

# LAND

# FOR SALE

Fayette County, IA

**17**  
**+/- ACRES**

Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



# ETHAN STUBBS

## 608-306-1788

Ethan@HighPointLandCompany.com



# HIGH POINT LAND COMPANY

[www.HIGHPOINTLANDCOMPANY.COM](http://www.HIGHPOINTLANDCOMPANY.COM)

Real Estate License:  
S71472000

513 W Bremer Ave  
Waverly, IA 50677





# Summary of Property

## 17+/- Acres • Fayette County, IA

**Listing Price: \$125,000**

### DESCRIPTION

Located just southeast of Wadena, IA, this 17+/- acre timber tract offers a unique opportunity for outdoor enthusiasts and nature lovers. The property features direct frontage on the Volga River, providing a serene setting for fishing, kayaking, or simply enjoying the peaceful water views.

Access is convenient with a dead-end road maintained by local residents, ensuring easy entry to the property. The land is home to several walnut trees, adding both natural beauty and potential value.

For those interested in hunting, this tract is a bowhunter's paradise, with abundant wildlife and excellent cover. This property also features several river bottom rut funnels that will lead to unmatched November sits for a property this size. Additionally, the property's layout and natural features make it an ideal spot for camping, offering a perfect escape into nature without venturing too far from home.

Don't miss out on this chance to own a versatile piece of land with river frontage, mature trees, and great recreational potential.

*This property is subject to survey.*

If you have any questions, please reach out to High Point Land Agent Ethan Stubbs at 608-306-1788 or email him at [ethan@highpointlandcompany.com](mailto:ethan@highpointlandcompany.com).

**Property Address:** TBD Bare Land, Wadena, IA 52169

### Property Features:

- Volga River frontage
- Dead-end access
- Several rut funnels
- Camping
- Seclusion

**Driving Directions:** From Wadena, head south out of town for 1/4 of a mile. Turn east at a red gate just south of the Volga River. Continue straight down the dead-end, mowed path for 200 yards. The property is on the left.

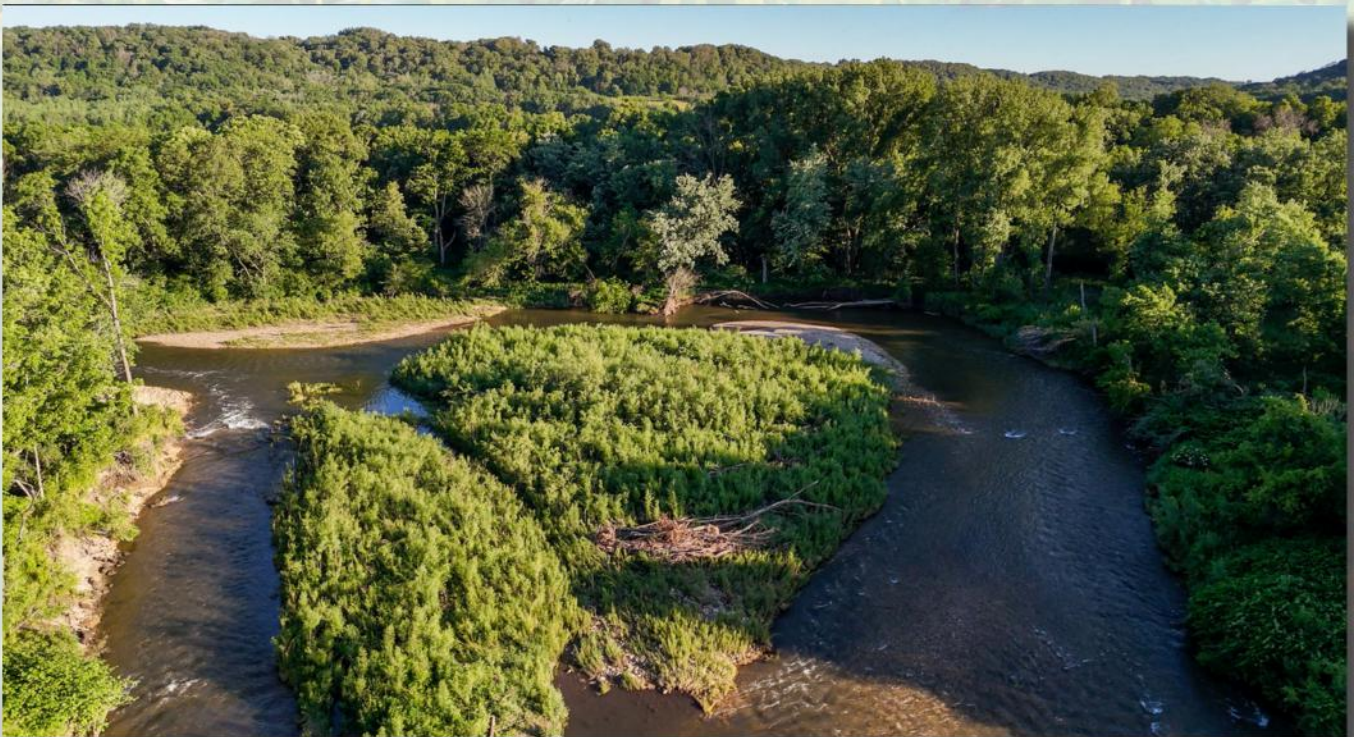
75,000  
ACRES SOLD

# Property Photos



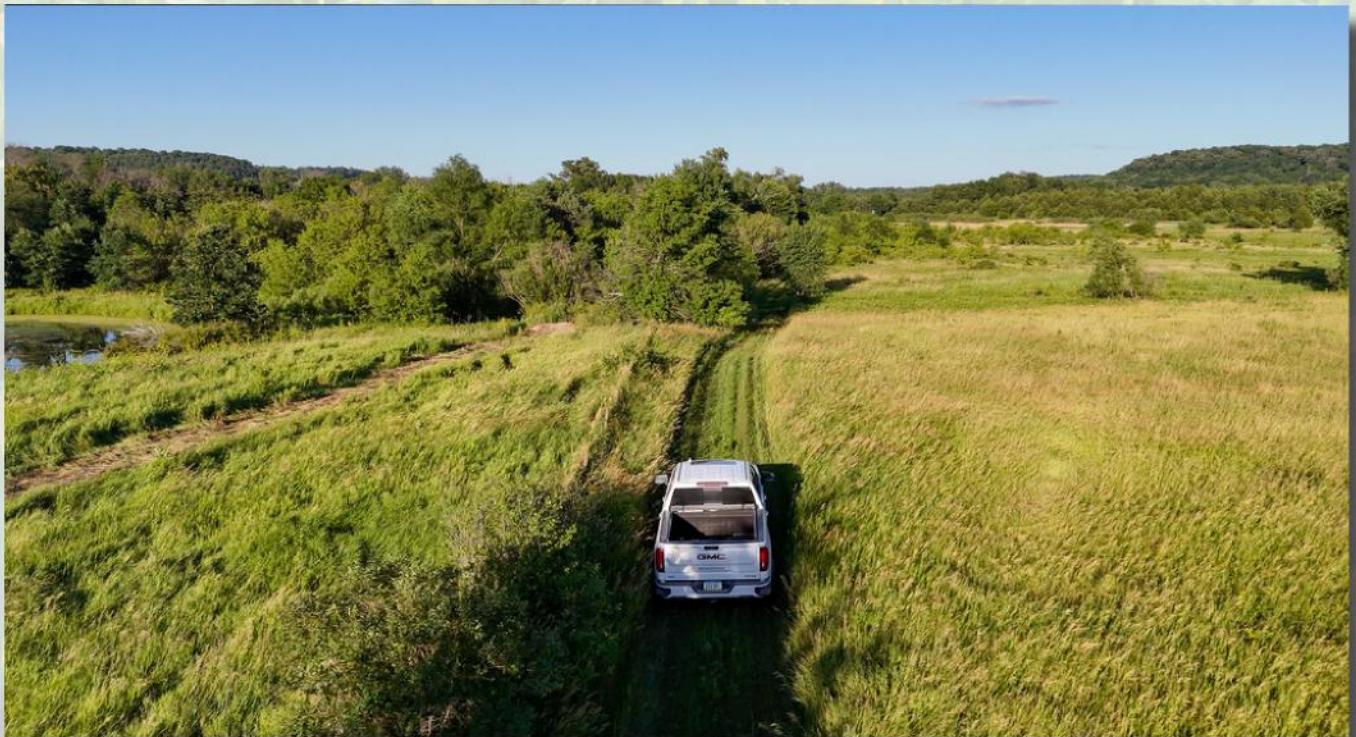
**75,000**  
ACRES SOLD

# Property Photos



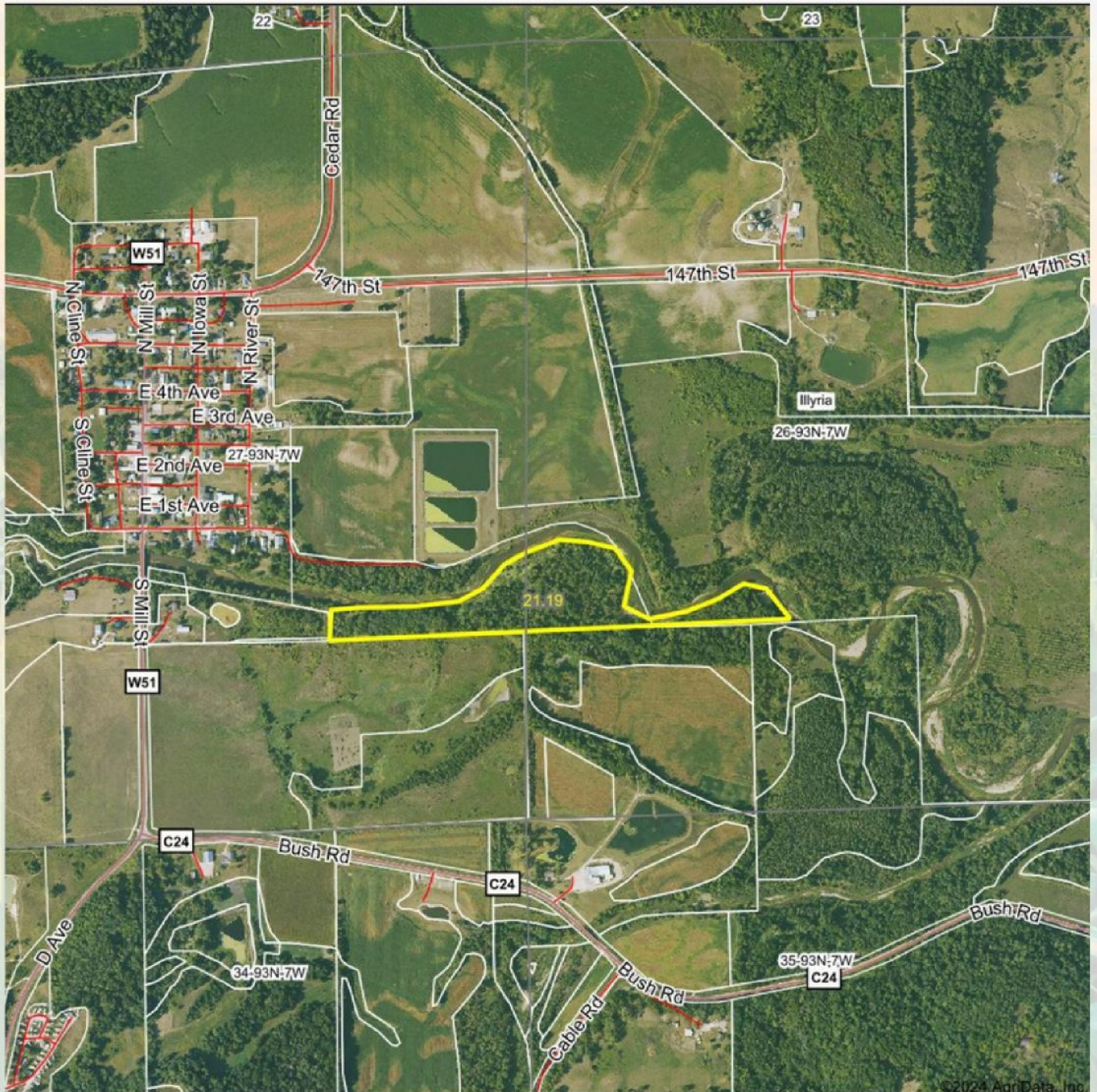
75,000  
ACRES SOLD

# Property Photos



75,000  
ACRES SOLD

# Aerial Map



©2024 AgriData, Inc.



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 42° 50' 13.91, -91° 38' 46.61

0ft 1076ft 2152ft

26-93N-7W  
Fayette County  
Iowa

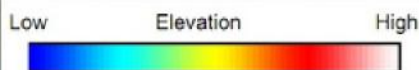
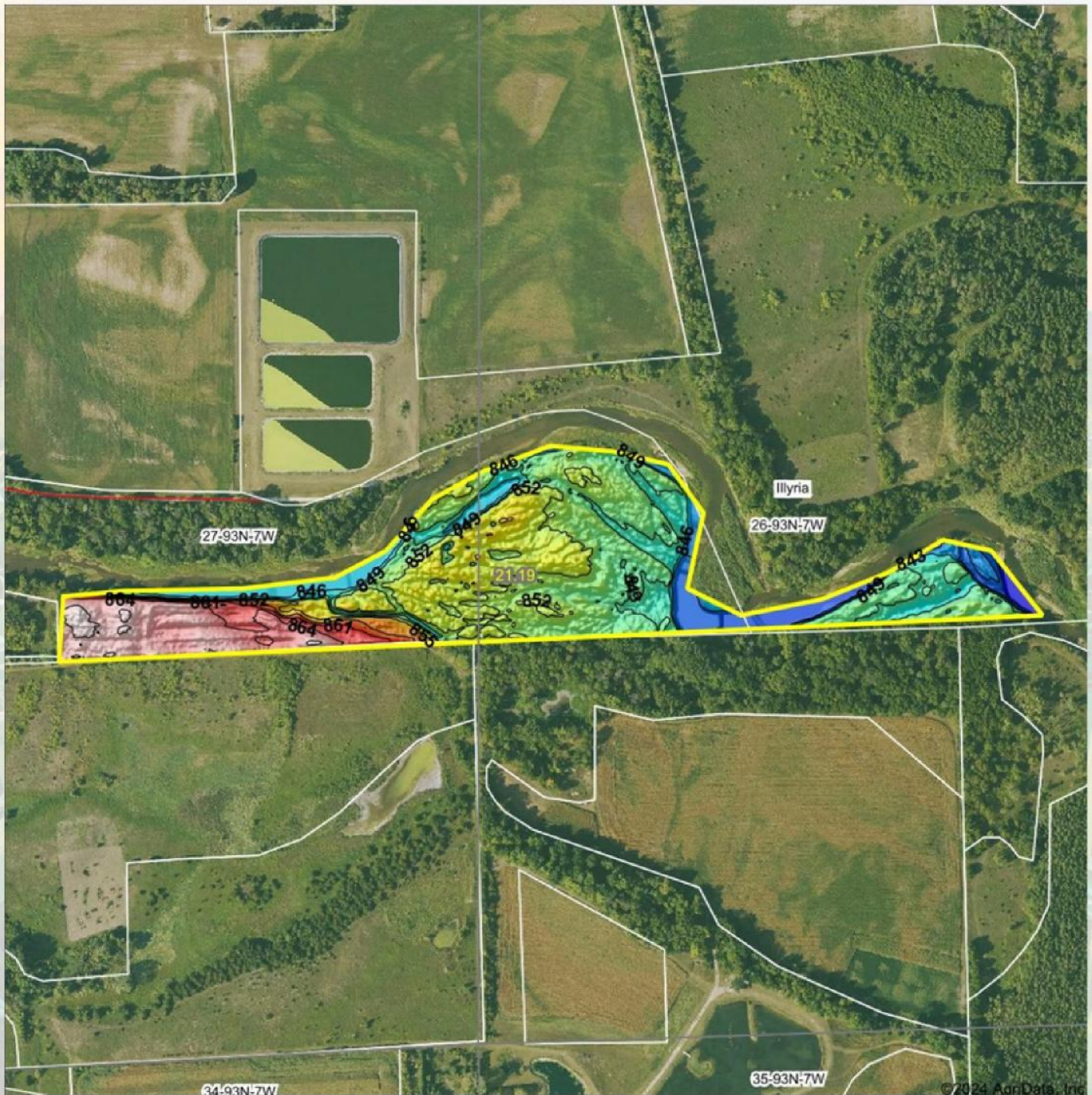


6/26/2024

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

75,000  
ACRES SOLD

# Topo Hillshade Map



**HIGH POINT**  
LAND COMPANY

Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem  
Interval(ft): 3  
Min: 839.5  
Max: 868.1  
Range: 28.6  
Average: 852.3  
Standard Deviation: 6.69 ft



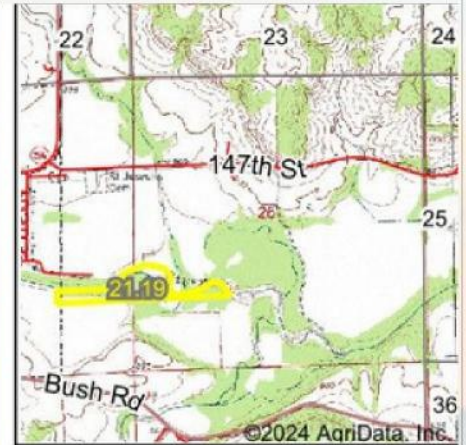
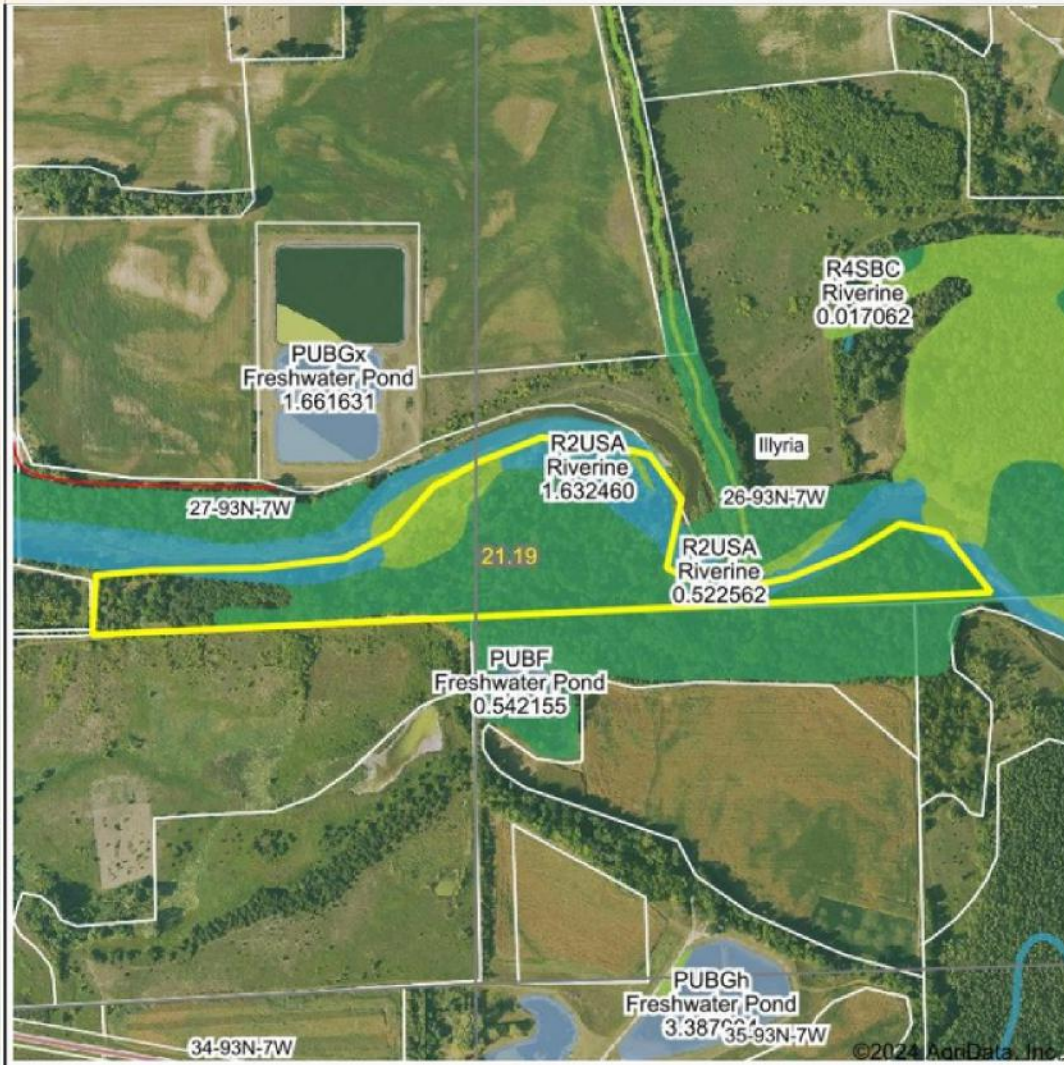
6/26/2024

26-93N-7W  
Fayette County  
Iowa

Boundary Center: 42° 50' 13.91, -91° 38' 46.61



# Wetland Map



State: Iowa  
 Location: 26-93N-7W  
 County: Fayette  
 Township: Illyria  
 Date: 6/26/2024



0ft 778ft 1555ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	12.40
R2UBG	Riverine	2.48
R2USA	Riverine	1.64
PEM1A	Freshwater Emergent Wetland	1.61
PEM1C	Freshwater Emergent Wetland	0.22
Total Acres		18.35

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



**17**  
**+/- ACRES**

**FAYETTE COUNTY, IA**

Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



**ETHAN STUBBS**  
**608-306-1788**

Ethan@HighPointLandCompany.com



**HIGH POINT**  
**LAND COMPANY**

[www.HIGHPOINTLANDCOMPANY.COM](http://www.HIGHPOINTLANDCOMPANY.COM)

Real Estate License:  
S71472000

513 W Bremer Ave  
Waverly, IA 50677

