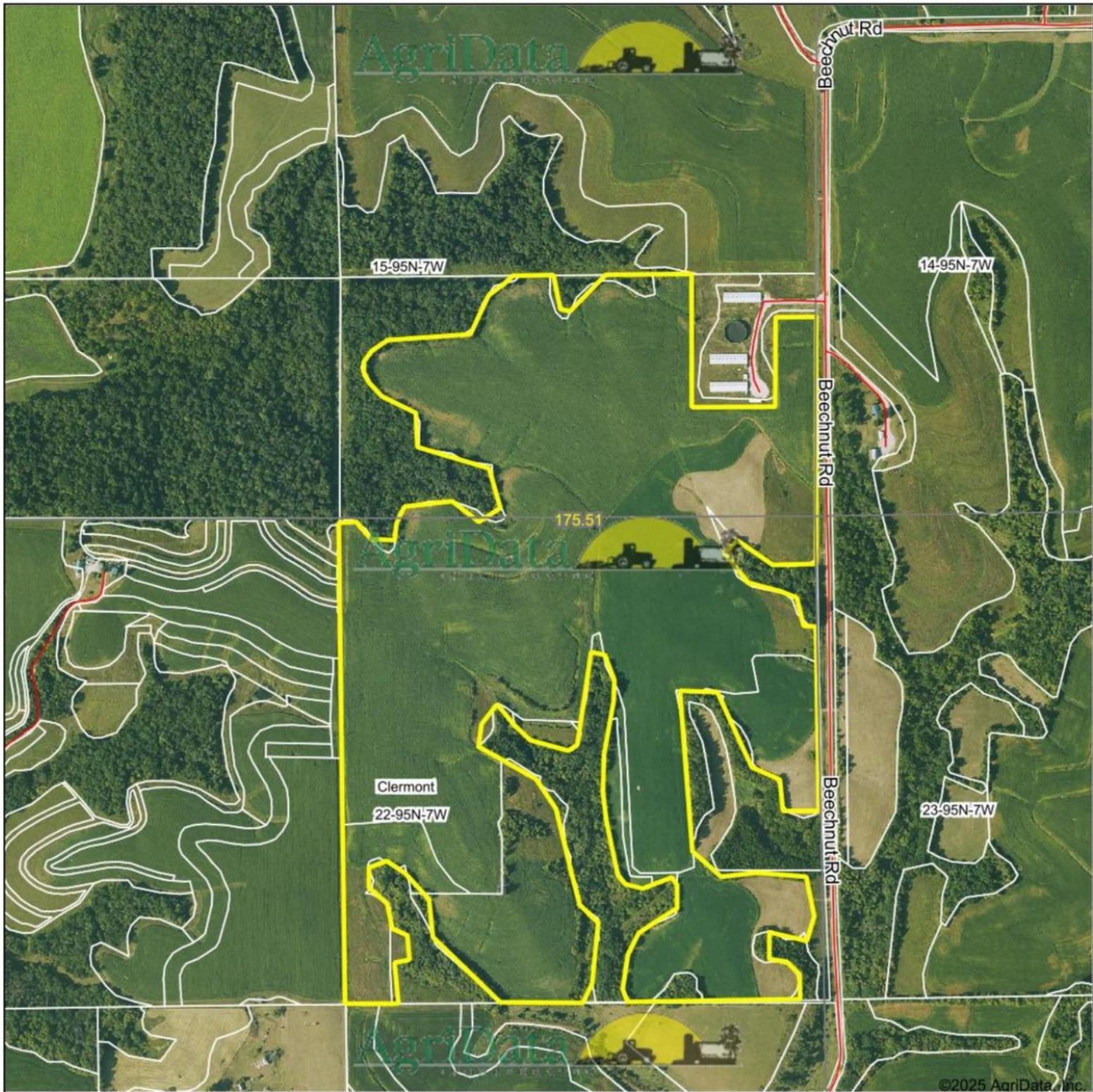
TBD Beechnut Road, Clermont, Iowa, 52135

DRIVING DIRECTIONS:

From Clermont, Travel North on Stone Street, Turn on Dibble Road -turns into Crystal Road, travel 1.3 miles and stay right on Beechnut Road. Travel 1.5 miles and the farm lays on the West side of the Road.



Aerial Map



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Boundary Center: 43° 2' 4.85, -91° 39' 1.13

0ft 843ft 1685ft

22-95N-7W
Fayette County
Iowa

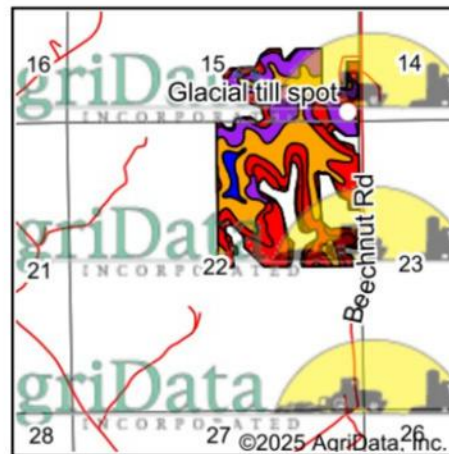
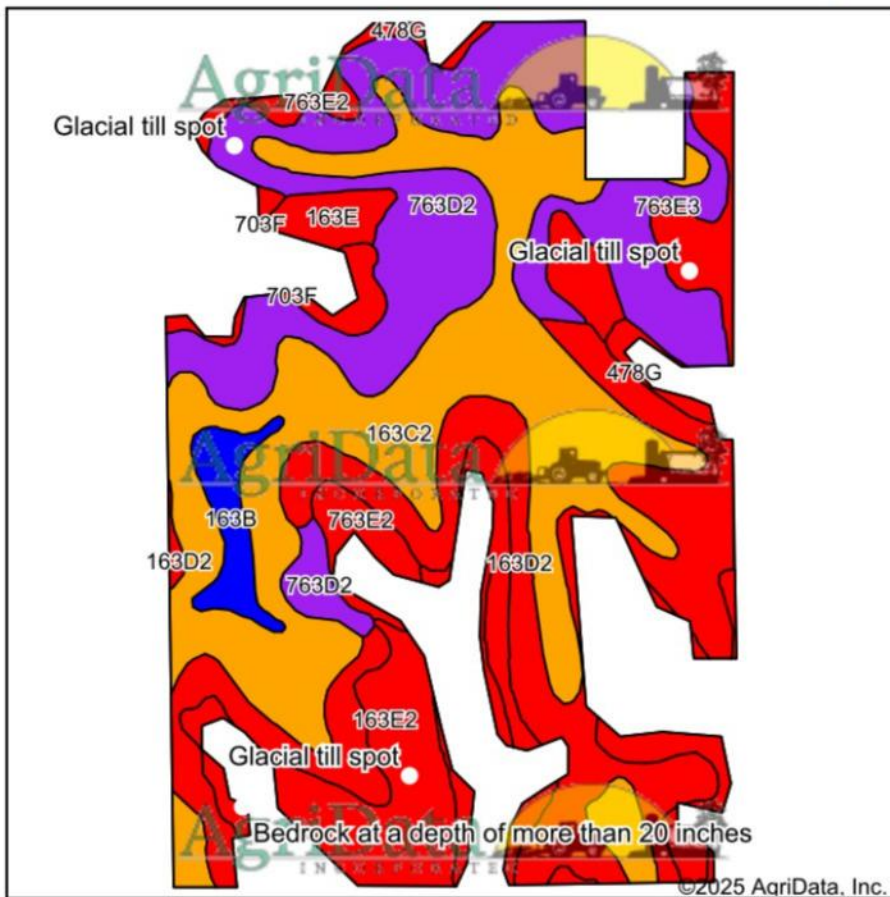


Maps Provided By:
 **surety**
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6/27/2025

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

Soils Map



State: **Iowa**
 County: **Fayette**
 Location: **22-95N-7W**
 Township: **Clermont**
 Acres: **175.51**
 Date: **6/27/2025**

Maps Provided By:

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Area Symbol: IA065, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	*i Water-Holding Inch	CSR2**	CSR	*n NCC Over
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	52.77	30.1%		> 6.5ft.	Well drained	IIIe	193.6	5.4	56.1	3.5	5.8	11.6	72	68	
763D2	Exette silt loam, 9 to 14 percent slopes, moderately eroded	39.98	22.8%		> 6.5ft.	Well drained	IIIe	177.6	5.0	51.5	3.2	5.3	12.7	58	56	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	37.22	21.2%		> 6.5ft.	Well drained	IIIe	164.8	4.6	47.8	3.0	4.9	11.6	46	58	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	16.99	9.7%		> 6.5ft.	Well drained	IVe	140.8	3.9	40.8	2.5	4.2	11.6	35	48	
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	7.26	4.1%		> 6.5ft.	Well drained	IVe	153.6	4.3	44.5	2.8	4.6	12.7	46	45	

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	*i Water-Holding Inch	CSR2**	CSR	*n NCC Over
478G	Rock outcrop-Nordness complex, 25 to 60 percent slopes	4.76	2.7%		0ft. (Lithic bedrock)			88.0	0.0	25.5	1.6	2.6	0.0	5	5	
763E3	Exette silt loam, 14 to 18 percent slopes, severely eroded	4.70	2.7%		> 6.5ft.	Well drained	Vle	142.4	4.0	41.3	2.6	4.3	12.7	40	41	
163B	Fayette silt loam, 2 to 6 percent slopes	4.04	2.3%		> 6.5ft.	Well drained	Ile	214.4	6.0	62.2	3.9	6.4	11.6	83	85	
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	3.38	1.9%		> 6.5ft.	Well drained	Vle	129.6	3.6	37.6	2.3	3.9	11.4	29	45	
163E	Fayette silt loam, 14 to 18 percent slopes	2.65	1.5%		> 6.5ft.	Well drained	Ive	145.6	4.1	42.2	2.6	4.4	11.6	38	50	
703F	Dubuque silt loam, 18 to 25 percent slopes	1.76	1.0%		2.3ft. (Lithic bedrock)	Well drained	Vle							6		
Weighted Average							*-	169.4	4.7	49.1	3.1	5.1	11.5	54.2	*-	*n

**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.*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

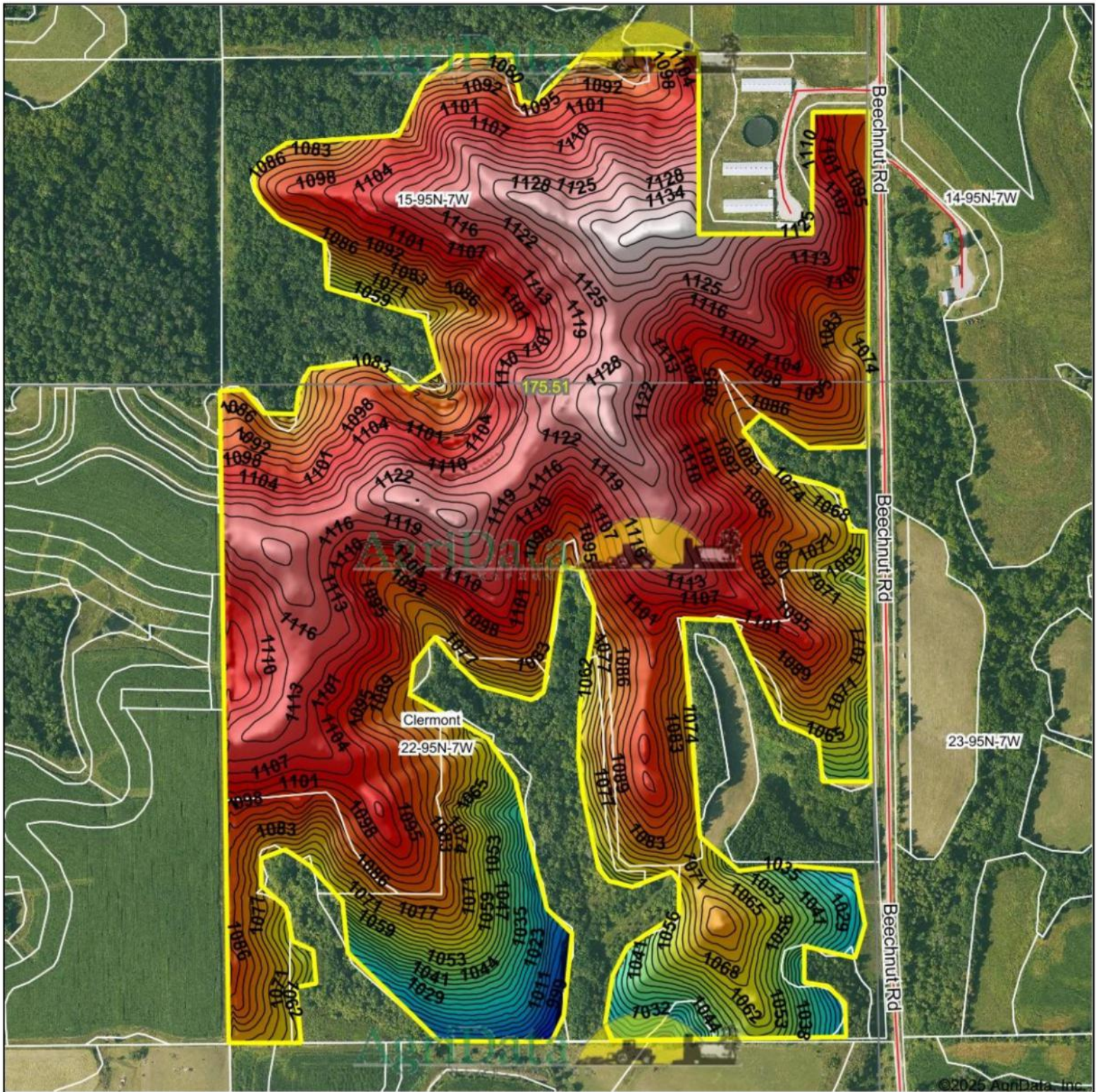
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

	Symbol	Name	Description
	RWD	Bedrock at a depth of more than 20 inches	An area that has limestone bedrock at a depth of more than 20 inches. Typically .5 to 2 acres.
	GLA	Glacial till spot	An area of unsorted, nonstratified, glacial drift consisting of clay, silt, sand, cobbles, stones, and boulders. These areas may or may not be calcareous. Typically .25 to 2 acres.

Topography Hillshade



Source: USGS 3 meter dem

Interval(ft): 3

Min: 982.9

Max: 1,142.8

Range: 159.9

Average: 1,091.7

Standard Deviation: 27.59 ft



6/27/2025

22-95N-7W
Fayette County
Iowa

Boundary Center: 43° 2' 4.85, -91° 39' 1.13

Maps Provided By:

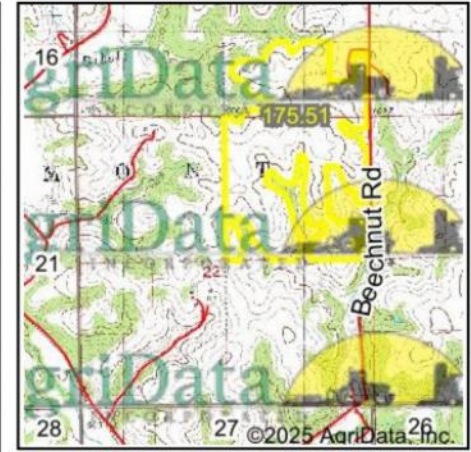
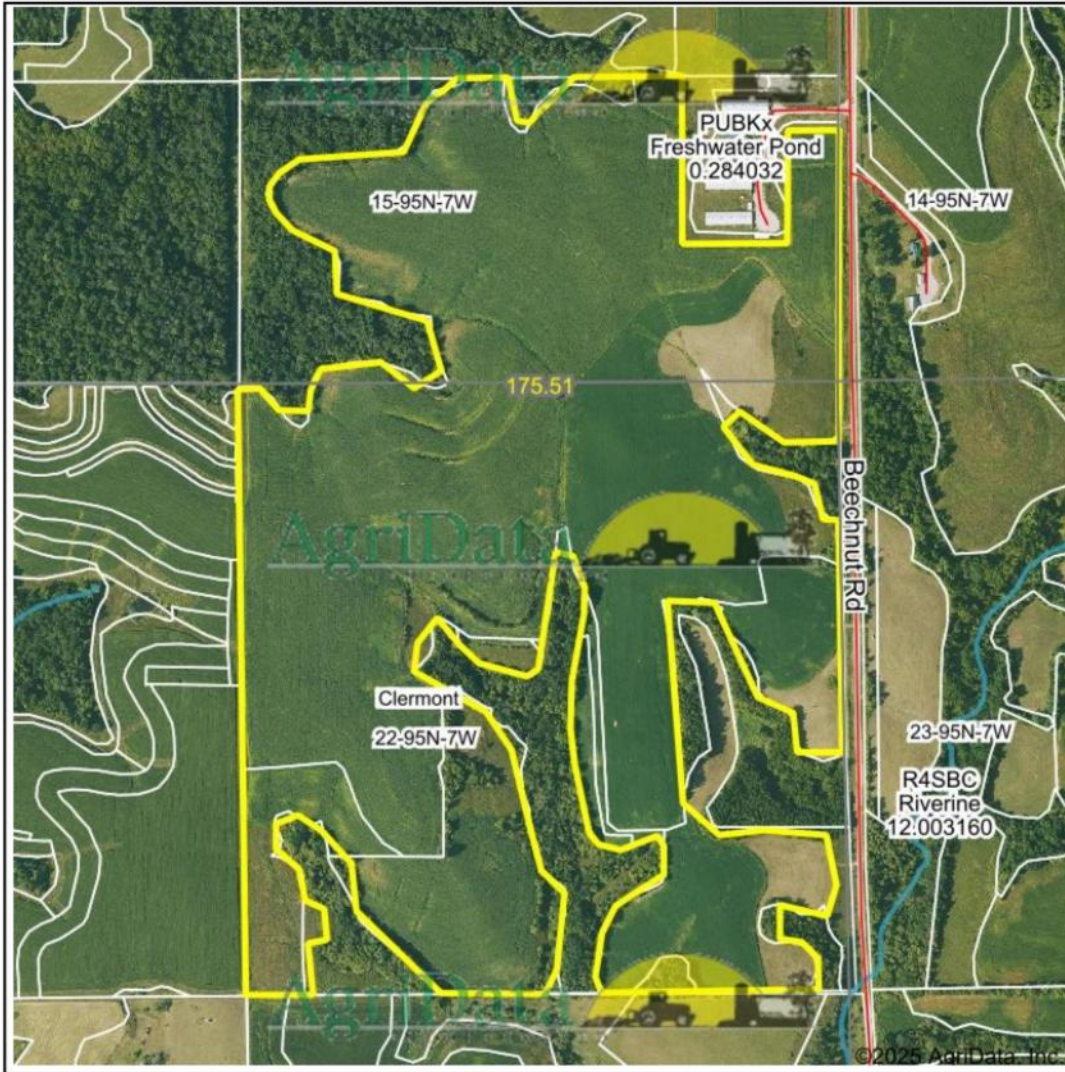


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Field borders provided by Farm Service Agency as of 5/21/2008.

Wetlands Map



State: **Iowa**
 Location: **22-95N-7W**
 County: **Fayette**
 Township: **Clermont**
 Date: **6/27/2025**

Maps Provided By:

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0ft 948ft 1895ft

Classification Code	Type	Acres
	Total Acres	0.00

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



MATT TOBIN

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MATT@HIGHPOINTLANDCOMPANY.COM

Growing up in Eastern Iowa, Matt has a long history of enjoying the outdoors with friends and family. After playing football for the Hawkeyes and graduating from the University of Iowa with a Geoscience degree, Matt continued his football career in the NFL for 6 years. After traveling the country while playing football, Matt and his wife knew they wanted to move home and raise a family in Eastern Iowa. Matt has a passion for scouting and hunting whitetail deer and appreciates the ability for Iowa land to provide many opportunities. After a number of his own land transactions, Matt decided to follow his passion and obtain a real estate license in the State of Iowa and join the High Point team! If you or someone you know is interested in buying or selling land in Eastern Iowa, Matt would like the opportunity to assist you!

"We sell farms, it's what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client's largest financial transaction of their lives. It's our job to get it done right."



SCAN TO SEE
MY LISTINGS



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