



LAND FOR SALE

Fremont County

195.65
ACRES +/-



FARM DESCRIPTION

PRICE: \$1,711,938

Located 11 miles south of Shenandoah, Iowa in southeast Fremont county; Locust Grove township, section 27 sits this wonderful farm for sale that offers 173.36 FSA cropland acres. The cropland acres carry a 63.6 CSR2. The farm offers over 70 acres of 80 CSR2 Colo-Judson silty clay loam soil. Terraces are in place where needed to control water drainage and there is approximately 11,000 grain bin that was built in 2001 located on the southeast portion of the property. Another added bonus to this farm is a new windmill lease in place that will convey to the buyer. The potential windmill payments start around \$20,000+/- annually with future payments increasing approximately \$4,000 – \$6,000 every ten years! Call to learn more about this windmill lease or to receive a copy of the agreement. These tillable acres have been well taken care of and have been farmed on a corn bean rotation for many years. The farm is being offered for sale with an open 2025 agriculture lease, buyer shall receive full possession at closing!

Call Land Broker Cody Skinner or Nick Skinner today to request a private showing or to learn more about this southwest Iowa farmland for sale!



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AERIAL PHOTO

Fremont County

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ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$1,711,938 or \$8,750/Acre

Location:

From Shenandoah, Iowa go south on HWY 59 approximately 12.6 miles. Turn left or go west on 320th st for 1 mile, the southeast corner of farm is located at intersection 320th St and 410th Ave, property signage will be on the farm.

Legal Description:

195.65 +/- net acres located in Fremont County, Iowa, Locust Grove Township, Section 27. Exact legal description will come from the abstract.

Tax Information:

\$6,086 +/- estimated annually



SOIL MAP

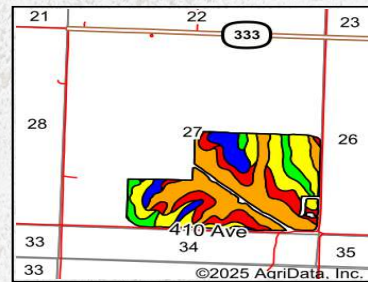
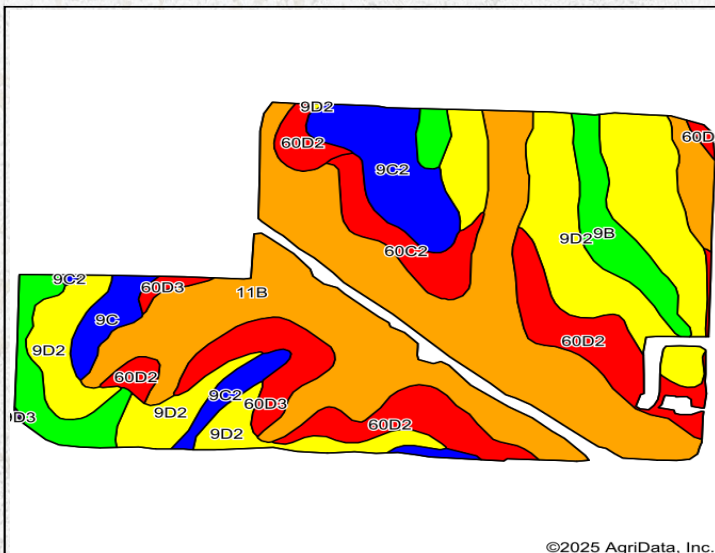
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Details

- 195.65 +/- net acres
- 173.36 FSA cropland acres
- 63.6 CSR2
- 70 acres of 80 CSR2 Colo-Judson silty clay loam soil.
- On site grain storage
- New windmill lease with Invenergy
- Potential windmill payments starting around \$20,000+/- annually with future payments increasing \$4,000 – \$6,000 every ten years! Call to learn more about this windmill lease or to receive a copy of the agreement.
- Located 11 miles south of Shenandoah, Iowa in southeast Fremont county just 1 mile west of HWY 59

Soils Map



State: **Iowa**
 County: **Fremont**
 Location: **27-67N-40W**
 Township: **Locust Grove**
 Acres: **185.23**
 Date: **1/30/2025**



Soils data provided by USDA and NRCS.

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Area Symbol: IA071, Soil Area Version: 31											
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	ⁱ Corn Bu	ⁱ Soybeans Bu	CSR2**	CSR	ⁿ NCCPI Soybeans	
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	70.38	38.1%		Ilw	216.0	62.6	80	68	81	
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	46.30	25.0%		Ille	185.6	53.8	61	58	65	
60D2	Malvern silty clay loam, 9 to 14 percent slopes, moderately eroded	21.35	11.5%		IVe	136.0	39.4	5	25	74	
9B	Marshall silty clay loam, 2 to 5 percent slopes	15.27	8.2%		Ile	232.0	67.3	95	85	77	
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	14.25	7.7%		Ille	211.2	61.2	87	68	70	
60D3	Malvern soils, 9 to 14 percent slopes, severely eroded	7.76	4.2%		VIe	124.8	36.2	5	10	44	
60C2	Malvern silty clay loam, 5 to 9 percent slopes, moderately eroded	6.36	3.4%		Ille	169.6	49.2	28	40	79	
9C	Marshall silty clay loam, 5 to 9 percent slopes	3.56	1.9%		Ille	216.0	62.6	89	70	81	
Weighted Average						2.78	194.7	56.4	63.6	58.6	*n 73.4

**IA has updated the CSR values for each county to CSR2.
ⁱ Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
ⁿ: The aggregation method is "Weighted Average using all components"
^c: Using Capabilities Class Dominant Condition Aggregation Method



PROPERTY PHOTOS

Fremont County

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ABOUT US

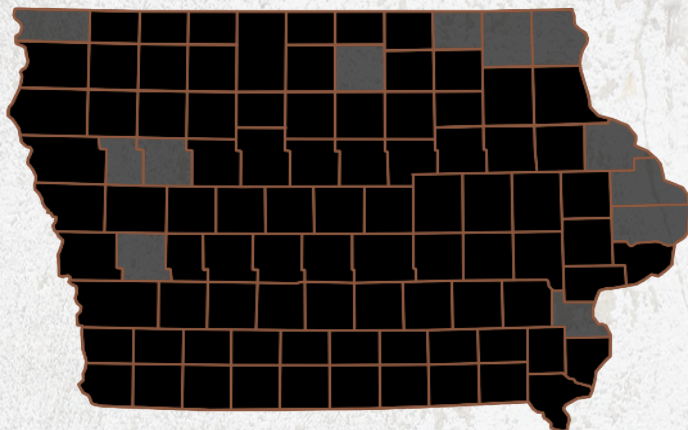
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"

-Iowa Land Company

Cody and Nick are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Luke and Matt Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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