

32± Acres of Top-Tier Hunting & Guaranteed CRP
Income on Brush Creek in Jefferson County, IA
Spruce Ave
Fairfield, IA 52556

\$271,200
32± Acres
Jefferson County



32± Acres of Top-Tier Hunting & Guaranteed CRP Income on Brush Creek in Jefferson County, IA Fairfield, IA / Jefferson County

SUMMARY

Address

Spruce Ave

City, State Zip

Fairfield, IA 52556

County

Jefferson County

Type

Hunting Land, Recreational Land

Latitude / Longitude

41.036688 / -91.833275

Acreage

32

Price

\$271,200

Property Website

<https://www.mossyoakproperties.com/property/32-acres-of-top-tier-hunting-guaranteed-crp-income-on-brush-creek-in-jefferson-county-ia-jefferson-iowa/116857/>



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PROPERTY DESCRIPTION

An incredible hunting property with reliable passive return, this 32± acre tract in Jefferson County is built for the avid outdoorsman. Positioned along Brush Creek, the habitat features provide natural funnels and water resources capable of holding and producing giant whitetail bucks, wild turkey, upland game, and waterfowl.

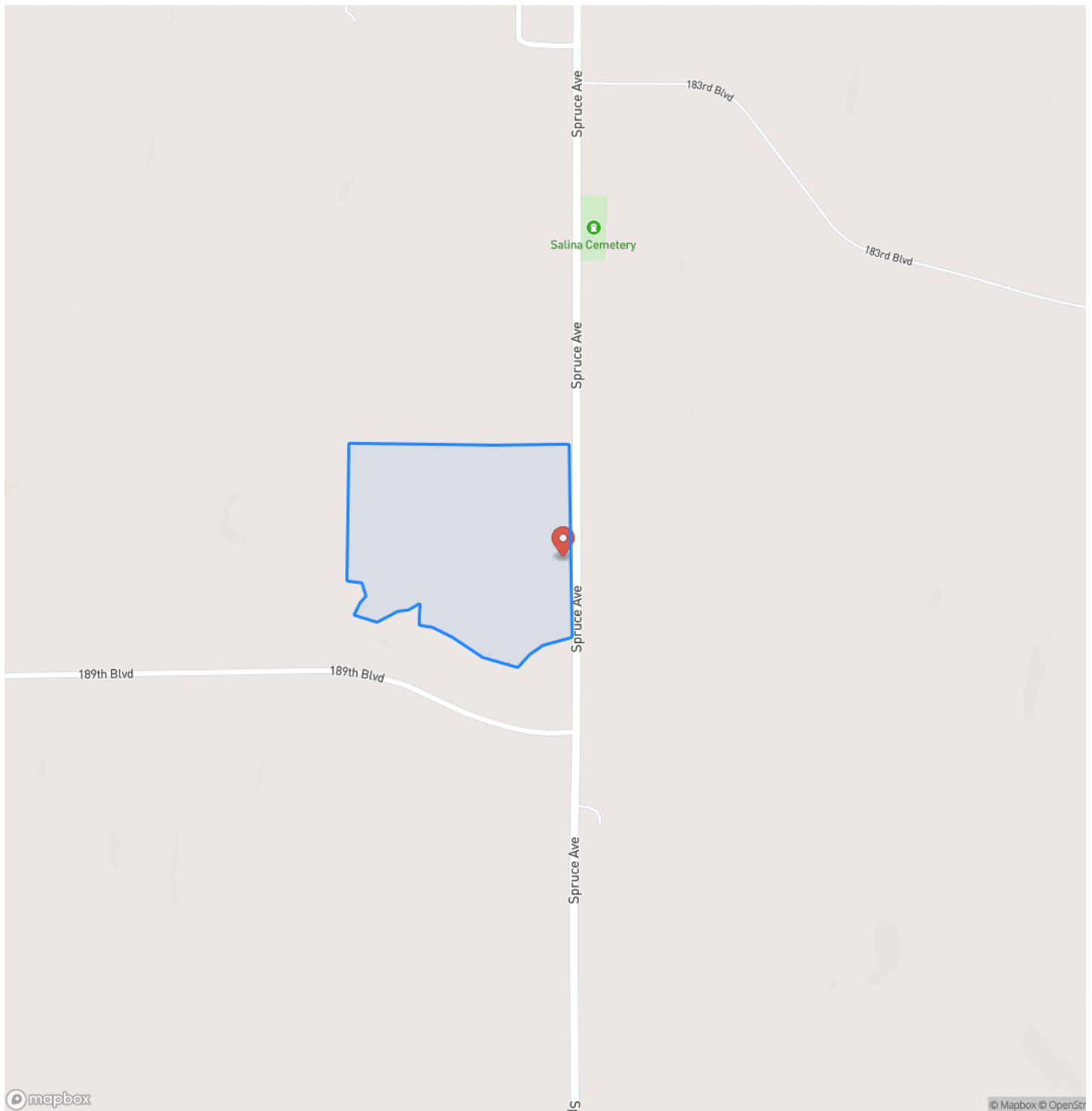
Beyond its hunting appeal, this parcel delivers steady guaranteed revenue. Out of 23.3 FSA-indicated tillable acres, all 23.3 acres are enrolled in the Conservation Reserve Program (CRP) through 2031. Generating an impressive \$341.59 per acre annually, the farm yields a dependable annual payout of \$7,959.00. Enjoy premier hunting access while your land pays for itself.

- Location: Jefferson County, IA
- Total Acres: 32± Acres
- CRP Income: \$7,959.00 annually (\$341.59/acre)
- CRP Contract Expiration: 2031
- Tillable/CRP Acres: 23.3 FSA Indicated Acres
- Key Features: Brush Creek frontage, thick cover, trophy whitetail habitat, waterfowl & turkey hunting

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Fairfield, IA / Jefferson County**

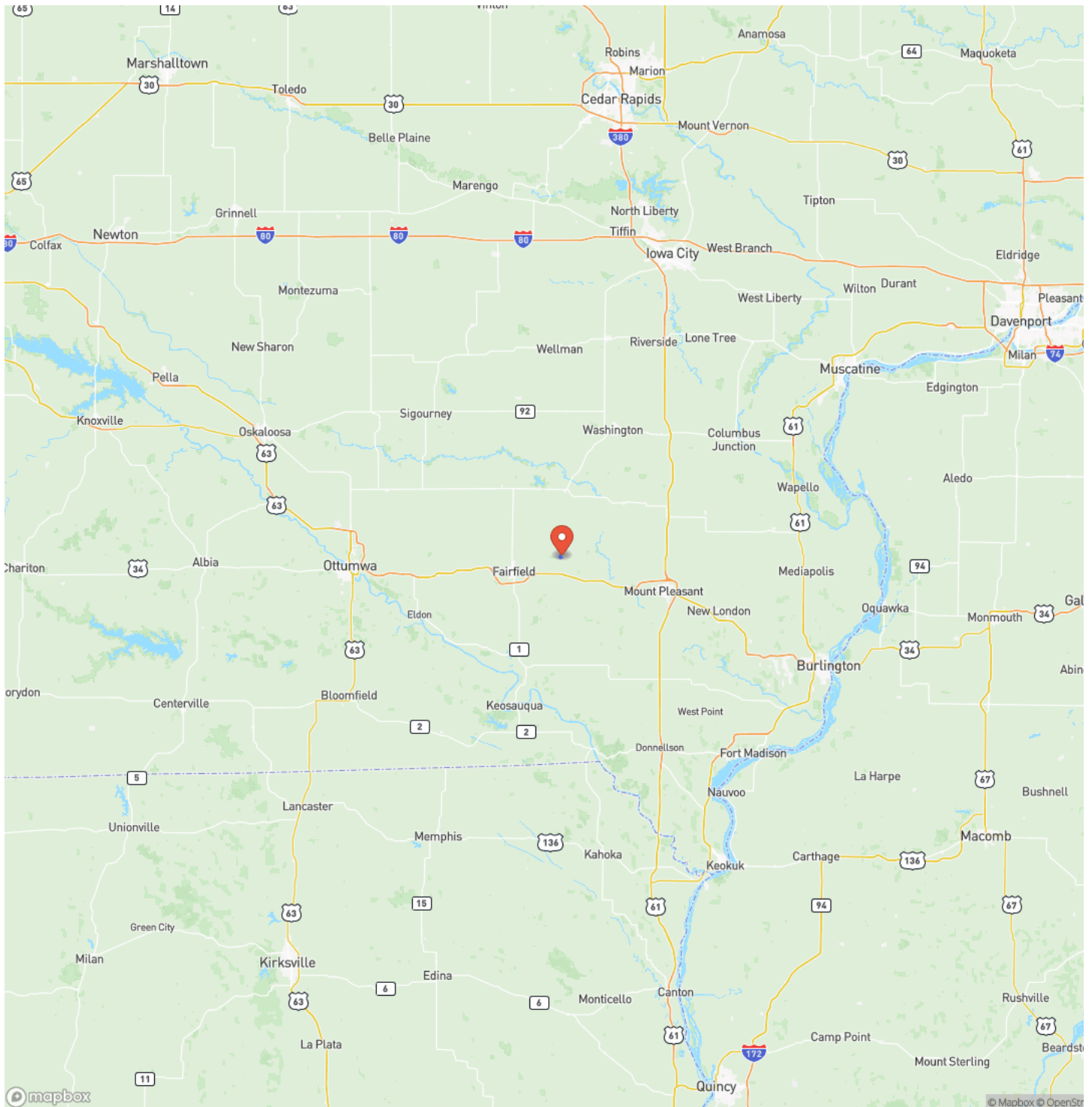


Locator Map



32± Acres of Top-Tier Hunting & Guaranteed CRP Income on Brush Creek in Jefferson County, IA
Fairfield, IA / Jefferson County

Locator Map



Satellite Map



32± Acres of Top-Tier Hunting & Guaranteed CRP Income on Brush Creek in Jefferson County, IA

Fairfield, IA / Jefferson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Nick Boley

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Email

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Address

17263 Highway 2

City / State / Zip

Cantril, IA 52542

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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