

LAND AUCTION

99 AC± | 1 TRACT | JEFFERSON CO, IA



ONLINE ONLY AT [RANCHANDFARMAUCTIONS.COM](https://RanchAndFarmAuctions.com)

AUCTION DATE: 9/24/26 BIDDING ENDS AT: 1 PM CT

AUCTION HELD AT: ONLINE ONLY

Ranch & Farm Auctions, a division of Whitetail Properties Real Estate, is offering 99± acres in Jefferson County, Iowa, located 3.5 miles northeast of Birmingham and approximately 10 miles south of Fairfield. Situated just one mile from the Van Buren County line, this property is in the heart of Southeast Iowa's renowned whitetail country and offers a dialed-in hunting property with attractive habitat, access, and income.

The layout is conducive to low-pressure hunting and sneaky access. Centralized cover creates a natural sanctuary while allowing movement around the property with minimal disturbance. Three established food plots provide flexibility for multiple wind directions. The northwest and southeast plots are in grain, while the northeast plot is in Whitetail Institute Alfa-Rack, a blend of alfalfa, chicory, and clover that provides year-round attraction.

Access is from the north on a 15-foot-wide lane along the north road and western fenceline, and also from the east on a private rock lane. Two established trails loop the property, creating convenient routes for equipment, trail camera monitoring, and quiet movement during hunting season.

This area is well known for producing mature bucks, with neighboring landowners practicing quality deer management and allowing younger deer to reach older age classes. The farm is naturally attractive to wildlife, with a woolly central ditch system bordered by crop fields that provide food and security throughout the year.

Diverse habitat adds to the appeal. Tall native grasses create transition cover around the timber, while hardwoods, including oak, walnut, and hickory, combine with brush species like hedge and locust to form strong bedding. The amount of edge, subtle terrain changes, and secluded pockets is impressive.

There is a CRP contract that pays \$276.38/acre across 15.9 acres. There is a new CRP contract for 18.61 acres at a rate of \$222.77/acre, through 2036. The buyer will be responsible for seeding the CRP if they desire to keep it; this ground could continue to be used as tillable acres.

With its layout, habitat diversity, income, and history of mature whitetails, this is a strong Southeast Iowa hunting farm that offers both enjoyment and long-term income ability.

The property will be offered as an online auction until 1:00 PM on Thursday, September 24, on RanchAndFarmAuctions.com; sold in one tract to the highest bidder, subject to seller confirmation.

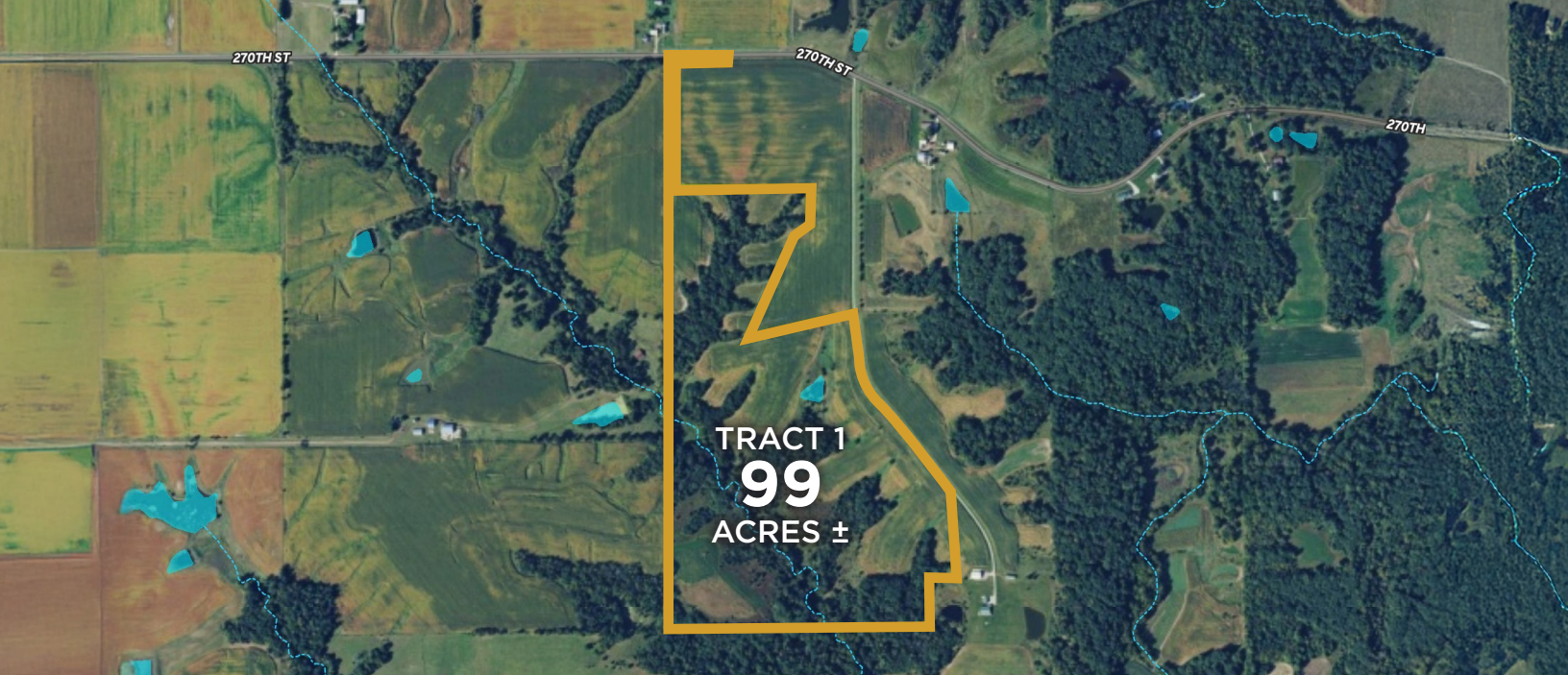
CRP Acres/Payment: 15.9± acres in CRP pays \$276.38/acre (\$4,394/yr) from 2024 - 2034, New CRP 18.61± acres in CRP pays \$222.77/acre (\$4,145/yr) from 2026 - 2036
Prorated to date of close
Open Tenancy for 2027 crop year
Taxes: Immediate possession at close
Lease Status: No survey needed
Possession: 99± acres in S32-T71N-R09W in Jefferson County, Iowa.
Survey Needed?: TBD
Brief Legal: 40.91025, -91.92645
PIDs: 52556
Lat/Lon:
Zip Code:

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
BEN HARSHYNE, AGENT: 319.853.1162 | ben.harshyne@whitetailproperties.com

SELLER'S ATTORNEY: PAUL MILLER, MILLER LAW
119 N COURT ST, FAIRFIELD, IA 52556 | 641-472-5049 | paulmiller@millerlawia.com

[RANCHANDFARMAUCTIONS.COM](https://RanchAndFarmAuctions.com)
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Ranch & Farm Auctions is a licensed trade name of Whitetail Properties Real Estate LLC | Richard F Baugh, Iowa Broker License # B57515100 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Ben Harshyne, Iowa Land Specialist for Whitetail Properties Real Estate, LLC, 319.853.1162 | Cody Lowderman, IA Auctioneer, B64012000



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