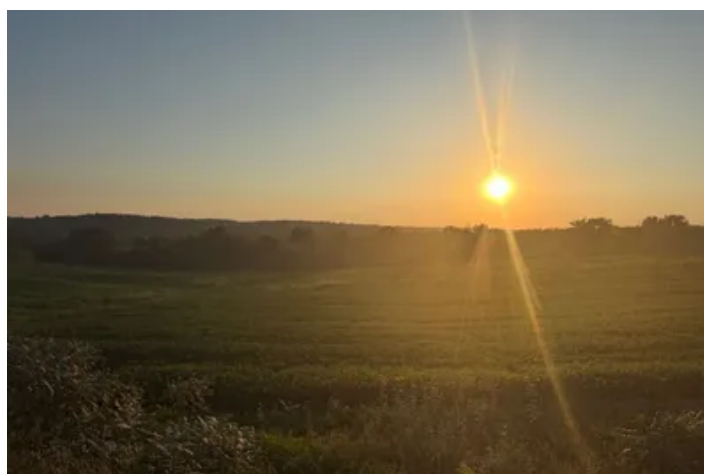


**Ultimate 91± Acre Jefferson County, IA Combination
Farm – Income, Tillable Acres & Trophy Hunting**
Spruce Ave
Fairfield, IA 52556

\$750,750
91± Acres
Jefferson County



Ultimate 91± Acre Jefferson County, IA Combination Farm – Income, Tillable Acres & Trophy Hunting Fairfield, IA / Jefferson County

SUMMARY

Address

Spruce Ave

City, State Zip

Fairfield, IA 52556

County

Jefferson County

Type

Farms, Hunting Land

Latitude / Longitude

41.04115 / -91.833223

Acreage

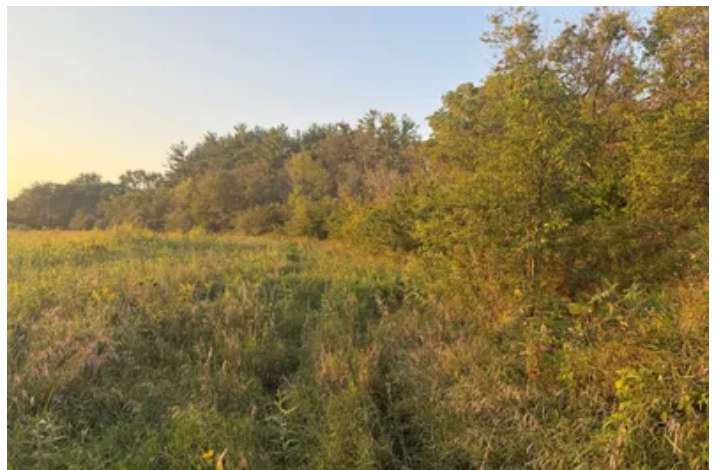
91

Price

\$750,750

Property Website

<https://www.mossyoakproperties.com/property/ultimate-91-acre-jefferson-county-ia-combination-farm-income-tillable-acres-trophy-hunting-jefferson-iowa/118978/>



Ultimate 91± Acre Jefferson County, IA Combination Farm – Income, Tillable Acres & Trophy Hunting Fairfield, IA / Jefferson County

PROPERTY DESCRIPTION

Offering the complete rural land package, this 91± acre Jefferson County farm combines row-crop potential, guaranteed CRP income, and exceptional recreational cover just 7 miles east of Fairfield. By combining both parcels, you secure a versatile farm that balances productivity with recreation.

The property offers an FSA-indicated 70.35 total tillable acres. The north/east sector includes 47.05 acres of productive cropland currently in soybeans (CSR2 rating of 43.3), open and clear for full farming rights in 2027. Complementing the crop ground is a 23.3-acre CRP tract paying \$341.59/acre (\$7,959.00 per year) through 2031. Running through the recreational portion is Brush Creek, establishing a thick wildlife corridor that creates ideal habitat for trophy whitetails, turkey, and waterfowl.

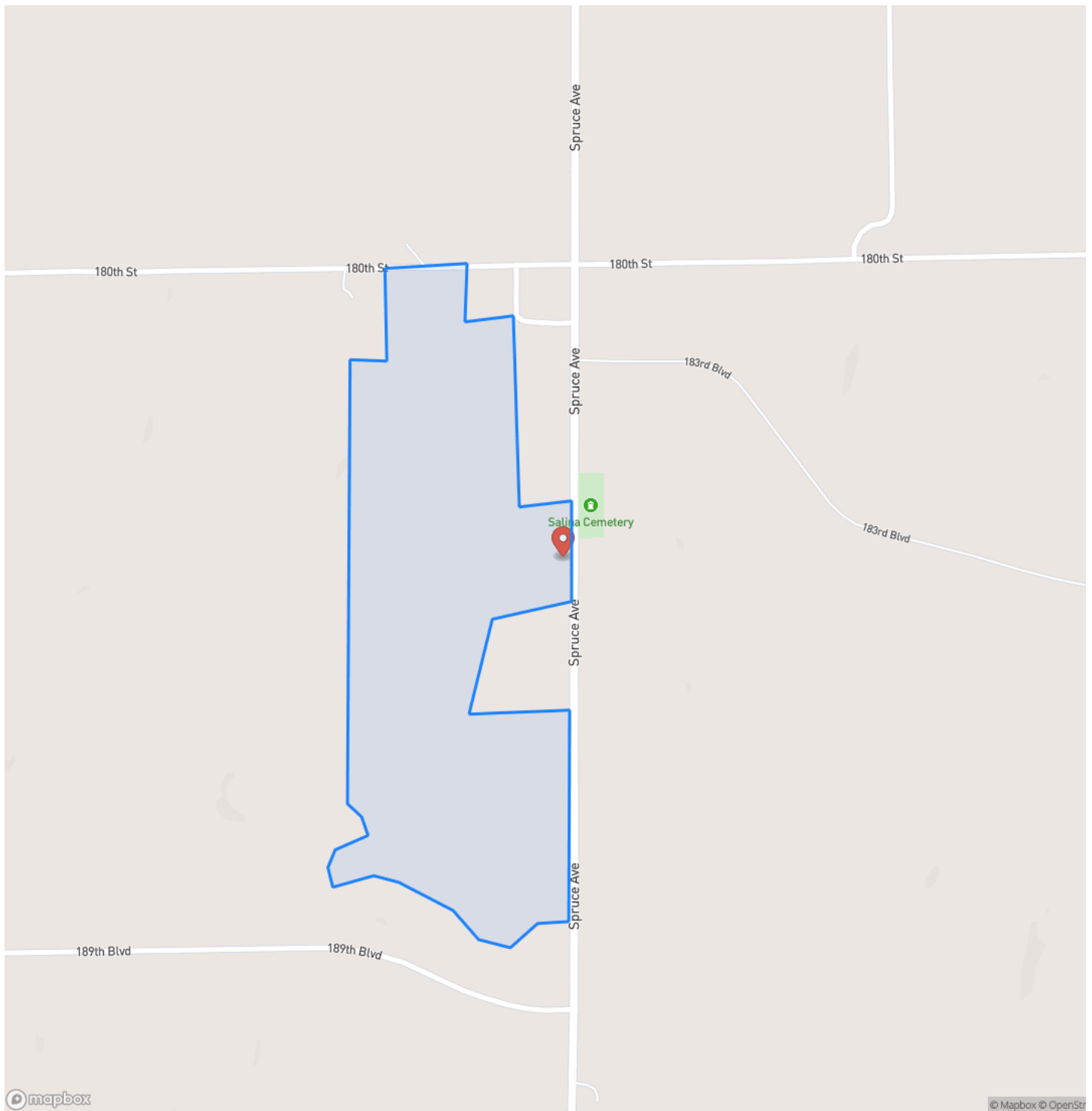
Whether you are looking for a complete investment portfolio or a private hunting retreat that generates dual-stream income, this 91-acre combined offering delivers on every front.

- Location: 7 miles East of Fairfield, Jefferson County, IA
- Total Acres: 91± Acres
- Total Tillable Acres: 70.35 FSA Indicated Acres
- Tillable Cropland: 47.05 Acres (CSR2 43.3; Open for 2027)
- CRP Enrollment: 23.3 Acres paying \$7,959.00/year through 2031
- Recreational Highlights: Brush Creek corridor, premier whitetail & turkey hunting, mixed habitats

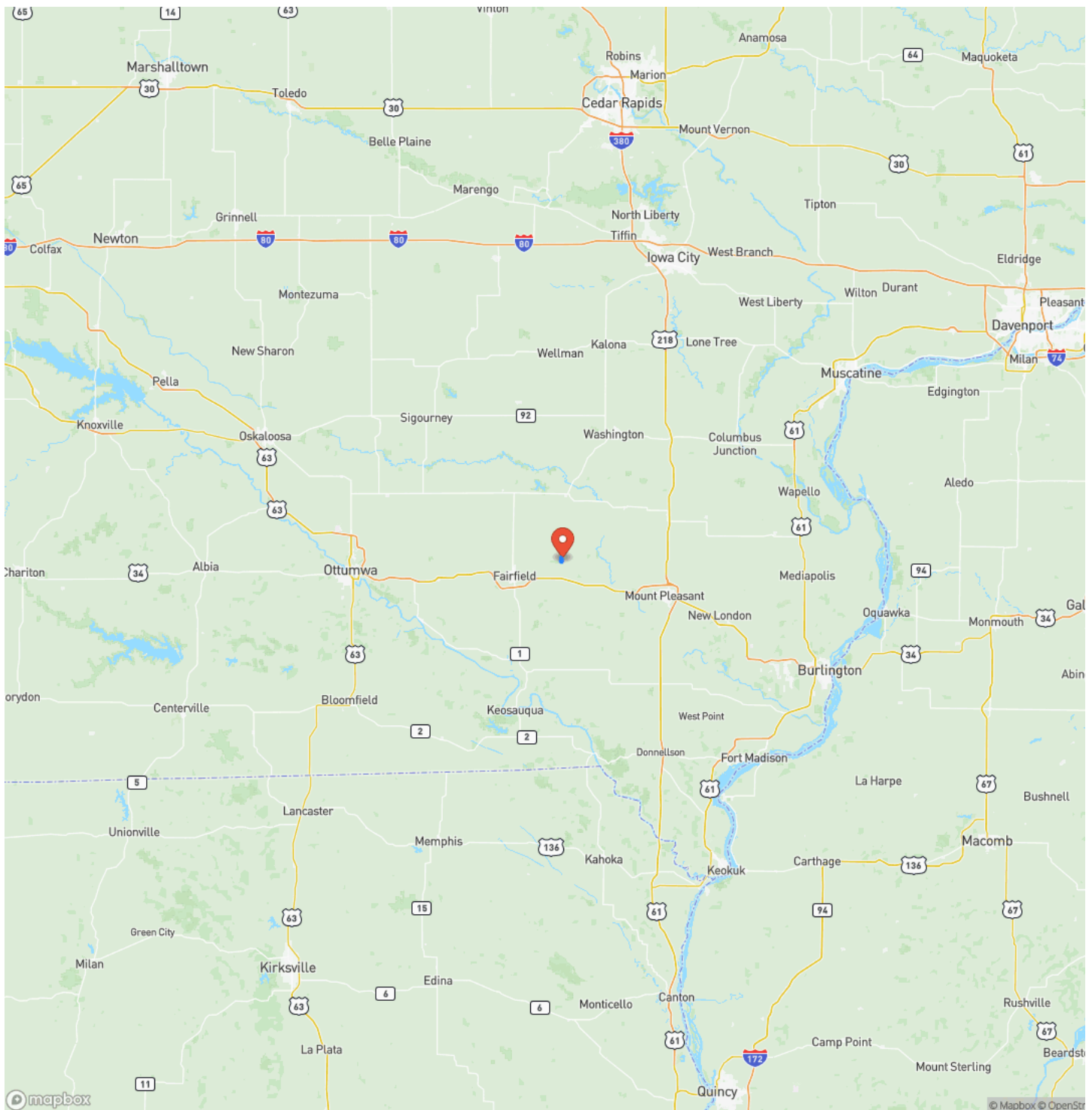
Ultimate 91± Acre Jefferson County, IA Combination Farm – Income, Tillable Acres & Trophy Hunting
Fairfield, IA / Jefferson County



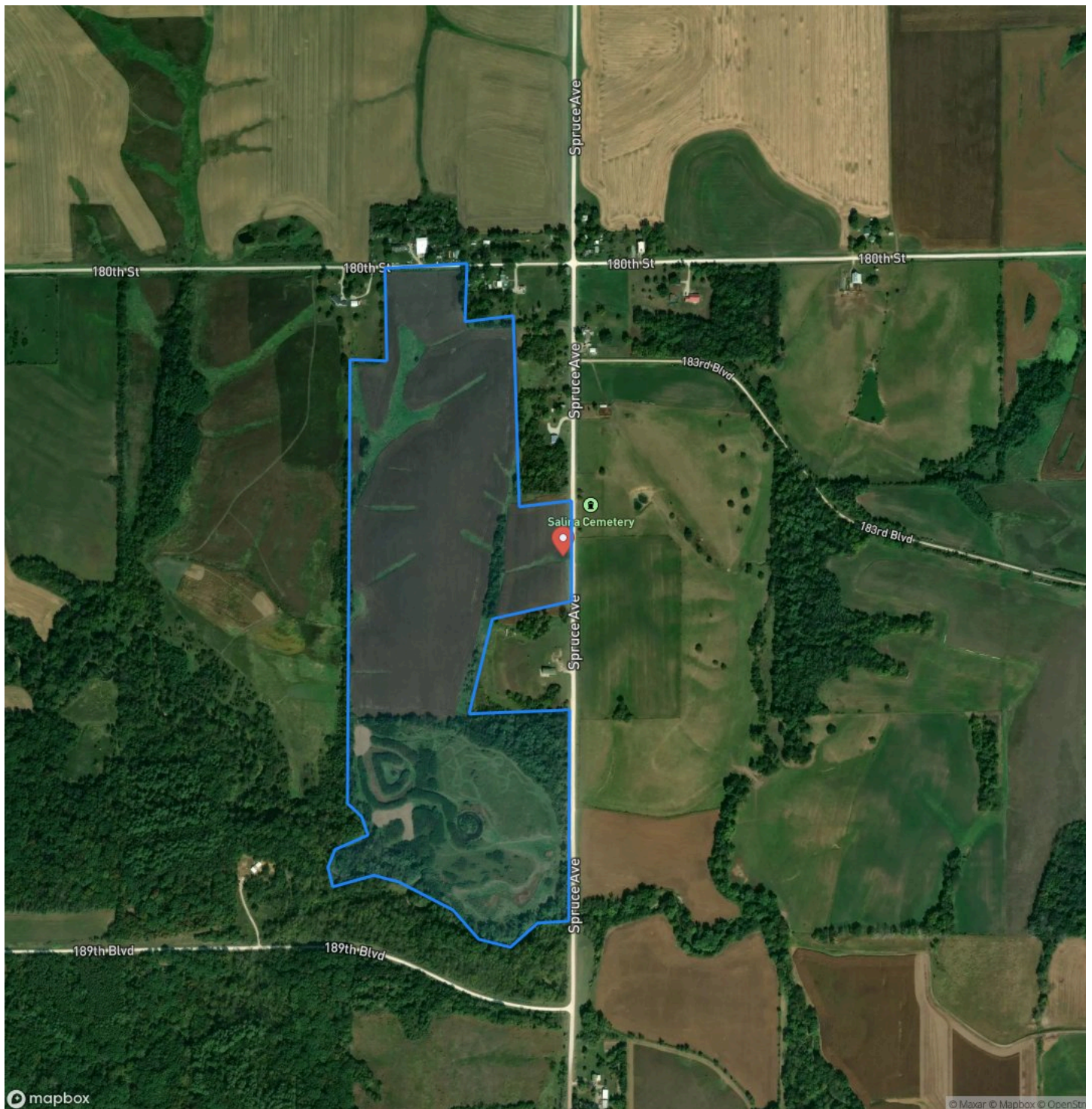
Locator Map



Locator Map



Satellite Map



Ultimate 91± Acre Jefferson County, IA Combination Farm – Income, Tillable Acres & Trophy Hunting Fairfield, IA / Jefferson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Nick Boley

Mobile

(641) 919-2801

Email

nboley@mossyoakproperties.com

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.

Mossy Oak Properties Boley Real Estate
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Cantril, IA 52542
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