

LAND AUCTION

26 AC± | 1 TRACT | MUSCATINE CO, IA



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

AUCTION DATE: 10/27/26 BIDDING ENDS AT: 1 PM CT

AUCTION HELD AT: ONLINE ONLY

Ranch & Farm Auctions, the auction division of Whitetail Properties Real Estate, is offering 26± acres of prime mixed-use land for sale through our online bidding platform.

This land is located atop the huge curved timber bluff area just west of Fruitland in southern Muscatine County. Positioned approximately 200 feet above the Mississippi River grain valley, the acreage offers an elevated setting and an extremely rare opportunity to own land on the bluff, in a location that provides both recreational and agricultural appeal.

Selling as a single tract, it consists of approximately 15 acres of tillable ground, selling free and clear for 2027, and 11± acres of hardwood timber. The tillable acres carry an average CSR2 of 76 and are currently planted to a new stand of alfalfa. One tile outlet provides drainage for the farmland.

The timber provides excellent cover for wildlife, while the crop fields provide an abundant food source. Deer and turkey are abundant throughout this part of Muscatine County, providing an opportunity to have some great hunting. A very narrow ridge extends northeast, highlighting a key funnel for deer travel that is evident with a beaten-down trail.

Location is another significant notable. The Bluff is within easy reach of the Mississippi River corridor, Quad Cities, Muscatine, Burlington, and the Corridor, while still offering the privacy and open space of rural acreage. It would make a great place to build!

For an investor, the tract offers a combination of income-producing farmland and recreational ground in a desirable location. For an outdoorsman, it provides timber, topography, and edges that create a quality hunting setup. For someone looking to build, the elevation and surrounding landscape offer a unique setting and a rare opportunity.

Properties of this size and character can be difficult to find in this part of Muscatine County. Now is the time to get your finances in order and be ready to bid at RanchAndFarmAuctions.com.

For additional information, contact the listing broker and Muscatine County Land Specialist, Ben Harshyne, with Whitetail Properties Real Estate and Ranch & Farm Auctions.



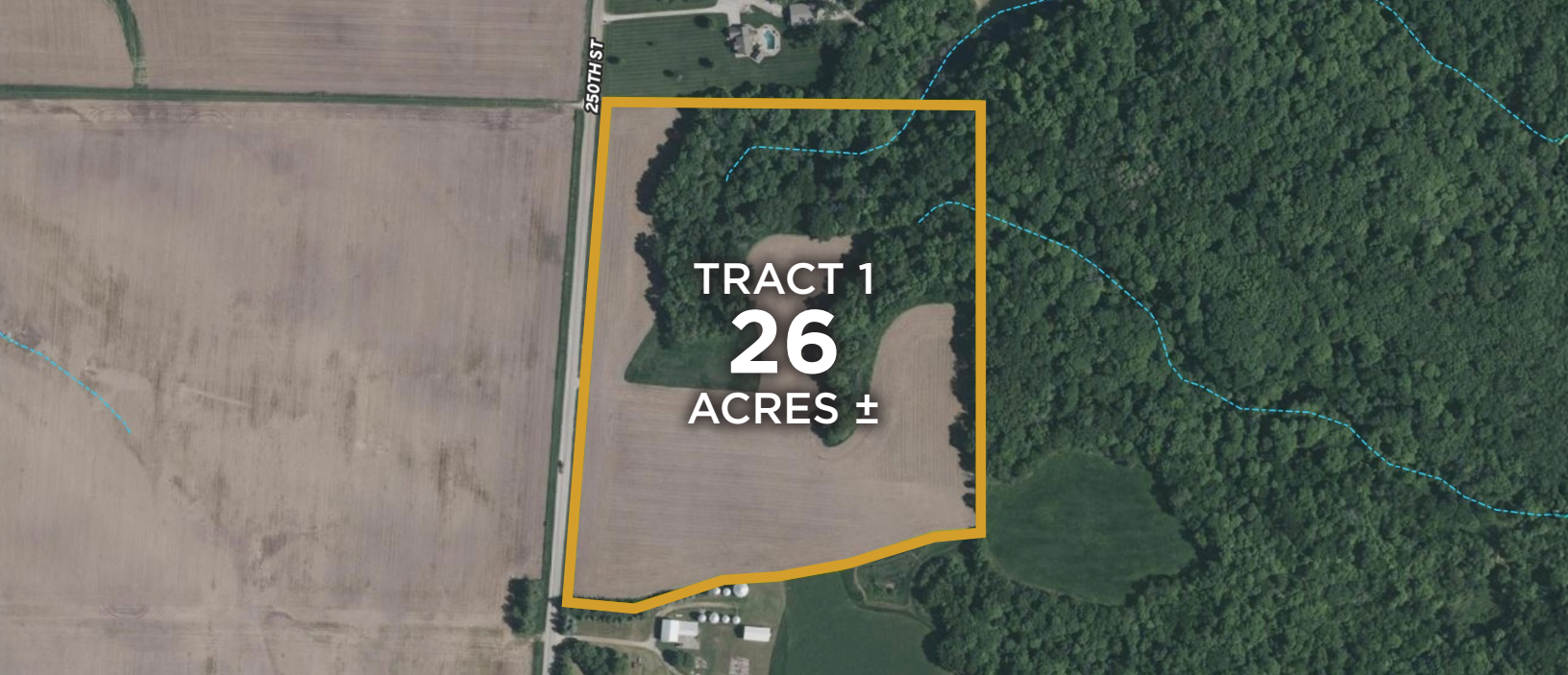
Deeded Acres:	26±
Soil Types:	Downs silt loam, Fayette silt loam, Traer silt loam
Soil PI/NCCPI/CSR2:	CSR 77
CRP Acres/Payment:	No CRP
Taxes:	\$652.00
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2026
Survey Needed?:	No survey needed
Brief Legal:	Pt NW ¼ SW ¼ S22 and pt NE ¼ SE ¼ S21 T76N R3W Muscatine Co IA 1222300016, 1221400006
PIDs:	41.36935, -91.19640
Lat/Lon:	52761
Zip Code:	

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

SELLER'S ATTORNEY: STEVE KUNDEL
206 W MAIN ST, WASHINGTON, IA 52353 | (319) 653-2177 | STEVE@KUNDELLAW.COM

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TRACT 1
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