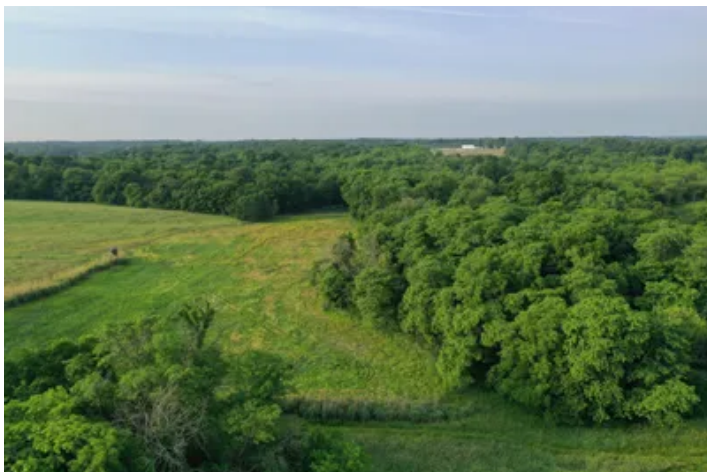


160 acres m/l - Jefferson County
Pine Ave
Fairfield, IA 52556

\$1,050,000
160± Acres
Jefferson County



**160 acres m/l - Jefferson County
Fairfield, IA / Jefferson County**

SUMMARY

Address

Pine Ave

City, State Zip

Fairfield, IA 52556

County

Jefferson County

Type

Hunting Land, Recreational Land

Latitude / Longitude

40.971937 / -91.888044

Acreage

160

Price

\$1,050,000



160 acres m/l - Jefferson County
Fairfield, IA / Jefferson County

PROPERTY DESCRIPTION

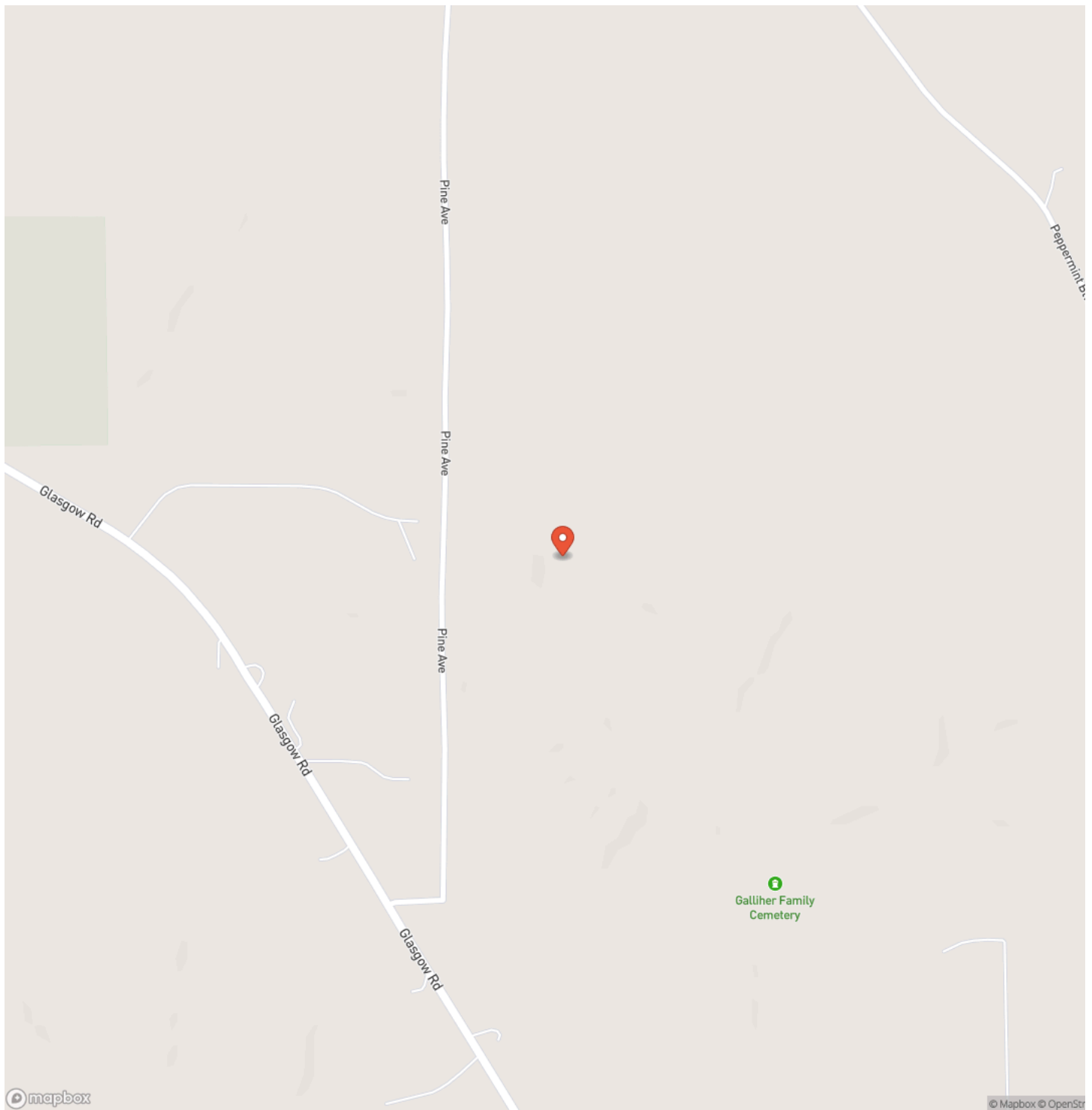
This 160-acre m/l property is situated just 5 miles from Fairfield, Iowa. It features a fantastic blend of rolling hills and creek bottoms, offering two income sources from tillable land and CRP (Conservation Reserve Program). With abundant cover and timber, alongside diverse open areas, this land is ideal for nurturing and attracting big bucks.

- FSA indicates 15.02 acres tillable, currently cash rented for 2025 crop season
- 25.05 acres CRP enrolled in CRP through 9/30/2033 @ \$266.57 per acre.

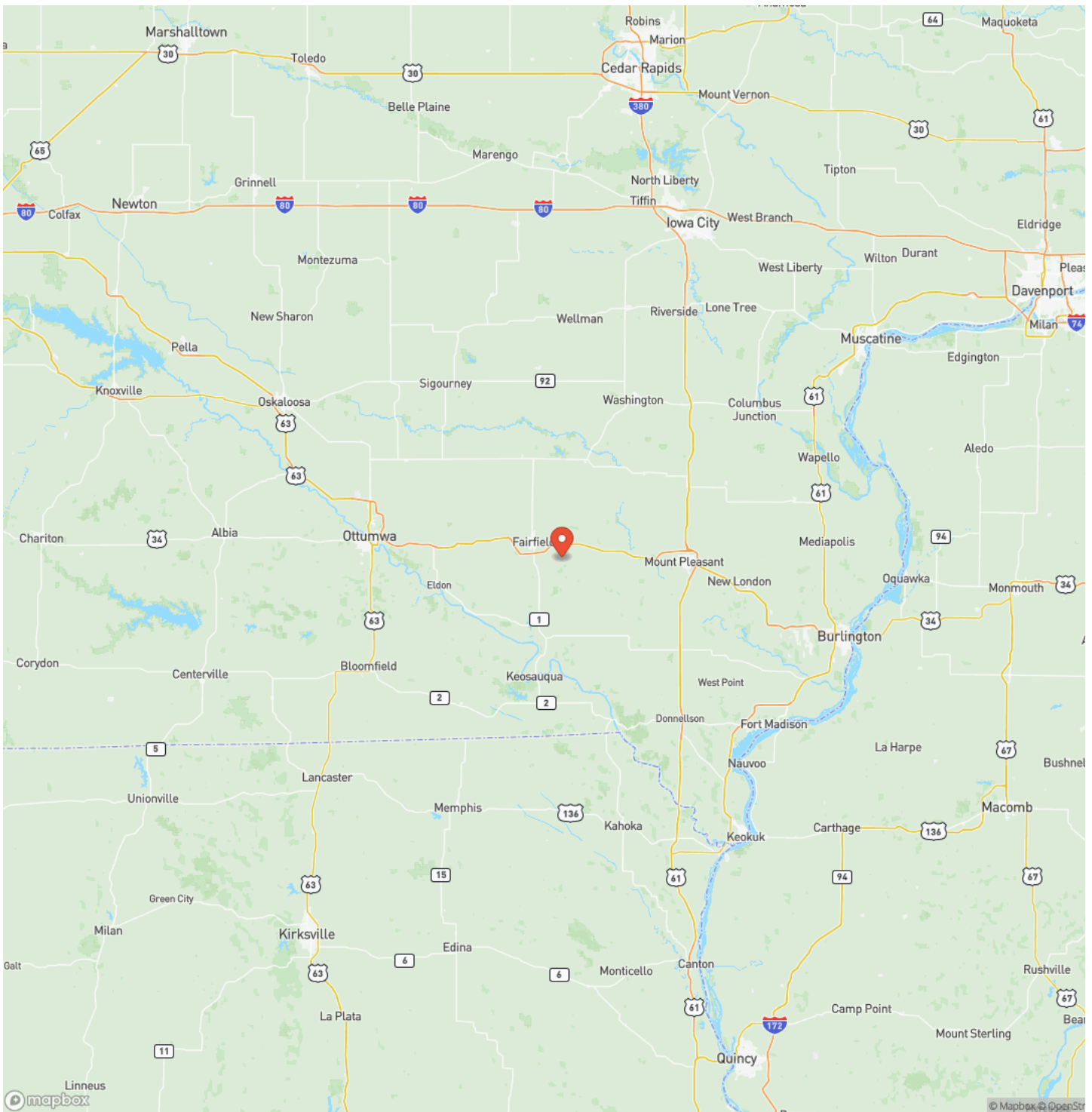
160 acres m/l - Jefferson County
Fairfield, IA / Jefferson County



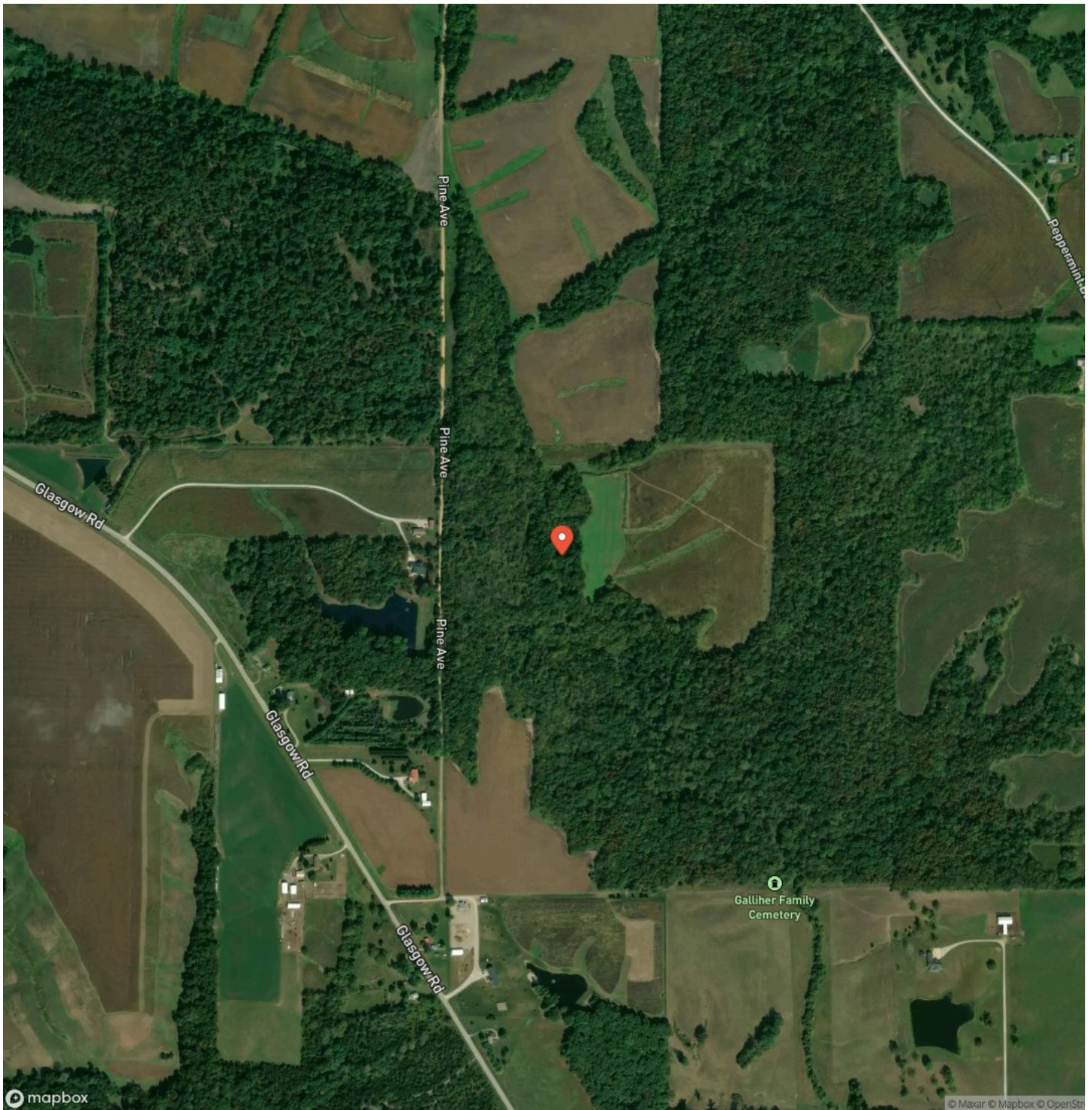
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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