

LAND AUCTION

40.83 AC± | 1 TRACT | WASHINGTON CO, IA



ONLINE ONLY AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/20/26 **BIDDING ENDS AT:** 1 PM CT

AUCTION HELD AT: ONLINE ONLY

PROPERTY PREVIEW: 8/13 | 9 AM TO 11 AM

LOCATED OFF HIGHWAY 22 ABOUT A MILE EAST OF RIVERSIDE CASINO

If you're looking for a low-maintenance recreational property just a short drive from Iowa City, this 40± acre tract deserves a look. Located off Highway 22 about a mile east of Riverside Casino in northeast Washington County, the property is easily reached from Iowa City via Sand Road.

Access is provided by a permanent easement through a locked gate, down a gravel driveway, and along a grass lane to the western boundary. Once you arrive, it's hard to believe you're only about 12 miles from downtown Iowa City.

Riverbottom properties like this are known for producing excellent deer and turkey hunting opportunities. The Iowa River forms the eastern boundary, offering beautiful stretches of riverbank and a large sandbar that's a nice spot for fishing and camping, or enjoying a summer afternoon outdoors.

There is room to expand the existing trail system and establish a small dry camping area if desired. Whether you're looking for a hunting property, a fishing getaway, or simply a place to escape for a few hours, this tract offers a rare combination of seclusion and convenience.

Properties of this size and quality within 20 minutes of Iowa City rarely become available.

If you'd like the opportunity to own this property, be prepared to participate in the online auction. For additional information, contact me, Ben Harshyne, with Whitetail Properties Real Estate.



Taxes:	\$0.00
Lease Status:	No leases
Possession:	At closing
Survey Needed?:	No survey needed
Brief Legal:	40.83± acres located E ½ S11 T77N R6W Washington Co IA
PIDs:	04-11-400-003, 04-11-200-00, 04-11-200-004
Lat/Lon:	41.49155, -91.50465
Zip Code:	52241

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

SELLER'S ATTORNEY: PHIL PARSONS
206 W MAIN ST, WASHINGTON, IA 52353 | (319) 653-2177

RANCHANDFARMAUCTIONS.COM
GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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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