

# NORTHEAST IOWA REALTY AND APPRAISAL, INC.

P.O. BOX 306  
115 SOUTH VINE STREET  
WEST UNION, IOWA 52175  
563-422-3285

## FARM REAL ESTATE FOR SALE 67 ACRES IN ILLYRIA TOWNSHIP

Fayette County, Iowa

OWNERS: Ron and Cindy Ward

### *ABBREVIATED LEGAL DESCRIPTION:*

BEG NW COR S 1/2 SW SEC 30 TH S TO NW COR SEC 31 TH CONT.S 653'E 1301.1'N 108' N 1013.19'E 615'N 595'NW 1285.1'N 53' W 670.7'TO BEG BEING IN SW OF SEC 30 & IN NW OF SEC 31.

*The farm is located 3 miles east of Fayette, Iowa and just 2 miles southwest from Volga Lake Recreational Area. It is also border on the south side by Grannis Creek state land. If you are looking for a great hunting area with some cropland for income, this property is perfect.*

**Listing Price: \$275,000**

Terms: Cash, possession is negotiable.

### PROPERTY DESCRIPTION

LOCATION: Sections 30 & 31 of Illyria Township

#### LAND:

ASSESSABLE ACRES: 67.01 acres

TILLABLE ACRES: 51.9 FSA tillable acres with balance of the acres in timber

AVERAGE CSR PER TILLABLE ACRE: 63.3

BUILDING IMPROVEMENTS: 10,000 bu. grain dryer bin with drying floor. The motor currently on the bin will be replaced with the working motor that belongs on this bin.

REAL ESTATE TAXES: \$1,192 per year TOPOGRAPHY: rolling to steep with several terraces

DRAINAGE: adequate

**Information used in this prospectus was gained from sources deemed reliable. Northeast Iowa Realty and Appraisal does not guarantee the enclosed information and invites you to make your own inspection.**

**For more information contact:**

**Jay C. Jensen**

**Northeast Iowa Realty and Appraisal**

**e-mail: [jcj@northeastiowarealty.com](mailto:jcj@northeastiowarealty.com)**

**website - <http://www.northeastiowarealty.com>**

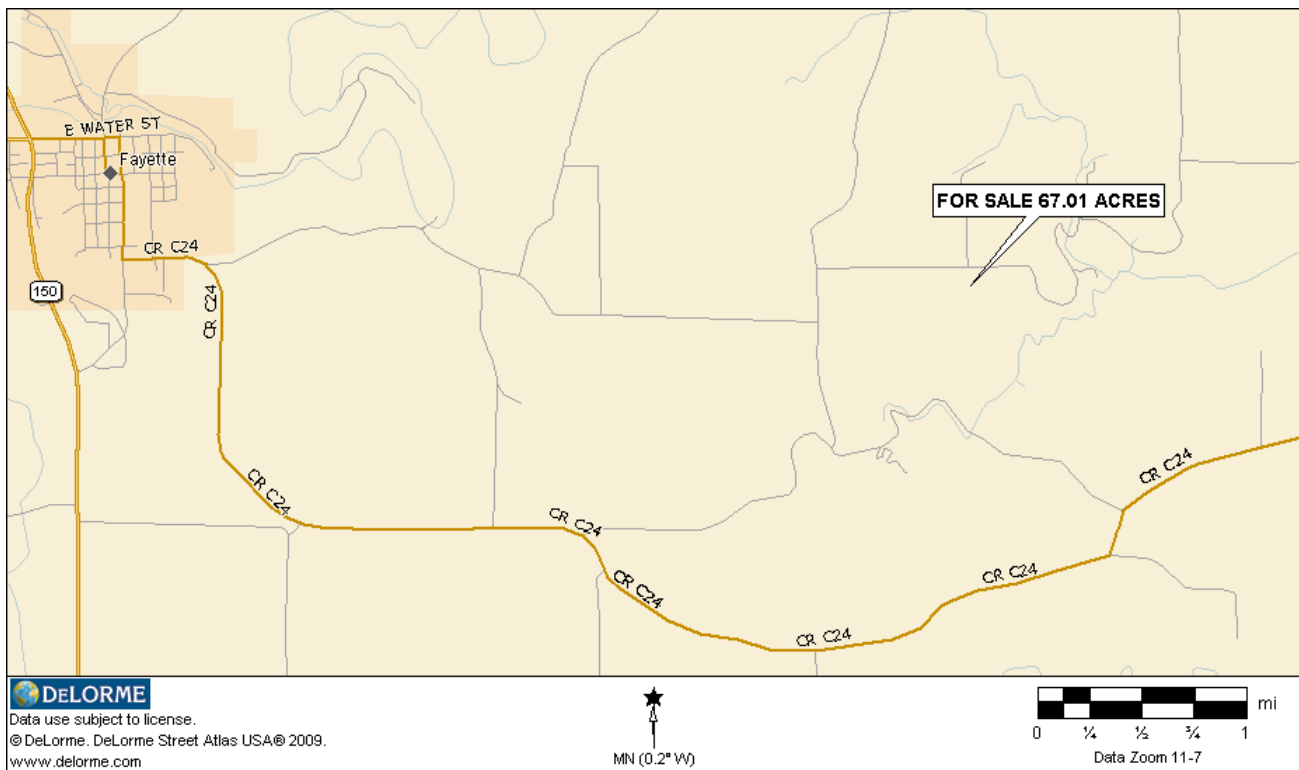
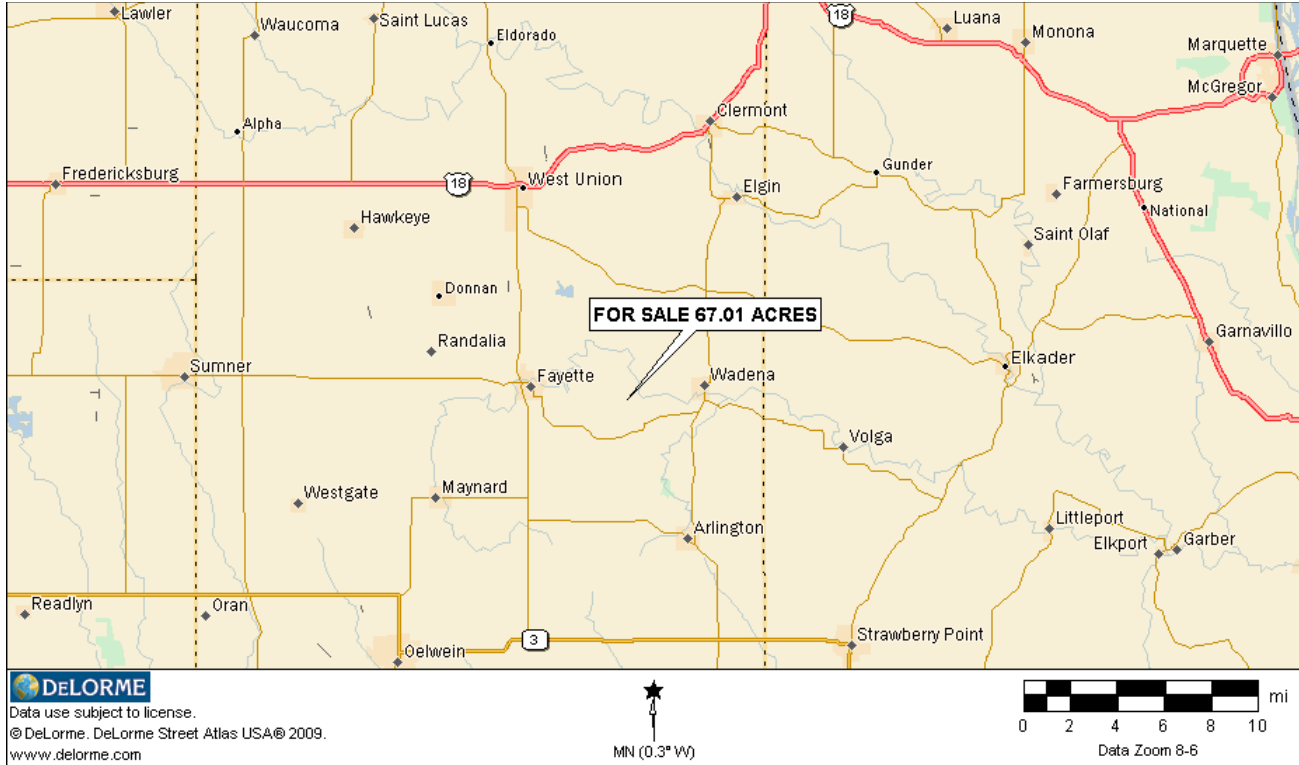
**Mobile phone: 563-920-1248**

**Fax: 563-422-5557**

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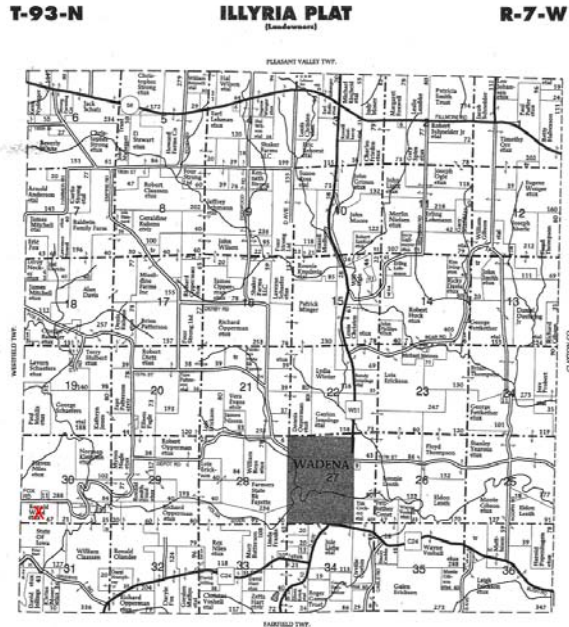
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## Location Maps



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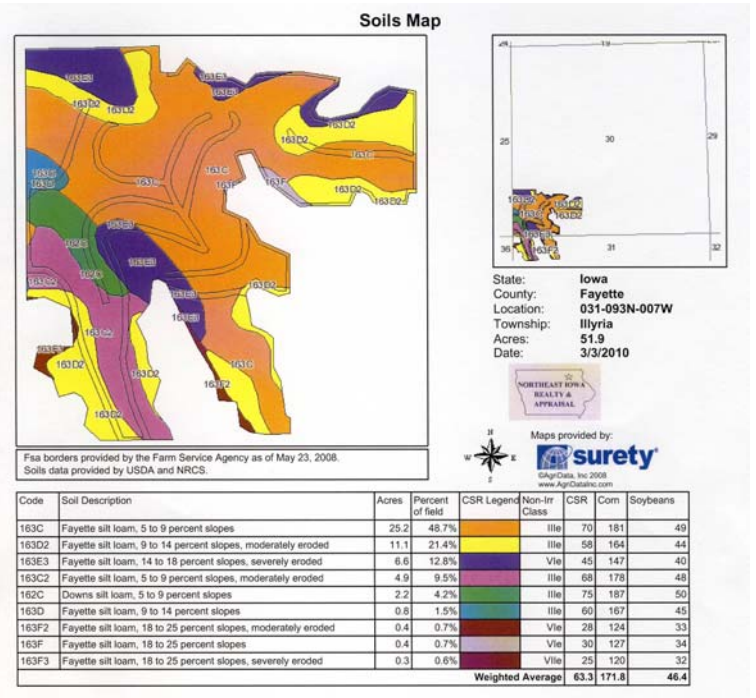
Illyria Township Map



Assessor's Plat



FSA Aerial Photo w/tillable acres



Soil Map & CSRs