



**HIGH POINT**  
LAND COMPANY



**FOR SALE**

FAYETTE COUNTY, IOWA



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





**100.40+/- ACRES • FAYETTE COUNTY, IA**

LISTING PRICE: \$980,000



#### **DESCRIPTION:**

Located on the Fayette/Clayton County line in Northeast Iowa, this stunning 100.40-acre surveyed hunting and recreational farm offers a rare opportunity to own a diverse and secluded piece of whitetail country. With excellent access off Acorn Road from the southwest, this property boasts a perfect mix of rolling topography, thick cover, water sources, and mature timber that make it an ideal year-round haven for trophy deer and turkey. Multiple water features are present, including a small, newly constructed pond that has been stocked with fish, a year-round creek, and several natural springs, all of which contribute to the exceptional habitat and wildlife draw. Adjacent to the pond is a well-established campsite area, providing the perfect spot for weekend getaways or hunting camp setups.

The land features a variety of tree plantings and topographic changes that create ideal bedding, travel corridors, and natural funnels. This property offers unmatched seclusion, which keeps wildlife comfortable and active during daylight hours, something proven by an impressive collection of trail camera and harvest photos. Northeast Iowa is well-known for producing quality whitetails, and this farm has all the characteristics to not only hold but also grow those bucks to full maturity. A high-value feature of this farm is the presence of large, mature walnut trees, giving the future owner the option to either harvest for immediate income or allow them to continue appreciating in value.





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### PROPERTY FEATURES:

- 100.40 Surveyed Acres
- Excellent access with unmatched seclusion
- Substantial Current Standing Timber Value
- Excellent Food plot locations or some row crop opportunities
- Small stocked Pond
- Camp site adjacent to pond
- High Quality Deer and Turkey Hunting
- Multiple Natural springs and year around creek

### DESCRIPTION CONTINUED:

An established internal trail system allows for easy access throughout the property, making it efficient to hunt and explore all corners of the farm. Whether you're looking for a premium hunting retreat, a private escape into nature, or an investment-grade recreational tract, this farm checks all the boxes. For buyers seeking even more land, an additional 94.74 surveyed acres is available directly to the north, offering the unique opportunity to own nearly 195 contiguous acres of premier Northeast Iowa hunting and recreational ground. Together, this land forms a true wildlife sanctuary that is rarely available in this region.

### PROPERTY ADDRESS:

TBD Acorn Road Wadena IA 52169

### DRIVING DIRECTIONS:

From Wadena, Travel East on 147th street for 1.9 miles, Turn Left (North) on Acorn Road, travel 2.4 miles and the farm is on the Right (East) side of the road.





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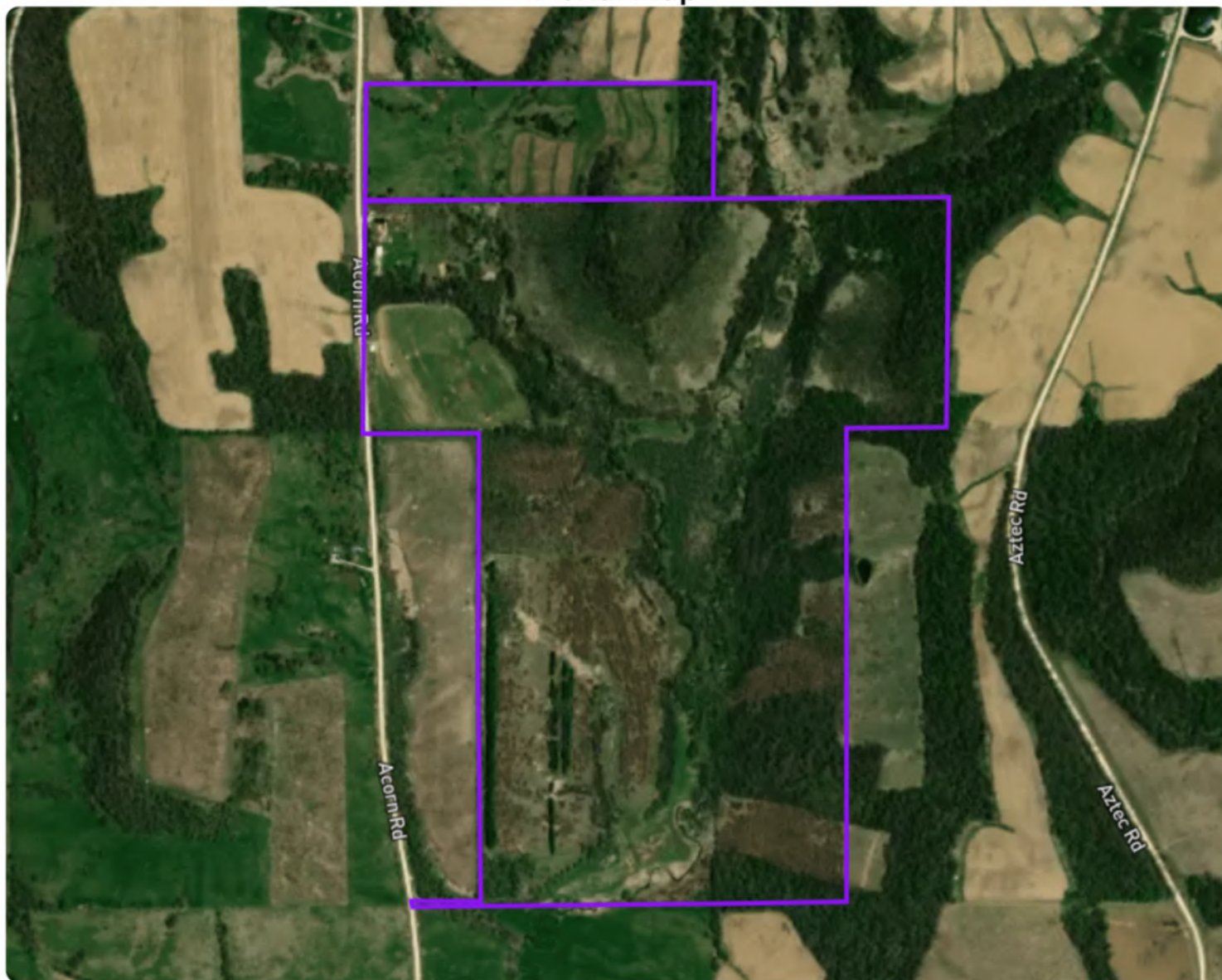



## Duehring Farm Farm

Fayette County, Iowa | 13 93N 7W | 253.39 gross acres

42.868892, -91.613452

### Aerial Map



© Mapbox, © OpenStreetMap  mapbox

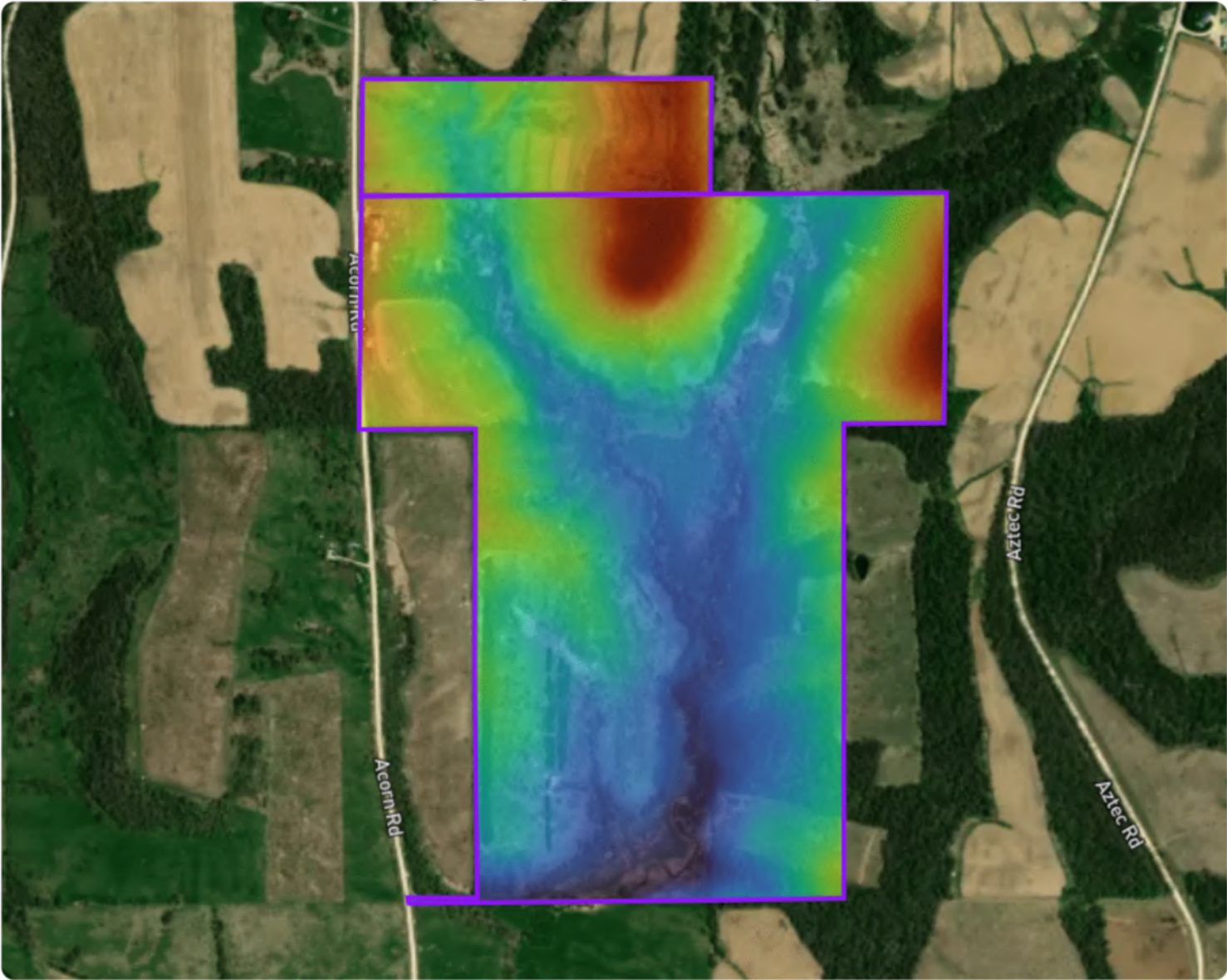


**Duehring Farm Farm**

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42.868892, -91.613452

**Topography & Hillshade Map**



© Mapbox, © OpenStreetMap mapbox

**Color Legend**



876 ft

1,119 ft





# MATT TOBIN

563-451-7390

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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