

LAND AUCTION

42.93 AC± | 1 TRACT | FREMONT CO, IA



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/17/26 **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: FREMONT COUNTY FAIRGROUNDS
MCELROY BUILDING, 1004 LEGION PARK RD, SIDNEY, IA 51652

Ranch & Farm Auctions, a division of Whitetail Properties Real Estate, is pleased to present the sale of 42.93± gross acres located in southern Fremont County, just north of Hamburg, Iowa. This productive tillable tract offers 37.9± FSA tillable acres featuring predominantly Monona silt loam and Napier silt loam soils with a weighted average CSR2 of 73.6, exceeding the Fremont County average. The farm is leased for the 2026 growing season and will be available with open tenancy beginning in 2027, providing flexibility for owner-operators or investors.

The property has been thoughtfully improved with well-designed field terraces that help control soil erosion, reduce water runoff, improve moisture retention, and protect the long-term productivity of the farm. These conservation practices not only preserve one of the property's most valuable assets but also contribute to more efficient farming and sustainable land stewardship for years to come.

The farm presents an outstanding opportunity for a future rural homesite. An existing water well, electrical service, and fiber optic internet are already available, making the property well-positioned for new construction while minimizing future development costs. The elevated building location offers sweeping views of the surrounding Fremont County countryside, creating an ideal setting for a custom home where productive farmland and panoramic sunsets come together.

Situated in Section 9 of Washington Township, approximately 3 miles north of the Missouri state line, this property offers an excellent combination of income-producing farmland, conservation-minded improvements, and future home site development potential. Whether you're a beginning farmer expanding your operation, an investor seeking quality Iowa farmland, or a buyer looking to build a country home while owning productive agricultural land, this is a well-balanced opportunity that is increasingly difficult to find.

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Legal Description

42.93± gross acres located in Section Nine (9), Township Sixty-seven (67) North, Range Forty-two (42) West of the 5th Prime Meridian in Fremont County, Iowa. Exact legal description to be taken from Abstract.

Directions

From Hamburg, Iowa: Travel north on U.S. Highway 275 for 2.3 miles. Turn left (west) on 286th St. and continue for 0.75 miles. The subject property is located on the south side of 286th St. and will be marked with Ranch & Farm Auctions signage.

Deeded Acres:	42.93
Soil Types:	Monona silt loam, Napier silt loam & Ida silt loam
Soil PI/NCCPI/CSR2:	73.6 CSR2
CRP Acres/Payment:	N/A
Taxes:	\$1,502.00 (2025)
Lease Status:	Open Tenancy for 2024 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2023
Survey Needed?:	No survey needed
Brief Legal:	LOT 1 SW ¼ SE ¼ & LOT 1 NW ¼ SE ¼ 9-67-42
PIDs:	310310345020000, 310310345010000
Lat/Lon:	40.633131, -95.665248
Zip Code:	51640

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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SELLER'S ATTORNEY: ERIC REINHART

207 N. 5TH ST., GUTHRIE CENTER, IA 50115 | 641.332.2216 | EREINHART@BRUNERLEGAL.COM

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 | Garret Armstrong, Iowa Land Specialist for Whitetail Properties Real Estate, LLC, 641.757.9156 | Kyle Karcher, Iowa Land Specialist for Whitetail Properties Real Estate, LLC, 712.308.2444 | Cody Lowderman, IA Auctioneer, B64012000



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