

**LISTING DETAIL - FARM / AGRICULTURE**



**MLS #** 20182190  
**County** Fayette  
**Type** Undeveloped Land  
**Address** Maple Road  
**Unit #**  
**City** West Union  
**State** IA  
**Price** \$184,000  
**Price Type** Gross



**Property Name/Subdivision**  
**Parcel #** 0225100013  
**Township**

**GENERAL**

**Elementary School** North Fayette  
**Middle/Jr High School** North Fayette  
**Sr. High School** North Fayette  
**Zoning** A-1  
**Flood** C/X - Not in Flood Plain  
**Water Type** Other  
**Sewer Type** None  
**Fuel Type**  
**Assessed Value** split  
**Gross Taxes** split  
**Lot Sq Ft** split  
**Acres** 46.00  
**Lot Dimensions** irregular  
**Reg/Irreg**  
**Additional Parcel Y/N**

**Builder Name**  
**Year Built**  
**Construction**  
**Completion Date**  
**Manufactured Y/N**  
**Modular Y/N**  
**Legal Description** A parcel of land to be surveyed in sections 24 & 25, Township 95 North, Range 9 West of the Fifth P.M., Fayette County, Iowa, containing approximately 46 acres. Exact legal will be determined by survey.  
**Farm Type** None  
**Crop Equv Rating**  
**Tillable Acres** none  
**Wooded Acres** 46  
**Pasture Acres**

**Oat Base Acres**  
**Oat Base Yield**  
**Bean Base Acres**  
**Bean Base Yield**  
**Leased Land Y/N** No  
**Topography** Rolling to steep  
**Drainage** Adequate  
**Soil Type** Fayette-Nordness-Rock outcrop association  
**Farm Fuel Type**  
**FSA Aerial Map**  
**Soil Map Location**  
**Tile Map Location**  
**Road Surface** Gravel  
**Personal Property Include**

**FEATURES**

**CROPS** None

**FENCING** Partial Fencing  
**FINANCE TYPE** Cash, Conventional  
**HUNTING** Deer, Turkey  
**LAND USE** Timber

**LOT DESCRIPTION** Hillside Property  
**TOPOGRAPHY** Exceptional View, Hilly, Rough Rolling, Spring, Steep

**PUBLIC REMARKS / DRIVING DIRECTIONS**

**Public Remarks** For sale is approximately 46 acres of timber to be surveyed located in sections 24 and 25 of Auburn Township in Fayette County. The final price will be determined by the newly surveyed acres at \$4,000 per acre. This land will be split from a larger farm parcel and the western boundary has been fenced by the seller.



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