

# LAND

# FOR SALE

Fayette County, IA

**40.98**  
+/- ACRES



Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 319-559-2345

SCAN FOR MORE INFO



# NICK HOPP

## 319-240-6121

Nick@HighPointLandCompany.com

Real Estate License:  
S66851000

513 W Bremer Ave  
Waverly, IA 50677



# HIGH POINT LAND COMPANY

HIGHPOINTLANDCOMPANY.COM





# Summary of Property

## 40.98+/- Acres • Fayette County, IA

**Listing Price: \$471,270**

### DESCRIPTION

High Point land Company is honored to offer an excellent opportunity for any operator looking to expand their operation, or beginning farmers looking for their first purchase in Fayette County, Iowa.

Located just east of West Union, Iowa, just one mile South of Hwy 18 sits this 40.98+/- net taxable acres boasting productive soil types. With paved B64 just a ½ mile to the South, the access to local grain markets could not be more ideal.

The soils found on this farm consist of Downs Silt Loam and Fayette Silt Loam, making this farmland a strong producer for the current owners. The slope of the land provides adequate drainage, and the access makes this tract easy to operate with large equipment.

Smaller tracts within close proximity to West Union, IA rarely come available, and make this farm an excellent candidate for a beginning farmer or local operator that has been trying to expand in the area. The topography of the land would also make for an excellent potential building site with an Eastern view overlooking the farm!

With many local tenants available, there would be an opportunity for a long-term lease if that is what the buyers desire. Please call with questions.

### Property Address

TBD H Ave, West Union, IA

### Property Features

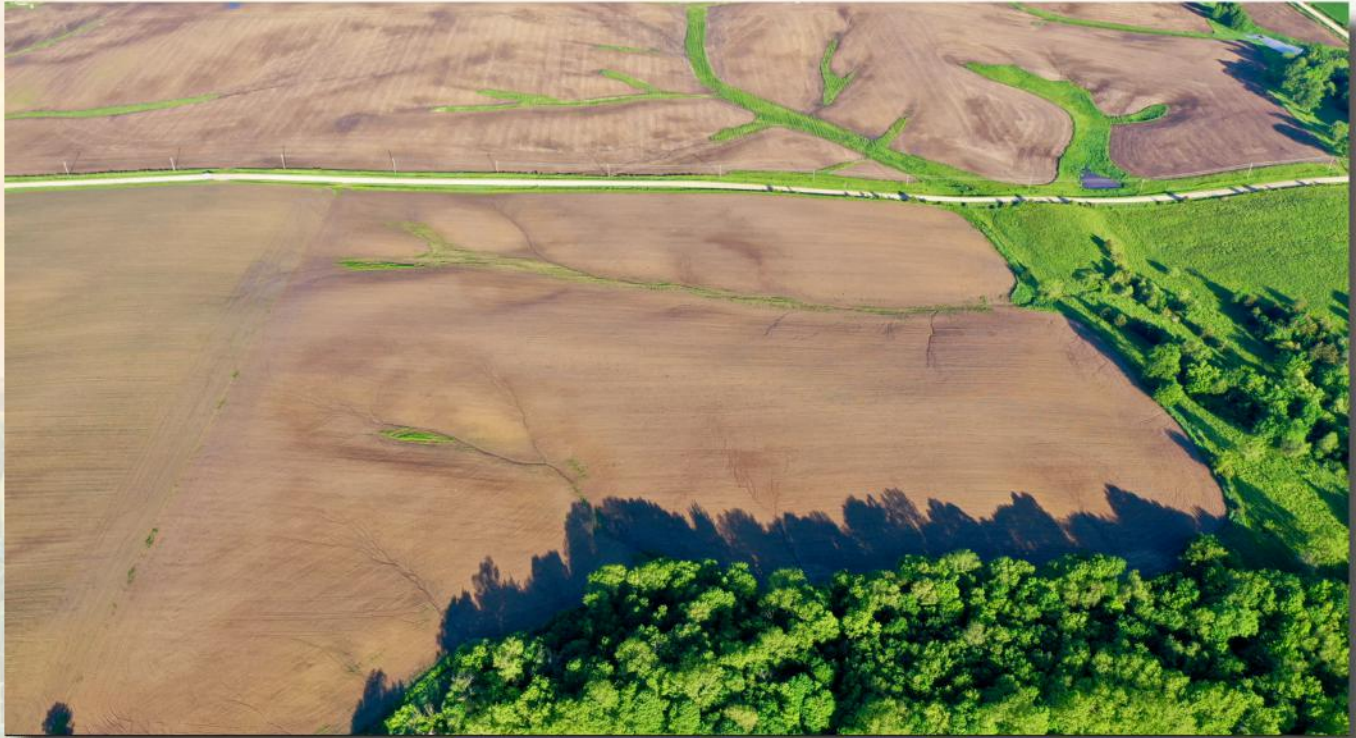
- Excellent access
- Many tenants available
- 34.2+/- acres of certified cropland
- Close proximity to West Union, IA

### Directions

From West Union go East on Hwy 18 for approximately 3 miles, turn South on H Ave and go 1 mile and the farm will be on the East side of the Road.

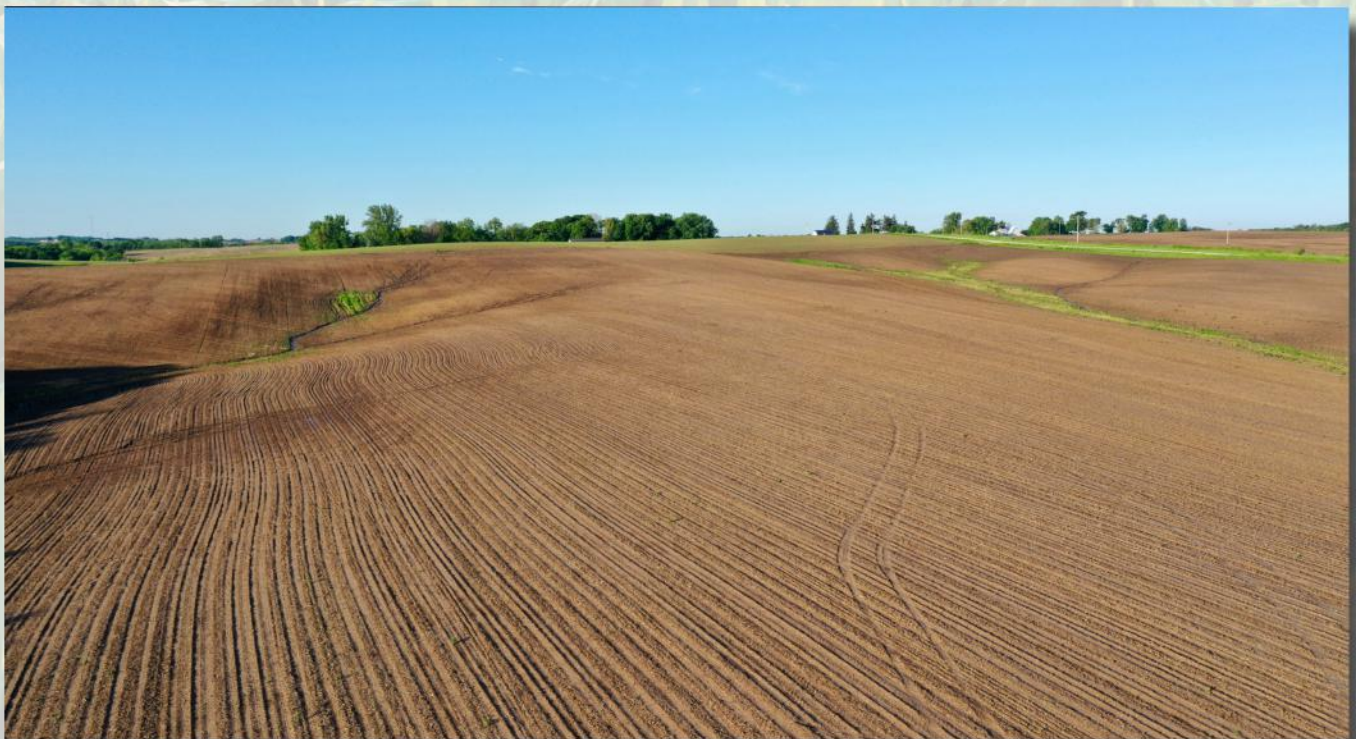
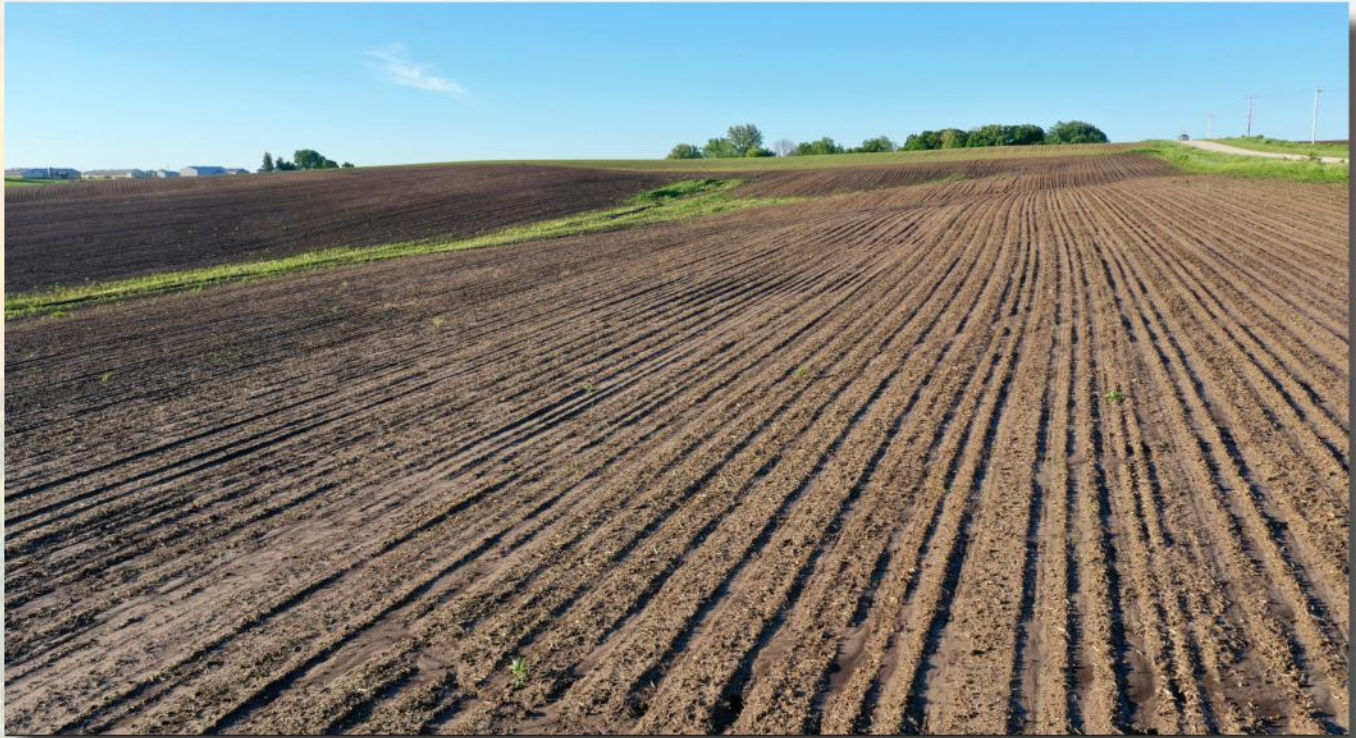
100,000  
ACRES SOLD

# Property Photos



100,000  
ACRES SOLD

# Property Photos



100,000  
ACRES SOLD

# Property Photos



100,000  
ACRES SOLD

# Aerial Map

Aerial Map



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Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING

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Map Center: 42° 58' 22.07, -91° 44' 34.58

12-94N-8W  
Fayette County  
Iowa

0ft 253ft 505ft



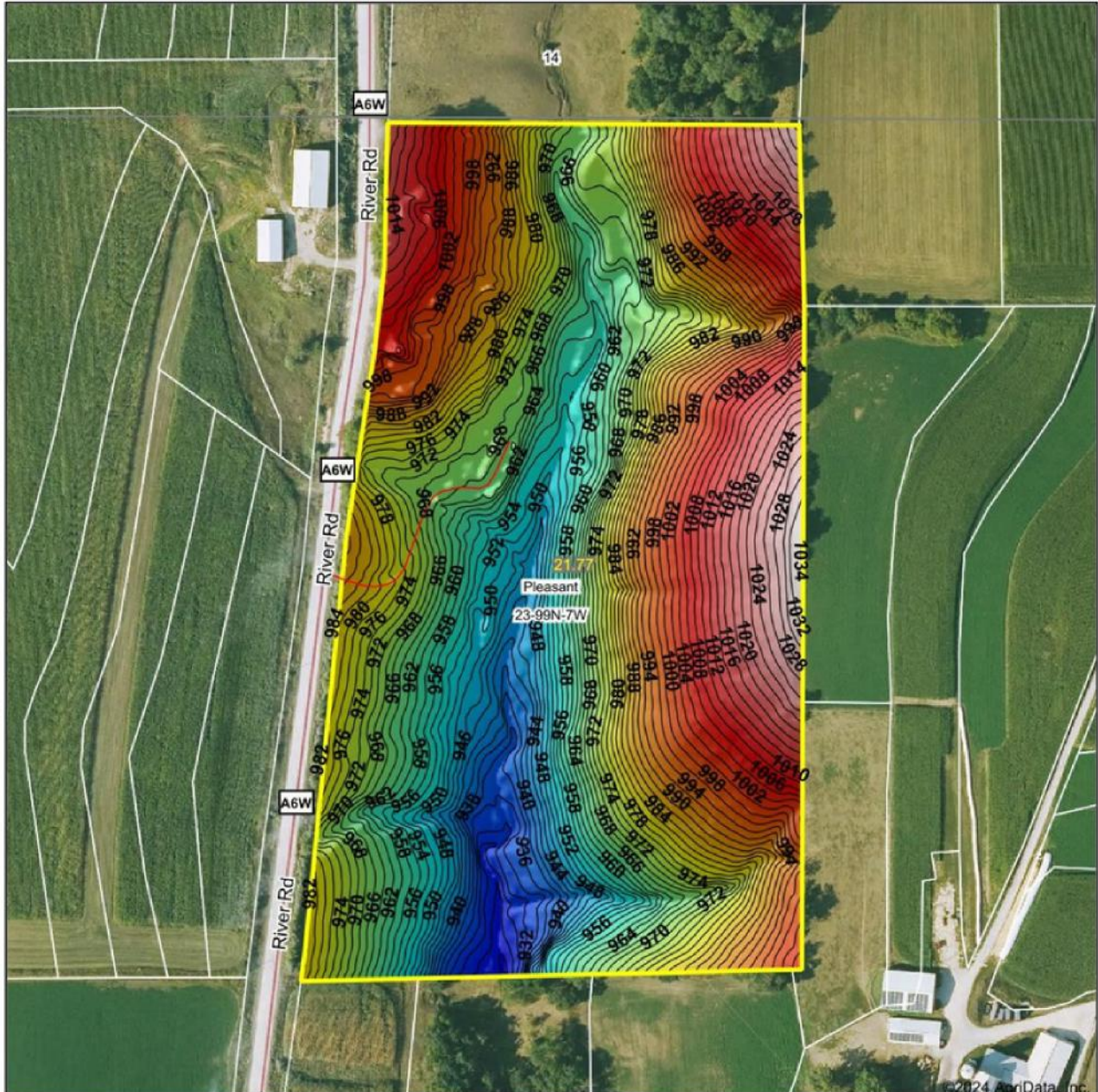
5/27/2024

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

100,000  
ACRES SOLD

# Topo Hillshade Map

## Topography Hillshade



© AgriData, Inc. 2023 www.AgriDataInc.com

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

Source: USGS 1 meter dem

Interval(ft): 2

Min: 925.2

Max: 1,033.7

Range: 108.5

Average: 978.7

Standard Deviation: 24.05 ft



4/23/2024

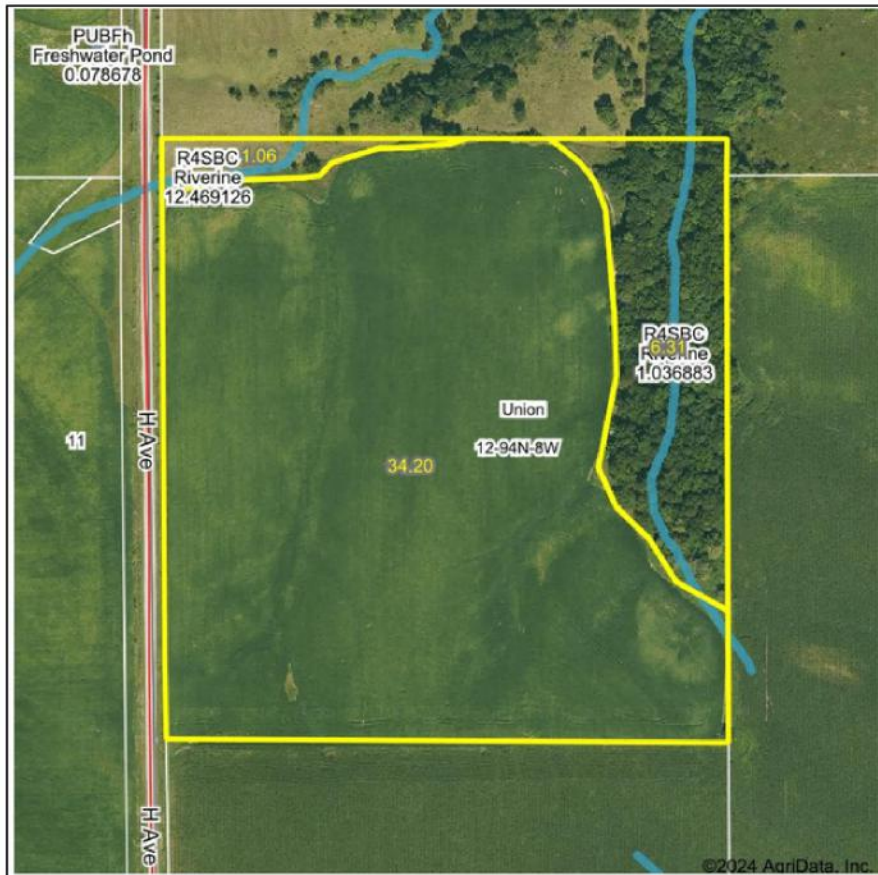
23-99N-7W  
Winneshiek County  
Iowa

Boundary Center: 43° 23' 0.9, -91° 38' 21.86



# Wetlands Map

## Wetlands Map



State: **Iowa**  
 Location: **12-94N-8W**  
 County: **Fayette**  
 Township: **Union**  
 Date: **5/27/2024**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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0ft 416ft 832ft

Classification Code	Type	Acres
R4SBC	Riverine	0.71
Total Acres		0.71

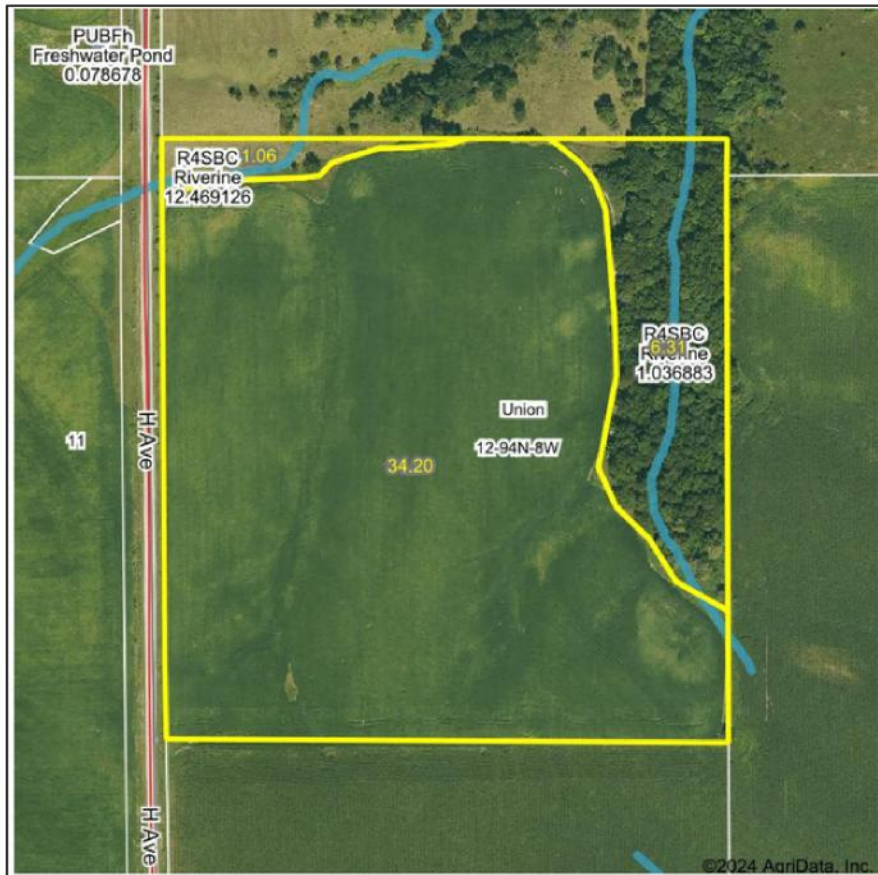
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>





# Wetlands Map

## Wetlands Map



State: **Iowa**  
 Location: **12-94N-8W**  
 County: **Fayette**  
 Township: **Union**  
 Date: **5/27/2024**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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0ft 416ft 832ft

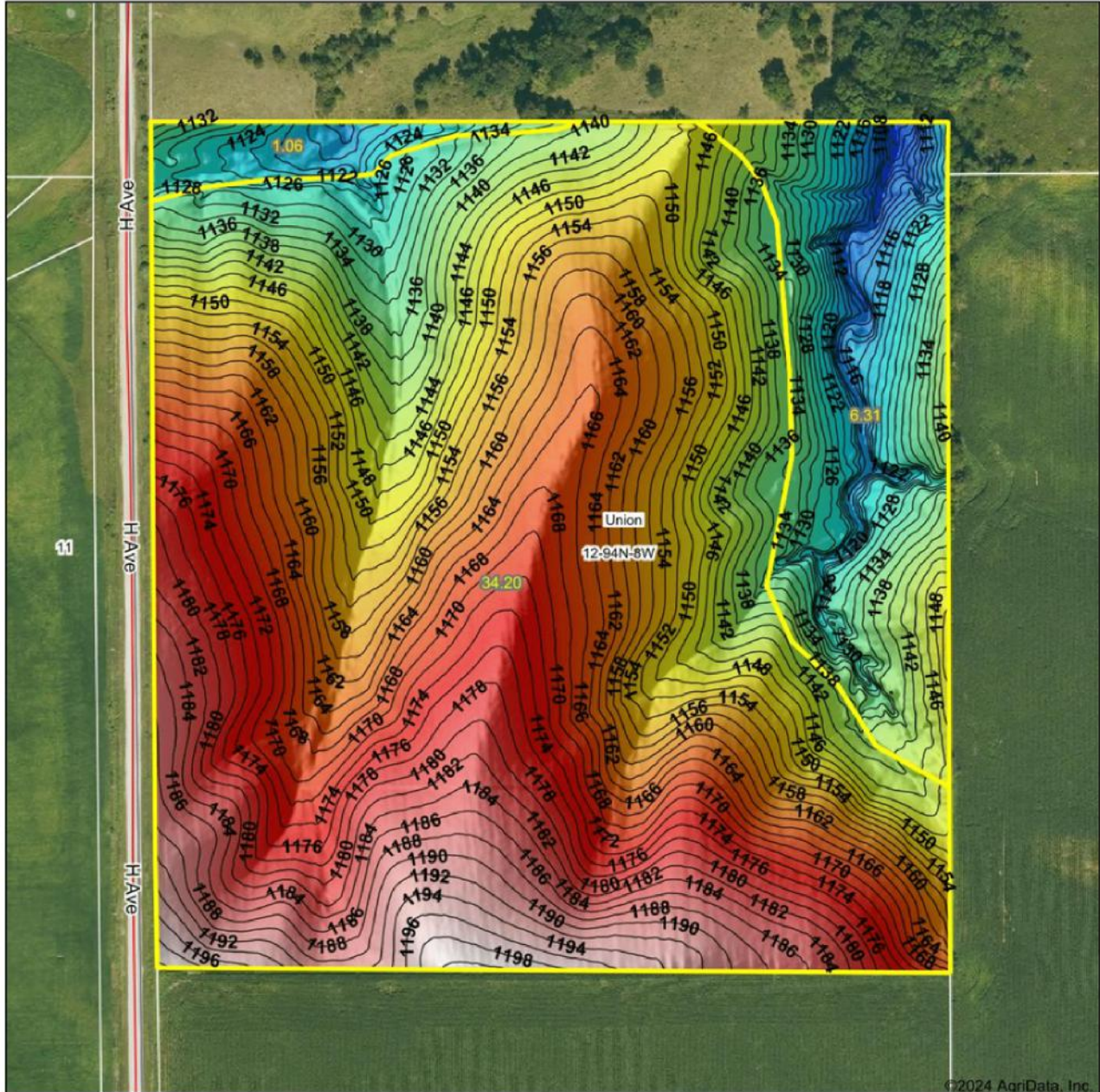
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100,000  
ACRES SOLD

# Topography

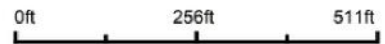
## Topography Hillshade



©2024 AgriData, Inc.



Source: USGS 1 meter dem  
Interval(ft): 2  
Min: 1,097.8  
Max: 1,200.3  
Range: 102.5  
Average: 1,156.6  
Standard Deviation: 20.87 ft



© AgriData, Inc. 2023 www.AgriDataInc.com

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



5/27/2024

12-94N-8W  
Fayette County  
Iowa

Boundary Center: 42° 58' 22.07, -91° 44' 34.58



# 156 EZ

IOWA  
FAYETTE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 9491

Prepared : 5/2/24 3:50 PM CST

Crop Year : 2024

Operator Name : TRAVIS JOSHUA HOLTHAUS  
 CRP Contract Number(s) : None  
 Recon ID : 19-065-2024-114  
 Transferred From : None  
 ARCPLC G/IF Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
41.60	34.20	34.20	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	34.20	0.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN, SOYBN	None

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	4.60	0.00	61	
Corn	28.40	0.00	160	0
<b>TOTAL</b>	<b>33.00</b>	<b>0.00</b>		

### NOTES

F-DIV (F-8142) NEW F-9490/9491/9492 -- KL

Tract Number : 8580  
 Description : SEC 12 UNION  
 FSA Physical Location : IOWA/FAYETTE  
 ANSI Physical Location : IOWA/FAYETTE  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract.Conservation system being actively applied  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : TRAVIS JOSHUA HOLTHAUS, TONYA LEAH HOLTHAUS  
 Other Producers : None  
 Recon ID : None

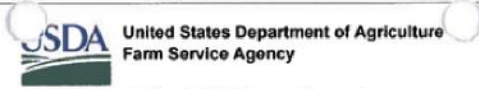
### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
41.60	34.20	34.20	0.00	0.00	0.00	0.00	0.0



# 156 EZ

IOWA  
FAYETTE  
Form: FSA-156EZ



## Abbreviated 156 Farm Record

FARM : 9491  
Prepared : 5/2/24 3:50 PM CST  
Crop Year : 2024

### Tract 8580 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	34.20	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	4.60	0.00	61
Corn	28.40	0.00	160
<b>TOTAL</b>	<b>33.00</b>	<b>0.00</b>	

### NOTES

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# USDA Map



FAYETTE County FSA

Date: May 02, 2024



1 inch = 181 feet



**FARM# 9491**  
**TRACT# 8580**  
**SEC. 12 UNION**

2024 CROP YEAR

**Legend**

Field Boundary

**Wetland Determination**

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

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**+/- ACRES**

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